



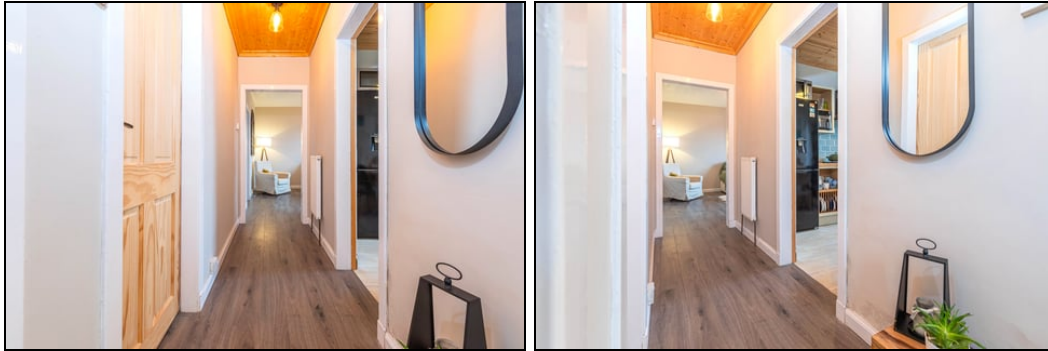
Offers Over £79,500
30 Union Street, Kelty, Fife, KY4 0EE

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Delmor are delighted to be marketing this well presented ground floor flat set in a popular location. Kelty has a great range of amenities including shopping and schooling. There are close links to the M90 for the commuter. The property briefly comprises of - Entrance hallway with storage cupboard. Spacious bright lounge. Kitchen is fitted with floor and wall mounted units incorporating range cooker with overhead extractor fan. Fridge/freezer and washing machine. Recessed area providing storage. Space for small table and chairs. Modern shower room comprising of walk in shower cubicle, WC and vanity area housing the wash hand basin. Two double bedrooms. The front and rear gardens are mostly laid to lawn. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended.

Ground Floor

Entrance Hallway



Lounge



4.7m x 3.8m (15' 5" x 12' 6")



Kitchen



2.9m x 3.5m (9' 6" x 11' 6")



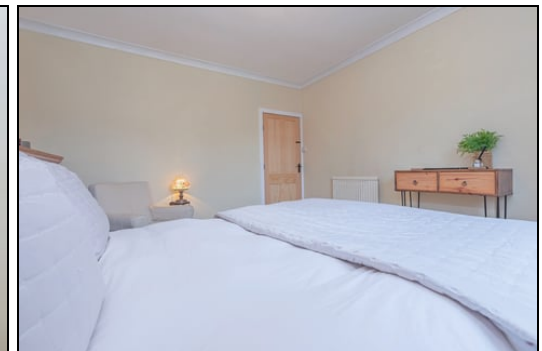
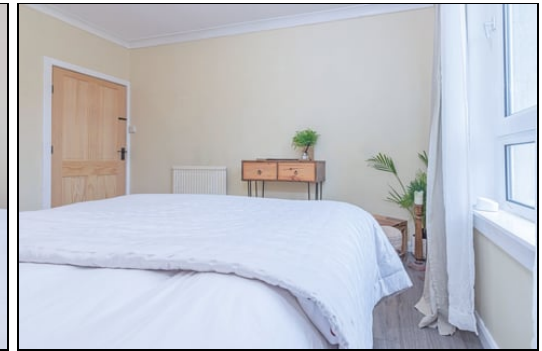
Shower Room



2.2m x 1.6m (7' 3" x 5' 3")



Bedroom



3.8m x 4.1m (12' 6" x 13' 5")

Bedroom



2.9m x 3.9m (9' 6" x 12' 10")

Gardens



Extras

All floor coverings. Range cooker and extractor fan. Fridge/freezer and washing machine.

SONIC TAPE

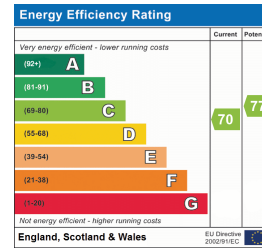
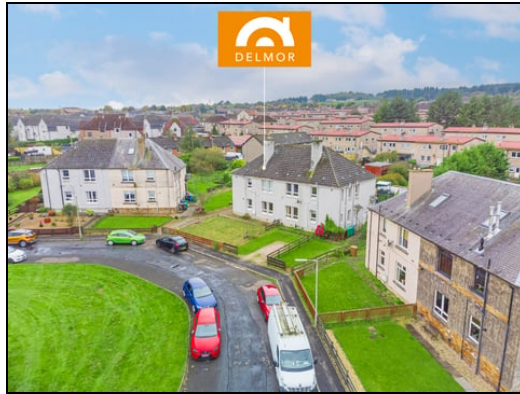
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply



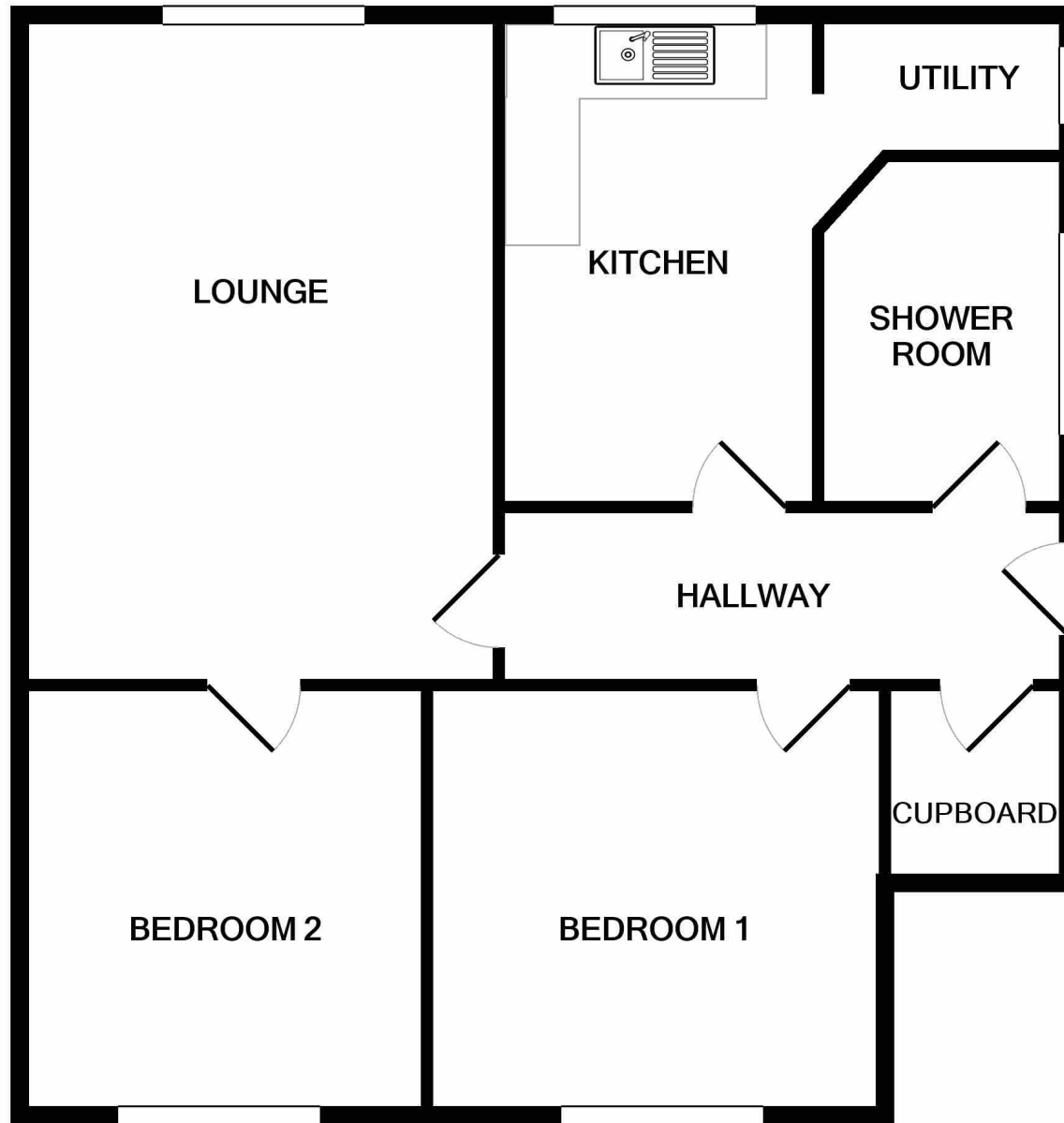
they are in fully working order.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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