



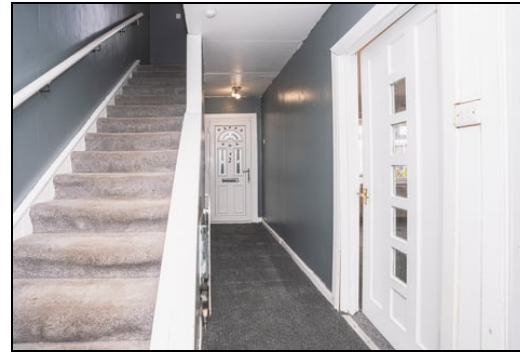
Offers Over £89,500
201 Keltyhill Road, Kelty, Fife, KY4 0LA

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Delmor are pleased to present to the market this mid terraced villa set in a much sought after location. Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. There are bus stops on the main street that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Lounge with fire surround and inset fire. Kitchen is fitted with an array of floor and wall mounted units incorporating range cooker. Bathroom comprising of bath with overhead shower and screen and vanity unit housing the WC and wash hand basin. The first floor has a top hallway giving access to two double bedrooms and there are further stairs leading to a double attic bedroom. The gardens to the front are open with driveway allowing for off street parking. The gardens to the rear are enclosed and has slabbed patio area, lawned area and shed. The property also benefits from gas central heating and double glazing. The property requires some upgrading and would ideally suit a buyer looking to put their own stamp on a property. Early viewing is highly essential to fully appreciate the space and layout on offer.

Ground Floor

Entrance Hallway



Lounge



4.5m x 3.9m (14' 9" x 12' 10")

Kitchen



4.4m x 3.1m (14' 5" x 10' 2")

Bathroom



1.9m x 2.0m (6' 3" x 6' 7")

First Floor

Hallway



Bedroom



4.5m x 2.8m (14' 9" x 9' 2")

Bedroom



3.5m x 3.1m (11' 6" x 10' 2")

Top Floor (Attic)

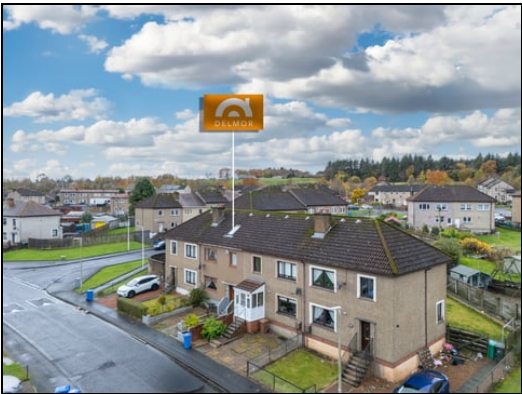


Bedroom



5.7m x 3.5m (18' 8" x 11' 6")

Gardens



Extras

All floor coverings. Cooker.

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

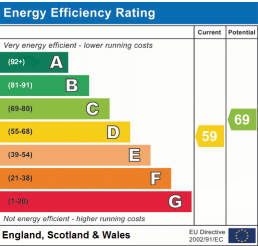
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

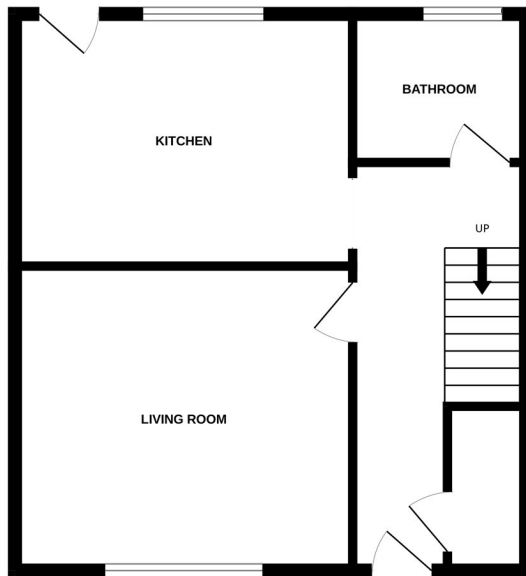
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

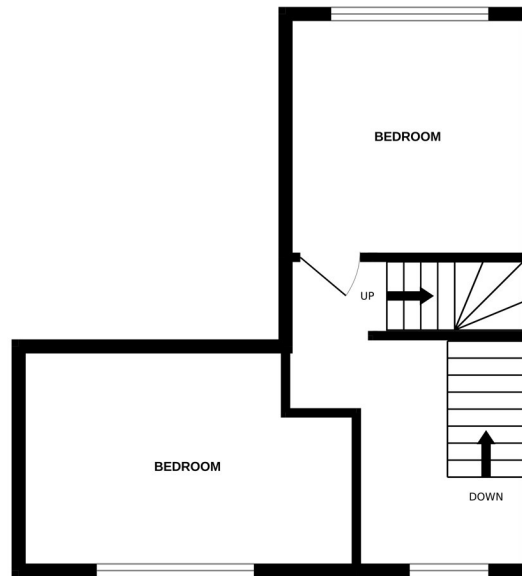
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



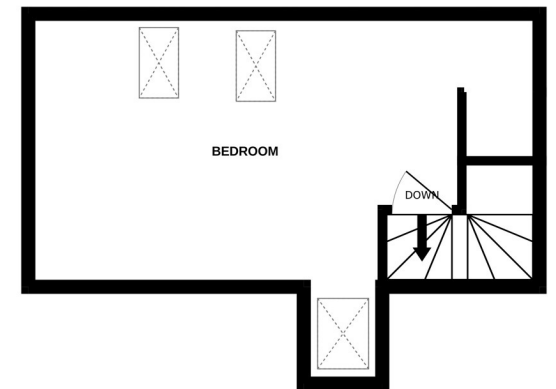
GROUND FLOOR



1ST FLOOR



ATTIC



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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