



Malcolm Jack
& Matheson

100 COCKLAW STREET
KELTY, KY4 0DJ



**OFFERS OVER
£87,000**

**IMMACULATE & SOUTH FACING
2 BED TOP FLOOR FLAT WITH
BALCONY. ON STREET PARKING.
PRIVATE SECTION OF REAR
GARDEN. WALKING DISTANCE TO
AMENITIES ALSO QUICK AND EASY
ACCESS TO THE MOTORWAY**

**HALL
LOUNGE/DINER
KITCHEN
TWO DOUBLE BEDROOMS
STUDY/STORE
BATHROOM
PRIVATE SECTION OF REAR
GARDEN
BALCONY
COMMUNAL GARDEN WITH AREA
FOR DRYING CLOTHES
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

100 Cocklaw Street is an immaculate and spacious two-bed top-floor flat within a block of five other privately owned flats. Entrance to the property is via a well-maintained communal entrance and carpeted staircase. The property is located 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 walk in accommodation. The accommodation comprises a lounge with dining area, modern fully fitted kitchen with space for breakfast table and two chairs, two large double bedrooms, a study/store and a fully fitted bathroom. The property has double glazing, gas central heating and excellent storage facilities.

The property is South facing and has a balcony ideal for the sitting out during the summer months. There is shared access to a well maintained rear communal garden, however, the property does have a private

section of garden for drying clothes. The parking is on street with parking available at the front of the block and the surrounding area.

ACCOMMODATION

HALL 6.15m x 1.47m (20' x 4'10")

Bright and welcoming hallway. Two built-in airing cupboards. Radiator. Carpet.

LOUNGE/DINER 6.03m x 3.20m (19' x 10')

Bright and spacious lounge with space for a dining table and chairs. Window overlooking the rear with a pleasant outlook. Sliding doors to the front with access to the balcony. TV point. Two radiators. Carpet.



KITCHEN 3.49m x 2.25m (11' x 7')

Modern fully fitted kitchen with integrated electric hob, oven, cooker hood, sink and drainer. Window to the rear with a pleasant outlook. Space for washing machine, fridge and freezer. Also, space for a two-seater breakfast table. Wall mounted super-efficient combi boiler (installed 2021 and is linked to the WIFI). Window through to the hall. Radiator. Vinyl flooring.

BEDROOM ONE 3.94m x 2.80m (12'11" x 9')

Spacious and well-lit master bedroom with window to front. Ample space for bedroom furniture. Radiator. Carpet.

BEDROOM TWO 3.23m x 3.21m (10' x 10')

Second spacious double bedroom with window to front. Ample space for bedroom furniture. Radiator. Carpet.

STUDY/STORE 2.20m x 1.70m (7' x 5')

Ideal for your storage needs or can be used as a home office. Window to rear. Shelving. Power. Coat hooks. Carpet.

BATHROOM 1.96m x 1.69m (6' x 5')

White three-piece suite comprising cast iron bath with mixer shower above, shower screen, wash hand basin with newly fitted tap and WC. Opaque window to rear. Electric remote controlled towel rail. Radiator. Laminate flooring.

GARDENS AND GROUNDS

The property is South facing and has a balcony ideal for the sitting out during the summer months. There is shared access to a well maintained rear communal garden, however, the property does have a private section of garden including an area for drying clothes. The parking is on street parking with spaces located at the front of the property and the surrounding area.

EXTRAS

All fitted carpets, floor coverings, the blinds (not including the blind in the kitchen), and the integrated kitchen appliances are included in the sale.

The two settees in the lounge are available for sale through separate negotiation.

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.

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



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

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

espc rightmove

