

# Moray House

307 MAIN STREET, KELTY, FIFE, KY4 0BB



*Executive family home located on an elevated position in truly walk-in condition*



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Moray House is a beautiful period property in a fabulous location. The property itself is in truly walk-in condition with generous gardens sweeping around the property. This superb, handsome, detached, period villa offers spacious accommodation and a double garage with plenty of off-street parking.

# THE LOUNGE



The lounge offers elegant proportions with a large Bay window providing an abundance of natural daylight. The décor is warm and inviting with original wooding flooring for comfort. A feature fireplace adds a focal point and creates interest whilst wood panelling to dado height adds gravitas and the detail is in the cornice and frieze. The dining room mirrors the proportions of the lounge, creating an elegant and sophisticated room for entertaining.

# THE DINING ROOM



# THE KITCHEN



The kitchen is the Hub of the home and provides a bank of units at floor level as well as extensive food preparation areas. A floating island gives space for a breakfasting table and chairs making this the heart of the home with French doors leading to the secluded rear gardens. The family room is located off the kitchen and can be multi-purpose as a family area or someone working from home. Bedroom five is double in size and is also located on the ground level as well as the utility room.



# THE FAMILY ROOM





The feature Staircase gives access to the first floor and leads you to four well-proportioned bedrooms and a family four-piece bathroom. The master bedroom also offers a stylish en-suite.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOMS 3 & 4



Access by car is to the rear of the property via a gated drive with off-street parking for several cars along with a double garage. Well-matured, neat, front and rear gardens are laid to lawn and shrub beds with the rear garden also including a shed. The gardens are fully enclosed offering a safe environment for animals and children.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

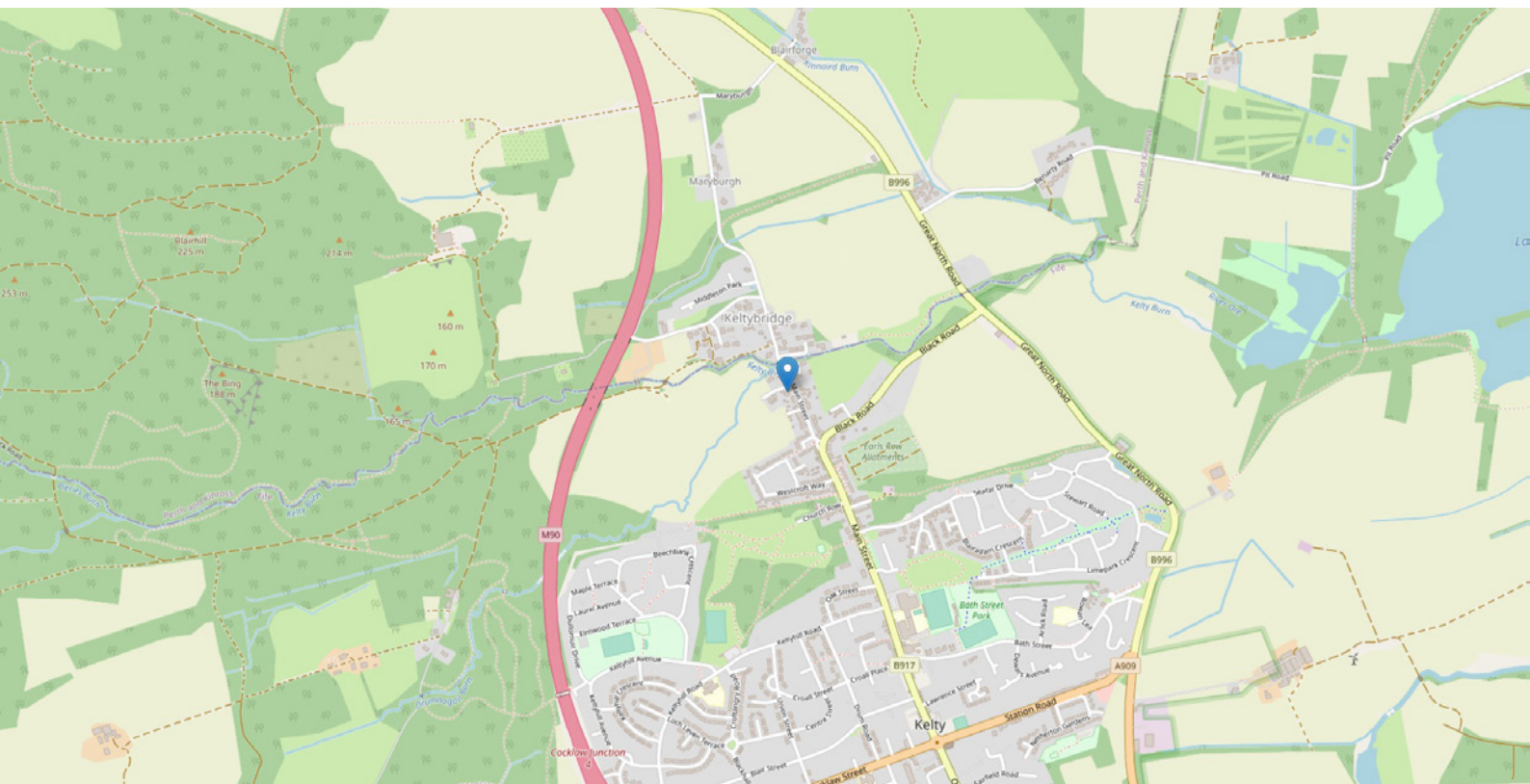
Lounge	4.90m (16'1") x 4.30m (14'1")
Dining Room	4.50m (14'9") x 4.30m (14'1")
Family Room	4.00m (13'1") x 3.90m (12'10")
Kitchen	4.60m (15'1") x 4.30m (14'1")
Utility	2.20m (7'3") x 1.80m (5'11")
Shower Room	1.80m (5'11") x 1.60m (5'3")
Bedroom 5	4.40m (14'5") x 4.20m (13'9")
Garage	7.50m (24'7") x 7.50m (24'7")

## First Floor

Bedroom 1	4.80m (15'9") x 4.30m (14'1")
Dressing Room	3.00m (9'10") x 1.80m (5'11")
En-suite	4.30m (14'1") x 4.30m (14'1")
Bedroom 2	4.30m (14'1") x 3.90m (12'9")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")
Bedroom 4	3.40m (11'2") x 2.20m (7'3")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 235m<sup>2</sup>

EPC Rating: D



# THE LOCATION

Kelty is a thriving community nestled between the County town of Kinross and the City of Dunfermline. Fishing, walking, and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, several pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be enjoyed from the summits of Bishop Hill and Benarty Hill. Just 11 minutes drive to the North reaches Kinross, a vibrant county town.





The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coastline and Cowdenbeath and Dunfermline on the Fife Circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, is only 19 miles away and has regular domestic flights as well as flights to a large number of international destinations. There is a park and ride facility at Halbeath with services to Edinburgh and the airport.



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