



Offers Over £199,500  
18 Laurel Avenue, Kelty, Fife, KY4 0LW

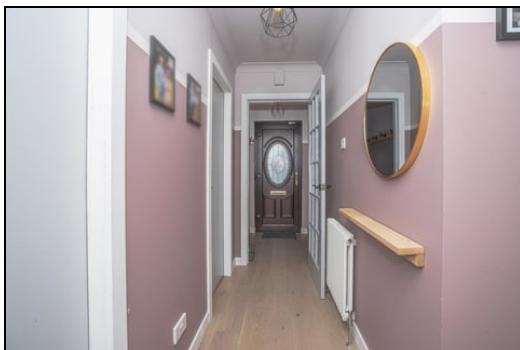
# 18 Laurel Avenue, Kelty, Fife, KY4 0LW

Delmor are delighted to present to the market this well presented detached bungalow, set in a much sought after location. Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. There are bus stops on the main street that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities. The property briefly comprises - Entrance vestibule through to hallway with storage cupboard. Lounge has ample space for dining table and chairs. Study area. Modern kitchen with floor and wall mounted units, incorporating gas hob with electric oven below and overhead extractor fan. Conservatory overlooking the rear gardens. There are two double bedrooms both of which have fitted wardrobes. Bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are gardens to the front with mono block driveway, allowing for off street parking. Garage. Gardens to the rear are fully enclosed with patio and lawned areas. The property also benefits from double glazing and gas central heating. Viewing is highly recommended and would ideally suit a buyer looking for a property on the one level.

## Ground floor

### Entrance vestibule

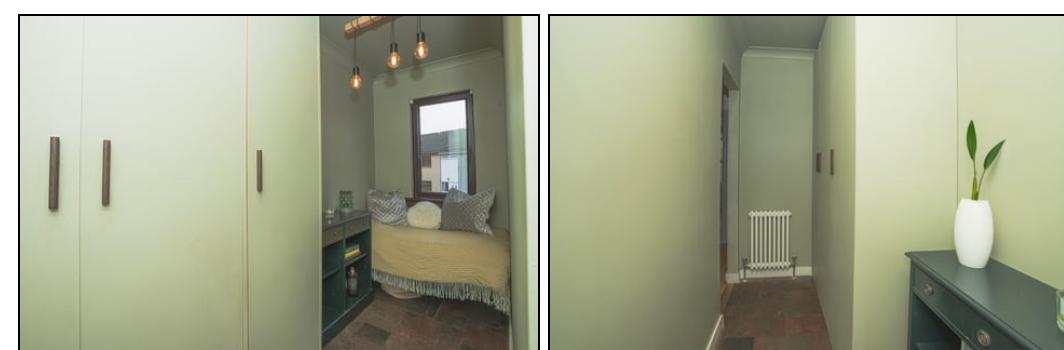
### Hallway



### Lounge



### Study Area



## Kitchen



3.60m x 2.35m (11' 10" x 7' 9")

## Bedroom



2.92m x 3.90m (9' 7" x 12' 10")

## Conservatory



2.55m x 2.75m (8' 4" x 9' 0")

## Bedroom



2.95m x 3.60m (9' 8" x 11' 10")



**Bathroom**



2.35m x 2.35m (7' 9" x 7' 9")

**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.

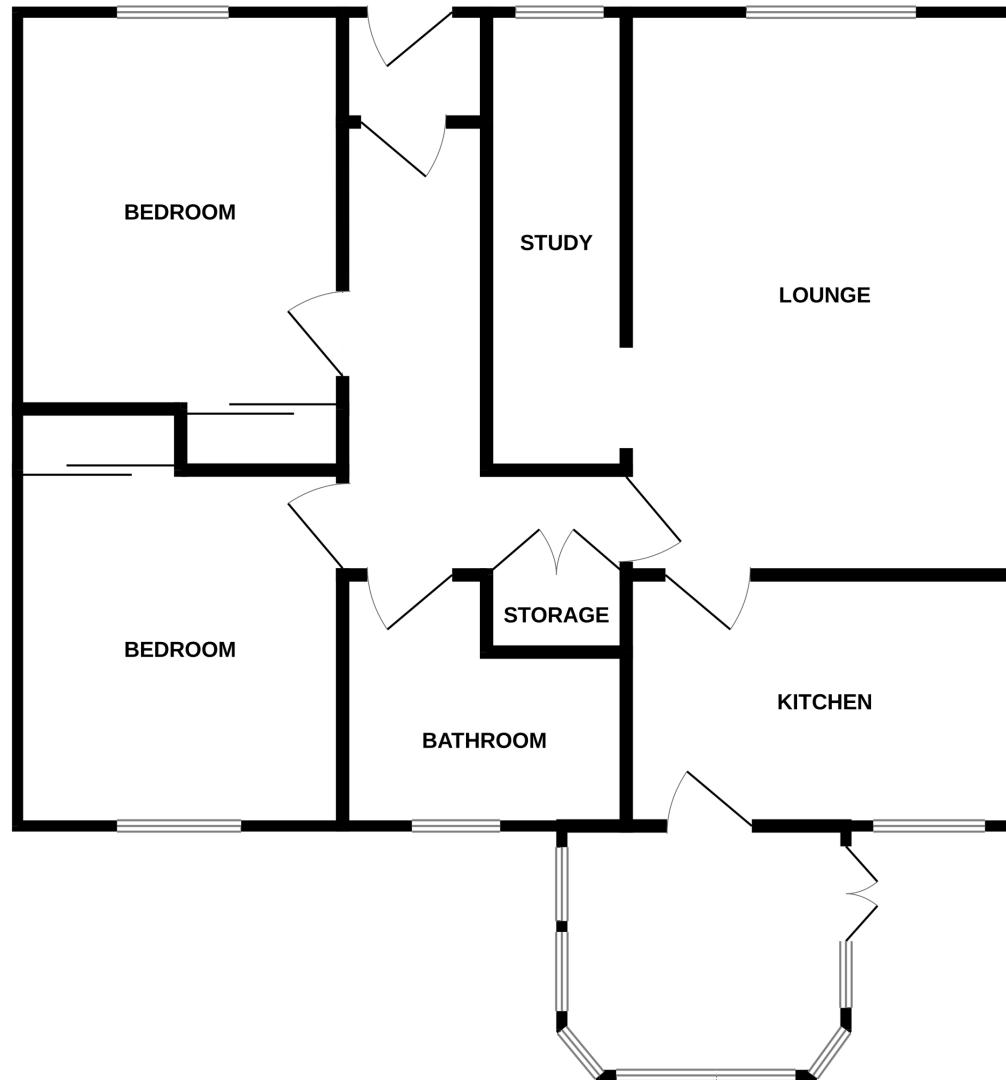
### **MORTGAGE & FINANCIAL ADVICE**

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.

## **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



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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