



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**138 Cocklaw Street**

KELTY, FIFE, KY4 0DH



# Kelty

FIFE, KY4 0DH

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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McEwan Fraser Legal is delighted to present this ground floor apartment which has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. Located in a modern residential area.

Presented in good condition, the property is accessed via its own front door leading to the exceptionally spacious lounge, the lounge is situated towards the rear. There is a wonderful kitchen with large picturesque window flooding the room with natural light which has a good selection of stylish wall and base units with integral appliances and dining area which host a table and six chairs. All bedrooms are double in size with space for free-standing furniture if required. A wet room/bathroom with shower completes the accommodation on offer.

Ample private and visitor parking is provided to the rear of the property. There are well-maintained gardens to the rear of the property which are fully enclosed.





# Specifications & Dimensions

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Entrance Hall	4.15m (13'7") x 1.90m (6'3")
Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 2.65m (8'8")
Master Bedroom	4.90m (16'1") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 2.74m (9')
Wet Room	2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds and window dressings.





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**Part  
Exchange  
Available**

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Text and description  
**JAY STEIN**  
Surveyor



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer