



**Offers Over £109,500**  
**1 Earls Row, Kelty, Fife, KY4 0AF**



# 1 Earls Row, Kelty, Fife, KY4 0AF

Delmor are delighted to present to the market this end terraced villa set in a popular location. Kelty has a great range of amenities including shopping and schooling. There are close links to the M90 for the commuter. The property briefly consists of on the ground floor - Entrance porch through to the lounge/dining room with stairs leading to the first floor. Fire surround and fire. French doors through to the dining area. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Conservatory overlooking the rear gardens. The first floor has a top hallway giving access to two double bedrooms with fitted storage and a boxroom. Shower room comprising of shower cubicle, WC and wash hand basin. There are gardens to the front and rear. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

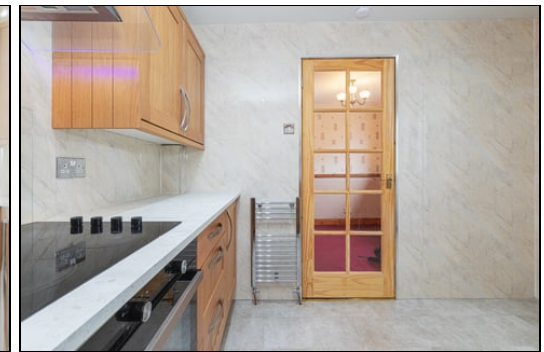
## Ground Floor

### Entrance Porch

### Lounge/Dining Room



### Kitchen



3.1m x 2.8m (10' 2" x 9' 2")

## Conservatory



## Bedroom

## First Floor

### Top Hallway



## Bedroom



4.2m x 3.4m (13' 9" x 11' 2")



4.1m x 2.6m (13' 5" x 8' 6")

## Boxroom

1.7m x 2.1m (5' 7" x 6' 11")



## Shower Room



1.8m x 1.9m (5' 11" x 6' 3")

## Gardens



## Extras

All floor coverings. Electric hob, oven and extractor. 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

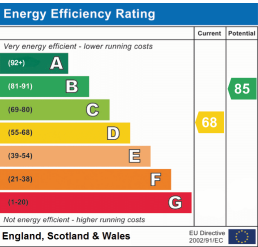
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

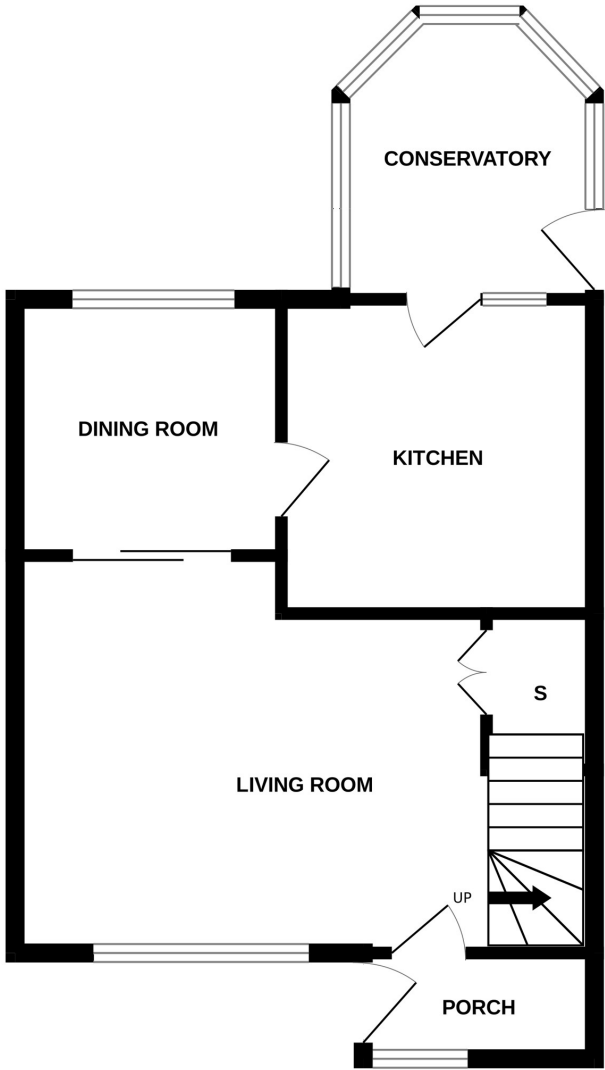
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GROUND FLOOR



1ST FLOOR

