

8 Stewart Road

KELTY, FIFE, KY4 0GY



*SPACIOUS FOUR BEDROOM HOUSE IN A POPULAR
RESIDENTIAL LOCATION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





THE LOUNGE

We are delighted to bring to the market this lovely, four-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities.

The welcoming hall gives access to all rooms. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the large bay window.



Kitchen/Diner



The modern kitchen/diner has been fitted with a range of floor and wall-mounted units. It boasts a hob, double electric oven and has an abundance of work surfaces. There is a handy utility room and walk-in larder off the kitchen, from here both the back garden and the garage can be accessed.





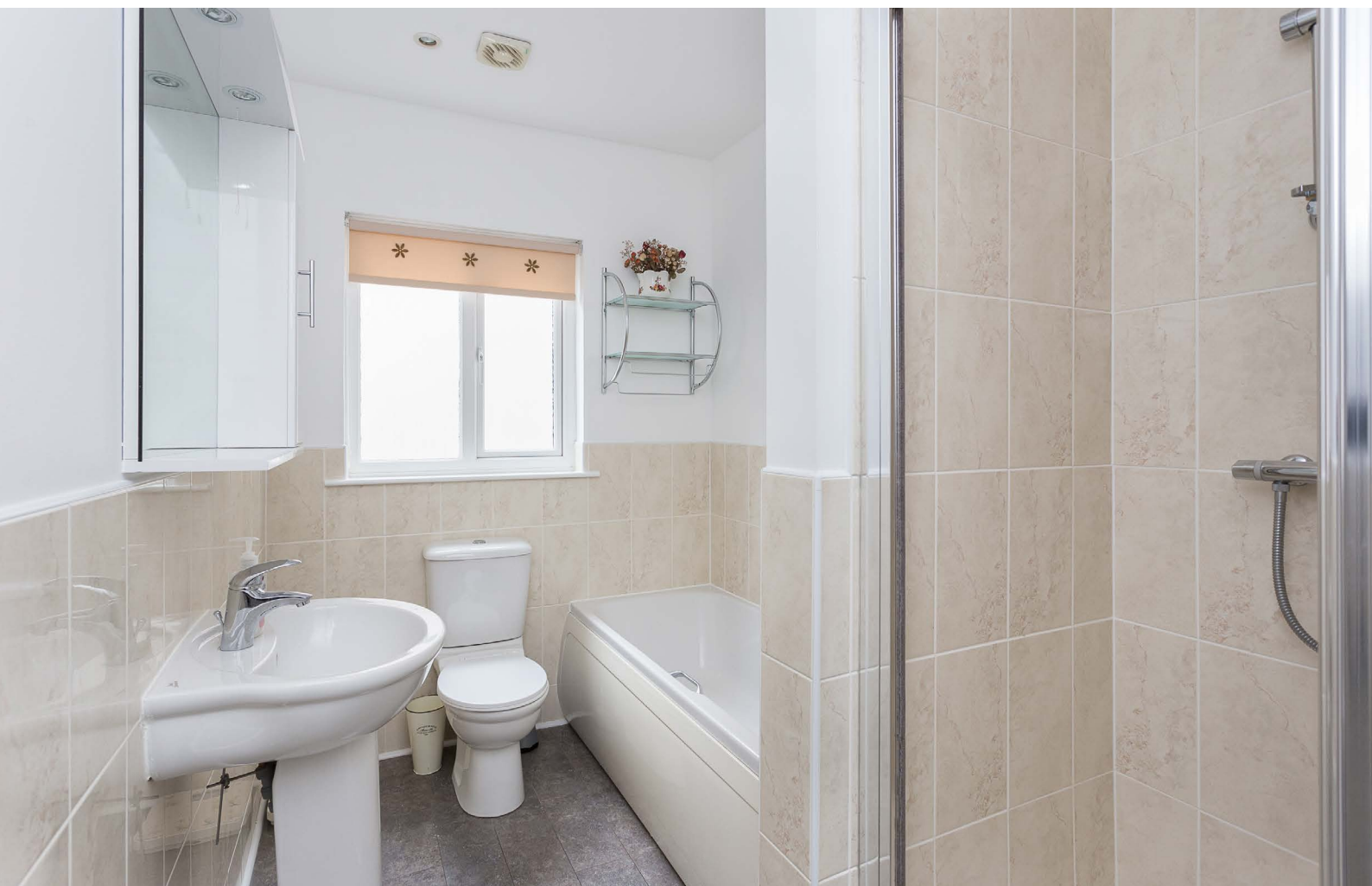
DINING AREA

The dining area is located to the rear of the property offering an elegant space for entertaining and a family area with French doors leading to the gardens. A guest WC/cloakroom completes the accommodation on the ground floor.





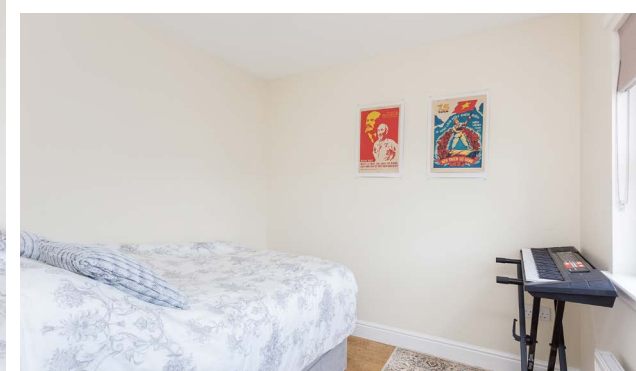
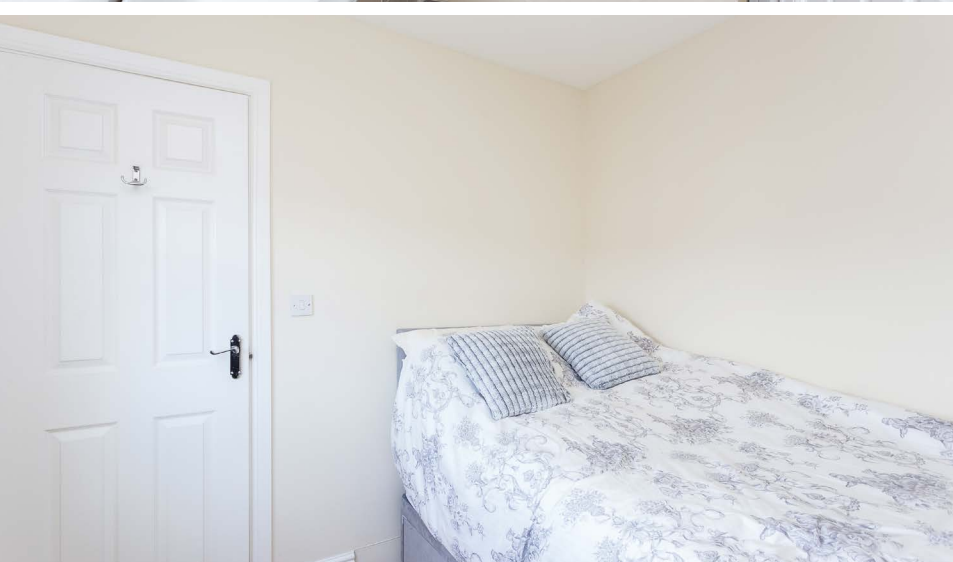
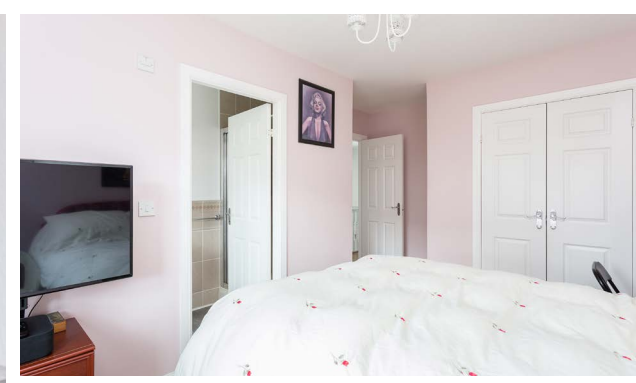
Upstairs there are four double bedrooms, the two largest bedrooms both have built-in wardrobes and an en-suite shower room. The large family bathroom is located on the upper level and consists of a white three-piece suite and separate shower. This comfortable home has gas central heating, double glazing and an alarm/security system.





Bedroom 1



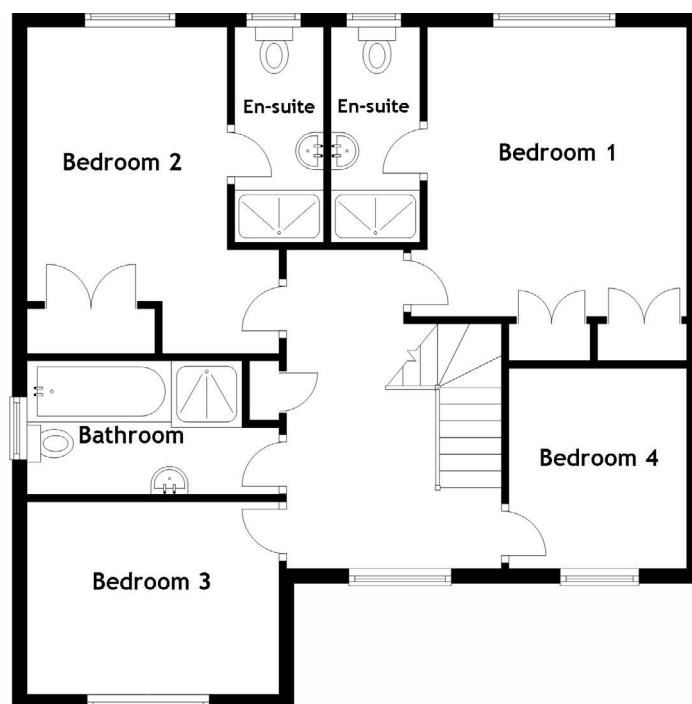
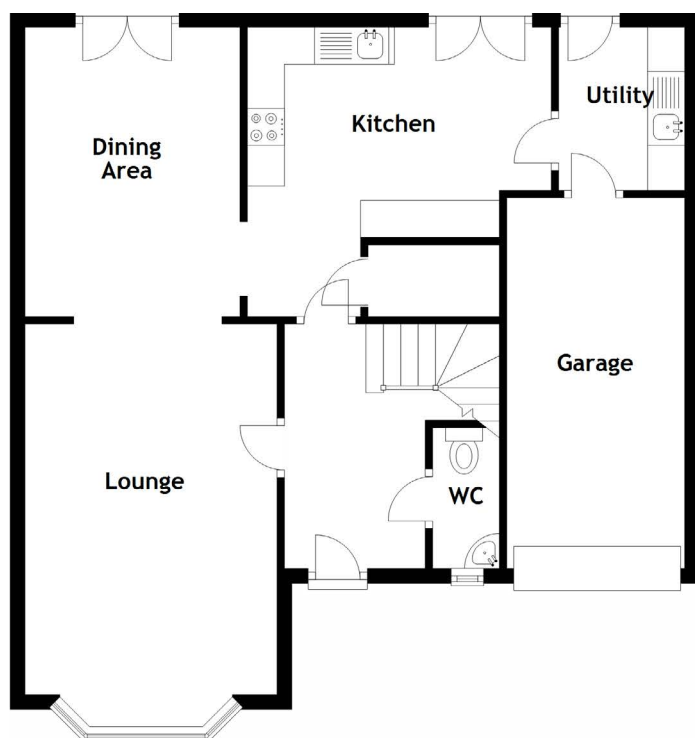




THE GARDEN

Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A single garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

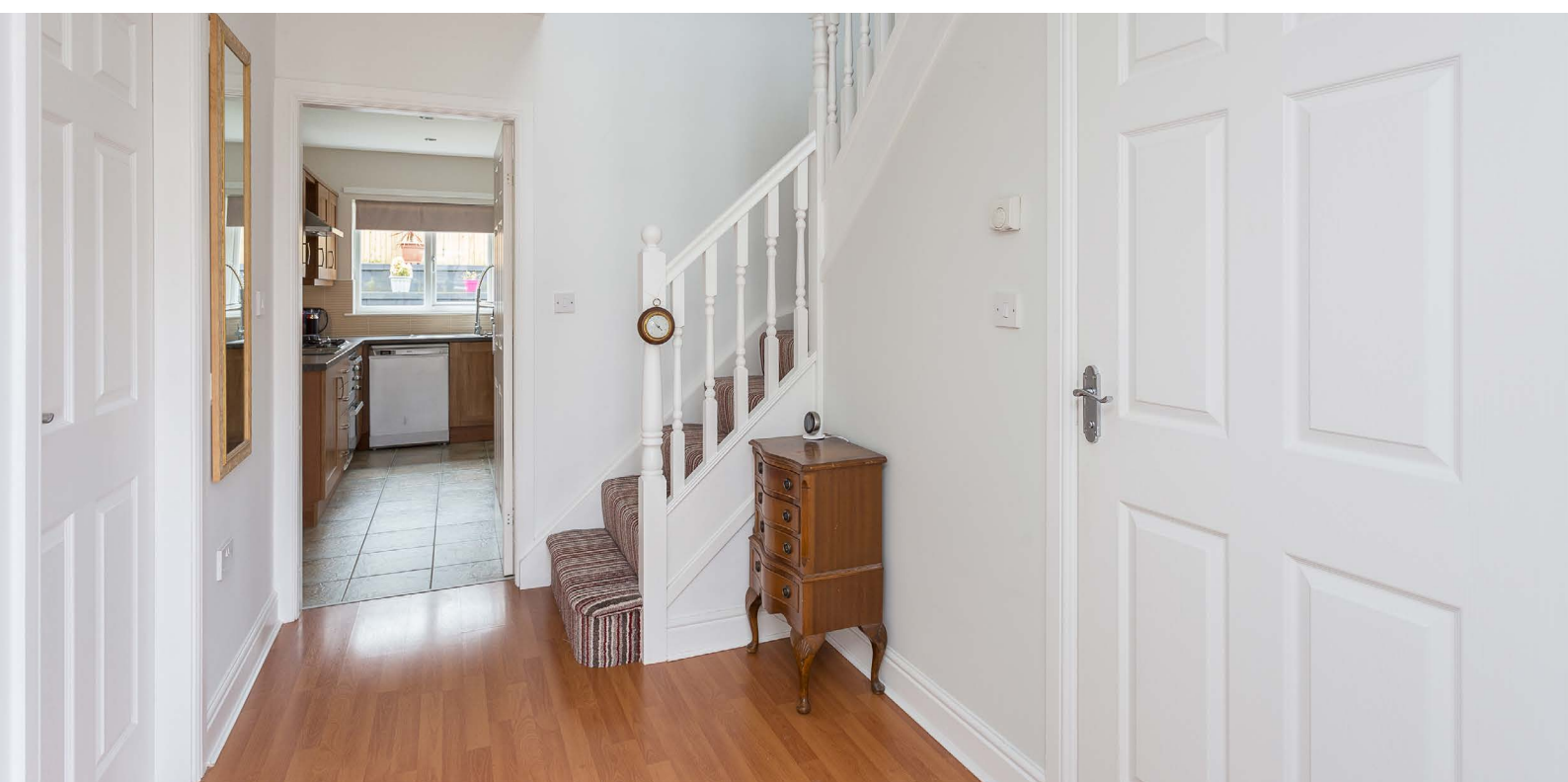




Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.40m (11'2")	En-suite	3.00m (9'10") x 1.20m (3'11")
Dining Area	3.90m (12'10") x 2.90m (9'6")	Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Kitchen	4.10m (13'5") x 3.90m (12'10")	Bedroom 4	2.70m (8'10") x 2.50m (8'2")
Utility	2.20m (7'3") x 1.70m (5'7")	Bathroom	3.40m (11'2") x 1.80m (5'11")
WC	1.90m (6'3") x 0.80m (2'7")	Gross internal floor area (m ²): 130m ² EPC Rating: C	
Bedroom 1	4.00m (13'1") x 3.70m (12'2")		
En-suite	3.00m (9'10") x 1.20m (3'11")		
Bedroom 2	4.40m (14'5") x 3.40m (11'2")		





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.

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.



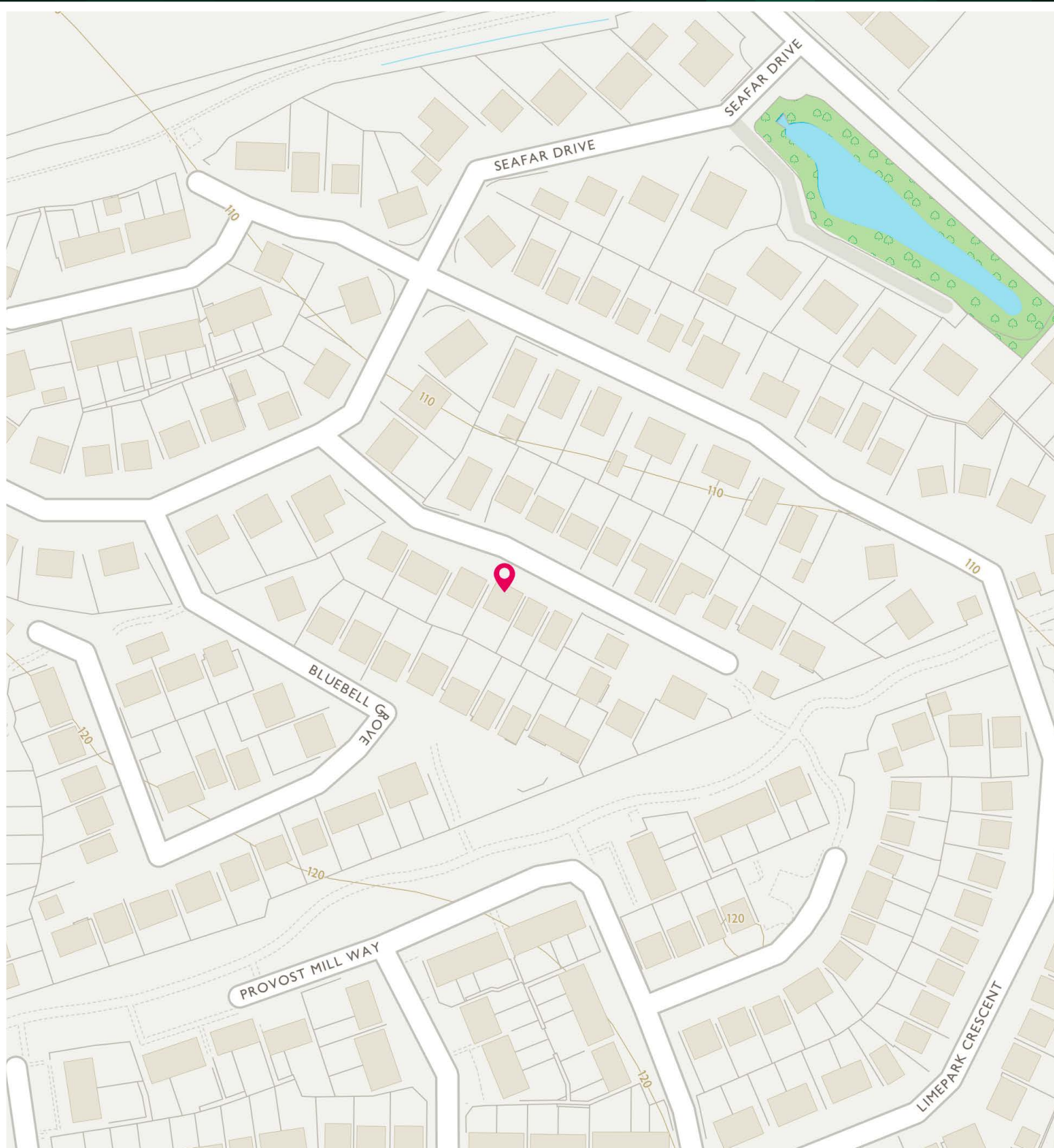


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.