



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

26 Keltyhill Road, Kelty, KY4 0AH
Offers Over £144,950



Beautifully presented detached villa enjoying a quiet cul-de-sac location and offering ideal family accommodation. Spacious entrance hall, Lounge/ Dining room, 2 Double bedrooms, Box room/Study, Family bathroom (shower over bath). Double glazing. Gas central heating. Well maintained, low maintenance gardens to front and rear. Pristine decor. Immaculately presented. Well maintained. Move in condition. Internal viewing a must! EPC - C. Council Tax - B. 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

- Quiet cul-de-sac setting
- Sought after location close to amenities
- Rarely available
- Ideal family/starter home
- Modernised to an excellent standard
- Pristine decor throughout
- Immaculately presented
- Well maintained

ACCOMMODATION

Hall 3.41 m x 2.67 m / 11'2" x 8'9"

This is a spacious reception hall. Doors to lounge and kitchen. Stairs to upper level.

Lounge/Dining room 6.56 m x 3.44 m / 21'6" x 11'3"

This is a beautifully presented and well proportioned room, which enjoys a twin aspect to front and rear. Attractive wall panelling.

Kitchen 2.95 m x 2.67 m / 9'8" x 8'9"

This is a very stylish kitchen, which is fitted with modern floor and wall units with complementary worktops. French doors to rear garden. Rear.

Landing

With doors to 2 bedrooms, box room and bathroom. Storage cupboard.

Bedroom 1 3.77 m x 2.95 m / 12'4" x 9'8"

A well proportioned double bedroom which enjoys a built in wardrobe with sliding doors. Front.

Bedroom 2 3.77 m x 3.36 m / 12'4" x 11'0"

The second bedroom is also of excellent proportions. Rear.

Box room/Study 2.35 m x 1.48 m / 7'9" x 4'10"

This is a very handy room, which is currently used as a walk in wardrobe/dressing room. It would easily lend itself as a study/computer room. Front.

Bathroom 2.35 m x 2.07 m / 7'9" x 6'9"

This contemporary bathroom has recently been refitted with a modern white suite incorporating a shower set over an 'L' shaped bath with glass screen. The wash hand basin is set in a vanity unit. Rear.

Gardens

This property is enjoys most attractive easily maintained areas of garden ground to the front and rear. The front garden has been laid mainly in chips whilst the larger rear garden comprises a patio and an area of lawn and is fully enclosed offering a pet and child safe environment. Garden shed.

HEATING

Gas central heating.

GLAZING

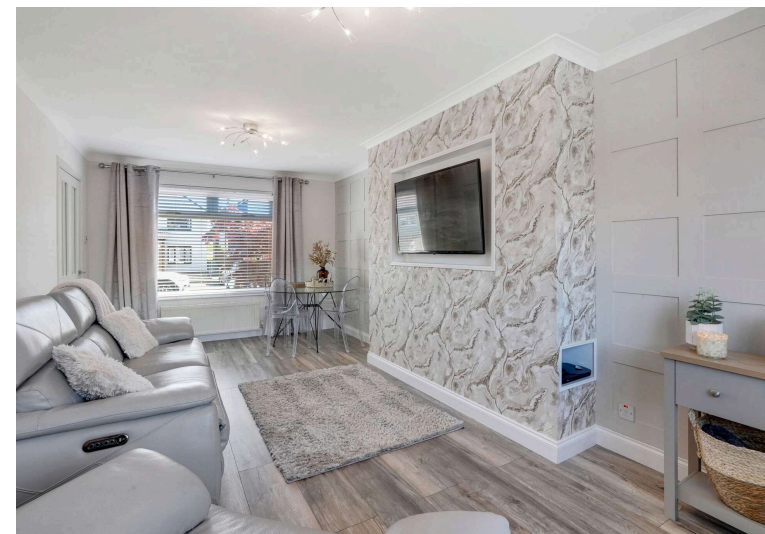
Double glazing.

EXTRAS

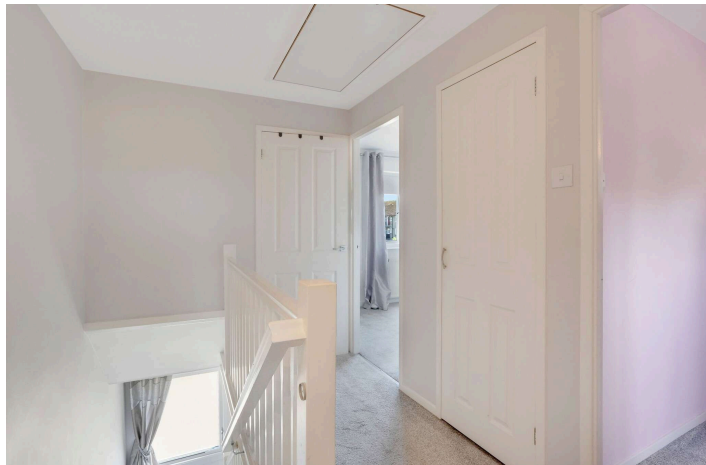
All the fitted carpets and blinds are included in the sale price.

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

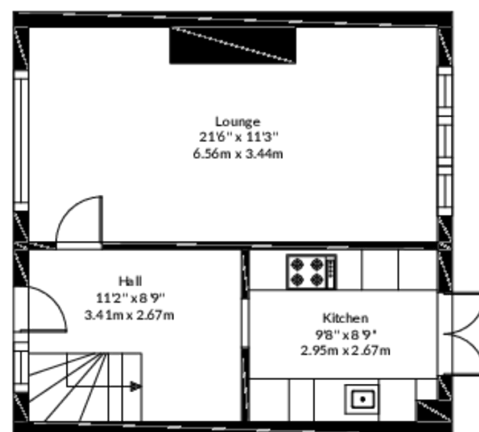
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www.rossconnel.co.uk

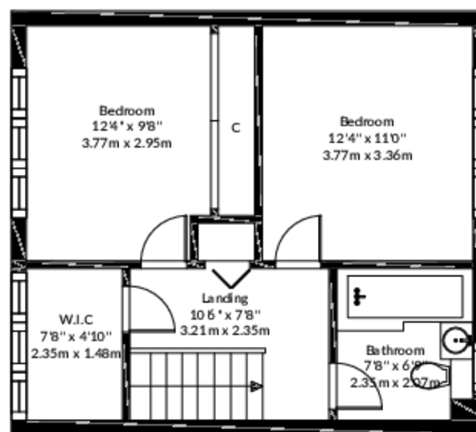
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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FLOOR 1



FLOOR 2

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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