



Offers Over £205,000
48 Limepark Crescent, Kelty, Fife, KY4 0JZ

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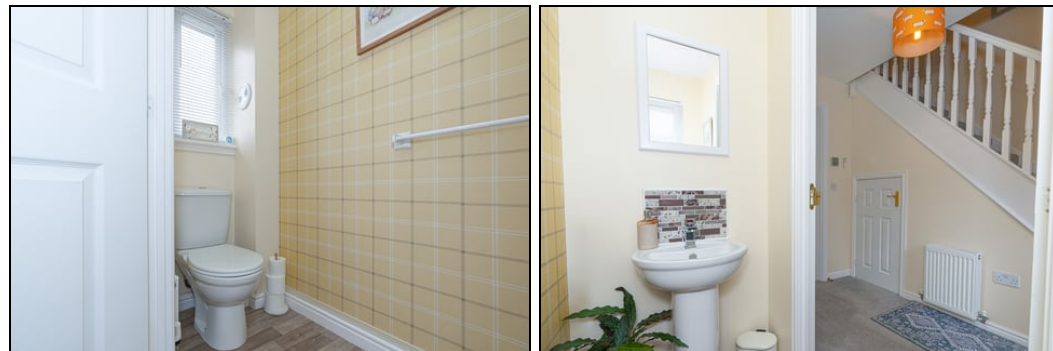
Delmor are delighted to bring to the market this well presented semi detached villa set in a much sought after residential estate. Kelty has a great range of amenities including various shops, cafes and schooling with further amenities within the neighbouring village of Cowdenbeath. Ideal for commuting 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, on the ground floor - Entrance hallway with stairs leading to the first floor. Downstairs toilet. Bright lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Integrated fridge/freezer and dishwasher. The top floor has three bedrooms, the master bedroom has an en suite shower room. Bathroom comprising of bath, WC and wash hand basin. The front gardens are open with driveway leading to the garage allowing for off street parking. The rear gardens are fully enclosed and mostly laid to lawn with decked patio area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property.

Ground Floor

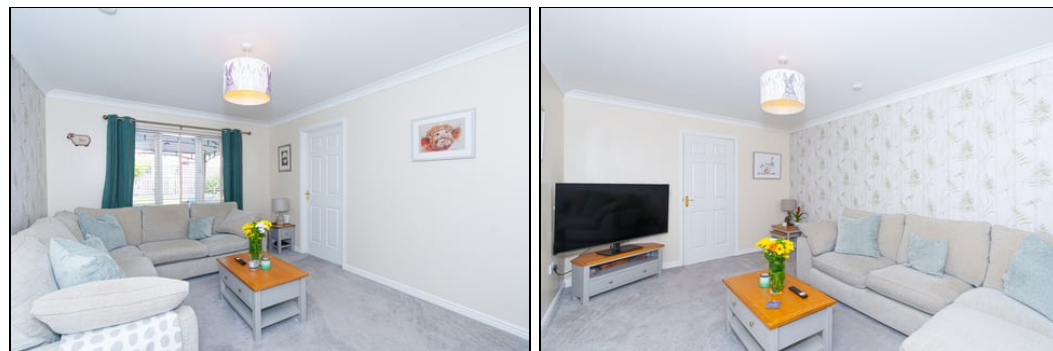
Entrance Hallway



Downstairs WC

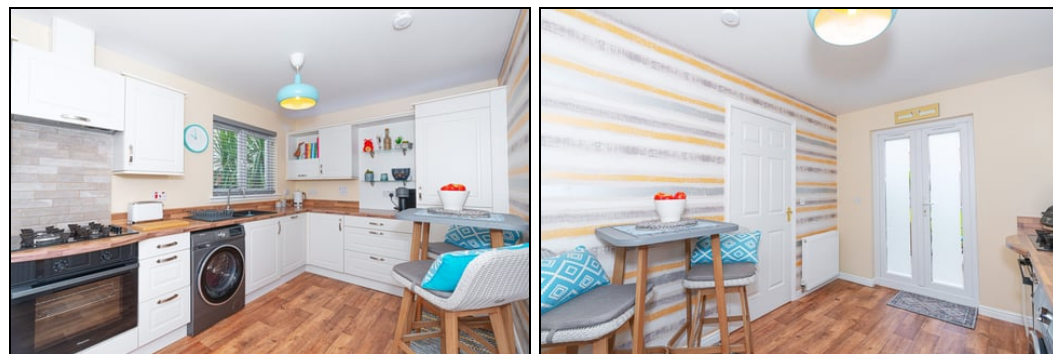


Lounge



4.60m x 3.20m (15' 1" x 10' 6")

Kitchen

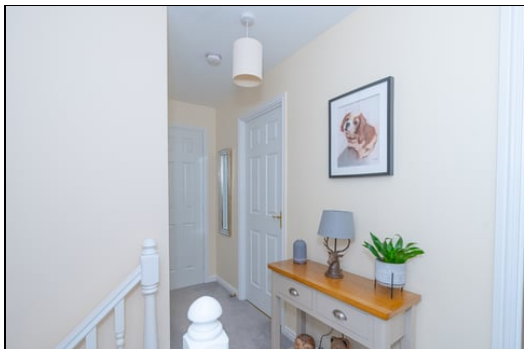


4m x 2.60m (13' 1" x 8' 6")

First Floor



Top Hallway



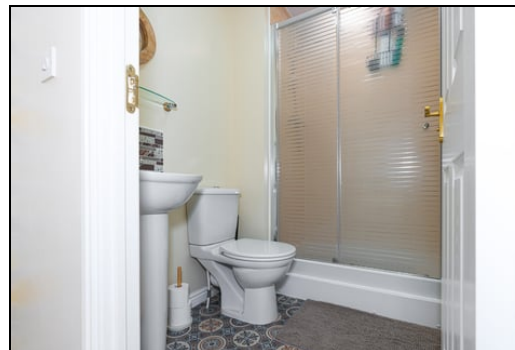
Master Bedroom



3.40m x 2.90m (11' 2" x 9' 6")



En Suite



2m x 1.6m (6' 7" x 5' 3")

Bedroom



3.90m x 2.60m (12' 10" x 8' 6")

Bedroom



3.40m x 2.30m (11' 2" x 7' 7")

Bathroom



2.90m x 2.20m (9' 6" x 7' 3")

Gardens

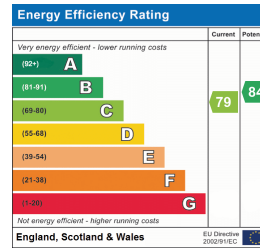


Extras

All floor coverings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer and dishwasher.

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.

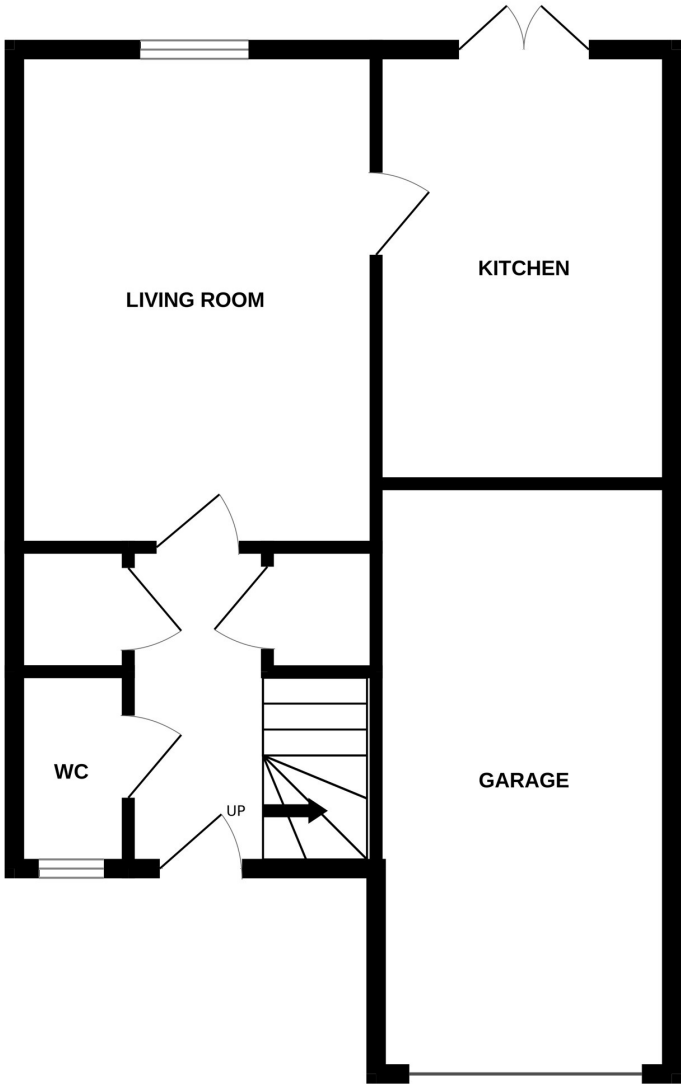
MORTGAGE & FINANCIAL ADVICE

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.

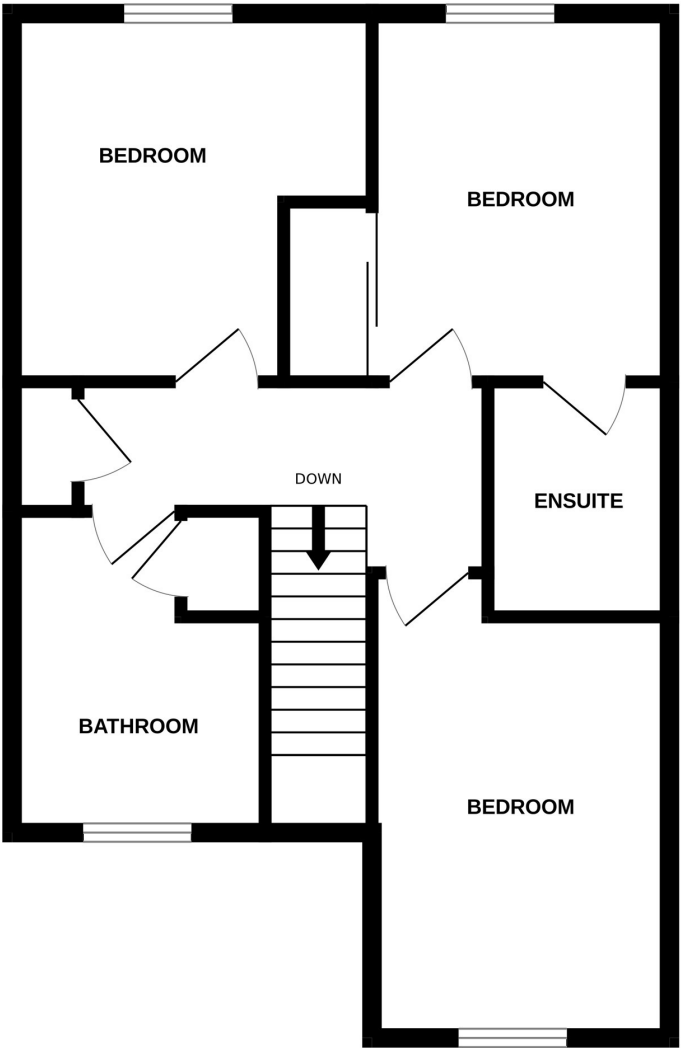
FREE VALUATION

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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