




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

8 Provost Mill Way

KELTY, KY4 0FE



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, a number of 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 Coast line and at 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 to the airport.

8 PROVOST MILL WAY



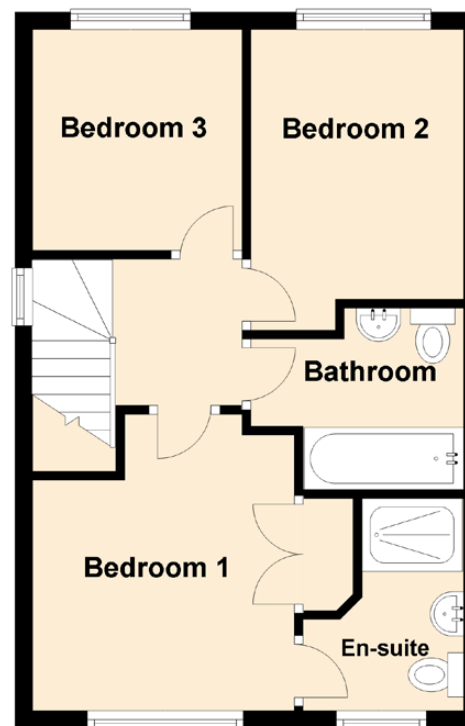
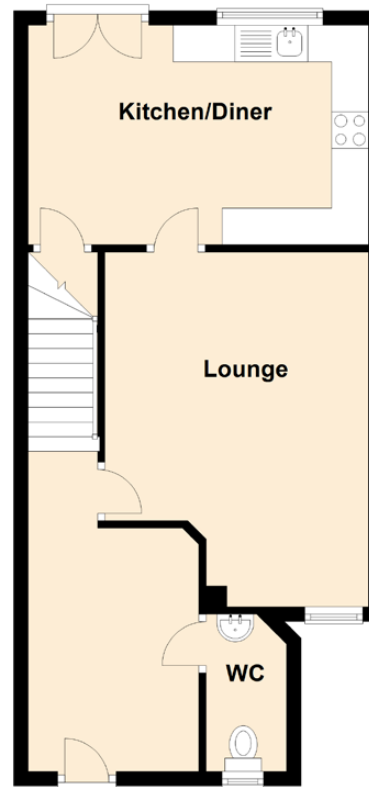
McEwan Fraser Legal is delighted to present this 3 bedroom end terraced villa in the popular village of Kelty. The property is in walk-in condition with approximately 5 years N.H.B.C. still attached. This home showcases excellent value for money with great transport links. Inside, the property comprises of:

- Fully equipped dining kitchen.
- Spacious living area.
- 3 bedrooms which include a master en-suite.
- Family bathroom and downstairs guest cloakroom with WC

In addition to this, the property includes a garden to the rear with deck area. This is a great opportunity to acquire a modern home in a fantastic location.



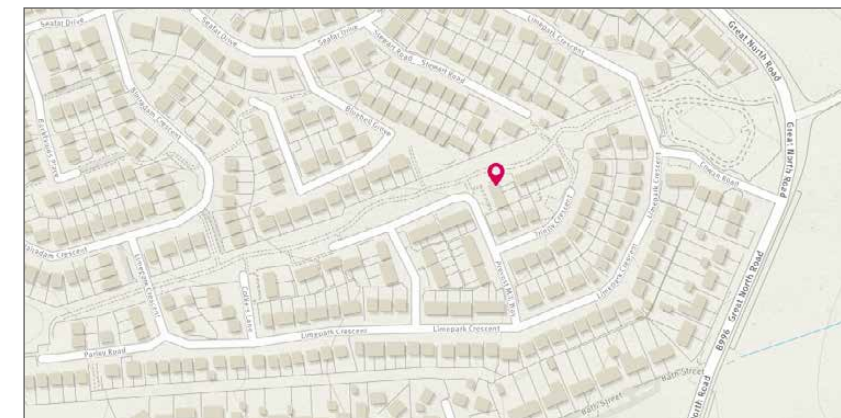
SPECIFICATIONS & MAP



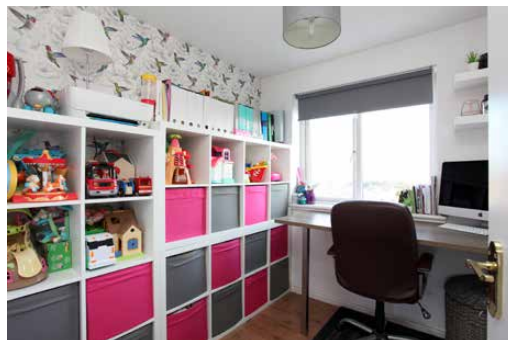
Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 3.60m (11'10")
Kitchen/Diner	4.65m (15'3") x 3.00m (9'10")
Bedroom 1	3.35m (11') x 2.95m (9'8")
En-suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 2	3.25m (10'8") x 2.40m (7'10")
Bedroom 3	2.25m (7'5") x 2.15m (7'1")
Bathroom	2.05m (6'9") x 1.81m (5'11")
WC	2.15m (7'1") x 1.10m (3'7")

Gross internal floor area (m²): 71m² | EPC Rating: C



BEDROOMS, BATHROOM & WC



LOVELY BACK GARDEN WITH DECK AREAS AND ROOM FOR THE KIDS TO PLAY.

Image credit: <http://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ABBEY TURPIE
Designer