



Malcolm Jack
& Matheson

4 BLAIRADAM CRESCENT
KELTY, KY4 0LX



OFFERS OVER
£265,000

**IMMACULATE 3 BED DETACHED BUNGALOW
IN MODERN ESTATE WALKING DISTANCE FROM
AMENITIES, BUS LINKS AND A SHORT DISTANCE
FROM THE MOTORWAY. PRIVATE GARDEN GROUNDS,
DRIVEWAY AND DOUBLE GARAGE.**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN DINER
THREE BEDROOMS. MASTER BEDROOM WITH ENSUITE
SHOWER ROOM
BATHROOM
PRIVATE AND ATTRACTIVE GARDEN GROUNDS
GENEROUS DRIVEWAY AND DETACHED DOUBLE
GARAGE
EPC C**



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 Bridges. For those who enjoy the outdoors, there are many woodland walks surrounding Kelty including Lochore Meadows Country Park and Blairadam woods.

PROPERTY

4 Blairadam Crescent is a highly desirable 3 bed detached bungalow set within its own private garden grounds on a quiet modern estate. The property is a few minutes' drive from the motorway and within walking distance of good local amenities and bus links.

Internally the property boasts spacious walk in accommodation comprising lounge, breakfasting kitchen with door out to the garden, three good sized bedrooms, master with a contemporary ensuite shower room, and a contemporary bathroom. The property comes with gas central heating, excellent storage facilities including built-in wardrobes, a fully floored attic and double garage. There is double glazing throughout the property.

Externally the property boasts an attractive front and rear gardens. There is access to a generous driveway providing ample off-street parking and this leads to a detached double garage.

ACCOMMODATION

ENTRANCE VESTIBULE

Radiator. Carpet Door through to the hall.

HALL 6.18m x 3.18m (20'3" x 10'5")

Bright and spacious hall. Built in storage cupboard housing boiler and hot water tank. Hatch to a fully floored attic with a Ramsay ladder for access. Radiator. Carpet.

LOUNGE 4.68m x 3.99m (15'4" x 13'1")

Well-lit lounge with window to front. TV point. Fireplace with built in electric fire. Radiator. Carpet.



KITCHEN/DINER 4.03m x 3.71m (13'3" x 12'10"")

Modern fully fitted kitchen with ample work surfaces and window overlooking the rear garden. Integrated 5 ring gas hob, cooker hood, oven, microwave, dishwasher, fridge, freezer also sink and drainer. Door out to the rear garden. Radiator: Tiled flooring.

BEDROOM ONE 3.88m x 3.30m (12'9" x 10'10"")

Spacious master bedroom with window overlooking the rear garden. Built-in double wardrobe. Radiator: Carpet.

ENSUITE SHOWER ROOM 2.42m x 1.18m (7'11" x 3'10"")

Contemporary white three-piece suite comprising walk in shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to rear.

BEDROOM TWO 3.07m x 2.97m (10'1" x 9'9"")

Spacious double bedroom with window to front. Built in double wardrobe. Radiator: Carpet.

BEDROOM THREE 3.07m x 2.65m (10'1" x 8'8"")

Double bedroom can be a good-sized single with window to front. Radiator: Carpet.

BATHROOM 3.30m x 1.99m (10'10" x 6'6"")

Contemporary white three-piece suite comprising bath with shower over with shower screen, wash hand basin and WC. Spacious. Chrome heated towel rail. Opaque window to rear.

GARDENS AND GROUNDS

The property boasts attractive garden grounds, all are well maintained. The front garden is laid with lawn and has attractive stocked borders. The rear garden is fully enclosed, with a good-sized area of patio and lawn.

There is a generous sized driveway, and this leads to a detached double garage with power.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

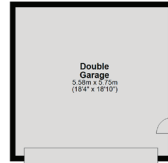
OFFERS

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

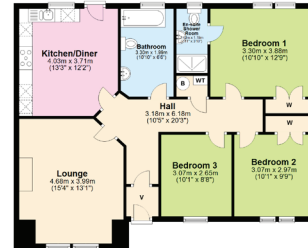
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executory 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. 122.2 sq. metres (1313.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements are approximate and any other items are approximate. Plans are for illustration purposes only and should not be used as a basis for any prospective purchase.

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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