



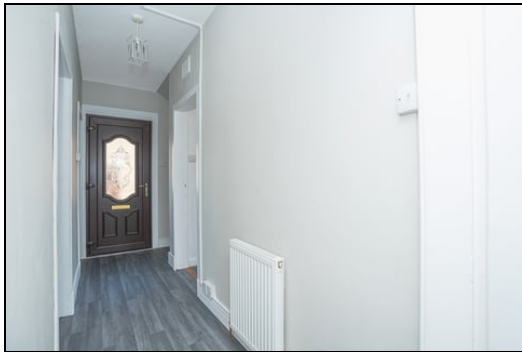
Offers Over £79,500
9 Oak Street, Kelty, Fife, KY4 0AJ

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Delmor are delighted to present to the market this modern ground floor flat set in a much sought after location. Kelty has a great range of amenities including various shops, cafes and schooling with further amenities within the neighbouring village of Cowdenbeath. Ideal for commuting with access to M90 motorway less than one mile from property, bus links and Cowdenbeath Train Station offering regular services North and South. Fantastic walks with Lochore Meadows and Blairadam Forest within walking distance of property. The property briefly comprises of - Entrance hallway with storage cupboard. Spacious lounge. Storage. Modern kitchen with floor and wall mounted units incorporating electric hob. Integrated fridge/freezer. Washing machine. Shower room comprises of corner shower cubicle and vanity unit housing the wash hand basin and WC. There are two double bedrooms. Rear porch leading to the gardens. Easily maintained gardens to the front and rear. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended and would ideally suit the first time buyer or buy to let.

Ground Floor

Entrance Hallway



Lounge



4.50m x 3.70m (14' 9" x 12' 2")



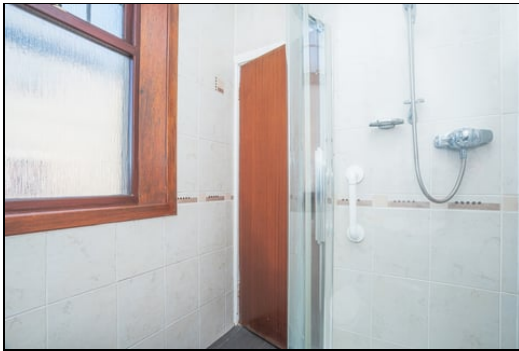
Kitchen



4.0m x 3.40m (13' 1" x 11' 2")



Shower Room



2.20m x 1.60m (7' 3" x 5' 3")

Bedroom



4.40m x 3.80m (14' 5" x 12' 6")

Bedroom



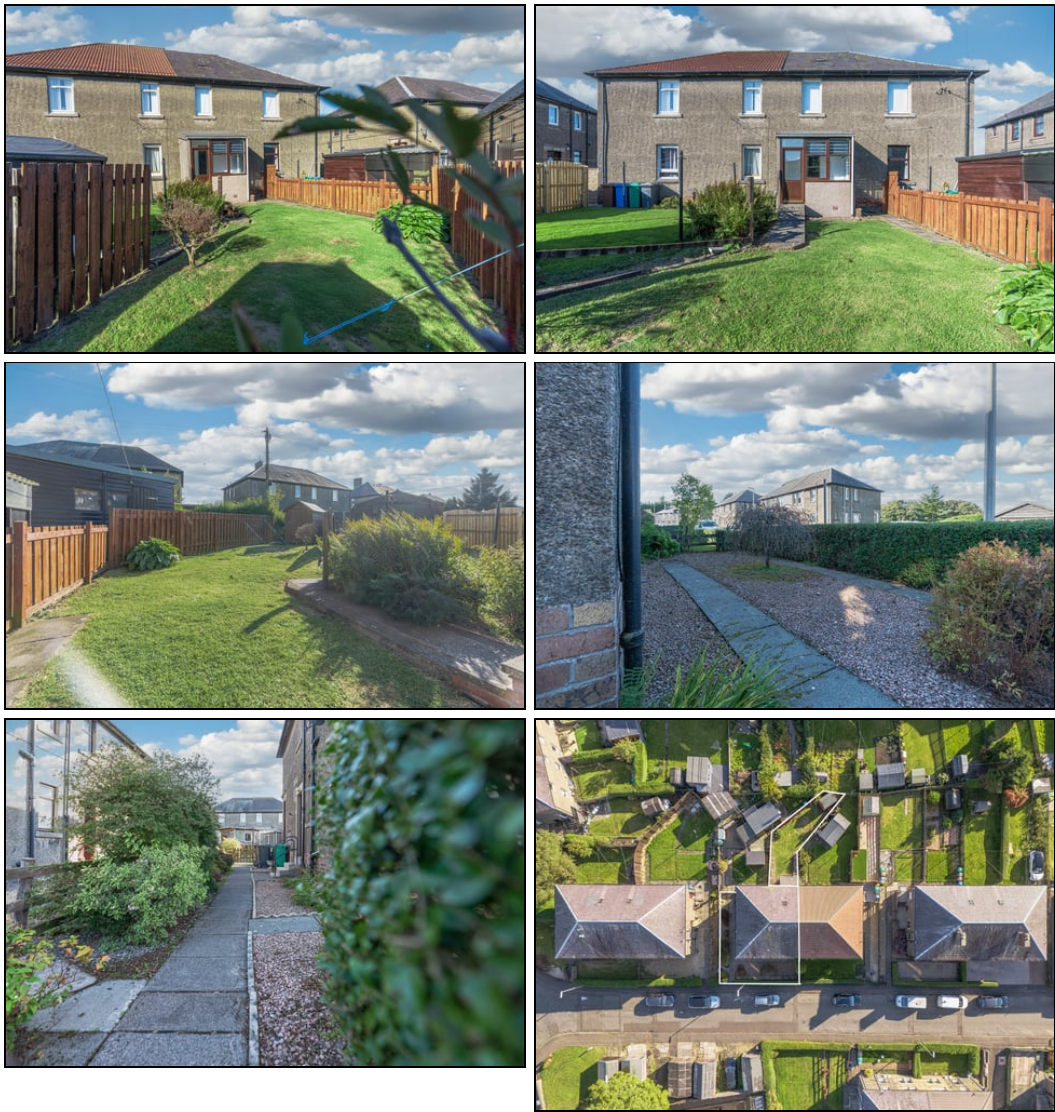
4.0m x 2.80m (13' 1" x 9' 2")

Rear Porch



2.30m x 1.80m (7' 7" x 5' 11")

Gardens



Extras

All floor coverings. Electric hob. Integrated fridge/freezer. Washing machine. Garden shed.

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

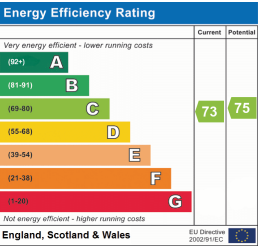
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

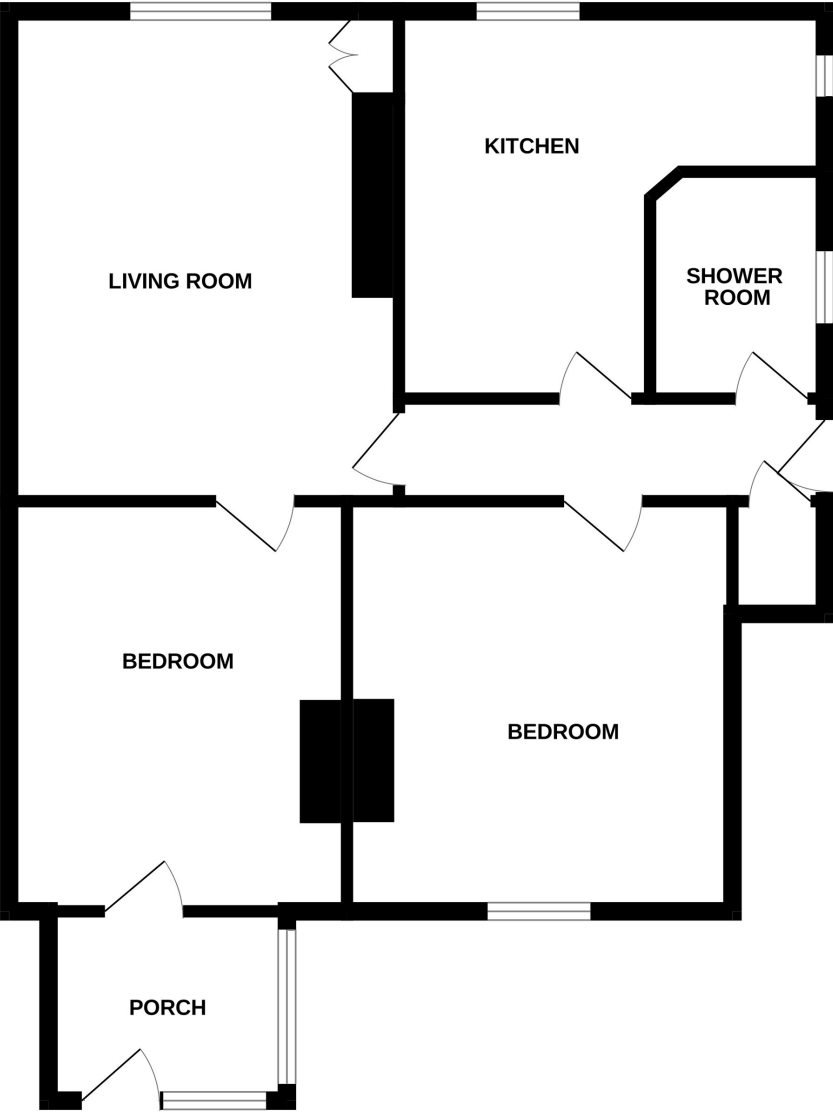
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FREE VALUATION

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



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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