



**Offers Over £124,950**  
**186 Main Street, Kelty, Fife, KY4 0AR**



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Delmor are pleased to present to the market this end terraced villa. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Lounge with fire place inset fire. Kitchen is fitted with an array of floor and wall mounted units, washing machine and free standing fridge freezer. The dining area has floor and wall mounted units on one wall with integrated electric hob and oven and French doors leading to the rear garden. Large storage cupboard. The first floor has a top hallway giving access to three double bedrooms, one with a cupboard and one with a fitted wardrobe. The bathroom comprising bath, WC and wash hand basin. The garden to the front is laid to grass and slabbed area providing off street parking, There is a separate driveway again providing off street parking. Wooden garage to side. The gardens to the rear are enclosed and has slabbed patio areas, lawned areas and sheds. The property also benefits from 16 Solar Panels to the front and rear, electric heating and double glazing. The property requires some upgrading and would ideally suit a buyer looking to put their own stamp on a property.

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.

Early viewing is highly essential to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance hallway



### Lounge



3.1m x 4.4m (10' 2" x 14' 5")

### Dining



3m x 2.7m (9' 10" x 8' 10")

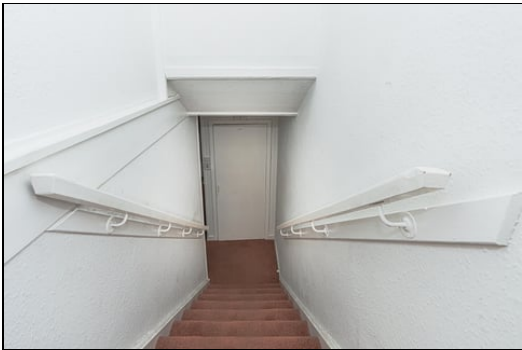
**Kitchen**



3.5m x 3m (11' 6" x 9' 10")

**First floor**

**Top Hallway**



**Bedroom**



2.9m x 3.1m (9' 6" x 10' 2")



**Bedroom**



3.6m x 4.1m (11' 10" x 13' 5")



## Bedroom



3.5m x 3.3m (11' 6" x 10' 10")

## Bathroom



1.6m x 2.1m (5' 3" x 6' 11")

## Gardens

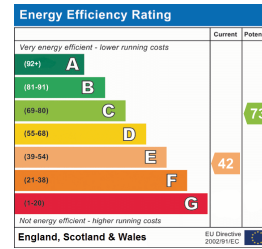


## Extras

All floor coverings, electric hob, oven, washing machine and fridge freezer.

## 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.

