



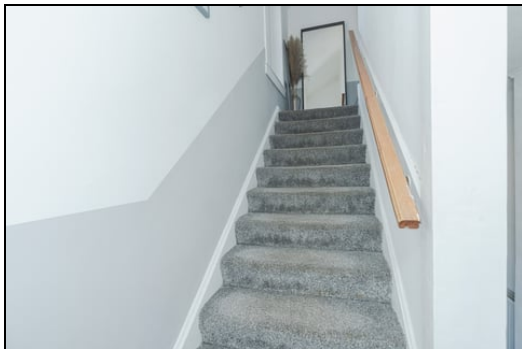
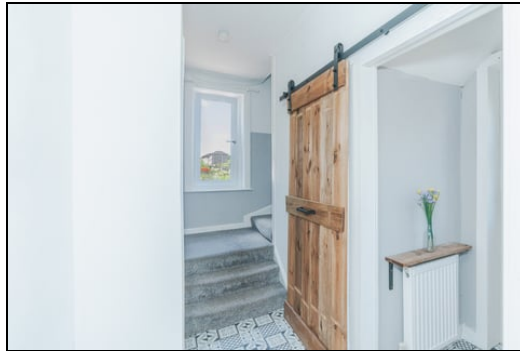
Offers Over £139,500
48 Keltyhill Road, Kelty, Fife, KY4 0ED

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Delmor are delighted to present to the market this family sized semi detached villa set in a popular location. Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. The subjects are well placed for easy access to local shops, primary schools, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. The property briefly comprises of, on the ground floor - Entrance hallway with storage cupboard and stairs leading to the first floor. Spacious bright lounge with fire surround and inset gas fire. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Modern bathroom with four piece suite comprising of corner bath, vanity unit housing the wash hand basin and WC. Separate shower cubicle. The first floor has top hallway giving access to three bedrooms. The front garden is laid with chips. Mono block driveway allowing for ample off street parking leading to the garage. The rear gardens are enclosed and mostly laid to lawn with slabbed patio area. 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 Hallway



Lounge



5m x 3.7m (16' 5" x 12' 2")

Kitchen



3.3m x 2.3m (10' 10" x 7' 7")



Bathroom



1.4m x 3.2m (4' 7" x 10' 6")

First Floor

Top Hallway

Bedroom



4.9m x 3m (16' 1" x 9' 10")

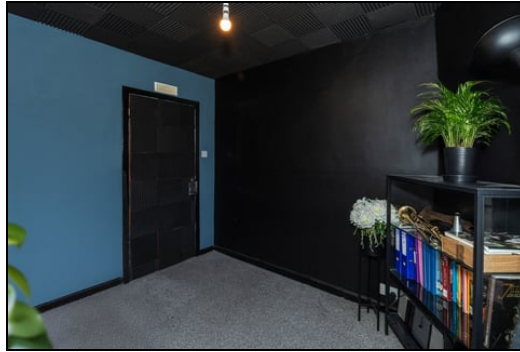
Bedroom



4.2m x 2.6m (13' 9" x 8' 6")



Bedroom



3.1m x 2.5m (10' 2" x 8' 2")

Gardens



Extras

All floor coverings. Gas hob, electric 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.

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