

50 Blairadam Crescent, Kelty



Law Location Life

50 | Blairadam Crescent | Kelty

Impressive 4 Bedroom Detached Villa, beautifully positioned within a sought after residential development and enjoying an elevated setting with delightful views towards Benarty Hill and the Countryside beyond. Offering generous and versatile family living, this home combines modern comfort with excellent outdoor space and is situated within easy reach of schools, local amenities and commuter links.

The accommodation comprises; Reception Hallway, Sitting Room (French Doors to the garden), Open Plan Kitchen/Dining/Family Room (With Feature Bay Window), WC/Cloakroom, Upper Level Landing, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

Externally the property boasts a fully enclosed East facing rear garden, predominantly laid to lawn with patio area and sun deck, ideal for outdoor entertaining. Additionally there is an integral garage, driveway and EVC Point.

Viewing is strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is click lock flooring, doors to the sitting room, open plan kitchen/dining/family room, wc/cloakroom and staircase to the upper level.

Sitting Room

A bright and spacious sitting room with French doors into the rear garden, carpeted flooring and views towards Benarty Hill.

Open Plan Kitchen/Dining/Family Room

This excellent open plan kitchen/dining/family room is an impressive and versatile space. The newly installed contemporary kitchen has storage units at base and wall levels, worktops, splash back tiling, and sink and drainer. Integral appliances include fridge/freezer, washing machine and dishwasher. There is also a 'Belling' range with gas hob, extractor fan, window to the rear, door to the side and tiled flooring. Open plan to the kitchen is the dining/family room area, with feature Bay window to the front and tiled flooring.

WC/Cloakroom

The wc/cloakroom has vinyl flooring and comprises; wc and pedestal wash hand basin.

Upper Level Landing

A timber staircase with carpet runner provides access to the spacious upper level landing. There is click lock flooring and doors providing access to 4 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A great sized master bedroom with feature arched alcove shelf, vinyl flooring, window to the front and doors to fitted wardrobe, storage cupboard and en suite shower room.

En Suite Shower Room

The en suite shower room has vinyl flooring, part tiled walls and comprises; shower cubicle, pedestal wash hand basin, wc and window to the side.

Bedroom 2

A double bedroom with feature arched alcove shelf, window to the front and vinyl flooring.

Bedroom 3

A third double bedroom with carpeted flooring and window to the rear with views towards Benarty Hill.

Bedroom 4

A fourth bedroom with carpeted flooring and window to the rear, again with views towards Benarty Hill and the countryside beyond.

Family Bathroom

The family bathroom has vinyl flooring, part tiled walls and comprises, bath with shower over, wc, wash hand basin and window to the rear.

Gardens

The fully enclosed East facing garden to the rear is predominantly laid to lawn with patio area and sun deck. Because of the elevated position there are fantastic countryside views.

Integral Garage & Driveway

The single integral garage has an up and over door to the front, power and light. The driveway to the front can accommodate 2 vehicles.

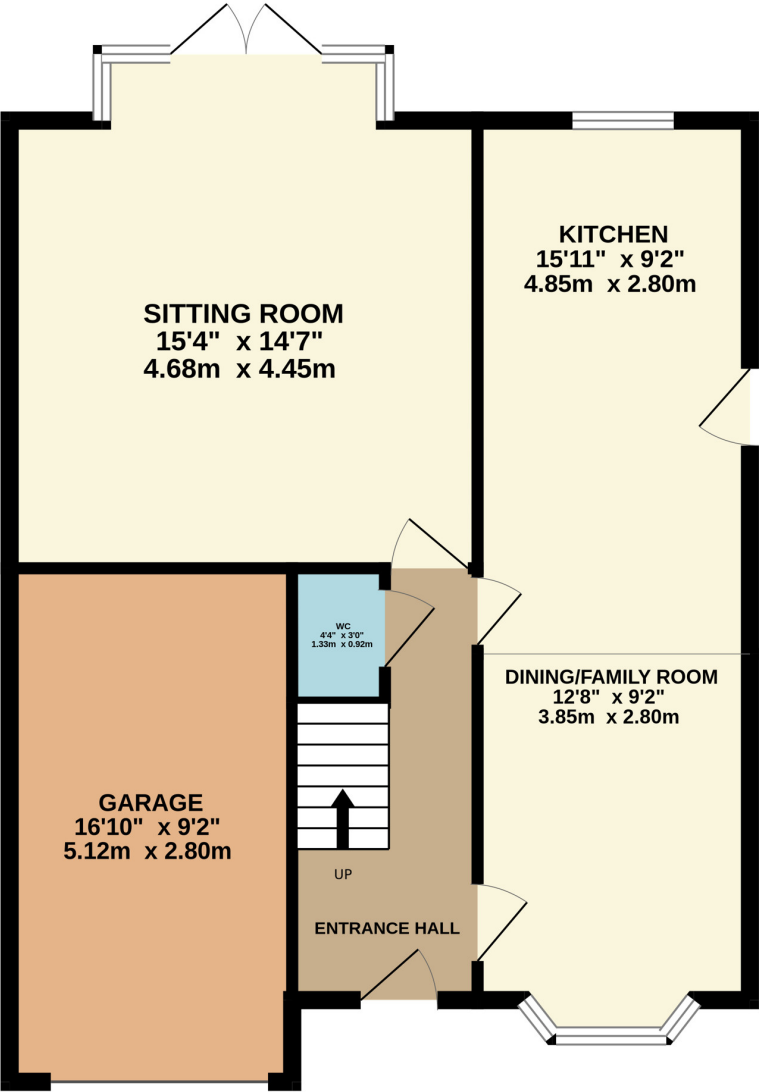
EVC Point

There is an electric vehicle charging point to the side of the property.

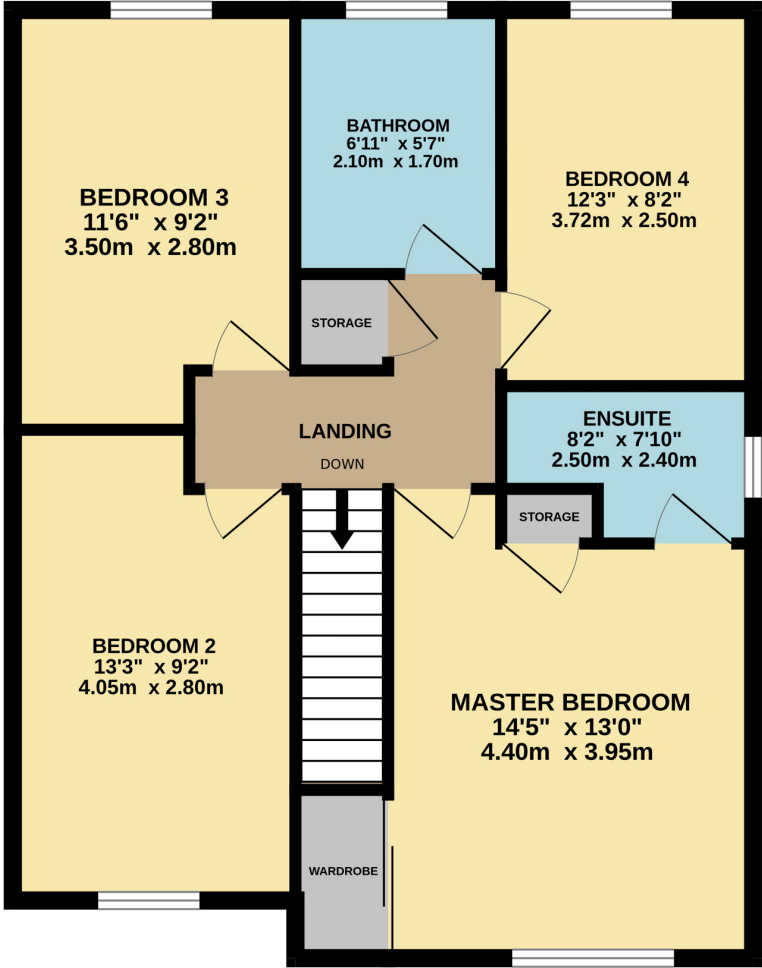
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



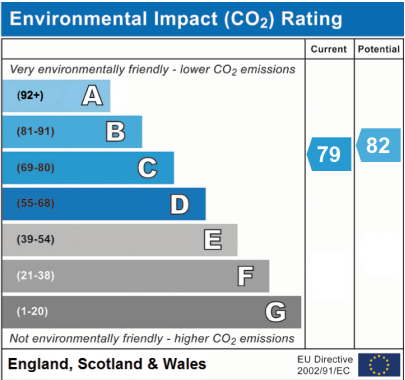
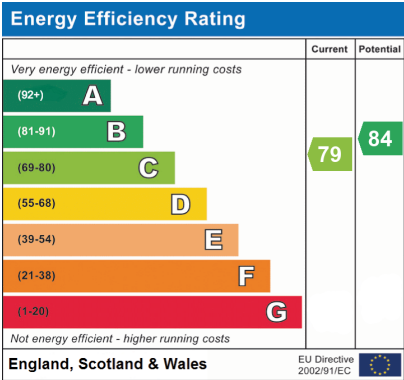
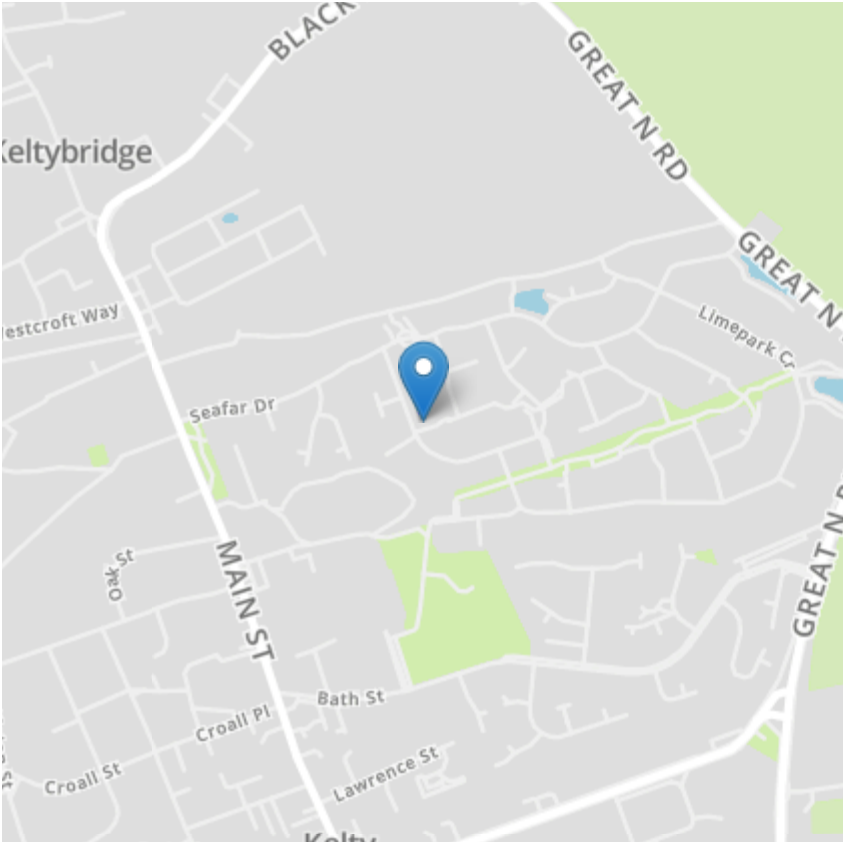
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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BLAIRADAM CRESCENT, KELTY - A BETTER PLACE TO LIVE

Kelty is a small village on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with 'Park & Ride' services in the nearby town of Kinross or Dunfermline. Kelty also offers a good range of shops, cafes, coffee shops and other facilities. The schools throughout the area are all extremely highly rated. Add to the mix a wide range of sports clubs, the nearby Lochore Meadows Country Park and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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