
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



2 The Pleasance, Kelty, KY4 0AZ
Offers Over £114,000



Well proportioned and well maintained mid terraced villa enjoying a pleasant cul-de-sac location. Entrance hall, Lounge, Dining area, Attractive kitchen, 2 Double bedrooms, Box room, Bathroom. Gas central heating. Double glazing. Neatly presented throughout. Lovely gardens to the front and rear. Ample on street parking. Ideal starter/family home. EPC - C. Good energy efficiency. Council Tax - A. Freehold.

LOCATION

The Pleasance is a quiet cul-de-sac set within the popular Fife village of Kelty which is located just to the North of Dunfermline and 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 - MID TERRACED VILLA

- Hall
- Lounge
- Dining area
- Attractive kitchen
- 2 Double bedrooms
- Box room
- Bathroom
- Double glazing
- Gas central heating
- Beautiful gardens to front and rear
- Superb starter/family home
- Well maintained
- Neatly presented throughout

ACCOMMODATION

Hall

The hall area is open plan with the lounge area. Stairs to upper level.

Lounge 5.80 m x 3.00 m / 19'0" x 9'10"

This is a well proportioned lounge, which is open plan with the dining area. Door to kitchen. Understairs storage cupboard. Front.

Dining area 2.40 m x 2.80 m / 7'10" x 9'2"

This is a very handy area in any family home. Rear.

Kitchen 3.10 m x 2.90 m / 10'2" x 9'6"

The kitchen is bright and well fitted with modern and floor and walls units. The kitchen appliances are included in the sale price. Door to rear garden. Rear.

Landing

Doors to 2 bedrooms, box room and bathroom. Storage cupboard.

Bedroom 1 3.80 m x 3.40 m / 12'6" x 11'2"

This is a well proportioned double bedroom, which has ample fitted wardrobes with matching drawer units. Front.

Bedroom 2 3.20 m x 2.60 m / 10'6" x 8'6"

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

Box room 1.90 m x 1.00 m / 6'3" x 3'3"

This is a handy room offering use for a variety of purposes. Houses the gas boiler.

Bathroom 1.90 m x 1.50 m / 6'3" x 4'11"

Fitted with a modern white suite. Rear.

Gardens

A superb feature this property is the lovely areas of garden ground to the front and rear. The front garden comprises an area of well maintained lawn with well stocked borders and is bounded by hedging. The larger rear garden comprises a large patio, a well manicured lawn with established borders and is enclosed by fencing offering a pet and child safe environment.

PARKING

There is ample on street parking to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing

EXTRAS

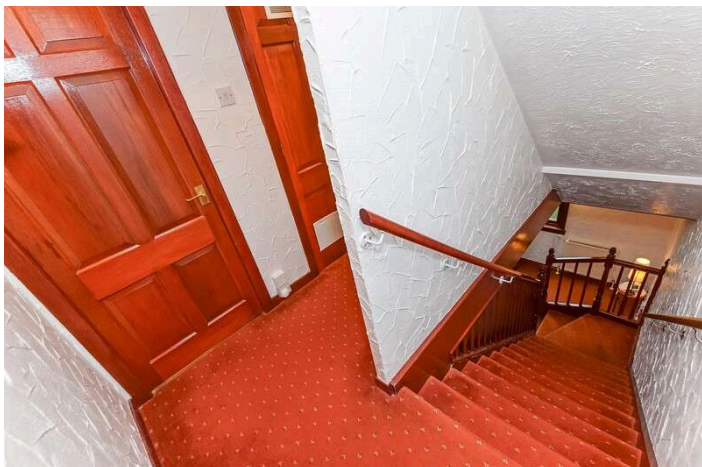
All the fitted carpets and blinds together with the kitchen appliances and the garden shed are included in the sale price.

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

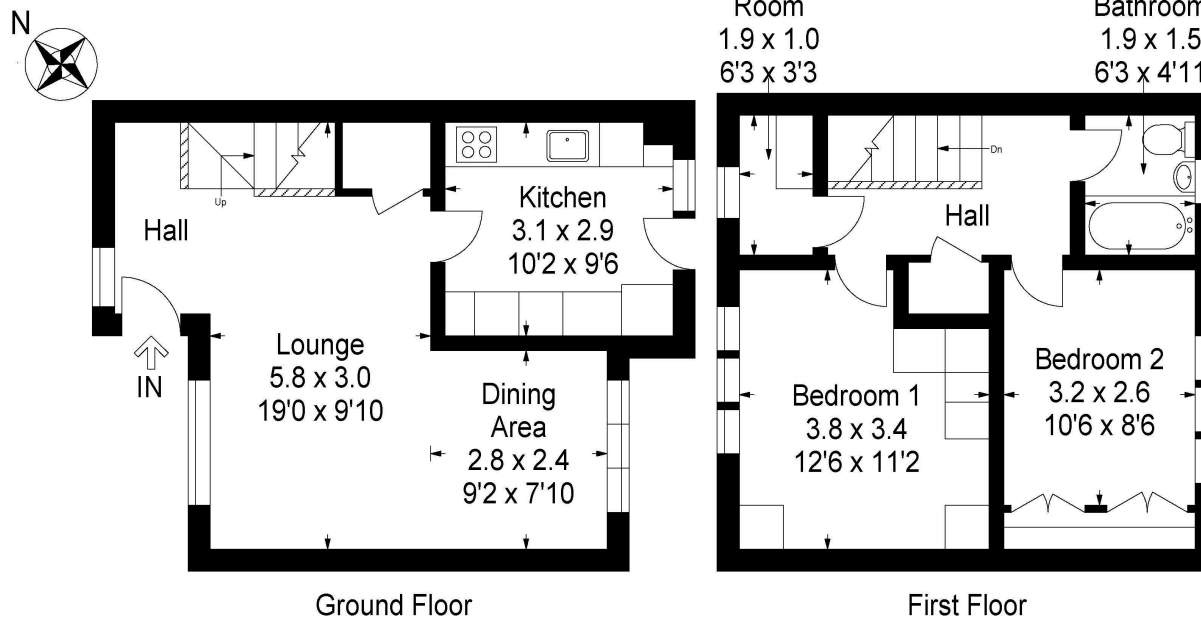
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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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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