

20 Laurel Avenue, Kelty



Law Location Life

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Beautifully Presented Detached Bungalow offering a rare opportunity to enjoy spacious one-level living on a generous plot, with views towards Benarty Hill.

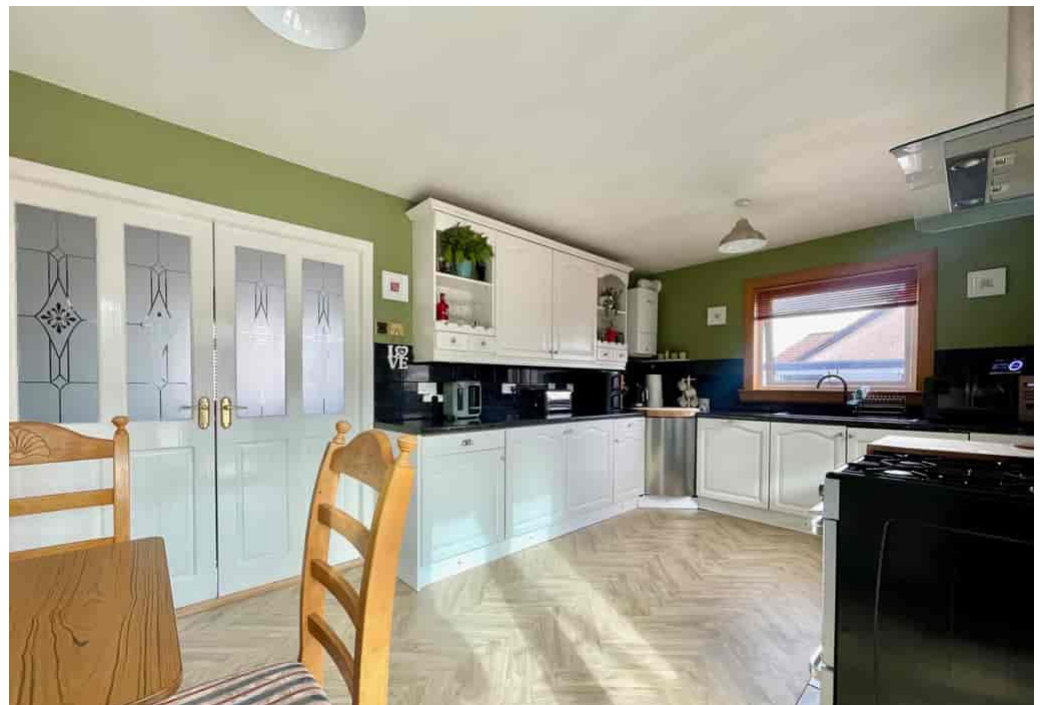
This delightful home is in move-in condition, ideal for a range of buyers including downsizers, small families, or those looking for a peaceful retreat with excellent local amenities.

The accommodation comprises; Entrance Vestibule, Hallway, Sitting Room, Dining Kitchen, Conservatory, 2 Double Bedrooms & Family Bathroom.

Externally, the property sits on a large, well-maintained plot with low maintenance gardens to the front and rear, detached garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is carpeted flooring and door providing access into the hallway.

Hallway

The hallway is carpeted and provides access to the sitting room, 2 double bedrooms, family bathroom, storage cupboard and 2 separate hatches to the attic space.

Sitting Room

A great sized reception room with laminate flooring, window to the front and double doors into the dining kitchen.

Dining Kitchen

The dining kitchen has storage units at base and wall levels, worktops and sink and drainer. Fitted appliances include range with gas hob and extractor fan, integrated dishwasher and washing machine. There is space for a large fridge/freezer. There is vinyl flooring, ample space for a dining table, window to the side, French doors providing access into the conservatory and door to the pantry storage cupboard.

Conservatory

The conservatory has been newly installed and has laminate flooring, windows to the side and sliding doors to the rear into the garden.

Master Bedroom

A double bedroom with carpeted flooring and window to the front.

Bedroom 2

A further double bedroom with carpeted flooring and window to the rear.

Family Bathroom

The family bathroom has vinyl flooring and tiled walls and comprises; corner shower, wc, wash hand basin, bath and chrome towel radiator. There is a window to the rear.

Gardens

The property has gardens to the front and rear. The rear garden is fully enclosed, low maintenance and South facing. There are several sun decks, patio, large timber shed/garden room with built in bar, power and light and further timber storage shed.

Garage

A detached 11/2 garage with up and over door to the front, power, light and door to the side into the garden.

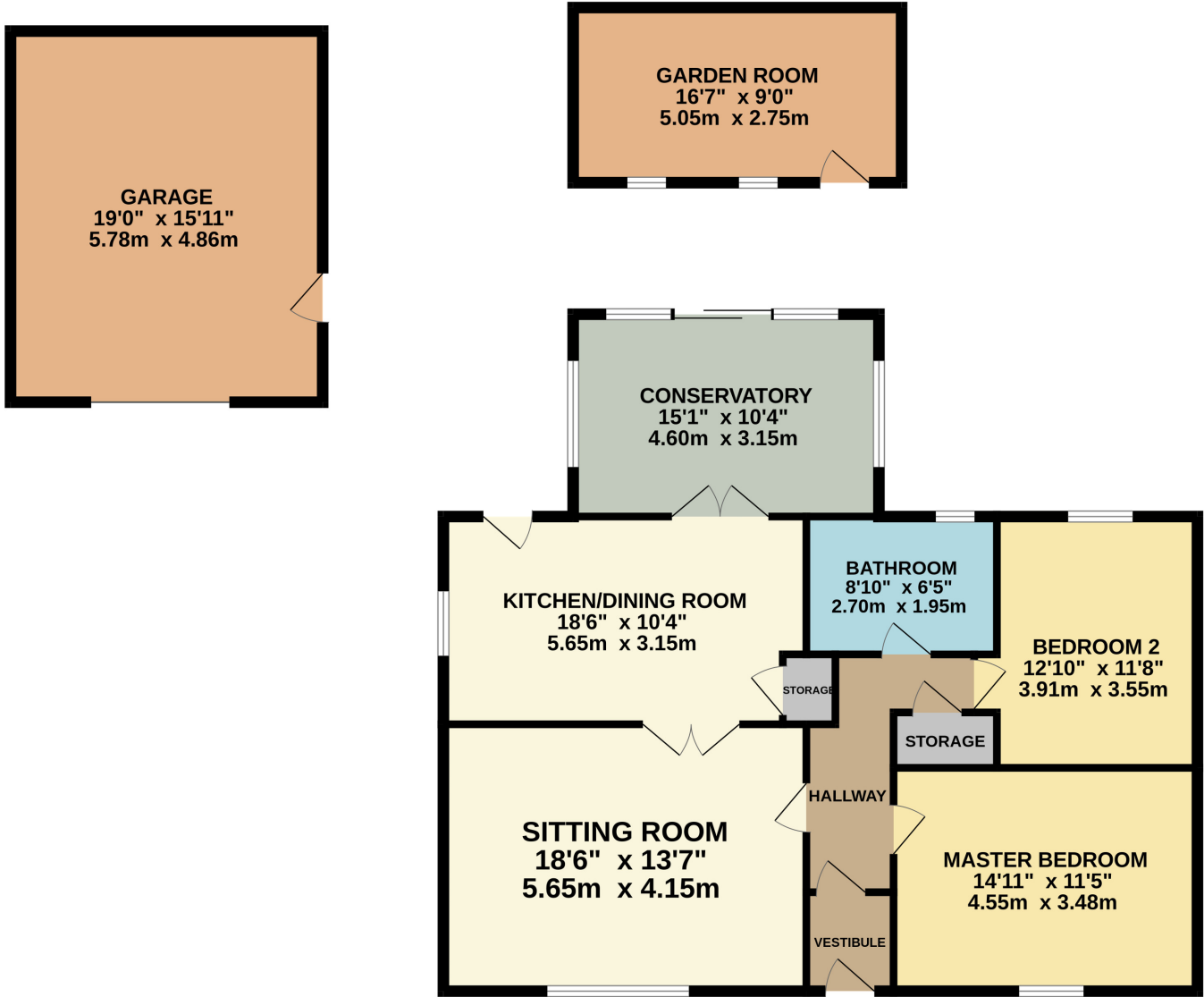
Driveway

The property has a large mono block driveway to the side, which can accommodate 3/4 vehicles.

Heating

Gas central heating.

GROUND FLOOR



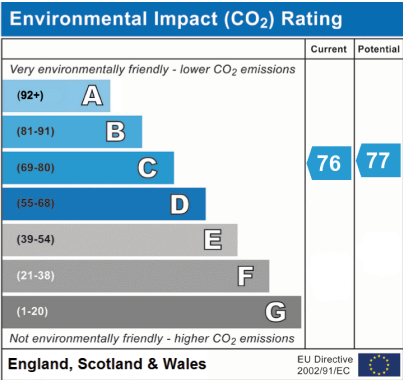
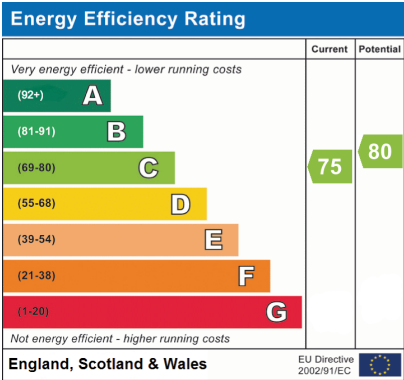
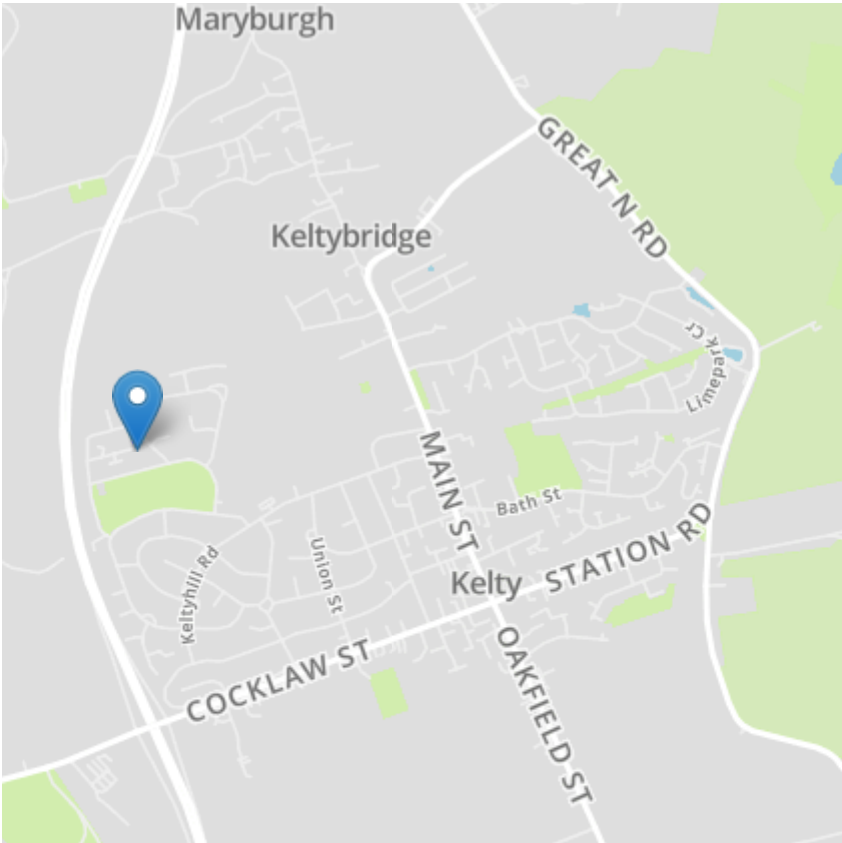
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LAUREL AVENUE, KELTY - A BETTER PLACE TO LIVE

Kelty is a small village on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with 'Park & Ride' services in the nearby town of Kinross or Dunfermline. Kelty also offers a good range of shops, cafes, coffee shops and other facilities. The schools throughout the area are all extremely highly rated. Add to the mix a wide range of sports clubs, the nearby Lochore Meadows Country Park and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
 All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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