




Solicitors & Estate Agents
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4 Bluebell Grove

KELTY, KY4 0GX



THE LOCATION KELTY, KY4 0GX

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.

4 BLUEBELL GROVE

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Viewing is essential to fully appreciate the high-quality finish of this property. 4 Bluebell Grove is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious lounge has a front-facing window flooding the room with natural light. The kitchen/dining area which is the hub of the home and a great family area for entertaining. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and there is a separate walk-in storage cupboard. The dining area offers space for a table and eight chairs.

To the upper level, there are four good sized double bedrooms two of which offer double wardrobes and the master offering a wonderful en-suite shower room. The family bathroom with shower over completes the internal accommodation on offer.

Ample off-street parking is provided by a long driveway leading to the garage. There are lovely landscaped gardens to front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.





DETAILS

& SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.16m (13'8") x 3.05m (10')
Kitchen/Diner	5.05m (16'7") x 2.85m (9'4")
Sun Room	3.25m (10'8") x 3.00m (9'10")
Bedroom 1	4.12m (13'6") x 2.82m (9'3")
En-suite	2.82m (9'3") x 1.64m (5'5")
Bedroom 2	4.00m (13'1") x 2.87m (9'5")
Bedroom 3	5.05m (16'7") x 2.64m (8'8")
Bathroom	2.13m (7') x 2.10m (6'11")
WC	1.50m (4'11") x 0.96m (3'2")

Gross internal floor area (m²): 97m² | EPC Rating: C

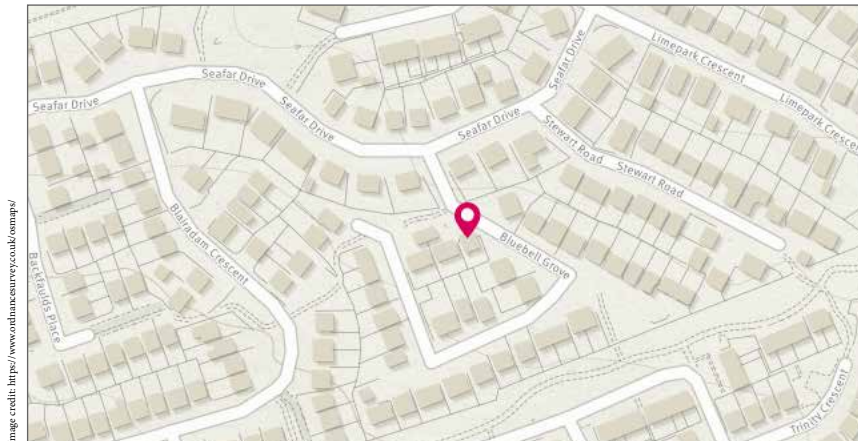
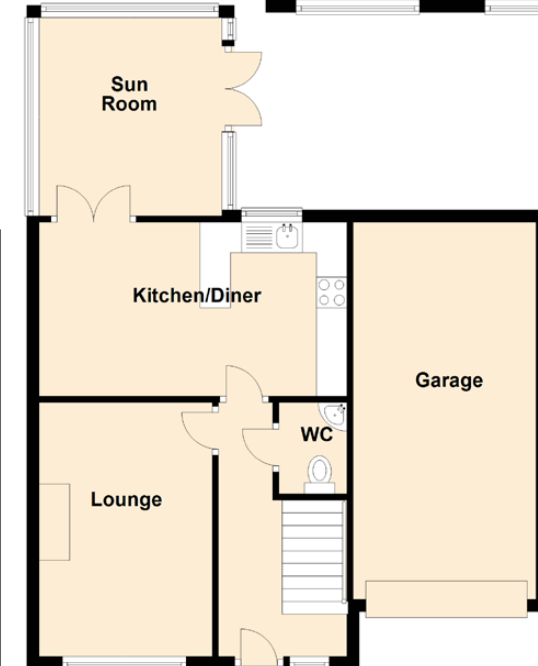
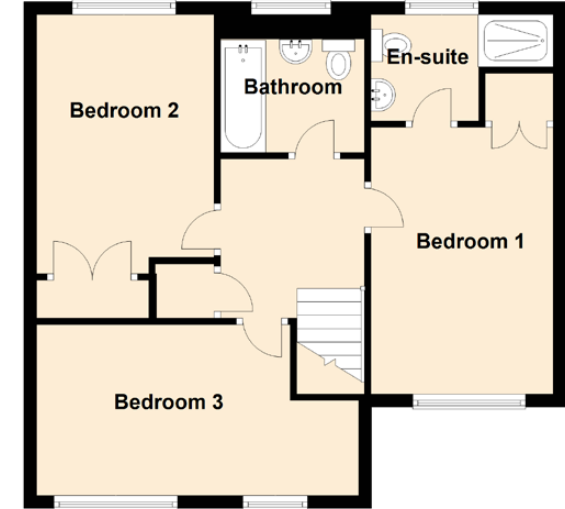


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