




McEwan Fraser Legal
Solicitors & Estate Agents
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84 Limepark Crescent

KELTY, FIFE, KY4 0FH



KELTY, FIFE

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.

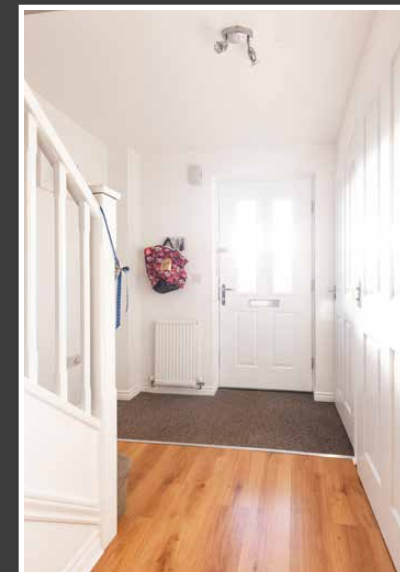
The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife Circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, 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.

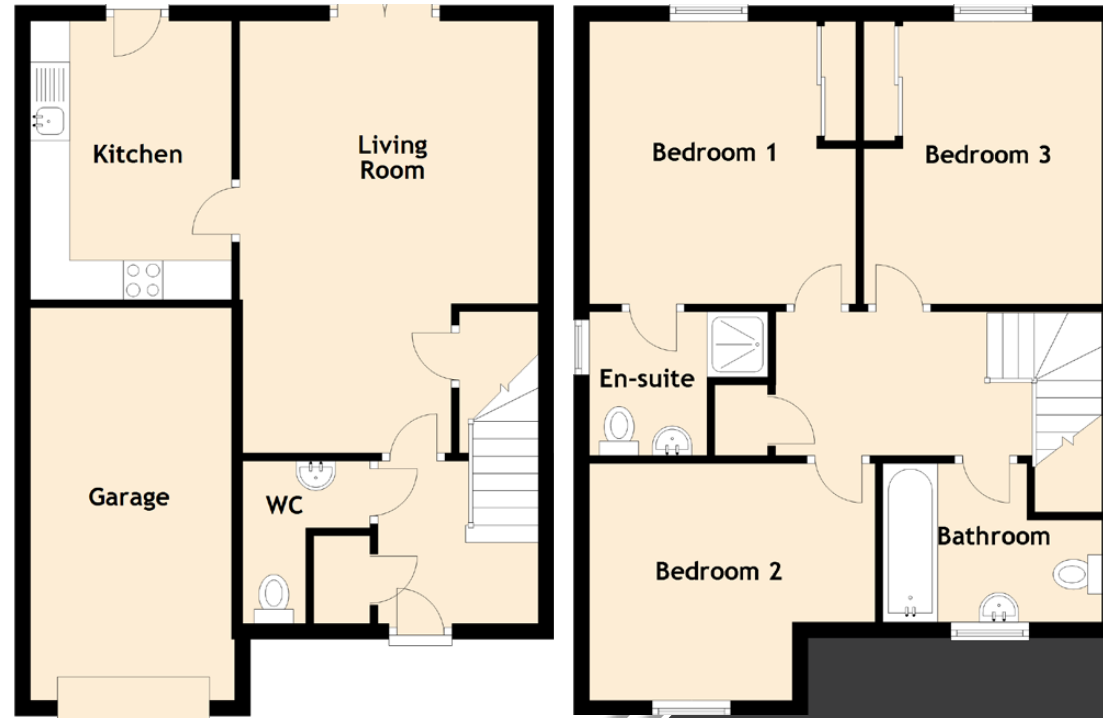
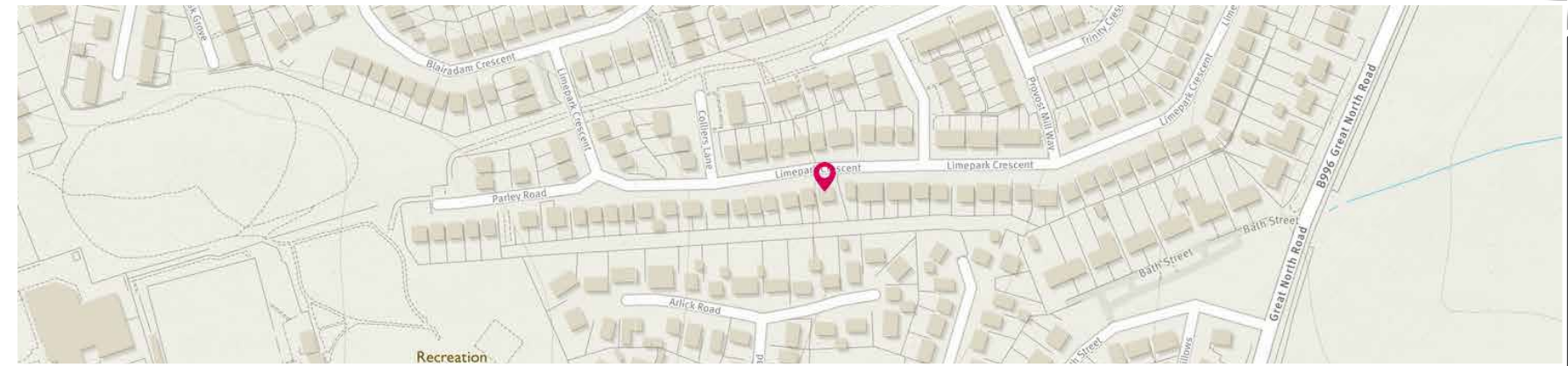


84 LIMEPARK CRESCENT

Part Exchange available! We are delighted to bring to the market this lovely, three bedroom, semi-detached villa, set in a popular location. This property would be a fantastic family home and its superb location offers great commuting links, as well as being within a short distance to local amenities. This superb villa has been meticulously maintained and presented to a high specification including a modern kitchen with built-in appliances. Three bedrooms, the master having an en-suite shower room adds to the appeal. The family bathroom offers a three piece white suite. A convenient guest cloakroom is located off the hall. The lounge is set to the rear with French doors opening to the garden and ample space for the dining table. The house gives a sense of spaciousness with a quality finish.

Externally, a drive affords off road parking for two cars and there is a single garage. The garden to the rear is enclosed. Nestled in a popular location, this home is comfortable and ready to move into.



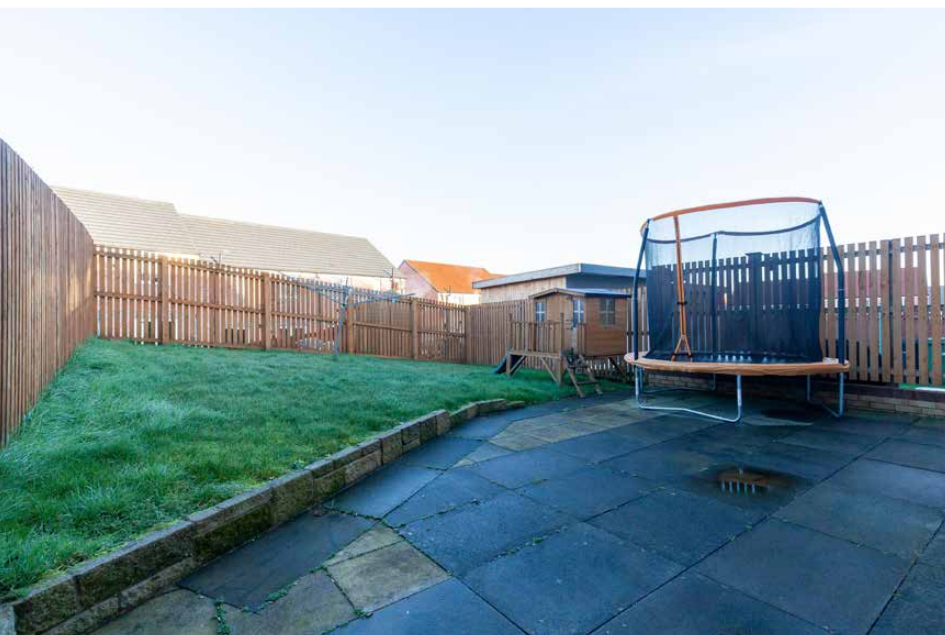


Approximate Dimensions (Taken from the widest point)

Living Room	5.48m (18') x 3.80m (12'6")
Kitchen	3.55m (11'8") x 2.56m (8'5")
Bedroom 1	3.64m (11'11") x 3.40m (11'2")
Bedroom 2	3.64m (11'11") x 3.02m (9'11")
Bedroom 3	3.60m (11'10") x 3.04m (10')
Bathroom	2.79m (9'2") x 2.00m (6'7")
En-suite	1.83m (6') x 1.50m (4'11")
WC	2.07m (6'9") x 1.66m (5'5")

Gross internal floor area (m²): 100m² | EPC Rating: C

Extras (Included in the sale): Built under oven, hob and cooker hood and integrated dishwasher.



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Part
Exchange
Available

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