



30 Union Street
KELTY | KY4 0EE


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Viewing is highly recommended to appreciate the stylish, spacious interior of this most appealing main door lower villa flat which has the benefit of private gardens. Occupying a quiet tucked away position with a pleasant outlook, the property is very conveniently placed for quick access to the varied local amenities and the M90 for commuting.

The living space detailed below is offered to the market in ready to move into condition and has been nicely finished off throughout with neutral tone decor and floor coverings, ready for a new owner to put their own stamp on it. Private areas of lawn lying to the front and rear of the flat, plus a pebbled seating area close to the front door, allow space for outdoor relaxation and parking is available on street.

- Excellent first time purchase or downsize home in superb condition
- Beautifully presented living room with ample free floor space for a small dining table
- Attractively fitted out with cream Shaker units, wooden worktops and metro tiled splash-backs, the kitchen is part open to a handy utility area, also with a window, ensuring a lovely bright space for cooking
- Two double sized bedrooms, each with a display press
- Contemporary shower-room featuring a modern white suite including good sized shower cubicle with neutral tone tiling, mixer shower and drench head
- Entrance hall with large cloak cupboard
- Gas central heating
- Double glazing
- Private garden grounds front and rear
- Free on-street parking

Energy Rating D, Council Tax A

All fixtures, fittings, kitchen appliances and the hive central heating control is included in the sale.

Other items such as the sofas, dining table & chairs, TV unit and wardrobes may be available through separate negotiation.

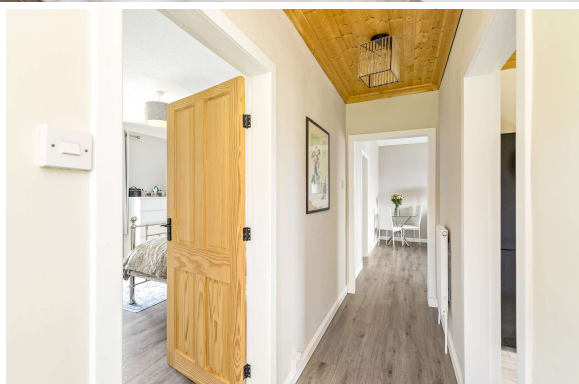
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

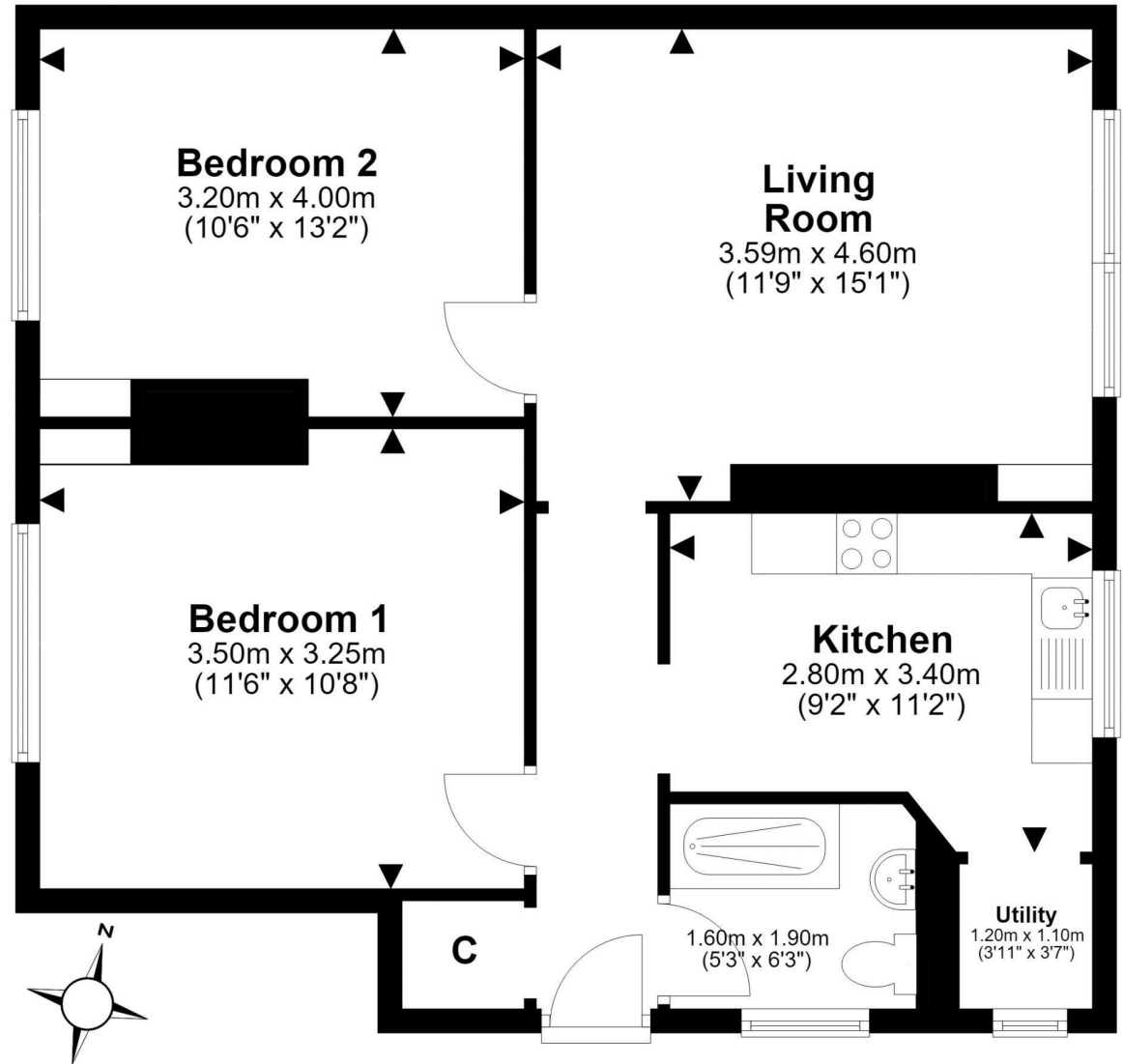




Kelty is a small popular town set in the heart of Fife, an ideal location for sampling the local countryside, including wooded walks and the cycle path network. Lochore Meadows Country Park offers leisure pursuits such as sailing, fishing and horse riding. A little further afield is the Fife coastline and a selection of scenic beaches. An excellent choice of local shops and amenities within the town cater for day to day requirements, including a Post Office, Medical Centre and nursery and primary schooling. Secondary schools are available in nearby towns. For larger shopping trips, Dunfermline and Kirkcaldy are both within easy reach. Fife Leisure Park is situated on the outskirts of Dunfermline close to the M90 and is home to a multi-screen cinema, Bannatynes Health Club, a bowling alley, garden centre and various eateries. For commuters, the M90 is close at hand for travelling to Edinburgh, the airport, Perth and Dundee. Railway Stations at Cowdenbeath and Inverkeithing give access to regular train services and Ferrytoll park-and-ride is only a short drive away.

Note: Actual photographs of rooms in their true state, with one photograph of the second bedroom having computer generated furniture and decorative items to show the size and layout options available with this room.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.