



Offers Over £49,950
30 Main Street, Kelty, Fife, KY4 0AA

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Welcome to 30 Main Street, Kelty, a cosy one bedroom First Floor Flat Situated in the heart of Kelty. Accessed via its own entrance, the property opens directly into the fitted kitchen, which provides good worktop space and storage. floor to wall mounted units, oven, gas hob, overhead extractor fan, plumbed for washing machine and space for free standing fridge freezer. From here, you move through to the bright and spacious lounge, offering an excellent area with ample space for free-standing furniture. A central hall gives access to the remaining accommodation. The generously sized double bedroom benefits from a built-in wardrobe, providing excellent storage. The bathroom is fitted with a three-piece suite and is conveniently located off the hall. In addition, there is a useful internal store cupboard offering further storage space.

Kelty offers a range of local amenities within easy walking distance, including convenience stores, cafés, takeaway outlets and other everyday services. Schooling is available locally at primary level, with secondary education nearby. For a wider selection of retail, leisure and dining options, nearby Dunfermline provides supermarkets, high street shopping, restaurants and recreational facilities. The property is well placed for commuters, with excellent transport links via the M90 motorway providing straightforward access to Edinburgh, Perth and beyond. Park & Ride facilities are also available at Halbeath, making travel to Edinburgh particularly convenient. With its central position and strong commuter links, this flat represents an excellent opportunity for a range of purchasers. Early viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Kitchen



4.2m x 2.8m (13' 9" x 9' 2")



Lounge



5m x 3.1m (16' 5" x 10' 2")



Hallway

Bedroom



3.3m x 4.4m (10' 10" x 14' 5")

Bathroom



3.1m x 1.6m (10' 2" x 5' 3")

Extras

All floor coverings and light fittings, oven, gas hob, and overhead extractor fan

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

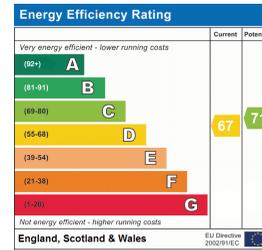
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

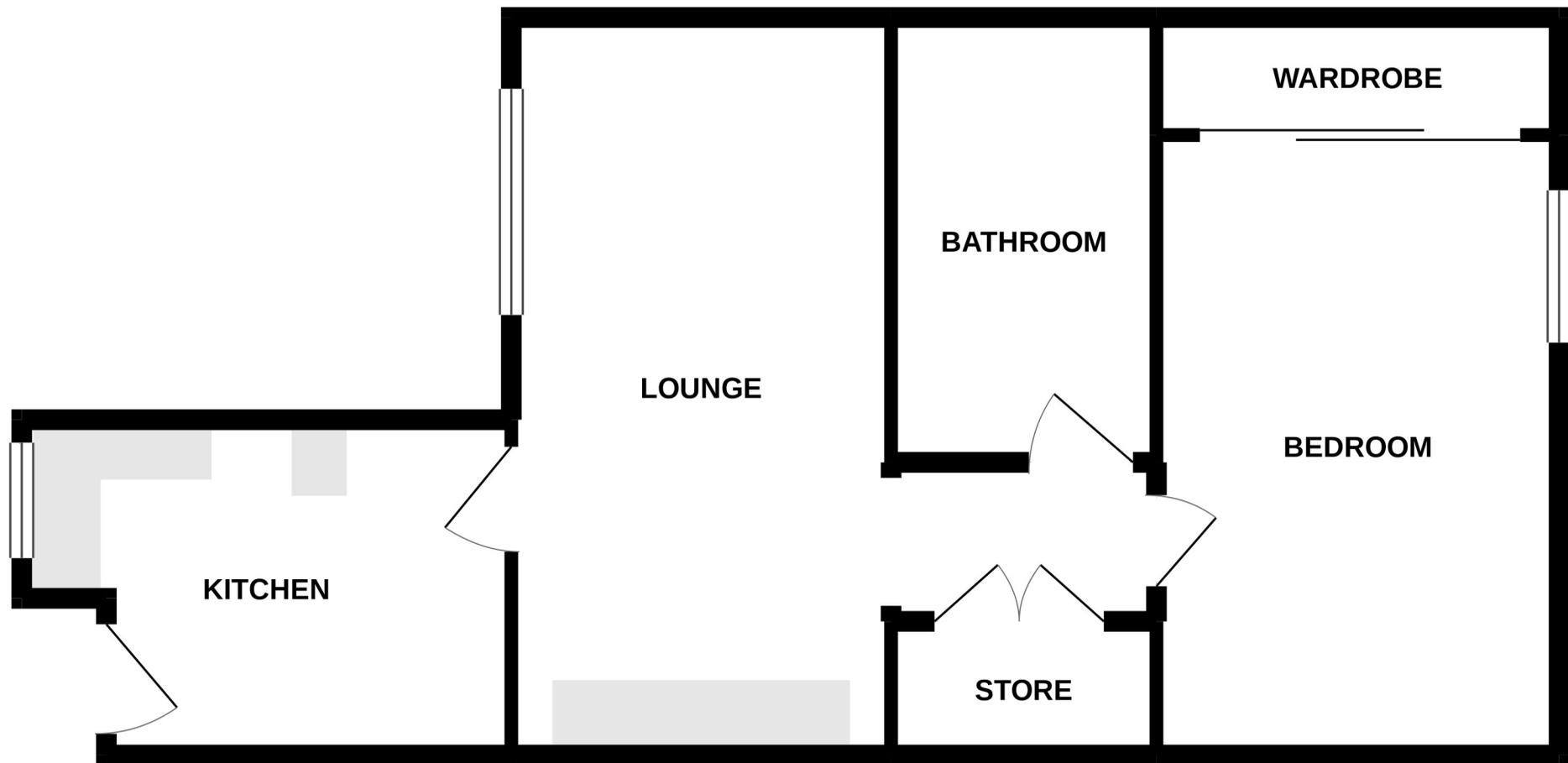
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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



30 MAIN STREET KELTY



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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