

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



2 Ashfield Gardens, Kelty, KY4 0JY
Offers Over £269,000



Immaculately presented and well proportioned detached villa enjoying a pleasant corner plot within much sought after modern residential area. Entrance hall, Lounge, Dining room, Stylish kitchen, Utility room, 4 Double bedrooms (Master bedroom), Family bathroom. Double glazing. Gas central heating. Neat gardens to front and rear. Garage. Driveway. Pristine decor. Quality fixtures and fittings throughout. Oak doors. Timber finishings. Superb family home in walk in condition. EPC - C. Council Tax - E. Freehold.

LOCATION

Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. Lochore Meadows Country Park and Loch Leven are also in easy reach offering various leisure and recreational facilities.

PROPERTY - DETACHED VILLA

- Hall
- Lounge
- Dining room
- Stunning kitchen with island
- Utility room
- Master bedroom (en-suite shower room)
- 3 Further double bedrooms
- Family Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage

ACCOMMODATION

Hall

With Oak doors leading to the lounge and kitchen. Stairs to upper level with Oak balustrade and turned spindles. Attractive flooring.

Lounge 4.20 m x 3.50 m / 13'9" x 11'6"

This is a lovely spacious lounge. Attractive Wall mounted contemporary fire. Oak double doors leading to the dining room. Front.

Dining Room 3.20 m x 2.40 m / 10'6" x 7'10"

A lovely public room which is open plan with the kitchen. French doors to garden. Rear.

Breakfasting Kitchen 3.60 m x 3.20 m / 11'10" x 10'6"

This is a very stylish kitchen which is well fitted with good quality floor and wall units with complementary worktops. The kitchen features an island incorporating a breakfast bar. Oak door to utility room and garage. Understairs storage cupboard. Rear.

WC 2.00 m x 0.80 m / 6'7" x 2'7"

Fitted with a modern white suite. Mid.

Utility Room 2.20 m x 2.10 m / 7'3" x 6'11"

This is a good sized utility room. Door to WC. Rear.

Landing

With Oak doors leading to 4 bedrooms and bathroom. Storage cupboard.

Master Bedroom 4.70 m x 3.20 m / 15'5" x 10'6"

This is a beautifully proportioned double bedroom. Oak door to en-suite shower room. Built in wardrobes. Front.

En-suite Shower room 1.90 m x 1.70 m / 6'3" x 5'7"

Fitted with a contemporary white suite. Front.

Bedroom 2 4.30 m x 3.20 m / 14'1" x 10'6"

Another well proportioned double bedroom also benefiting from built in wardrobes. Front.

Bedroom 3 3.50 m x 2.90 m / 11'6" x 9'6"

The third double bedroom enjoys the benefit of double built in wardrobe. Rear.

Bedroom 4 2.90 m x 2.80 m / 9'6" x 9'2"

The fourth bedroom is also of double proportions and has a built in wardrobe. Rear.

Family Bathroom 2.80 m x 2.10 m / 9'2" x 6'11"

The family bathroom is of excellent proportions. Fitted with a contemporary white suite. Attractive tiling. Rear.

Gardens

This property enjoys neatly presented areas of garden ground to the front, side and rear.

GARAGE/DRIVEWAY

There is a single garage accessed via a monoblock driveway.

HEATING

Gas central heating.

GLAZING

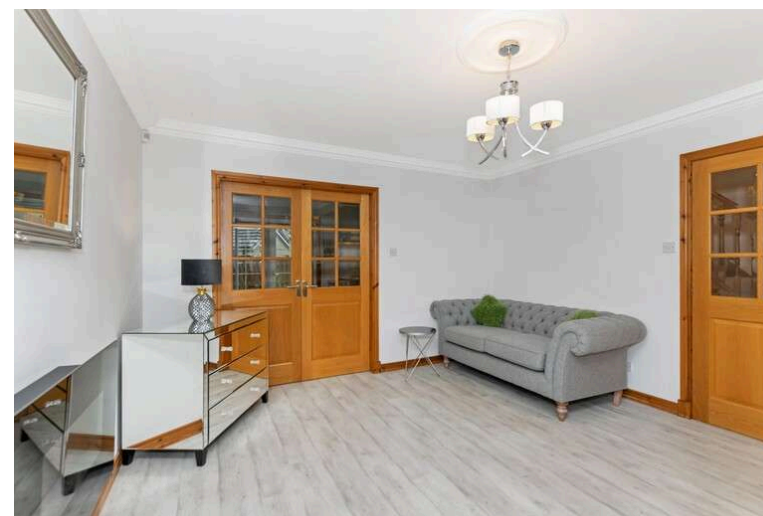
Double glazing.

EXTRAS

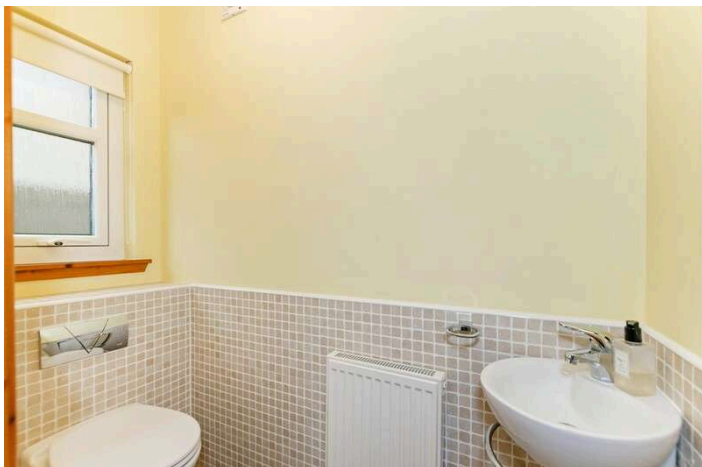
All the fitted carpets and blinds together with the appliances in the kitchen are included in the sale price. There are many items of furniture available by separate negotiation.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

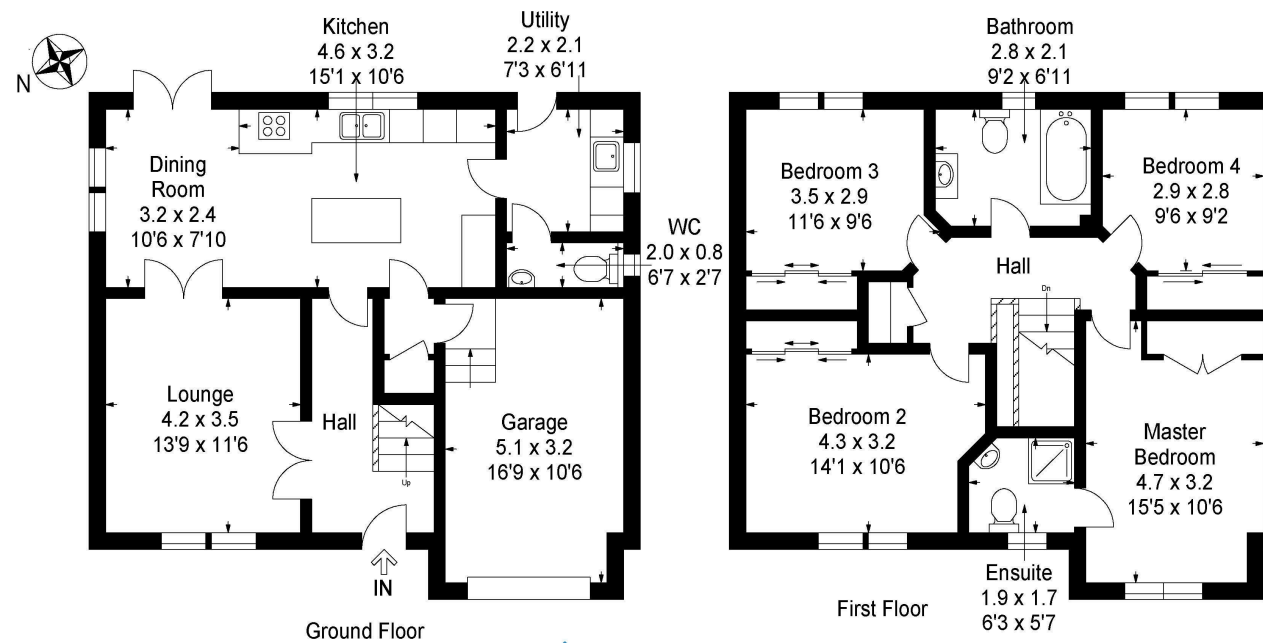
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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