



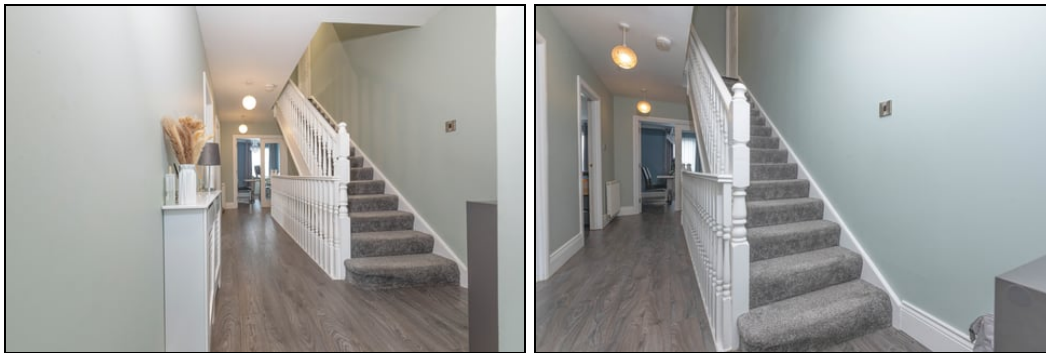
Offers Over £250,000
5 Watson Court, Kelty, Fife, KY4 0GA

5 Watson Court, Kelty, Fife, KY4 0GA

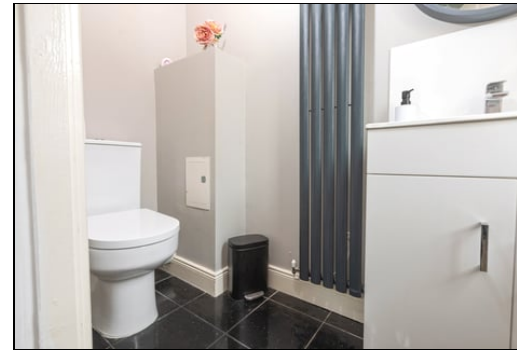
Delmor are delighted to present to the market this rarely available Semi Detached Villa with a garage set on a popular private estate. Offering spacious flexible accommodation and open outlook to rear. Kelty has a host of amenities including shopping and schooling. There are close links to the M90 for the commuter. The property briefly comprises on the ground floor entrance hallway stairs to lower ground level and also stairs to first floor. There is a WC. Kitchen is a spacious room with gas hob, electric oven and extractor hood, dishwasher. Breakfast bar area. Ample space for dining. Spacious lounge dining room. Garage which is access via the hallway. On the first floor there is a top hall giving access to rooms. Master bedroom is a double room with a wardrobe. Ensuite shower room with shower cubicle, WC and sink. Bedroom 2 is a further double with mirror wardrobes. Bedroom 3 is a double with wardrobes. Bedroom 4 is another double room with wardrobes. Spacious bathroom with shower and screen over bath. Sink and WC. Storage cupboard. On the lower ground floor there is a play room. Spacious family room with French doors to garden. Fifth bedroom which is a double room with French doors to garden. Open garden to front with monoblock drive leading to garage. Enclosed garden to rear with grass, chips and decking areas. Open outlook. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer within this property.

Ground Floor

Entrance



WC



1.8m x 1.8m (5' 11" x 5' 11")

Lounge/Dining Room



5.73m x 5.55m (18' 10" x 18' 3")



Dining Kitchen

3.6m x 3.6m (11' 10" x 11' 10")

Family Room



3.7m x 5.4m (12' 2" x 17' 9")

Bedroom 5

2.9m x 6.1m (9' 6" x 20' 0")

First Floor

Top Hall



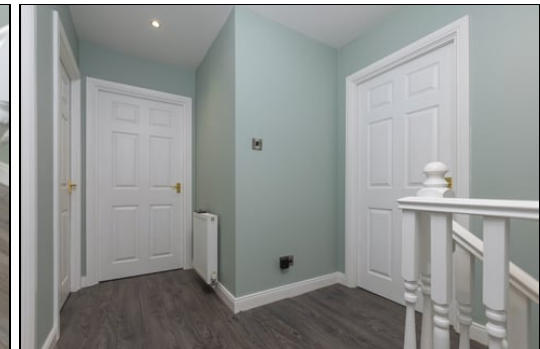
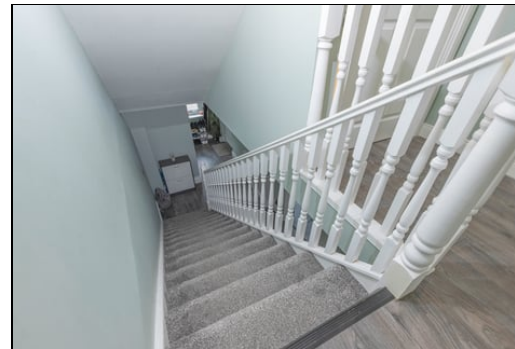
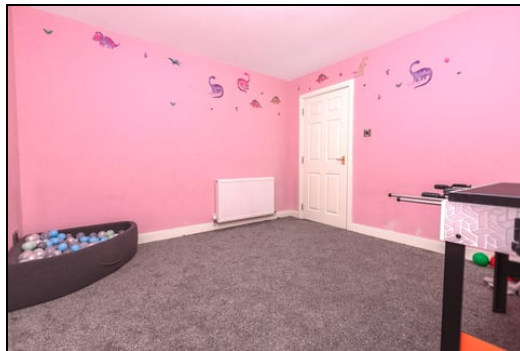
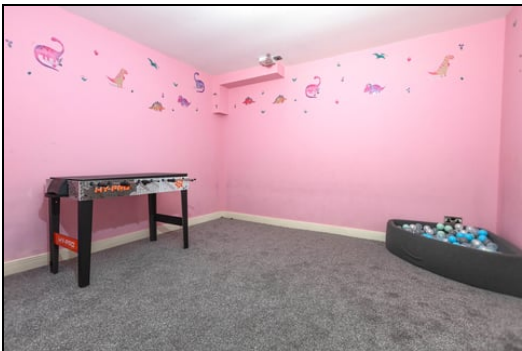
3.61m x 3.43m (11' 10" x 11' 3")

Garage

6.28m x 2.75m (20' 7" x 9' 0")

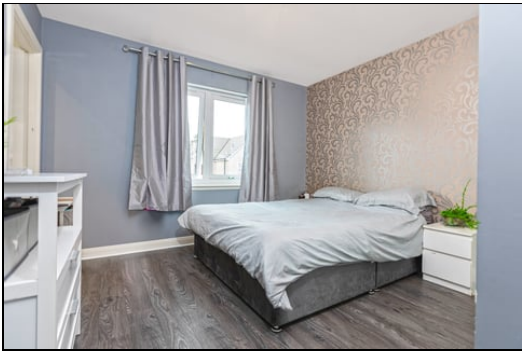
Lower Ground Floor

Playroom





Master Bedroom



3.6m x 3.8m (11' 10" x 12' 6")

Ensuite



1.5m x 2.4m (4' 11" x 7' 10")



Bedroom 2



4.4m x 2.9m (14' 5" x 9' 6") L-shaped room

Bedroom 3



3.1m x 3.1m (10' 2" x 10' 2")

Bedroom 4



2.8m x 3.1m (9' 2" x 10' 2")



Bathroom



2.3m x 3.5m (7' 7" x 11' 6")

Gardens



Extras

Floor coverings, blinds, hob, oven, extractor hood, dishwasher.



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.



APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

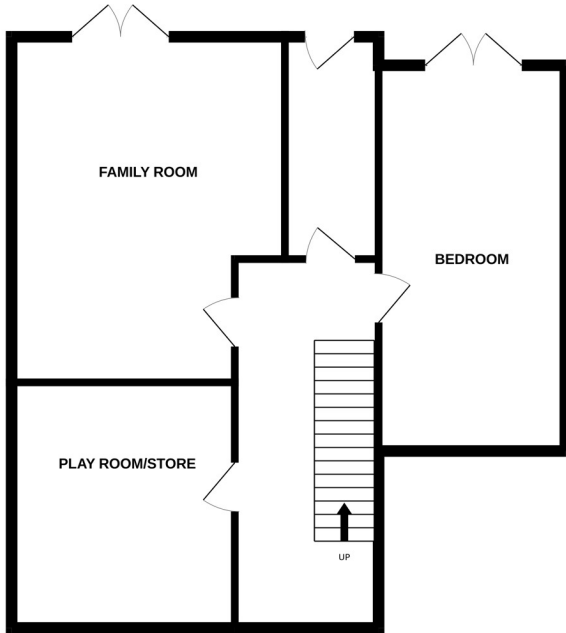
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

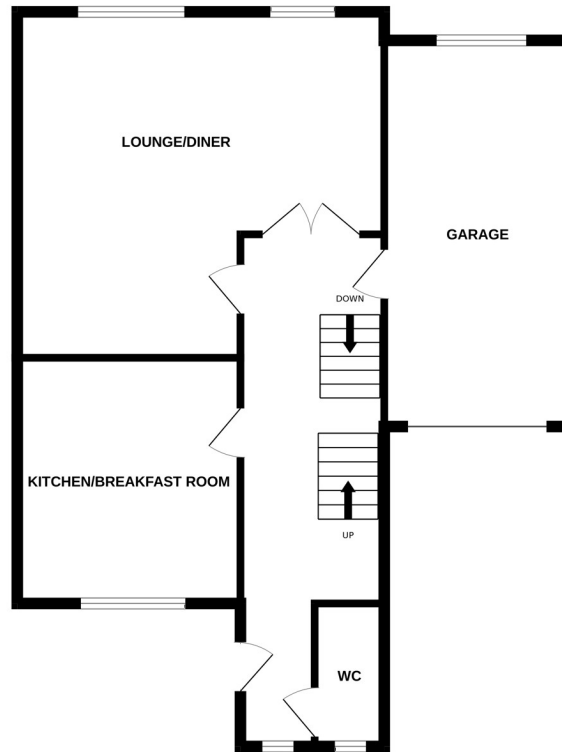
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

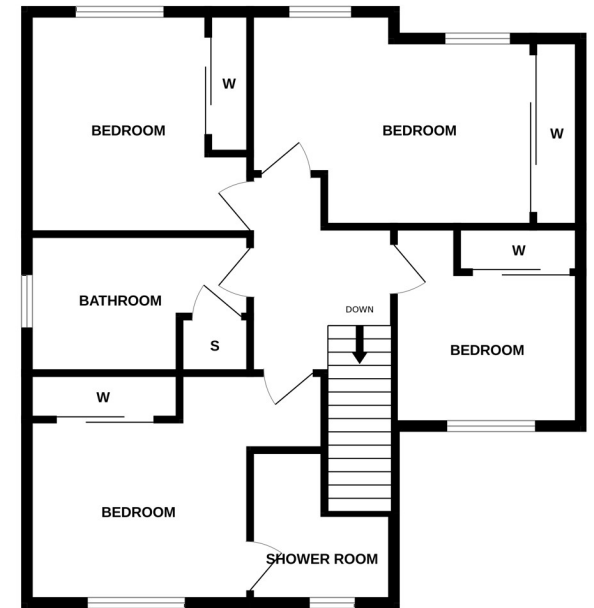
LOWER GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024