



Malcolm Jack  
& Matheson

120 COCKLAW STREET  
KELTY KY4 0DJ



OFFERS OVER  
£170,000

**CHARMING 2 BED DETACHED  
COTTAGE SET BACK FROM THE  
MAIN ROAD WITH SOUTH FACING  
GARDEN**

**ENTRANCE VESTIBULE  
LOUNGE  
KITCHEN/DINER  
TWO DOUBLE BEDROOMS. MASTER  
BEDROOM WITH ACCESS TO WALK  
IN DRESSING ROOM OR AN OFFICE  
BATHROOM  
ENCLOSED SOUTH FACING FRONT  
GARDEN  
ENCLOSED REAR GARDEN  
ON STREET PARKING  
EPC D**



**SITUATION**

Kelty features a wealth of local shopping for everyday requirements and primary schooling of good repute. Secondary schooling is available in nearby Cowdenbeath and Dunfermline. For the commuter, easy access can be gained to the M90 providing links to the north and south of the Bridges. For those who enjoy the outdoors, there are many woodland walks surrounding Kelty including Lochore Meadows Country Park and Blairadam woods.

**PROPERTY**

120 Cocklaw Street is a charming two bed detached cottage set back from the main road entered via a gated entrance. The property is a few minutes' drive from the motorway and within walking distance of the local nursery and primary school as well as good local amenities.

Internally the property boasts spacious and well-lit accommodation including a recently fitted modern kitchen. There are areas of the property that would benefit from an upgrade offering great potential. The

accommodation comprises lounge, dining kitchen, two large double bedrooms, a nursery or walk-in dressing room off the master bedroom and a four-piece bathroom. The property has double glazing and gas central heating.

Externally the property boasts an attractive and enclosed South facing garden to the front. There is access around the side of the property to an enclosed rear garden with a shed and an area for sitting. The parking at this property is on street parking.





## ACCOMMODATION

### ENTRANCE VESTIBULE

Carpet. Hatch to roof space. High level cupboard housing meters. Door through to the lounge.

### LOUNGE 4.26m x 4.03m (14' x 13'3")

Bright and spacious lounge with picture window overlooking the front garden. Brick fireplace housing electric fire. Radiator. TV point. Carpet.

### KITCHEN/DINER 4.88m x 4.01m (16' x 13'2")

Large dining kitchen with modern fitted base units with modern tiled splash back, integrated sink and drainer, gas hob, and oven. Two windows to the side. Door out to the rear garden. Built in storage cupboard housing the boiler. Two radiators. Telephone point. Laminate flooring.

### INNER HALL

Laminate flooring.

### BEDROOM ONE 4.76m x 4.04m (15'7" x 13'3")

Spacious master bedroom with window to front. Two built-in double storage cupboards, both with high-level storage cupboards. Radiator. Carpet.



### DRESSING ROOM/STUDY 2.78m x 2.53m (9'1" x 8'2")

This room is accessed off the master bedroom. Opaque window to front. High level window to rear. Radiator. Carpet.

### BEDROOM TWO 4.26m x 3.84m (14' x 12'7")

Spacious double bedroom with window to front. Radiator. Carpet.

### BATHROOM 3.35m x 2.36m (11' x 7'9")

Spacious white four-piece suite comprising bath, WC, wash hand basin and walk in shower unit with electric shower. Opaque window to rear. Radiator. Hatch to roof space. Tiled floor.

### GARDENS AND GROUNDS

The property boasts an attractive and enclosed South facing garden to the front with lawn, area for hanging clothes, a small pond, and an area for garden furniture. There is access around the side of the property for storing bins and leads to the enclosed rear garden with a shed and an area for sitting. The parking at this property is on street parking.



## EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the garden shed.

## VIEWING

Contact Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

## OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

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



### Ground Floor

Approx. 95.5 sq. metres (1038.4 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 562286  
While every effort has been made to ensure the accuracy of this brochure, the seller, the agent and the photographer accept no responsibility for errors or omissions. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser.

### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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