



Malcolm Jack  
& Matheson

42 Bath Street, Kelty  
KY4 0AG



**OFFERS OVER  
£55,000**

**PERFECT STARTER FLAT NEAR  
AMENITIES AND COMMUTER  
ROUTES. IN NEED OF  
UPGRADING AND  
MODERNISATION, OFFERING  
GREAT POTENTIAL.**

**LOUNGE/DINER  
KITCHEN  
TWO INTERNAL HALLWAYS  
TWO BEDROOMS  
SHOWER ROOM  
COMMUNAL GARDEN  
SECTION OF FRONT GARDEN  
ON STREET PARKING  
GCH & DG  
EPC E**



### SITUATION

Kelty is a well-connected former mining village in Fife, offering a strong sense of community and an excellent location for commuters, thanks to its proximity to the M90 motorway. The village boasts a range of local amenities including primary schools, shops, a modern community centre, and a library. Outdoor enthusiasts will enjoy easy access to nearby Loch Ore Meadows Country Park, while sports fans can support local team Kelty Hearts FC. With its mix of rural charm, convenient transport links, and growing appeal, Kelty is an ideal location for families and professionals alike.

### PROPERTY

42 Bath Street offers a spacious and well-lit two-bedroom flat, located on the ground floor

within a block of four. The property is well-positioned for easy access to the amenities of Kelty and its commuter links. Access via a private entrance.

The accommodation comprises a lounge, a kitchen, two internal hallways, two bedrooms, and a shower room. The property also benefits from excellent storage, gas central heating, and double glazing. The property would now benefit from upgrading and modernisation.

Externally, there is a communal garden at the rear of the block, which is well-maintained, and laid with stone chips. The flat comes with its own front garden and garden shed.

On-street parking is readily available.

### ACCOMMODATION

#### **LOUNGE 4.53M X 4.39M (14'10" X 14'5")**

Spacious lounge with window to the rear. Gas fire. Display shelved recess. Radiator. Carpet. Door leading though to the hall.

#### **HALL**

Built in airing cupboard houses water tank. Carpet. Provides access to Bedroom One.

#### **KITCHEN 2.74M X 2.34M (9' X 7'8")**

Fitted base and walls units. Would need an upgrade. Window to the rear. Integrated sink and drainer. Boiler. Vinyl tile effect flooring.





### **BEDROOM ONE 3.52M X 3.21M (11'6" X 10'7")**

Bright double bedroom with window to the front. Radiator. Carpet.

### **HALL**

Spacious inner hall with coat hooks, Radiator. Carpet. Provides access to Bedroom Two.

### **BEDROOM TWO 4.08M X 2.03M (13'5" X 6'8")**

Single bedroom with window to the front. Radiator. Carpet.

### **SHOWER ROOM 2.19M X 1.51M (7'2" X 4'11")**

White three-piece suite comprising walk in shower with an electric shower, wash hand basin and WC. Opaque window. Radiator. Vinyl flooring.

### **GARDENS AND GROUNDS**

There is a communal garden at the rear of the block, which is well-maintained, and laid with stone chips. The flat comes with its own front garden and garden shed.

On-street parking is readily available.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the garden shed.

### **VIEWINGS**

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 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, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

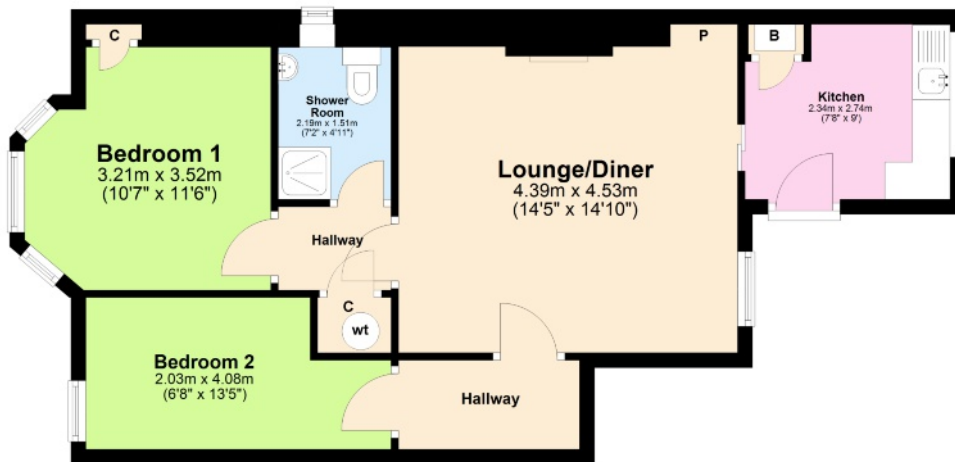
These particulars are believed to be correct,

but their accuracy is not guaranteed, and they do not form part of any contract.



## Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, responsibility of measurement and any other errors and omissions shall be the responsibility of the buyer. This plan is for illustrative 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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