

16 Stewart Road, Kelty



Law Location Life

16 | Stewart Road | Kelty

Outstanding Extended Detached Villa with flexible and spacious accommodation, offering open plan living with quality finishings throughout.

Beautifully presented and in move-in condition, the property is a credit to the current owners and comprises;

Reception Hallway, Open Plan Kitchen/Dining/Sitting Room, Utility Room,
WC/Cloakroom, Family Room/Bedroom 4, Upper Landing, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms and Family Bathroom.

Externally there is an enclosed contemporary designed rear garden and driveway.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is oak flooring and doors to under stair storage cupboard, open plan kitchen/dining/sitting room, wc/cloakroom and family room/bedroom 4. A carpeted staircase provides access to the upper level.

Open Plan Kitchen/Dining/Family Room

A magnificent open plan room, which is the heart of this home. Beautifully designed and finished, the kitchen is contemporary styled with storage units at base and wall levels, with worktops, 1 1/2 bowl sink and drainer and feature kitchen island with seating for 3, additional storage cupboards and integrated wine fridge. Other integrated appliances include, 2 fitted ovens, microwave, coffee machine, full size fridge, induction hob, extractor fan and dishwasher. There is oak flooring throughout, with window to the rear and patio doors with integrated blinds providing access into the rear garden. There is ample room for a large dining table and open access into the sitting room. The sitting room has a window to the front and log burning stove.

Utility Room

Accessed via the kitchen area, is the utility room, with further storage units, worktops, splash back tiling, circular steel sink, oak flooring and spaces for a freezer, washing machine and tumble dryer. There is a door providing access into the rear garden.

WC/Cloakroom

The wc/cloakroom comprises, corner wall hung sink, wc and oak flooring.

Family Room/Bedroom 4

A versatile room which is currently utilised as a family room. There is a feature media wall with electric LED fireplace, oak flooring and window to the front.

Upper Level Landing

A carpeted staircase provides access to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A good sized master bedroom with carpeted flooring, window the front, fitted 'Sharps' wardrobe and door providing access into the en suite shower room.

En Suite Shower Room

The contemporary en suite shower room is tiled, with laminate flooring and comprises; walk in shower, wall hung wash hand basin with storage, wc and towel radiator. There is a window to the rear.

Bedroom 2

A large second bedroom with carpeted flooring, 2 windows to the front and fitted 'Sharps' wardrobe.

Bedroom 3

A third double bedroom with carpeted flooring, fitted wardrobe and window to the rear.

Family Bathroom

The tiled family bathroom comprises; bath with shower over and fitted wash hand basin and wc with storage. There is a window to the rear.

Garden

The secure, code locked gate gives access to the enclosed rear garden which is contemporary style with large artificial grass area, decking and patio areas. There is also access to the rear garden through a lean to shed.

Driveway

There is a driveway to the front which can accommodate 2/3 vehicles.

Electric Vehicle Charging Point

There is an electric vehicle charging point to the front which can be available by separate negotiation.

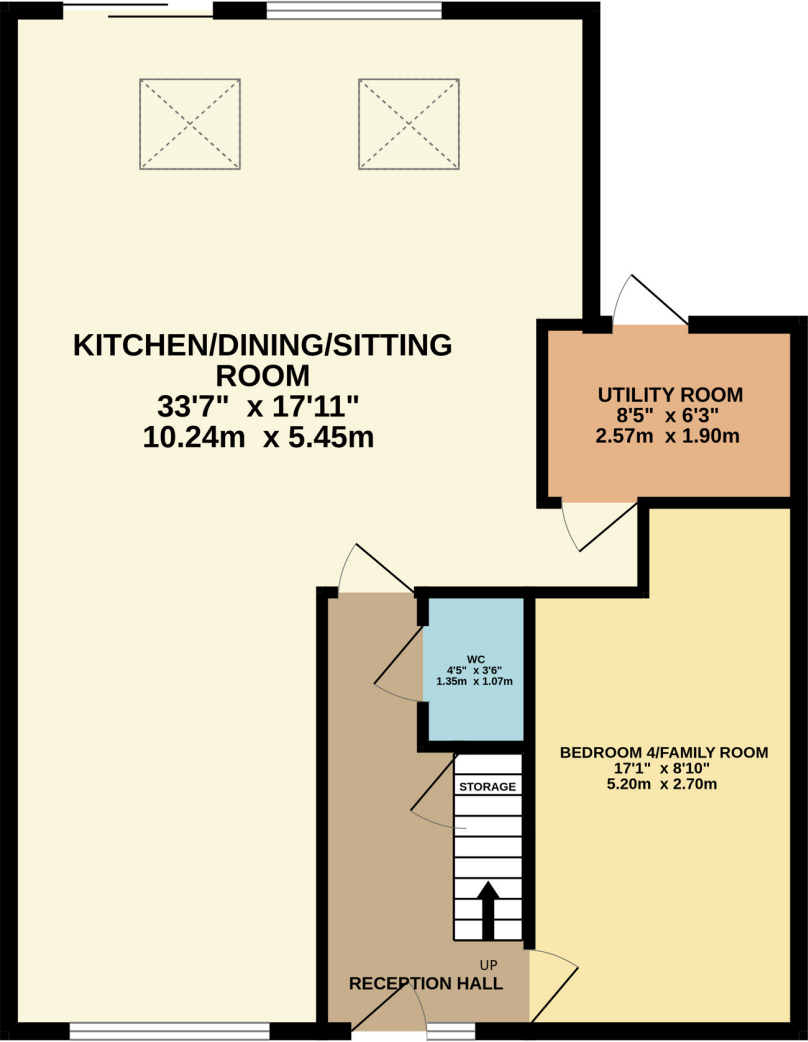
Extras

American wooden shutters blinds throughout.

Attic

Partially floored with LED lighting and fitted ladder.

GROUND FLOOR



1ST FLOOR



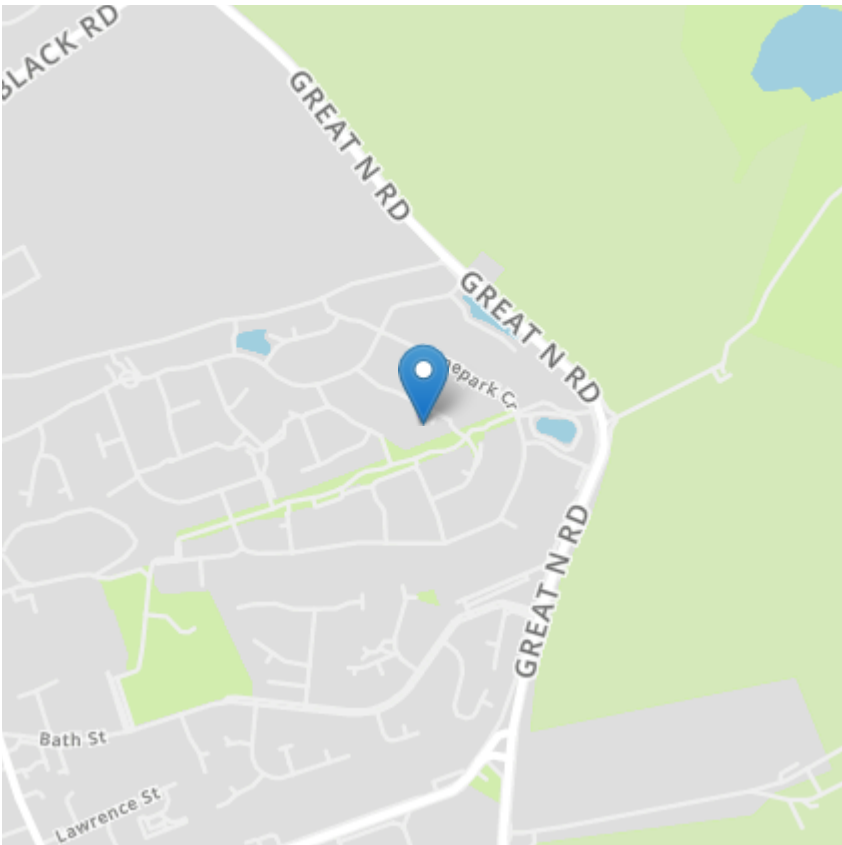
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	87
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	88
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN