



Morgans

PROPERTY

12 Dewars Avenue, Kelty, KY4 0BG

Offers Over £215,000



3



1



1



D



Spacious single-storey bungalow



Three bedrooms



Vast 20ft lounge



Built-in wardrobes throughout



Fitted kitchen/dining room



Modern shower room



EPC Rating - D



Council Tax Band - D



Welcome

This spacious three-bedroom bungalow offers 829 square feet of well-planned single-storey living in Kelty, together with a detached garage. The lounge is a real highlight, stretching to almost 21 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen/dining room sits just off the hallway, fitted with a good range of units and space for both cooking and casual dining. Three bedrooms offer flexible accommodation, with built-in wardrobes throughout adding valuable storage. A shower room completes the accommodation. There are private well maintained gardens to the front and rear with driveway for off street parking. Located in Kelty, the property is well placed for local amenities, schools, and transport links, making it an excellent choice for downsizers, first-time buyers, or small families.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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. There are bus stops on the main street that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities.

Morgans Property Package

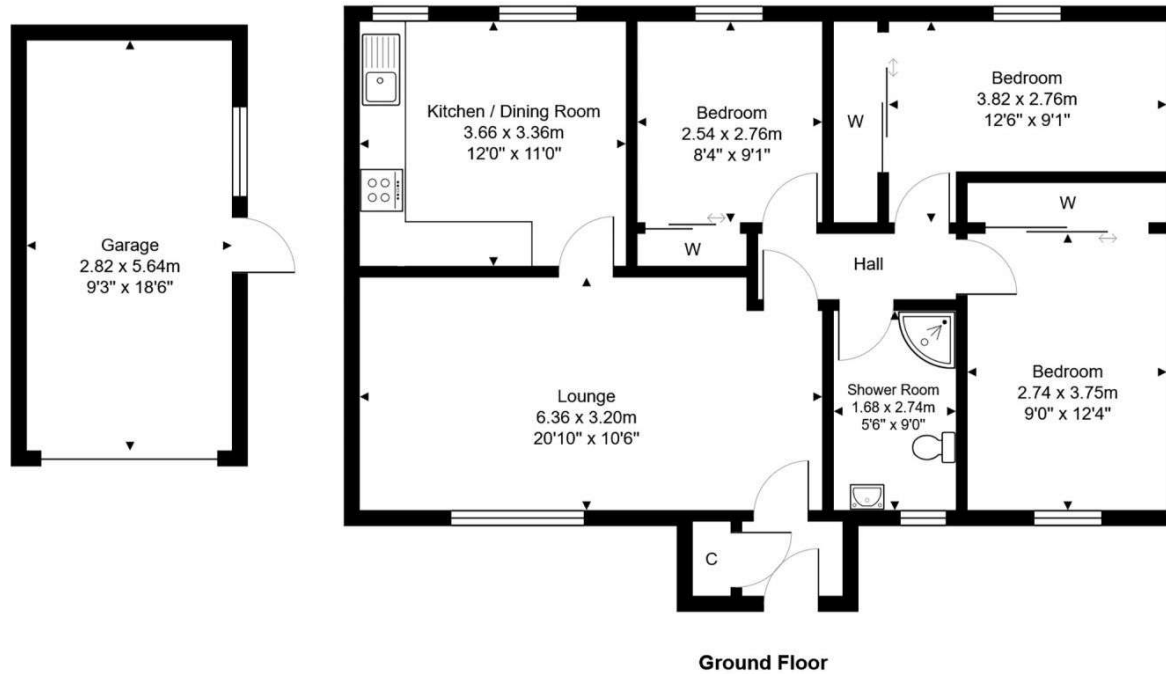
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Total Area: 77.0 m² ... 829 ft² (excluding garage)

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

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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.