




McEwan Fraser Legal
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5 Trinity Crescent
KELTY, FIFE, KY4 0FB



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.





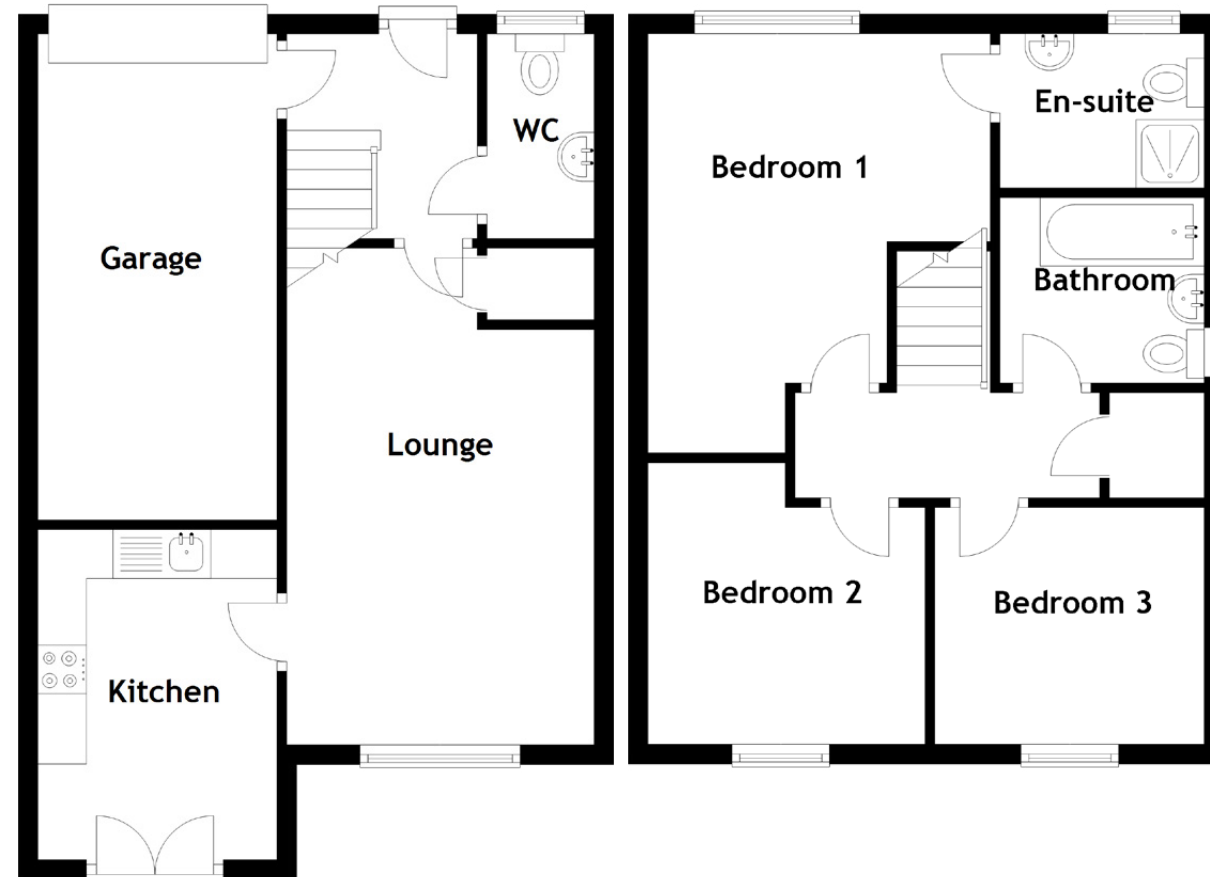
5 Trinity Crescent is an immaculate spacious family villa quietly located within the private residential development. The property is situated in a cul-de-sac location and is very stylish and tastefully decorated throughout by the current owners. Entrance to the property is through a double glazed door into the bright reception area which includes a cloakroom. The lounge is located to the rear of the property with a window looking onto the rear sunny garden grounds and gives the room an abundance of natural light. The modern kitchen is very stylish with high gloss white units and comprising of, oven, hob, extractor hood, fridge freezer and delightful breakfasting area, French doors open to the garden. The rear garden is mostly laid to lawn.

The upper level comprises of three bedrooms with the fabulous master bedroom including modern en-suite shower room and built-in storage wardrobe. The family bathroom comprises of a white stylish three-piece bathroom suite and modern tiles.

Double glazing and gas central heating have been installed throughout. There is a driveway for two cars and internal garage.



5 TRINITY CRESCENT, KELTY



Approximate Dimensions
(Taken from the widest point)

Lounge	5.09m (16'8") x 3.15m (10'4")
Kitchen	3.38m (11'1") x 2.45m (8')
Bedroom 1	3.58m (11'9") x 2.45m (8')
Bedroom 2	2.92m (9'7") x 2.84m (9'4")
Bedroom 3	2.76m (9'1") x 2.43m (8')
Bathroom	2.09m (6'10") x 1.90m (6'3")
En-suite	2.09m (6'10") x 1.58m (5'2")
WC	2.10m (6'11") x 1.10m (3'7")
Garage	4.98m (16'4") x 2.45m (8')

Gross internal floor area (m²): 76m²

EPC Rating: C

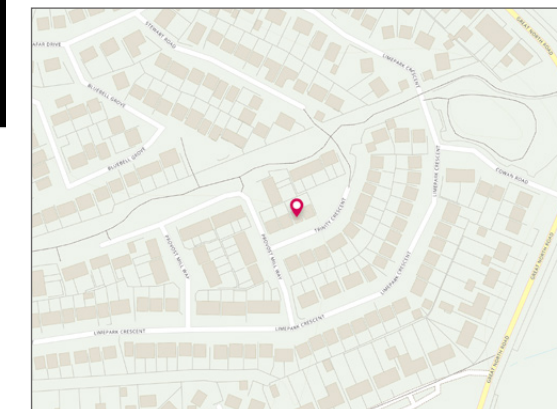


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