



**66 Keltyhill Avenue, Kelty, Fife, KY4 0LQ**

Tastefully Presented, Two Bedroom, Mid-Terrace Villa with Gardens

Up to date price and viewing info at [mov8realestate.com/property](http://mov8realestate.com/property)



# Property Description

Tastefully presented, two-bedroom, mid-terrace villa, with generous gardens. Located in an established residential area in the town of Kelty, Fife.

Comprises an entrance hall, living/dining room, kitchen, two bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, light tasteful decor, and a dual-aspect public room. In addition, there is gas central heating, double glazing and good storage provision.

There is low-maintenance landscaping to the front; whilst a large rear garden includes a patio, lawns, a storage shed and tall privacy hedging.

A welcoming and spacious entrance vestibule offers generous space for outerwear, and opens into the hall which gives access throughout the ground floor, including an understairs cupboard and the staircase leading to the upper hall.

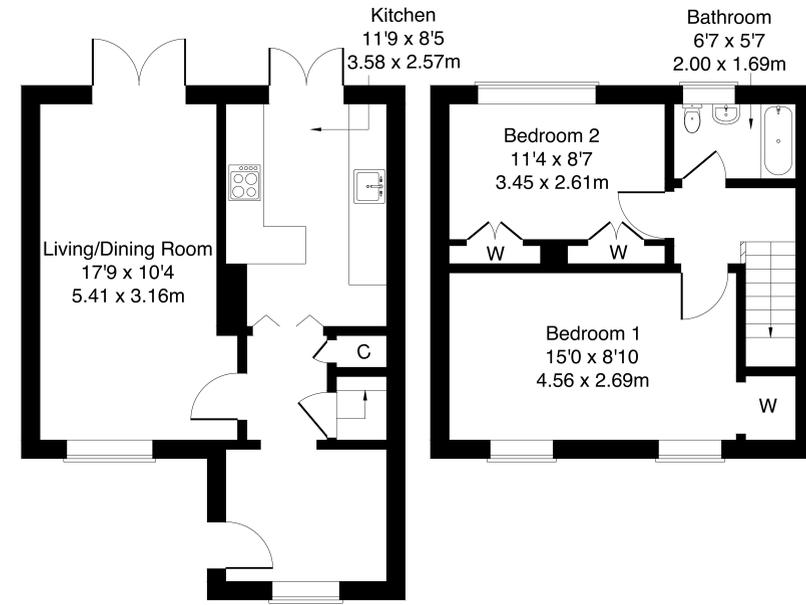
The dual-aspect living room offers ample space for dining, and features carpeted flooring, plain coving, two light fittings and patio doors accessing the rear garden. With further patio doors accessing the rear garden, the kitchen is fitted with modern units, stone effect worktops with matching upstands, a breakfast bar and a sink; whilst appliances include an integrated oven and electric hob with an extractor hood above and a tiled splash back, and a freestanding fridge/freezer and dishwasher.

On the upper floor, bedroom one is set to the front with two windows allowing plentiful natural light, wood effect flooring, two light fittings and a large open press wardrobe space. Whilst bedroom two is to the rear, and features carpeted flooring and two built-in wardrobes. Completing the accommodation, the bathroom is to the rear, fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.



66 Keltyhill Avenue, Kelty, KY4 0LQ

Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The town of Kelty is set amid lovely open green spaces such as Lochore Meadows Country Park, Loch Leven and Loch Fitty. The area is well served for schooling at all levels with multiple primaries and secondary education, including the nearby Kinross High School. Kelty is well-placed for commuting as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. A former coal mining village in the heart of Fife, the town has a good range of local shopping throughout, with banks, churches, a bowling club and other central amenities, and there are

regular bus services to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. Nearby Dunfermline offers a large retail park, an ASDA superstore, a leisure park with an Odeon cinema, a theatre and sports facilities. The neighbouring town of Kinross sits beside Loch Leven, the largest loch of the Scottish lowlands, and offers further amenities and outdoor recreation activities such as a golf course and 13 miles of walking and cycling trails.





### Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.