



FIXED PRICE £370,000
18 Lawrence Street, Kelty, Fife, KY4 0AB

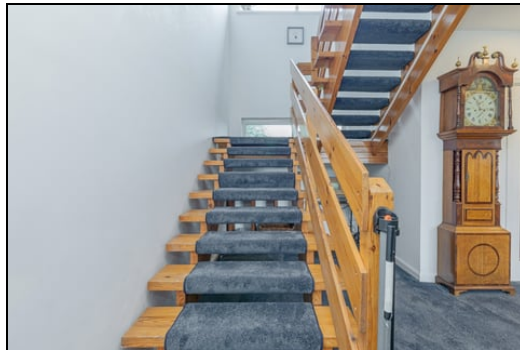
18 Lawrence Street, Kelty, Fife, KY4 0AB

Delmor are delighted to present to the market this individually designed three storey detached house set in a popular location. Kelty has a great range of amenities including shopping and schooling. Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. The property briefly comprises of on the ground floor - Vestibule through to bright spacious hallway with stairs leading to the first floor and French doors to the gardens. Three double bedrooms. Beautiful family bathroom comprising of stand alone bath, double shower cubicle, WC and vanity unit housing the wash hand basin. Utility room and toilet comprising of WC and wash hand basin. Stairs leading down to the basement level. Hallway. Modern open plan living/dining kitchen area with French doors leading to the gardens. Kitchen with floor and wall mounted units incorporating wall mounted electric oven. Induction hob. Integrated full size fridge. Modern shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. Bedroom with dressing area off. Study. The first floor has bright spacious lounge. Toilet comprising of WC and wash hand basin. Modern kitchen with floor and wall mounted units incorporating induction hob, wall mounted combination oven/microwave, oven/steamer and coffee machine. Integrated fridge/freezer and dishwasher. Dining room with ample space for dining table and chairs, French doors leading to the balcony. Wrap around balcony with glass balustrade, providing views of the surrounding area. There are extensive mature gardens to the front side and rear. Patio and lawned areas. Lengthy driveway providing off street parking for several vehicles, leading to the garage. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which provides flexible accommodation and is a credit to the current owner.

Ground Floor

Entrance Vestibule

Hallway

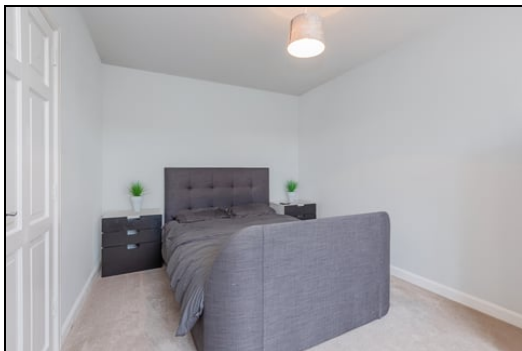


Bedroom



4.3m x 2.9m (14' 1" x 9' 6")

Bedroom



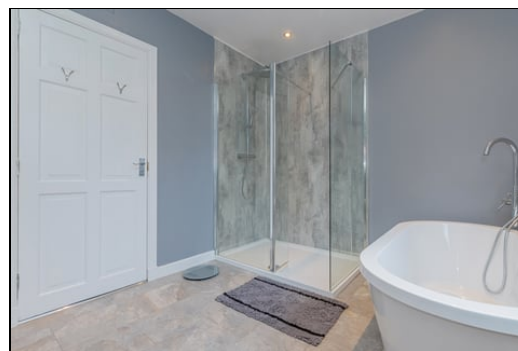
4.0m x 2.9m (13' 1" x 9' 6")

Bedroom



4.7m x 4.2m (15' 5" x 13' 9")

Bathroom



3.3m x 2.7m (10' 10" x 8' 10")

Utility



Toilet



Basement

Hallway



Open Plan Living/Dining/Kitchen



7.4m x 4.5m (24' 3" x 14' 9")



Study



6.2m x 3.5m (20' 4" x 11' 6")

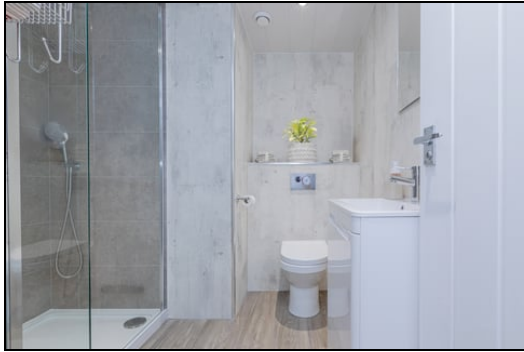


Bedroom



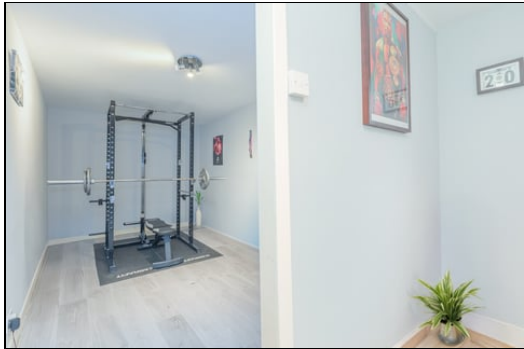
4.4m x 2.7m (14' 5" x 8' 10")

Shower Room



2.7m x 2.2m (8' 10" x 7' 3")

Dressing Room



First Floor

Hall



Lounge



7.9m x 4.8m (25' 11" x 15' 9")

Toilet



2.2m x 1.3m (7' 3" x 4' 3")

Kitchen



4.4m x 3.4m (14' 5" x 11' 2")

Dining Room



4.6m x 2.9m (15' 1" x 9' 6")

Balcony



Gardens



Extras

All floor coverings, curtains and blinds. First floor kitchen - Induction hob, oven/microwave, oven/steamer, coffee machine, Integrated fridge/freezer and dishwasher. Basement kitchen - Integrated full size fridge, electric oven and induction hob. Curtains and blinds. EV charger.



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.

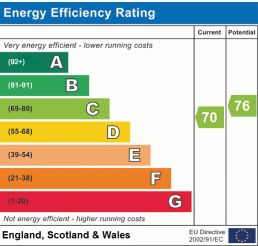
MORTGAGE & FINANCIAL ADVICE

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

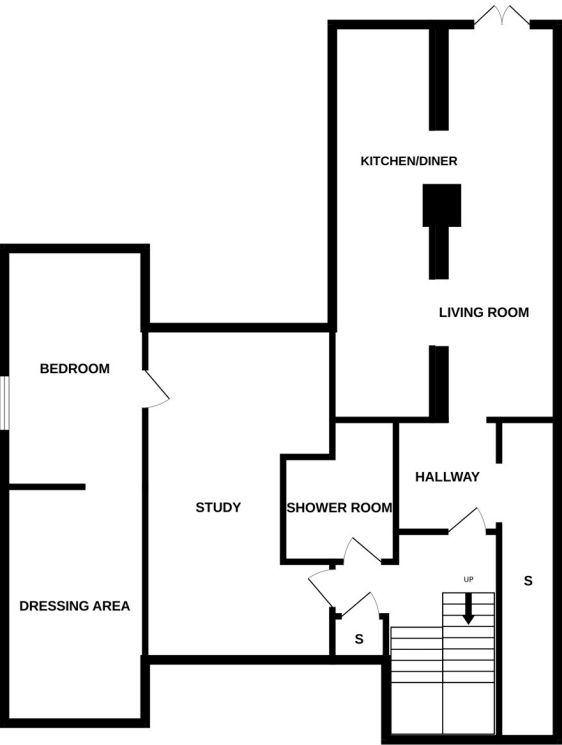
LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

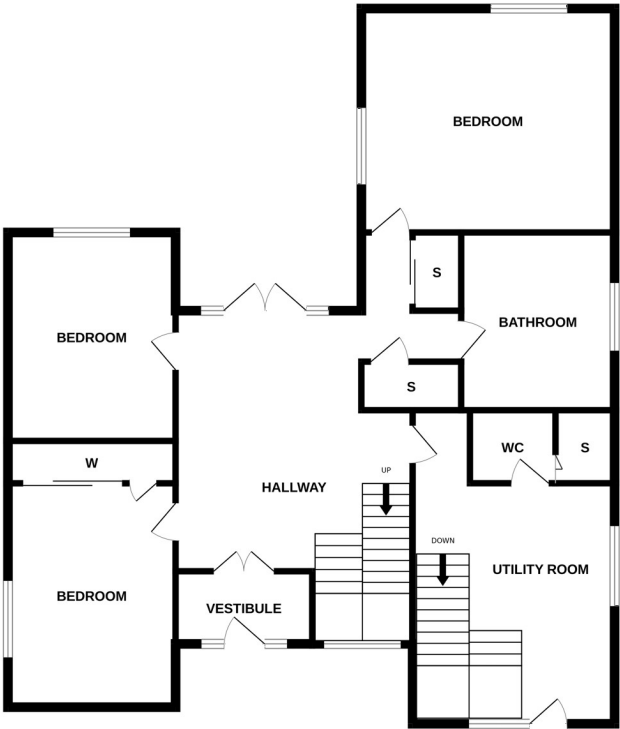
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



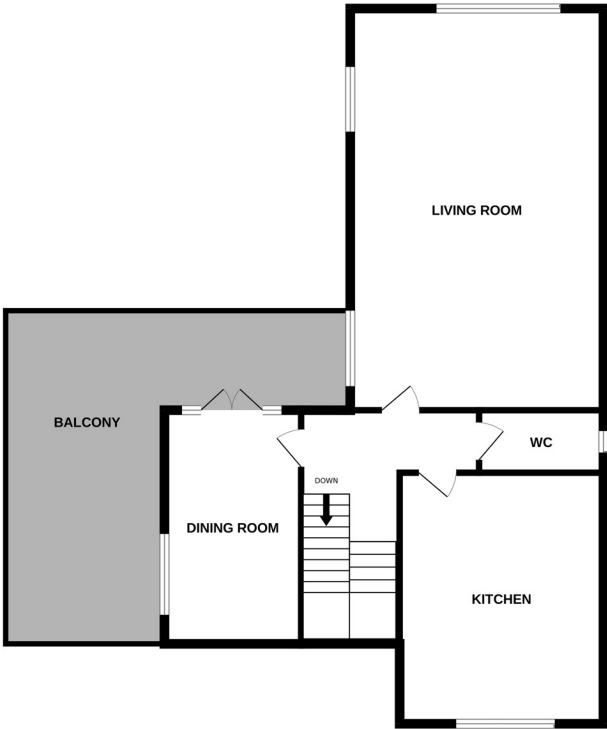
BASEMENT FLOOR



GROUND FLOOR



1ST 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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