



Offers Over £199,500
16 Back Faulds Place, Kelty, Fife, KY4 0LY

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Delmor are delighted to bring to the market this well presented semi detached villa in a quiet cul de sac setting within a popular location. Kelty has a great range of amenities and are all within walking distance including the village primary school and nursery, local shops, small supermarket, cafes, pubs and local bus services. The M90 is under 0.5 miles from the property offering excellent commuter links. The secondary schooling for the village is Beath High, Cowdenbeath and St Columba High in Dunfermline. The amenities of Dunfermline, Perth and Edinburgh are easily accessible by road. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Downstairs WC. Bright lounge with French doors through to the dining kitchen. Storage cupboard. Modern dining kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Integrated dishwasher. Washing machine and American style fridge/freezer. Ample space for dining table and chairs. French doors leading to the rear gardens. First floor has top hallway giving access to three bedrooms two of which have fitted wardrobes. Modern family bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. The front gardens are open and laid with chips. Driveway allowing for parking for several vehicles. The rear gardens have a patio and lawned areas. There is a further raised patio area. Summer house which is mains powered, ideal area for either entertaining or working from home. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended on this move in condition property.

Ground Floor

Entrance Hallway



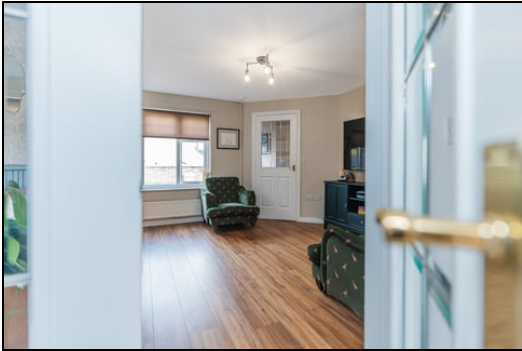
Downstairs WC



Lounge



4.30m x 4.07m (14' 1" x 13' 4")



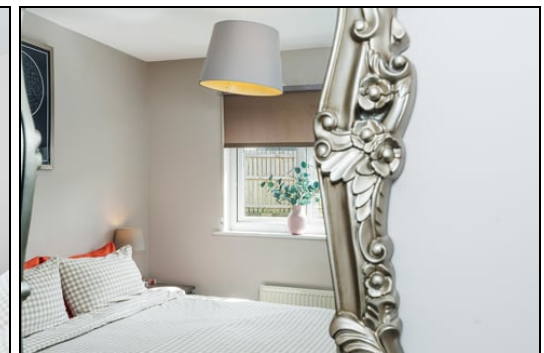
Dining Kitchen



Top Hallway



Bedroom



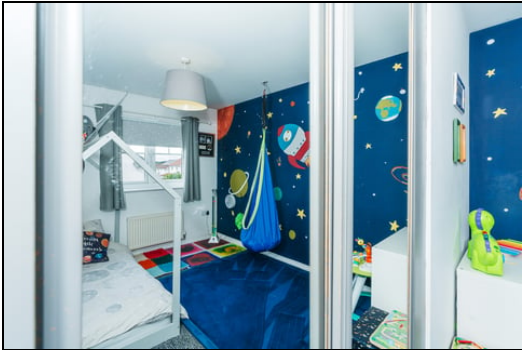
5.19m x 3.03m (17' 0" x 9' 11")

First Floor

3.47m x 3.26m (11' 5" x 10' 8")

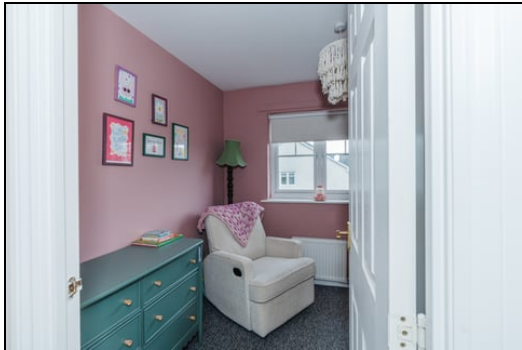


Bedroom



3.21m x 3.08m (10' 6" x 10' 1")

Bedroom



2.69m x 2.64m (8' 10" x 8' 8")

Bathroom



2.01m x 1.98m (6' 7" x 6' 6")



Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. American style fridge/freezer, washing machine and integrated dishwasher. Summerhouse.

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

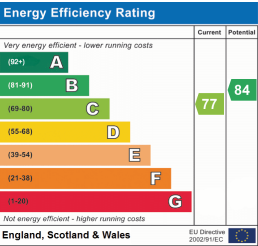
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

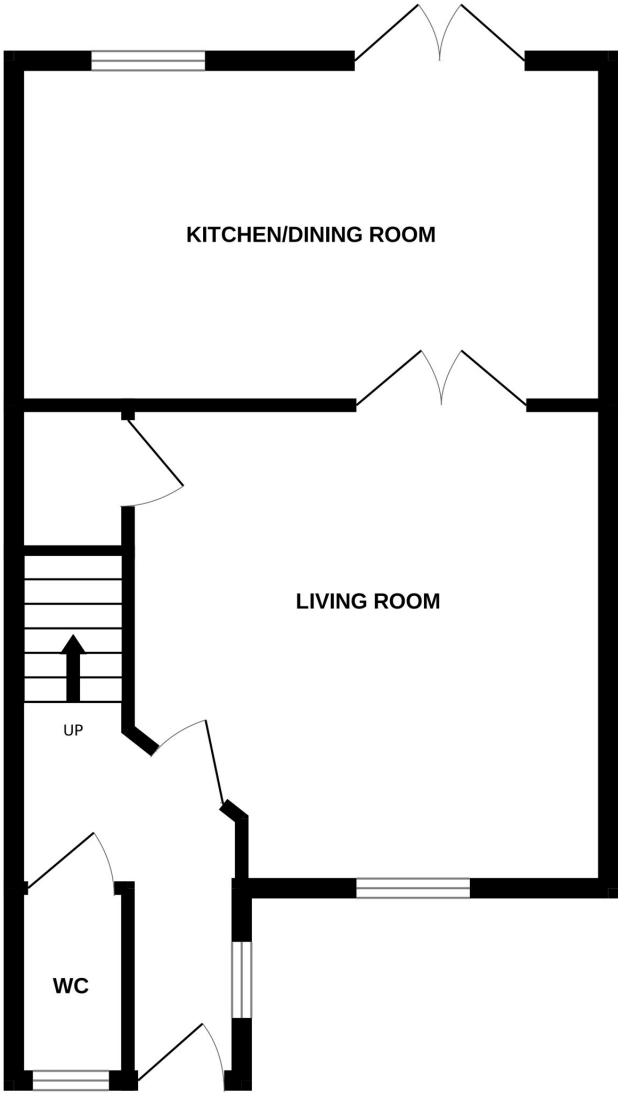
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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



1ST FLOOR

