



Offers Over £249,500
3 Fairfield Road, Kelty, Fife, KY4 0BY

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Delmor are delighted to be marketing this rarely available well presented detached bungalow set in a much sought after residential estate. Kelty has a great range of amenities including shopping and schooling. There are close links to the M90 for the commuter. The accommodation briefly comprises of - Entrance vestibule through to the hallway with storage cupboard. French doors to the bright lounge/dining room with fire surround and inset fire. Dining area has ample space for dining table and chairs. Modern breakfasting kitchen with floor and wall mounted units incorporating electric hob with glass splashback and overhead extractor fan. Wall mounted electric oven and microwave with warming drawer. American style fridge/freezer. Integrated washing machine and dishwasher. Breakfast bar. Modern family bathroom comprising of bath, shower cubicle, WC and vanity unit housing the wash hand basin. Master bedroom is a spacious double with fitted mirrored wardrobes. Ensuite comprising of double shower cubicle, WC and vanity unit housing the wash hand basin. Further double bedroom with fitted mirrored wardrobes. Third bedroom with French doors through to the conservatory. Conservatory overlooks the rear gardens. The front gardens are open with chipped and lawned areas. There is an expansive driveway to the side leading to the double garage which has power/light. The established rear gardens have decked patio area. laid to lawn and chipped area. 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.

Ground Floor

Entrance Vestibule

Hallway



Living Room



4.2m x 4.3m (13' 9" x 14' 1")

Dining Room



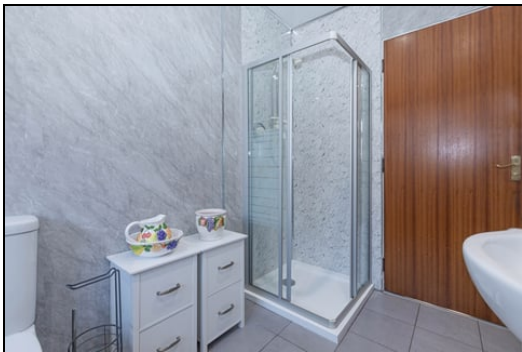
2.9m x 3.2m (9' 6" x 10' 6")

Breakfasting Kitchen



3.2m x 4.8m (10' 6" x 15' 9")

Family Bathroom



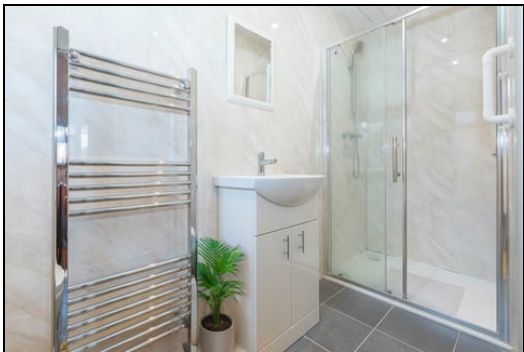
3.3m x 1.7m (10' 10" x 5' 7")

Master Bedroom



4.0m x 3.1m (13' 1" x 10' 2")

Ensuite



1.2m x 3.1m (3' 11" x 10' 2")



Bedroom



3.6m x 3.5m (11' 10" x 11' 6")

Bedroom



2.3m x 3.0m (7' 7" x 9' 10")

Conservatory



2.3m x 3.0m (7' 7" x 9' 10")

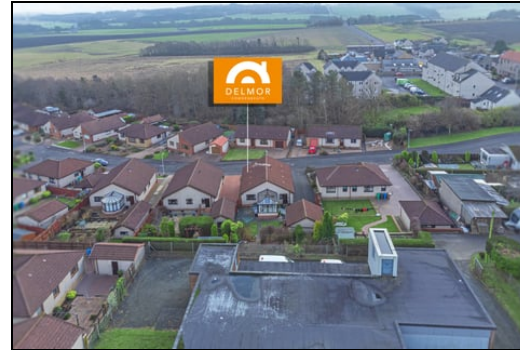
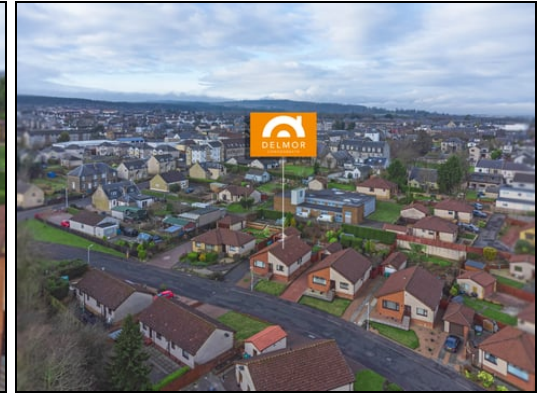


Gardens



Extras

All floor coverings. Electric hob and extractor fan. Electric oven, microwave and warming



Integrated washing machine and dishwasher. American style fridge/freezer.

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.

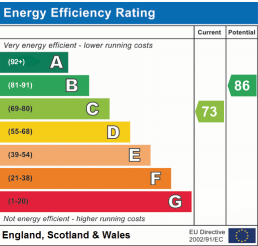
MORTGAGE & FINANCIAL ADVICE

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

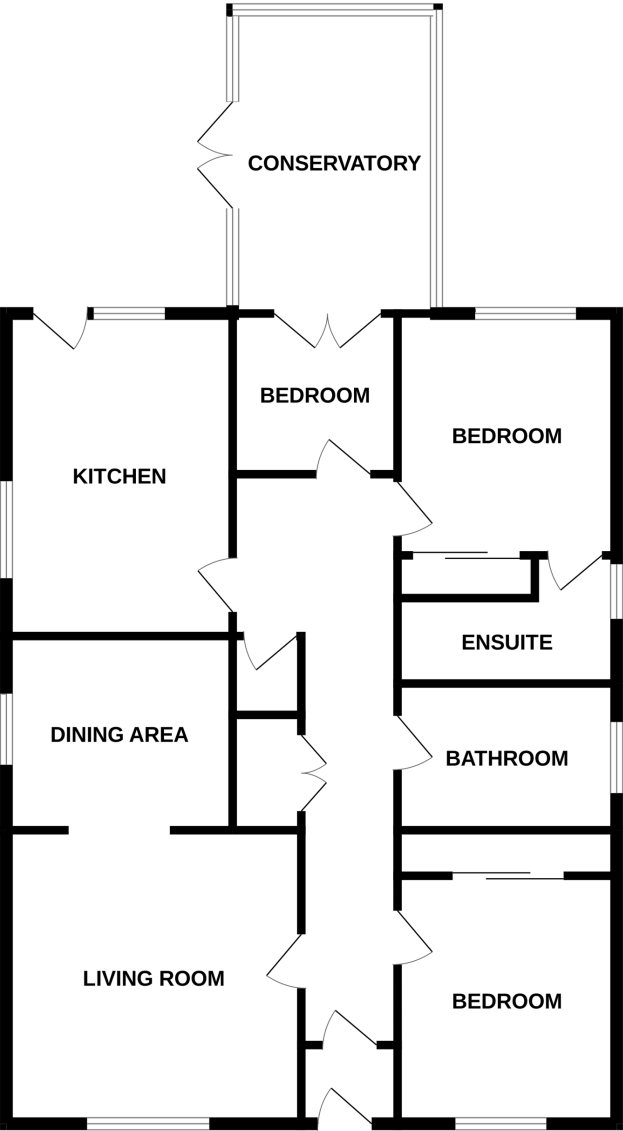
LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

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.



GROUND 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.
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