



Offers Over £269,000
26 Back Faulds Place, Kelty, Fife, KY4 0LY

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Welcome to 26 Backfaulds Place, Kelty. A Beautiful 4 Bedroom Detached Villa with Garage. An impressive and spacious four-bedroom detached villa set within a popular residential area of Kelty, offering flexible family accommodation over two levels. The ground floor comprises a welcoming entrance hall, bright front-facing lounge with French doors, and a well-proportioned kitchen fitted with floor and wall-mounted units, integrated fridge freezer, washing machine and dishwasher, gas hob, oven and overhead extractor fan, with access to the rear garden. There is also a separate dining room/5th bedroom, ideal as a second sitting room, playroom or home office. A convenient downstairs WC completes the ground floor. Upstairs, the property features four well-sized bedrooms, including a generous master bedroom with en-suite shower room, along with a modern family bathroom and useful storage. Externally, there are private gardens to the front and rear, plus a driveway and garage providing excellent off-street parking. Well positioned for local amenities and schooling, with easy access to the M90 for commuting to Dunfermline, Edinburgh and beyond. Early viewing is recommended.

Ground Floor

Entrance Hallway



Lounge



4.6m x 4.68m (15' 1" x 15' 4")

Kitchen



2.76m x 4.86m (9' 1" x 15' 11")

Dining room/Bedroom 5



2.77m x 3.70m (9' 1" x 12' 2")



Downstairs WC



First Floor

Top Hallway



Master Bedroom



3.90m x 4.20m (12' 10" x 13' 9")

Bedroom rear left



2.84m x 3.41m (9' 4" x 11' 2")

Ensuite



1.44m x 2.50m (4' 9" x 8' 2")

Bedroom rear right



2.57m x 3.04m (8' 5" x 10' 0")

Bedroom front



2.73m x 3.95m (8' 11" x 13' 0")

Gardens



Extras

All floor coverings, Gas hob, oven, overhead extractor fan, integrated fridge freezer, washing machine and 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

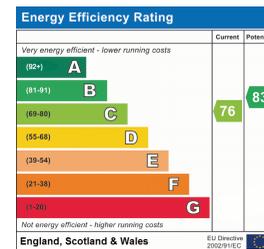
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.

