

**J & G  
WILSON**

13, Seafar Drive, Kelty, KY4 0JX.

A well appointed 4 bedroom home with triple garage / studio room. Offers over £378,000.

















## Particulars of Sale

**A well appointed 4 bedroom detached home with a triple garage / studio room above set in a lovely plot with open outlooks.**

---

### PARTICULARS OF SALE

---

#### SITUATION

Kelty`s amenities are all within walking distance including the village primary school and nursery, local shops, small supermarket, cafes, pubs and local bus services. The M90 is under 0.5 miles from the property offering excellent commuter links. The secondary schooling for the village is Beath High Cowdenbeath and St Columba High in Dunfermline. The amenities of Dunfermline, Perth and Edinburgh are easily accessible by road offering extensive facilities

#### DESCRIPTION

A quality detached home in immaculate condition perfect for family buyers.

The design includes a reception hall, a lounge, a family room, a fitted kitchen /appliances / island open plan to a dining room, utility, WC, upper landing, 4 double bedrooms, master en-suite shower room, luxury bathroom, gas central heating, double glazing and alarm system.

Outside there is a triple detached garage with a mono block driveway. There is an extensive studio room above the garage perfect as an office or conversion to a flat. The gardens are low maintenance with a patio and deck to the rear, an enclosed play area and landscaped front gardens.

Viewing is strongly recommended.

---

### GENERAL INFORMATION

---

**VIEWING** By appointment please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

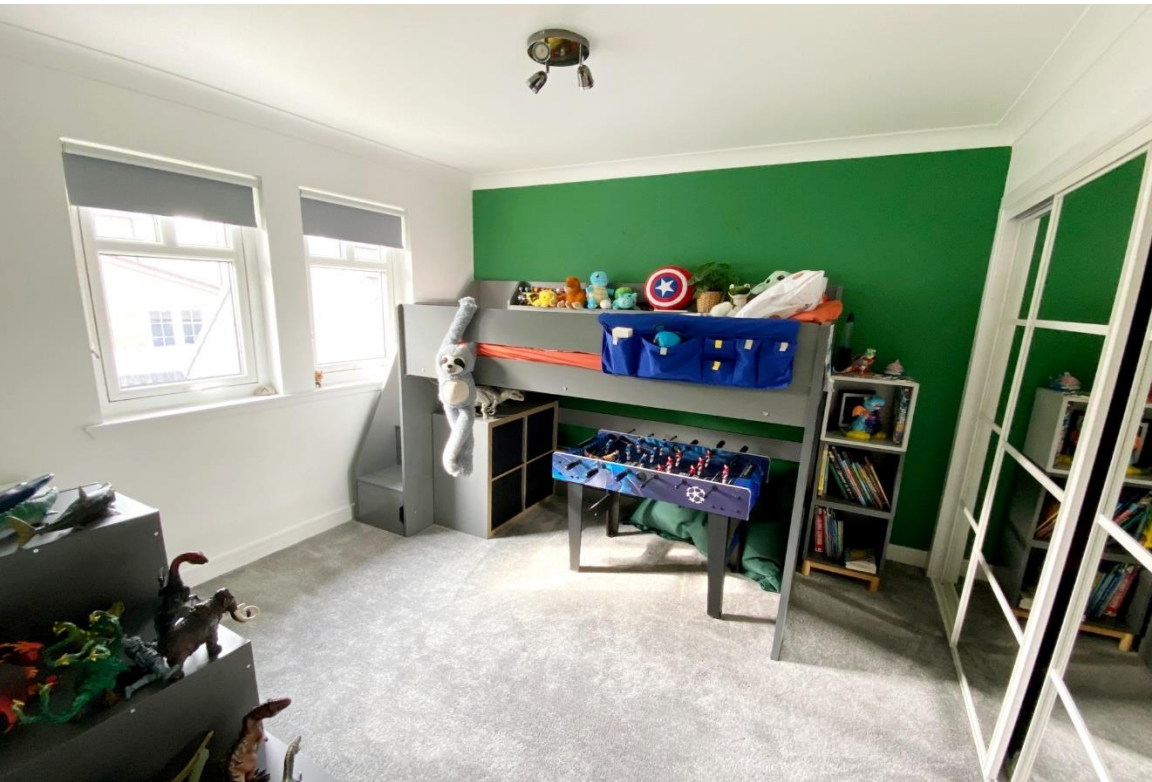
**COUNCIL TAX** The property is Band E.

**ENERGY RATING** The property is rated as C (78).

Particulars prepared March 2025.







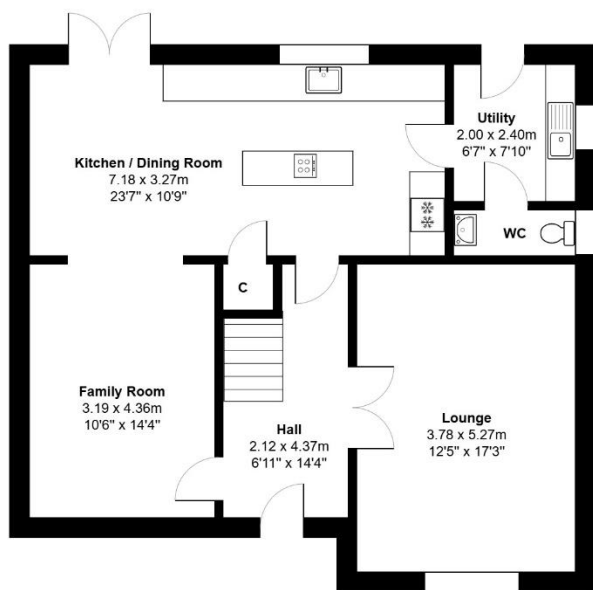




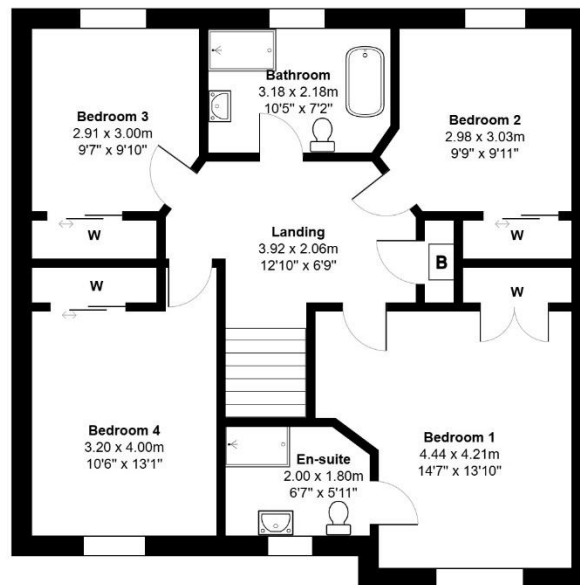






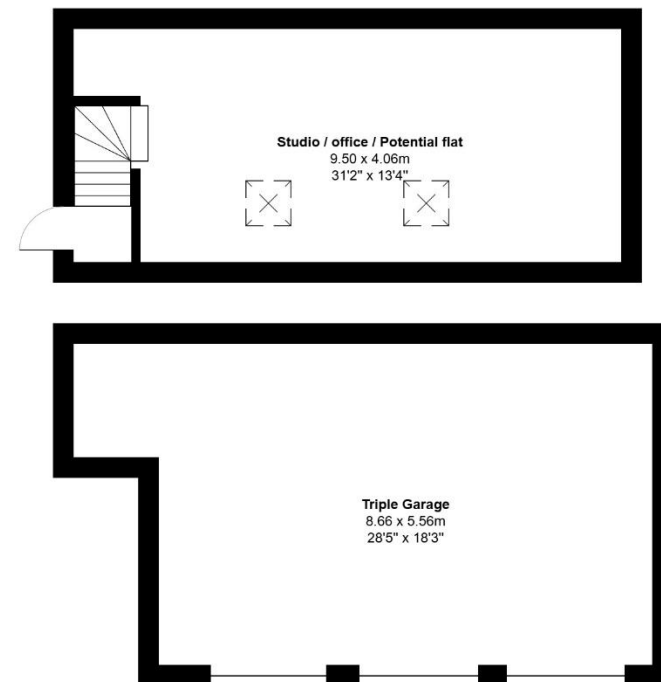


Ground floor



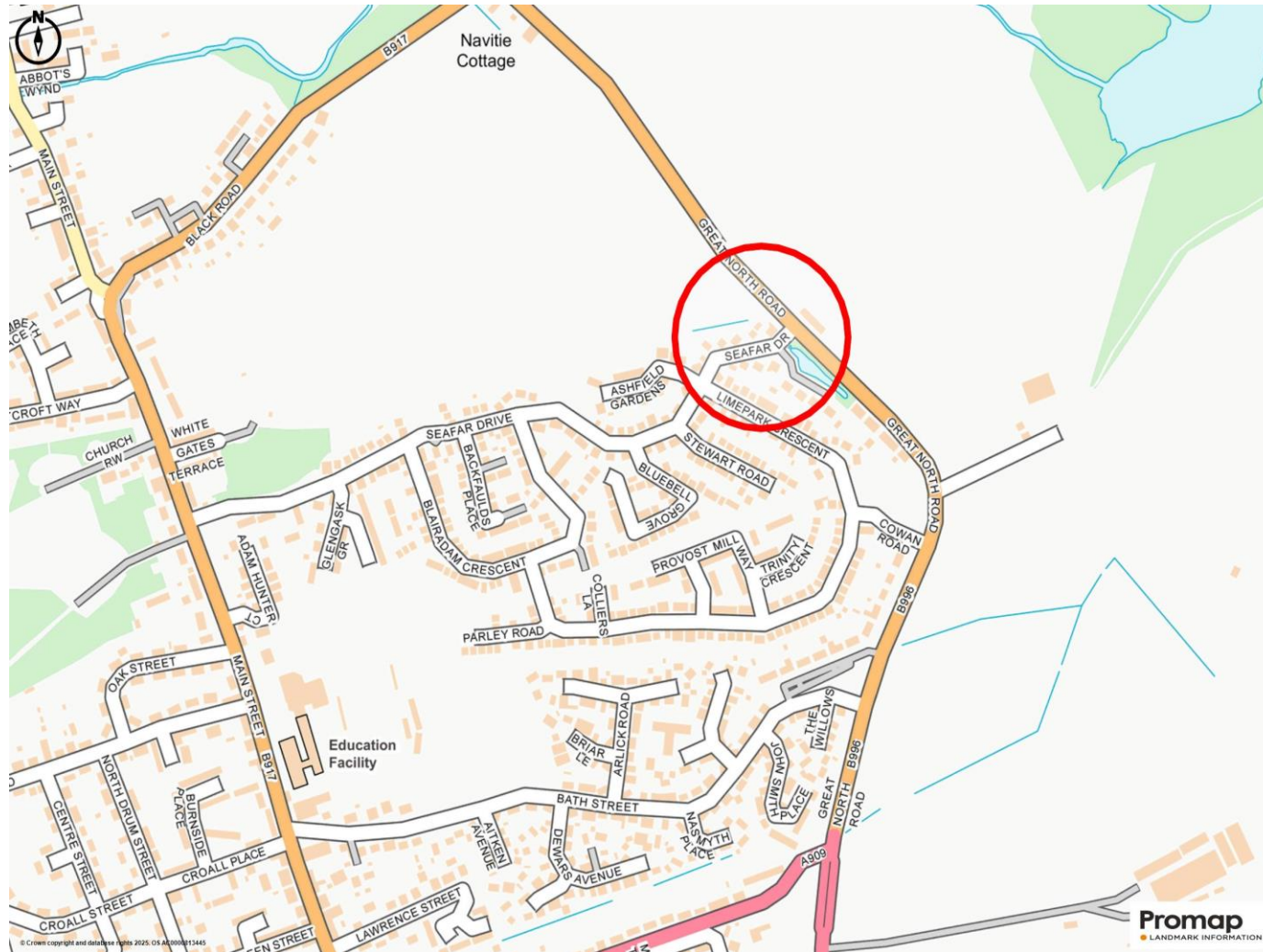
Upper floor

13, Seafar Drive,  
Kelty,  
Fife,  
KY4 0JX.  
(Not to scale).



Triple Garage with studio above.





### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)