



Offers Over £249,950
23 Dewars Avenue, Kelty, Fife, KY4 0BG

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Welcome to 23 Dewars Avenue, Kelty a spacious detached three-bedroom Family Home. Situated in a quiet residential area of Kelty, this home offers flexible living accommodation across two levels, making it ideal for families or those seeking additional space.

The front door opens directly into a welcoming dining room, creating a central hub for the home and an ideal space for both everyday meals and entertaining. From here, the ground floor flows into a bright and generously proportioned sitting room. A separate living room provides additional versatility, while the kitchen/breakfast room to the rear is well-sized and practical, fitted with floor and wall mounted units, a gas hob, oven, and overhead extractor fan, with space for a free-standing fridge freezer. The kitchen also offers direct access to a useful utility room with plumbing for a washing machine. A ground floor shower room adds further convenience.

A ground floor shower room adds further convenience. Upstairs, the property comprises three well-proportioned bedrooms, including a spacious principal bedroom.

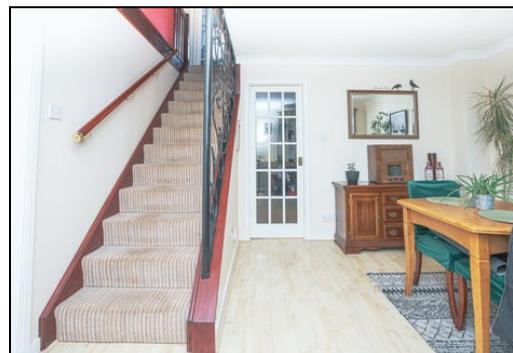
Two of the bedrooms benefit from their own en-suite facilities. A box room offers excellent additional storage or potential for use as a home office or dressing room.

Externally, the property enjoys the benefits of a detached home, with surrounding outdoor space, driveway and garage.

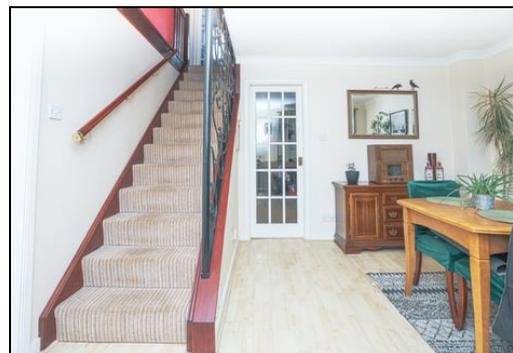
Kelty is a well-connected and popular residential area offering a range of local amenities including shops, schools, and leisure facilities. The village benefits from excellent transport links, with easy access to the M90 motorway providing convenient routes to Edinburgh, Perth, and beyond, making it an ideal location for commuters while still enjoying a more relaxed, community-focused setting. Early viewing is highly recommended to appreciate the space and potential on offer.

ground floor

Entrance



Dining room



Living room



Sitting room



Kitchen/Breakfast room



Utility Room

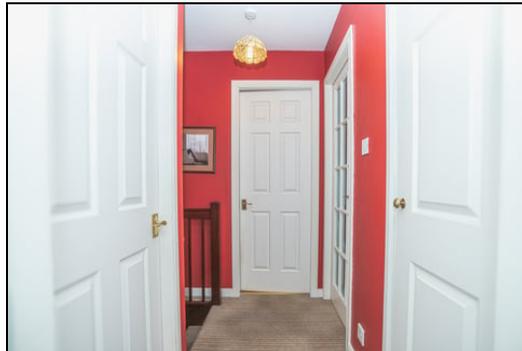


Shower room



First floor

Top hallway



Bedroom left



Ensuite





Bedroom right



Ensuite



Bedroom



Gardens



Extras

All floor coverings, light fittings, oven, gas hob and overhead extractor fan.



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.

SONIC TAPE

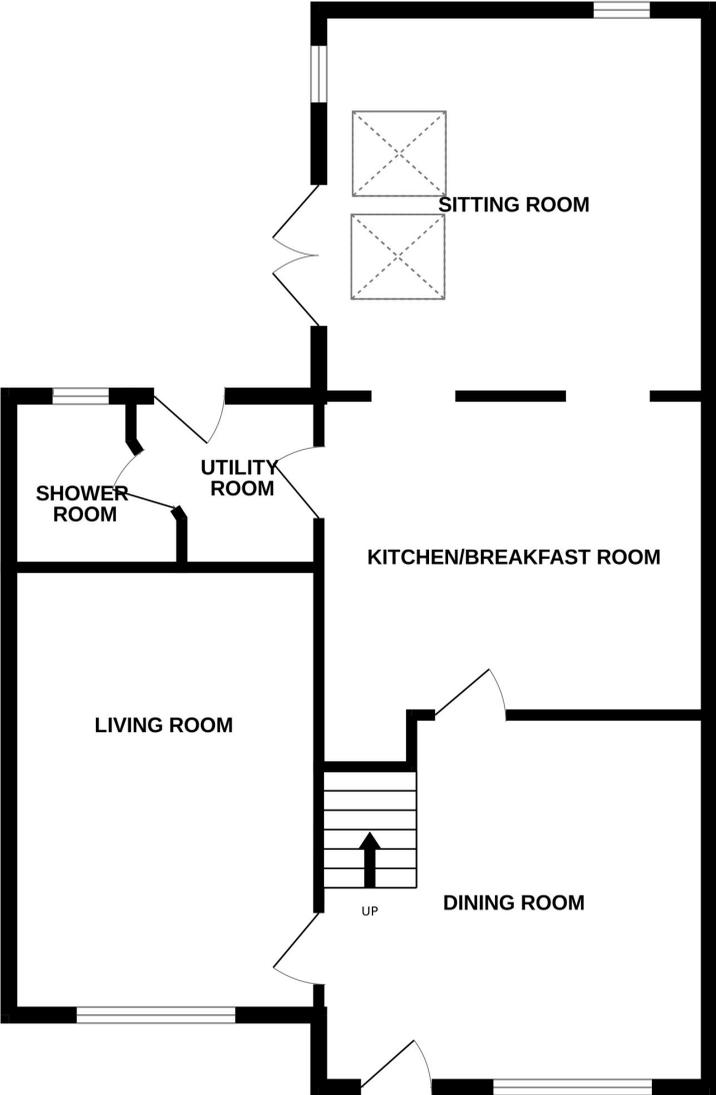
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

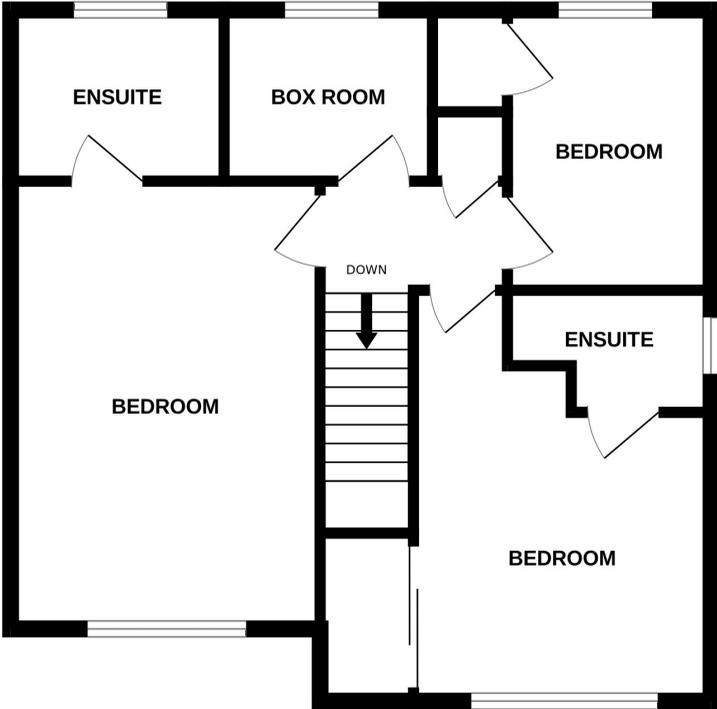
All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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