

13 Bath Street, Kelty, KY4 0AG  
Offers Over £150,000



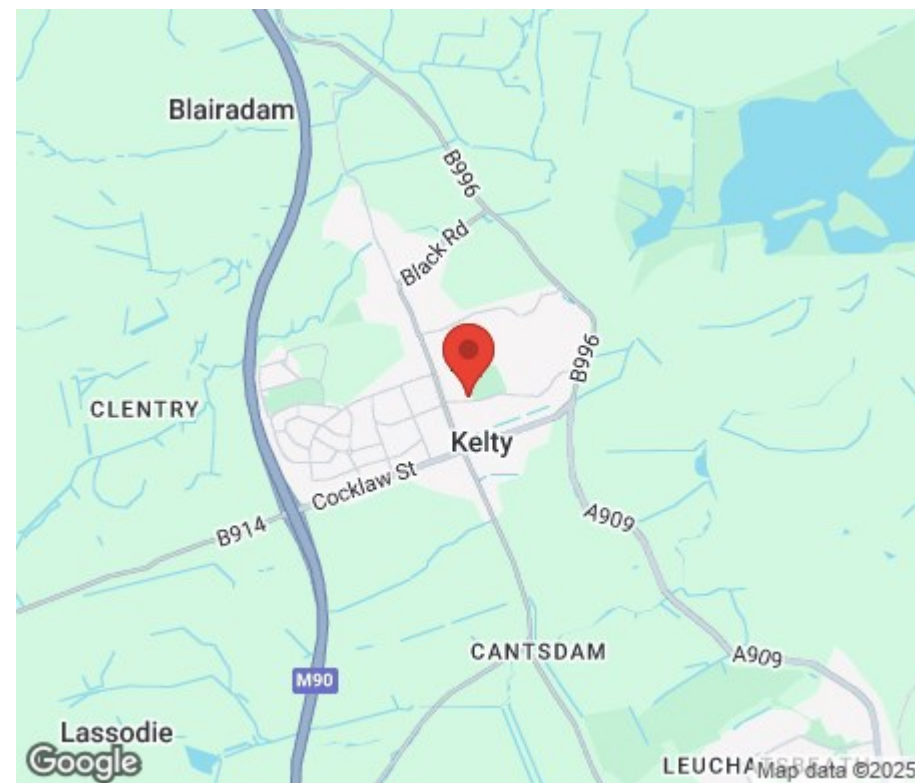




CLOSING DATE THURSDAY 2ND OCTOBER @ 2PM. Excellent development project. Situated in one of Keltys most sought after location is this spacious circa 1900's detached villa set within a generous plot. The property requires complete renovation and subject to the necessary planning consents there is potential for further development. The subjects briefly comprise entrance vestibule and hallway, lounge, family room, proposed kitchen and dining room with study on the ground floor. On the upper level there are four double bedrooms and bathroom. Early entry available. Please note that the property is not mortgageable and sold as seen.







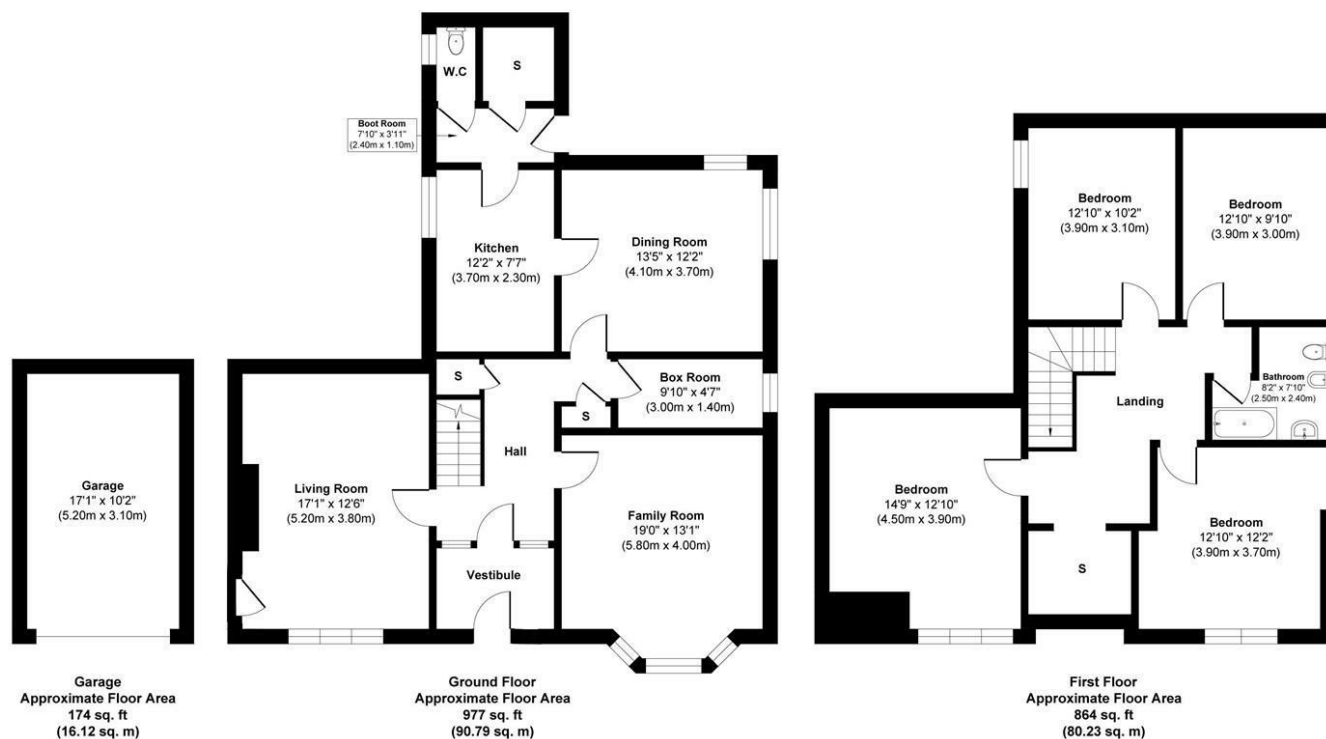
## LOCATION

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. There are bus stops on the main street that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities.

## EXTRAS INC IN SALE / AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.





#### Approx. Gross Internal Floor Area 2015 sq. ft / 187.14 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.