




McEwan Fraser Legal

Solicitors & Estate Agents

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78 Keltyhill Crescent

KELTY, KY4 0LE

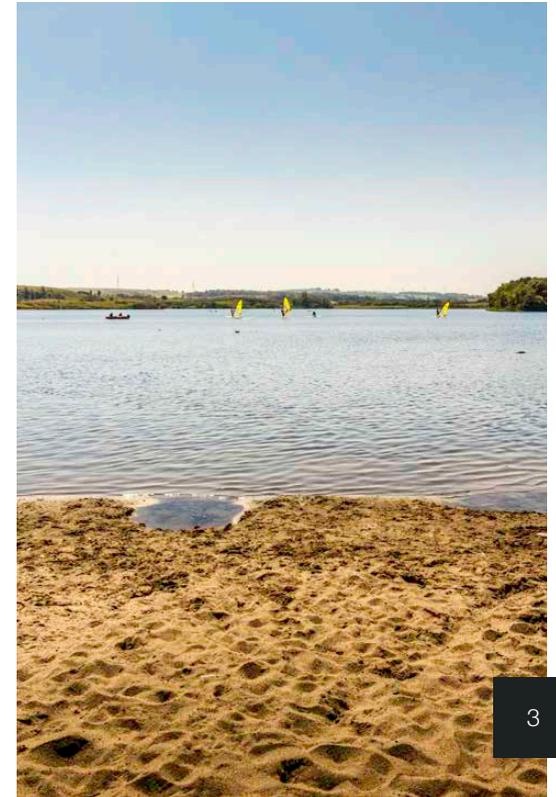


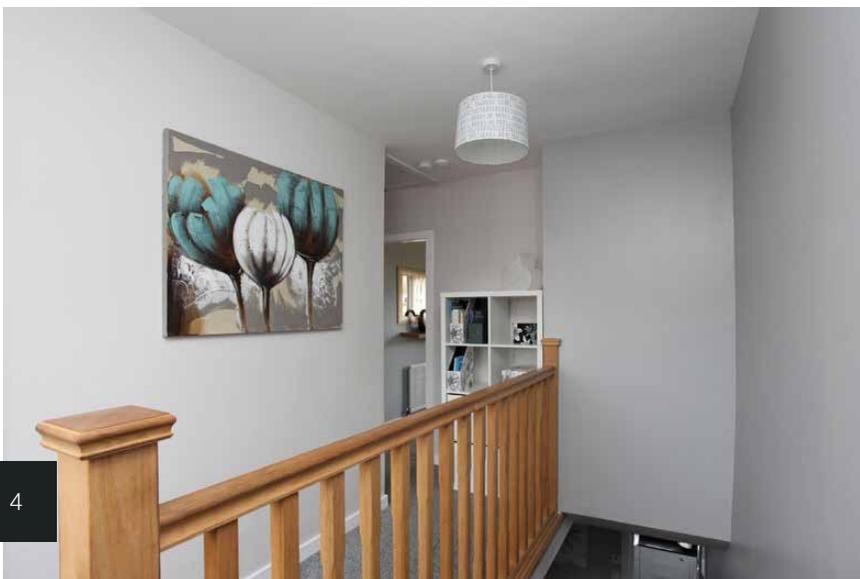
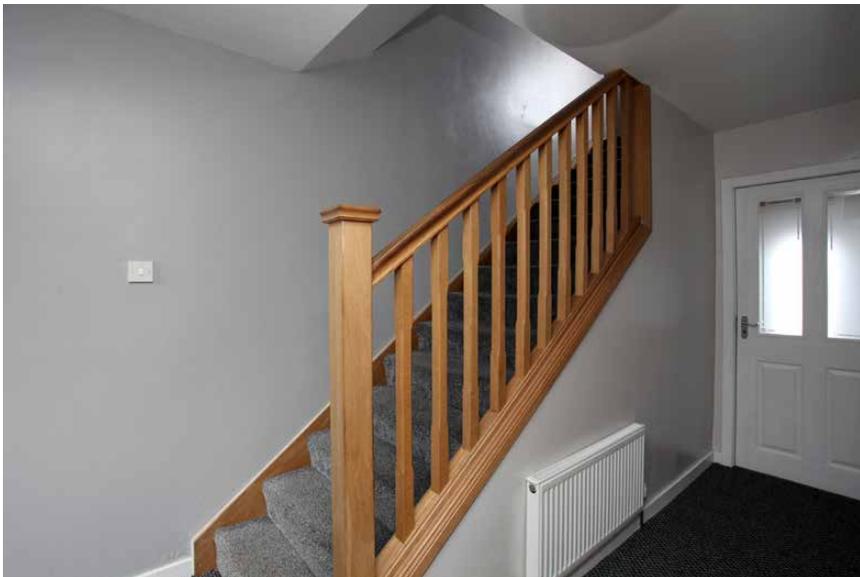
Kelty

KY4 0LE

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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This is a well-appointed mid-terraced villa set within a popular residential area. The property has been maintained both inside and out by its owners and is presented to the market in good condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook. The kitchen/dining area has a full range of floor and wall mounted units and access to the rear gardens. The well designed three-piece family bathroom is also located on the ground level.

To the upper level, there are three double bedrooms with the master benefiting from built-in storage.

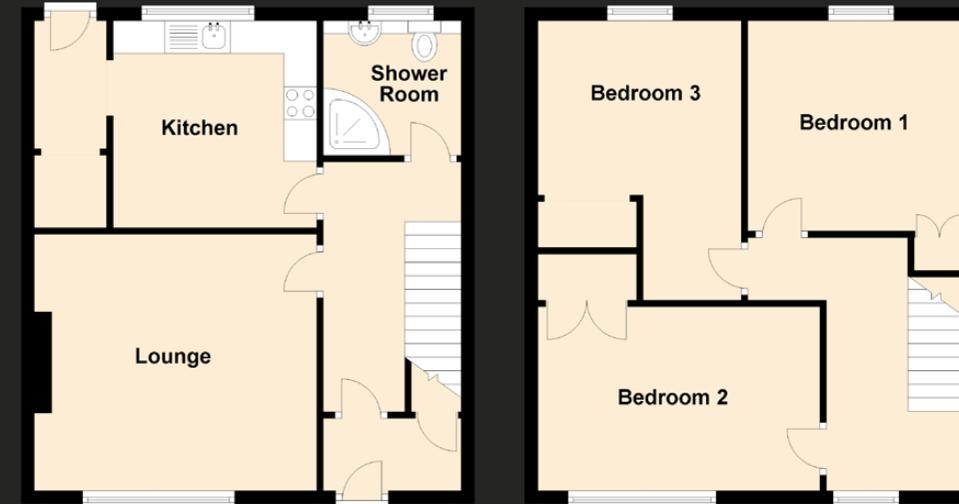
The property also features double glazing. Ample on-street parking is provided to the front and there are gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.





Specifications & Dimensions

FLOOR PLAN, DIMENSIONS & MAP

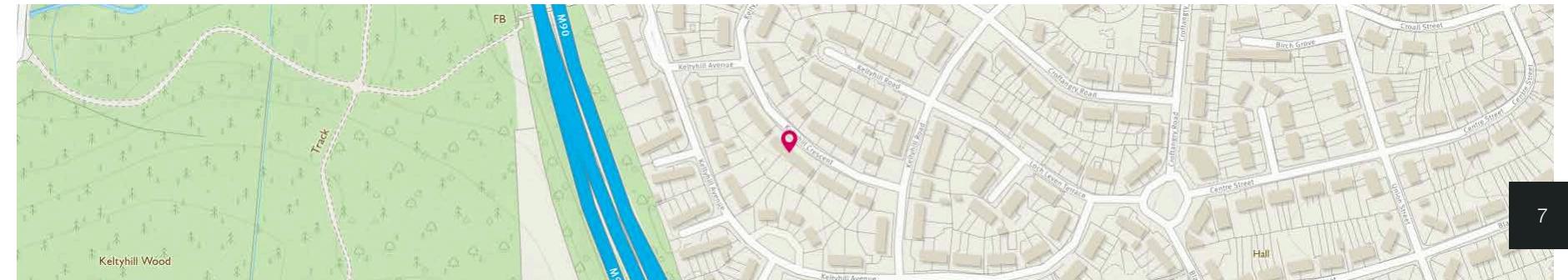


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.15m (10'4") x 3.10m (10'2")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	4.25m (13'11") x 3.05m (10')
Shower Room	2.10m (6'11") x 2.05m (6'9")

Gross internal floor area (m²): 93m² | EPC Rating: C

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






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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
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Photographer



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