



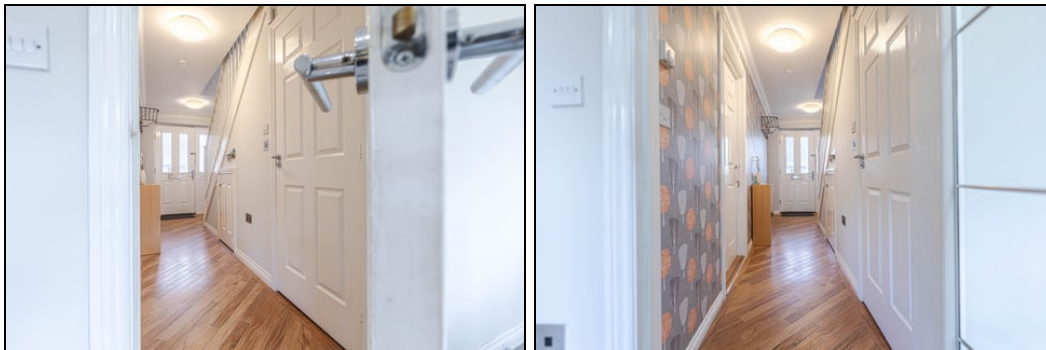
Offers in Region of £250,000
14 Blairadam Crescent, Kelty, Fife, KY4 0LX

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Delmor are delighted to present to the market this well presented detached villa set in a popular residential estate. Kelty has a host of amenities including shopping and schooling. There are close links to the M90 for the commuter. The property briefly comprises of - Entrance hallway with stairs leading to the first floor. Bright spacious lounge with French doors leading to the dining room. Dining room has ample room for formal dining table and chairs. Modern dining kitchen with floor and wall mounted units incorporating gas hob with electric oven below. Integrated dishwasher and fridge/freezer. Washing machine. Ample space for dining table and chairs. French doors leading to the rear gardens. Downstairs toilet comprising of wash hand basin and WC. First floor has top hallway with hatch to the attic space. Master bedroom is a double with fitted wardrobes and alcove area. Ensuite comprising of shower cubicle, wash hand basin and WC. Bedroom two and three are both doubles and have access to the Jack and Jill ensuite which also comprises of shower cubicle, wash hand basin and WC. Bedroom four is a further double. Family bathroom comprising of bath, wash hand basin and WC. The gardens to the front are open and allows parking for several vehicles. Driveway leading to the garage. The rear gardens have decked patio area, further patio area and lawn. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this property which would make an ideal family home.

Ground Floor

Entrance Hallway



Lounge



5.8m x 3.4m (19' 0" x 11' 2")



Dining Room



Dining Kitchen



3m x 3m (9' 10" x 9' 10")



5.2m x 3.2m (17' 1" x 10' 6")





Downstairs WC



1.8m x 0.9m (5' 11" x 2' 11")

First Floor

Top Hallway



Master Bedroom



3.4m x 4.1m (11' 2" x 13' 5")



Ensuite



1.4m x 1.7m (4' 7" x 5' 7")

Bedroom 2



3.6m x 3.9m (11' 10" x 12' 10")

Jack & Jill Ensuite



1.3m x 2.5m (4' 3" x 8' 2")

Bedroom 3



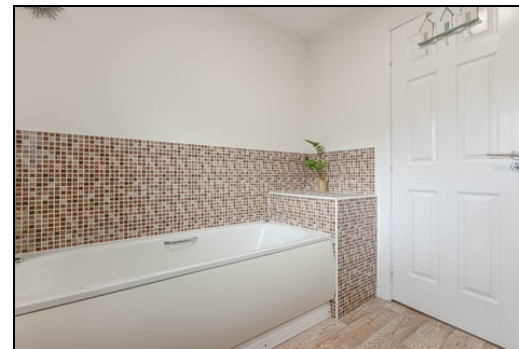
3.6m x 2.5m (11' 10" x 8' 2")

Bedroom 4



3.2m x 3.3m (10' 6" x 10' 10")

Family Bathroom



2.2m x 2.3m (7' 3" x 7' 7")

Gardens



Extras

All floor coverings. Gas hob. Electric oven. Washing machine. Integrated dishwasher and fridge/freezer. 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.

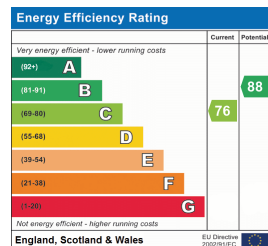


MORTGAGE & FINANCIAL ADVICE

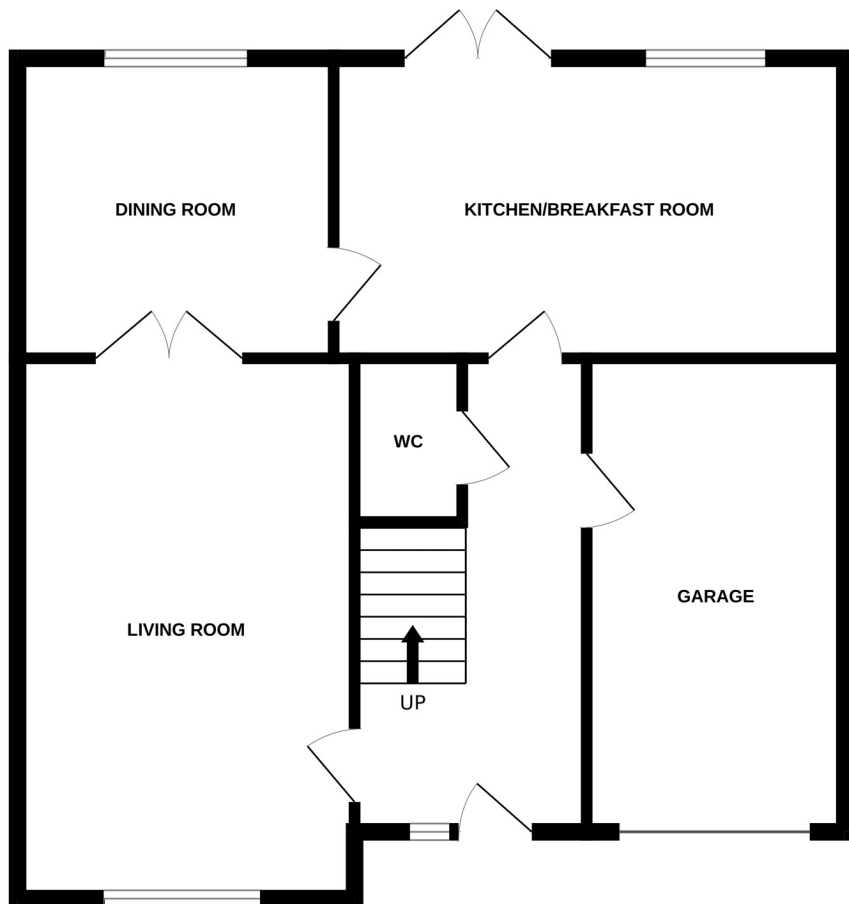
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

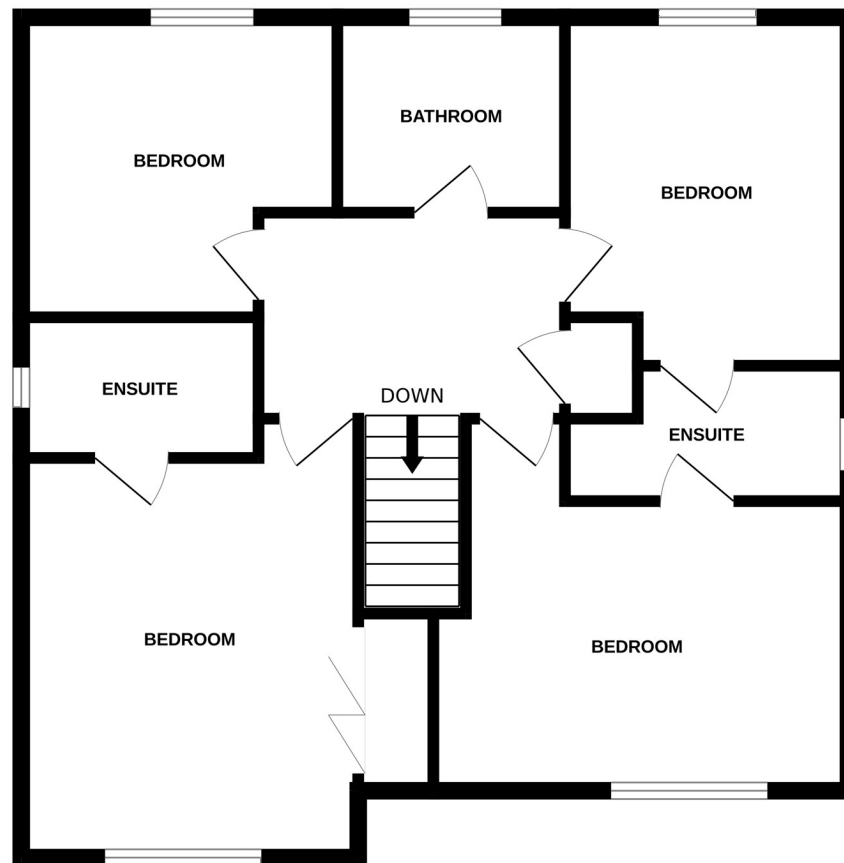
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST FLOOR



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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