



Malcolm Jack  
& Matheson

24 LIMEPARK CRESCENT  
KELTY, KY4 0JZ



OFFERS OVER  
£215,000

HIGHLY SOUGHT AFTER 3 BEDROOM SEMI-DETACHED FAMILY HOME IN WALK IN CONDITION. PRIVATE ENCLOSED SOUTH FACING REAR GARDEN. DRIVEWAY AND DETACHED DOUBLE GARAGE.

Hall  
Lounge  
Modern kitchen  
Dining Room  
Downstairs WC  
3 double bedrooms  
Family bathroom  
Enclosed South facing rear garden  
Driveway & Detached Double Garage  
GCH & DG  
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 the Bridges. For those who enjoy the outdoors, there are many woodland walks surrounding Kelty including Lochore Meadows Country Park and Blairadam woods.

### PROPERTY

24 Limepark Crescent offers a spacious three-bedroom semi-detached family home in impeccable condition, situated within a Lomond Homes development.

Internally, the property is in walk in condition, featuring modern and spacious living space comprising a generous lounge, a bright dining room with French doors out to the garden, a modern fully fitted kitchen, three double bedrooms, a family bathroom, and a convenient downstairs WC. The property boasts ample storage facilities including an attic and benefits from gas central heating and double glazing throughout.

Externally the property has a lawn at the front and at the rear there is a private, enclosed South facing garden. The rear garden areas of patio ideal for garden furniture, an area of lawn, an area with a garden shed and an area for storing bins.

The property comes with an installed security alarm system, a

driveway and a detached double garage.

### ACCOMMODATION

#### VESTIBULE

Radiator. Laminate flooring. Door through to the hall.

#### HALL 3.76m x 2.24m (12'4" x 7'4")

Carpeted staircase to upper level. Radiator. Under the staircase storage cupboard. Laminate flooring.

#### DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin and WC. Chrome heated towel rail. Opaque window to front. Extractor fan. Laminate tile effect flooring.





#### **LOUNGE 4.17m x 3.64m (13'8" x 11'11")**

Bright and spacious lounge with window to front. Radiator. TV point. Telephone point. Laminate flooring. Double doors through to the dining room.

#### **DINING ROOM 3.48m x 2.75m (11'5" x 9'")**

Well lit room with French doors out to the rear garden. Radiator. Laminate flooring.

#### **KITCHEN 3.48m x 3.08m (11'5" x 10'1")**

Modern fully fitted dining kitchen with window overlooking the rear garden. Integrated, electric oven, 5 ring gas hob, cooker hood, sink and drainer, fridge-freezer, and microwave. Free standing washing machine. Door out to the rear garden. Radiator. Tile effect laminate flooring.

#### **LANDING 3.51m x 2.02m (11'6" x 6'7")**

Bright and spacious landing. Built in airing cupboard housing the boiler. Hatch to attic. Carpet.

#### **BEDROOM ONE 3.85m x 3.12m (12'7" x 10'3")**

Master double bedroom. Window to front. Built in double

wardrobe. Radiator. TV point. Carpet.

#### **BEDROOM TWO 3.85m x 3.22m (12'7" x 10'7")**

Double bedroom with window to rear. Built in double wardrobe. Radiator. Carpet.

#### **BEDROOM THREE 3.21m x 2.59m (10'6" x 8'6")**

Double bedroom with window to front. Built in single cupboard. Radiator. Carpet.

#### **FAMILY BATHROOM 2.85m x 2.04m (9'4" x 6'8")**

Modern white four-piece suite comprising bath, walk in shower unit with a mixer shower, wash hand basin and WC. Opaque window to rear. Chrome heated towel rail. Tile effect vinyl flooring.

#### **GARDENS AND GROUNDS**

There is an area of lawn at the front and at the rear there is a private, enclosed South facing garden. The rear garden has areas of patio ideal for garden furniture, an area of lawn, a garden shed and an area for storing bins.

There is a detached double garage and a driveway.

#### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed and the free-standing washing machine are also included in the sale.

#### **VIEWING**

To view please contact Malcolm Jack & Matheson.

#### **ENTRY**

Entry by mutual arrangement.

#### **OFFERS**

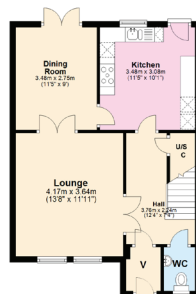
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

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.

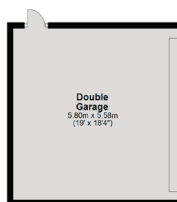
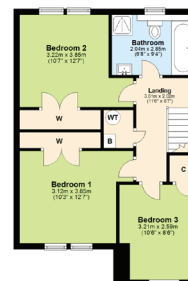
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



**Ground Floor**  
Approx. 81.3 sq. metres (873.3 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (542.8 sq. feet)



**Photographs & Floorplan by Mike Dooley Photography 07730 560286**  
Whilst every attempt has been made to ensure the accuracy of this floorplan, the responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such 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.

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