



FIXED PRICE £88,000
47 Croftangry Road, Kelty, Fife, KY4 0EL

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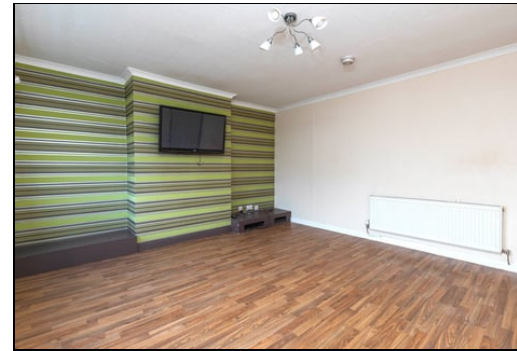
FIXED PRICE £12,000 BELOW HOME REPORT VALUATION Delmor are pleased to be marketing this semi detached villa which is in need of being refurbished.. Kelty has a great range of amenities including shopping and schooling. There are close links to the M90 for the commuter. The accommodation briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor and storage. Spacious lounge. Kitchen with floor and wall mounted units incorporating electric hob with overhead extractor fan. Wall mounted electric oven. Ample space for table and chairs. Bathroom comprising of bath, WC and wash hand basin. First floor has top hallway giving access to three double bedrooms. The front gardens are laid to lawn with driveway providing off street parking. There are enclosed gardens to the side and rear which are mainly slabbed. The property also has double glazing and gas central heating. Early viewing is highly recommended and would be an ideal opportunity for a buyer looking to put their own stamp on a property.

Ground Floor

Entrance Hallway



Lounge



4.27m x 3.86m (14' 0" x 12' 8")

Kitchen



3.12m x 3.07m (10' 3" x 10' 1")

Bathroom



2.03m x 1.91m (6' 8" x 6' 3")

First Floor

Top Hallway



Bedroom



4.29m x 2.90m (14' 1" x 9' 6")



Bedroom



3.18m x 3.12m (10' 5" x 10' 3")

Bedroom



4.09m x 3.15m (13' 5" x 10' 4")

Gardens



Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it



exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Extras

All floor coverings. Electric hob, oven and 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

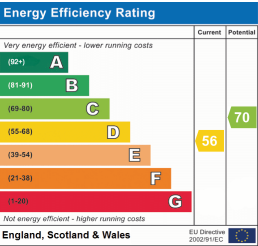
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

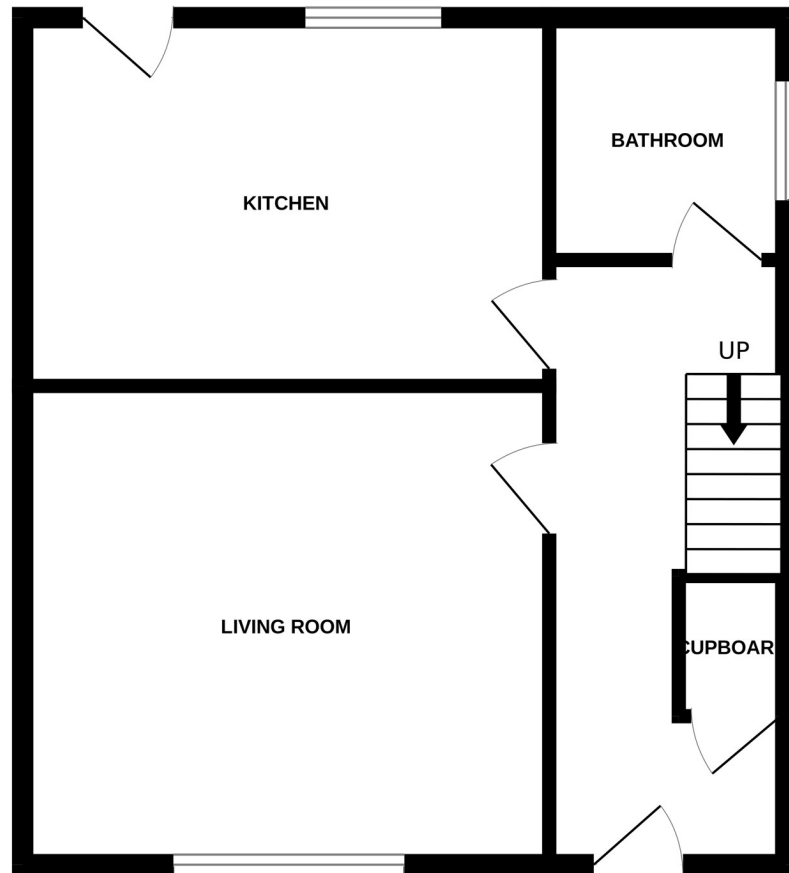
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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



GROUND FLOOR



1ST FLOOR

