



Morgans

PROPERTY

45 Fairfield Road, Keltly, KY4 0BY

Offers over £290,000





Entrance Hallway



Three Bedrooms



Lounge Conservatory



En Suite Bathroom



Kitchen



Double Garage, Driveway, Garden



EPC Rating



Council Tax Band



# Welcome

## DESCRIPTION

Quietly tucked away within exclusive residential area within Kelty is this stunning and deceptively spacious three bedroom detached bungalow occupying a generous plot with beautifully landscaped gardens providing a child and pet safe environment which is not overlooked. The monobloc driveway gives access for several vehicles leading to detached double garage. The accommodation briefly comprises entrance hallway with storage, lounge, dining room, feature conservatory leading to external decking, kitchen and separate utility room. There is principal bedroom with en-suite facilities, two further bedrooms and four piece family bathroom. Excellent storage throughout. Access to attic. This home is double glazed with gas central heating.





## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







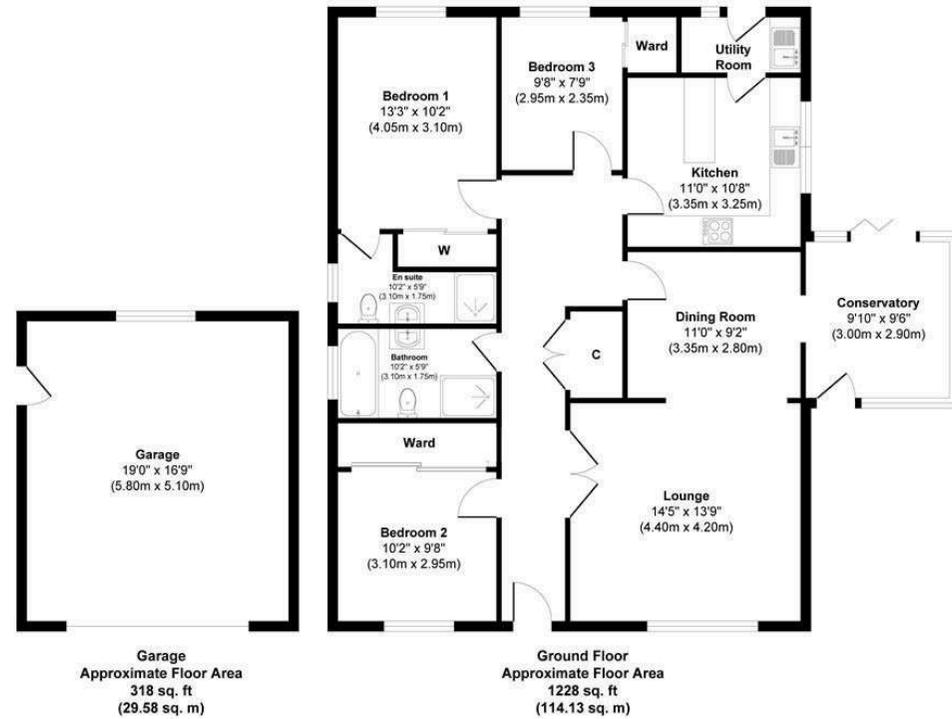
## Kelty

Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. Lochore Meadows Country Park, Loch Leven Heritage Trail, Loch Fitty are also in easy reach offering various leisure and recreational facilities.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

Fairfield Road, Kelty, KY4 0BY



Approx. Gross Internal Floor Area 1546 sq. ft / 143.71 sq. m  
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.