



Morgans

PROPERTY

87 Station Road, Kelty, KY4 0BL

Offers Over £145,000







Viewing essential to appreciate this unique upper apartment with generous private gardens to rear, driveway for several vehicles and detached double garage which is rarely available in the market. The subjects are beautifully presented, stylish and modern throughout with flexible living space. Entry to the property is gained via white gate to the left hand side of the building up through private steps leading to private entrance door and reception hallway. The size of this apartment will not disappoint with front facing lounge, separate dining room or family room, fitted modern kitchen, two large double bedrooms and four piece family bathroom. Good storage. The gardens are private and provide a child and pet safe environment, fenced in with large patio area and sections of lawn, an idyllic haven. The chipped driveway gives access for several vehicles and the detached double garage with overhead storage makes an excellent workshop with power and light within. The property is double glazed with gas central heating.





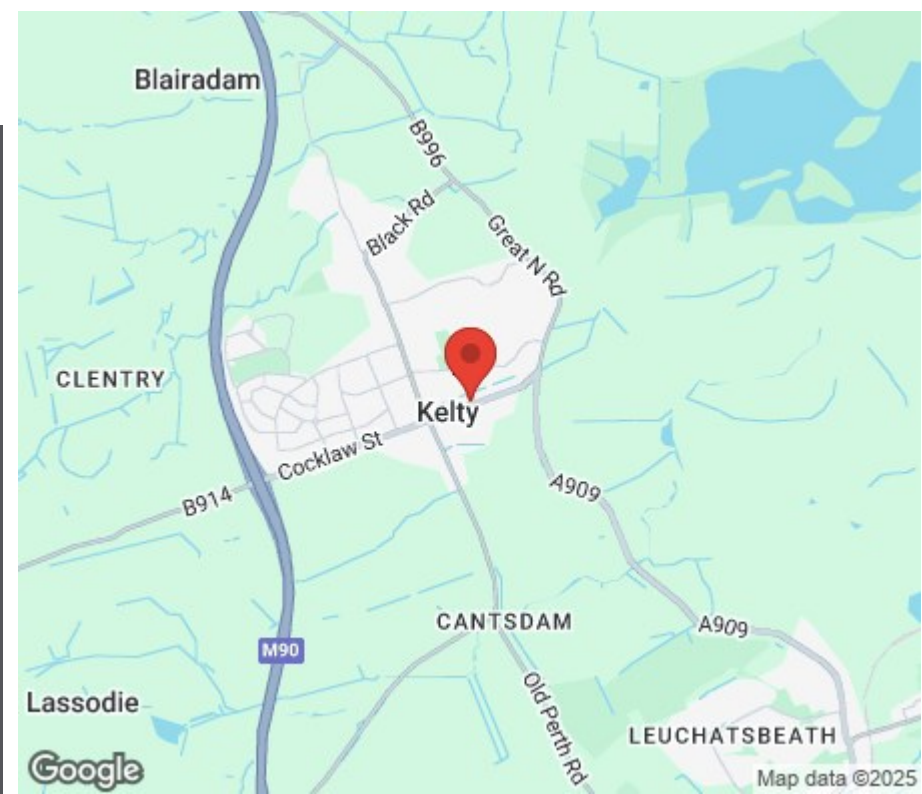
LOCATION

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.

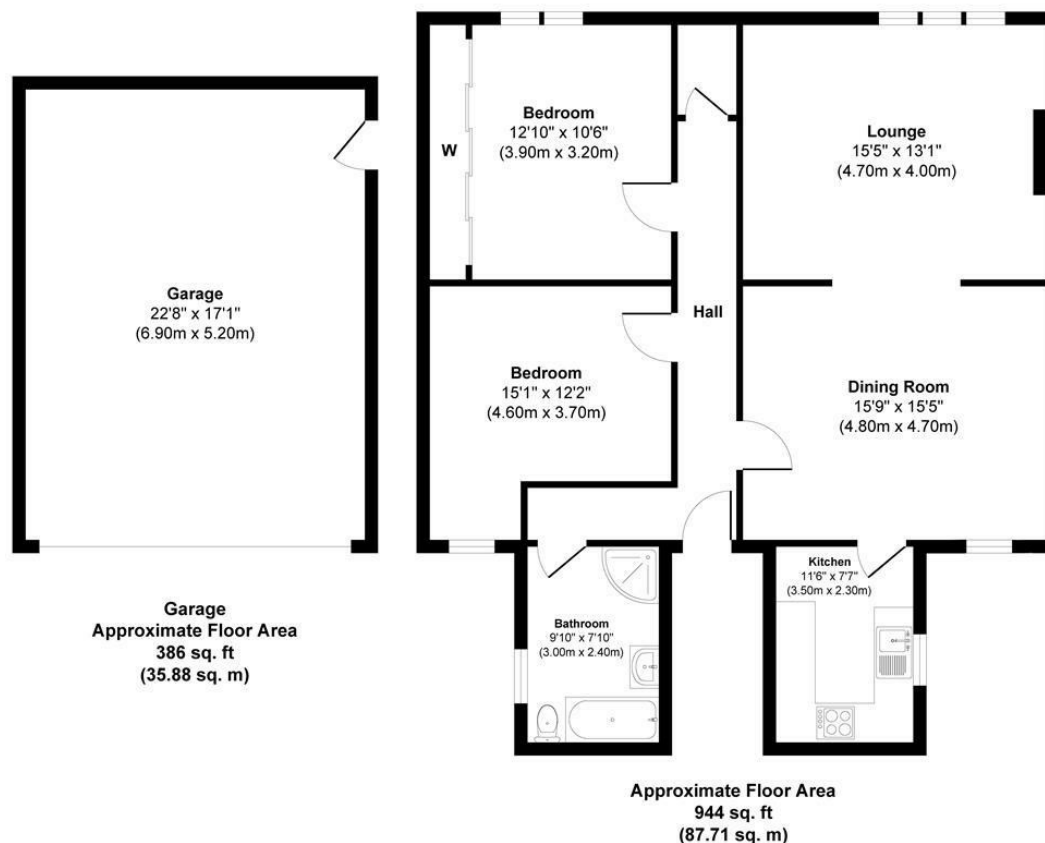
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and small garden shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Approx. Gross Internal Floor Area 1330 sq. ft / 123.59 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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

s1homes.com

rightmove

Zoopa.co.uk

onTheMarket.com



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.