



**Offers in Region of £210,000**  
**23 Blairadam Crescent, Kelty, Fife, KY4 0EZ**



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Delmor are delighted to be marketing this well presented semi detached villa set in a private residential estate. Kelty has a host of amenities including shopping and schooling. There are close links to the M90 for the commuter. The property briefly comprises of - Entrance door. Bright lounge with French doors through to the kitchen. Dining kitchen with modern floor and wall mounted units incorporating gas hob with electric oven below. Integrated fridge/freezer and washing machine. Ample space for dining table and chairs. French doors leading to the conservatory. Conservatory overlooking the rear gardens. Downstairs toilet comprising of wash hand basin and WC. First floor has top hallway with three bedrooms, two of which have fitted wardrobes. Luxury shower room comprising of large walk in shower. Vanity unit housing the wash hand basin. WC. The gardens to the front are open with driveway to the side. There are established fully enclosed gardens to the rear. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in property which is a credit to the current owner.

## Ground Floor

### Lounge



4.2m x 3.8m (13' 9" x 12' 6")

### Conservatory



3.2m x 2.8m (10' 6" x 9' 2")

### Dining Kitchen



4.5m x 2.74m (14' 9" x 9' 0")



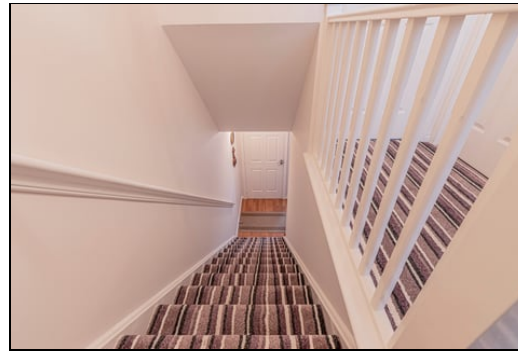
Downstairs WC



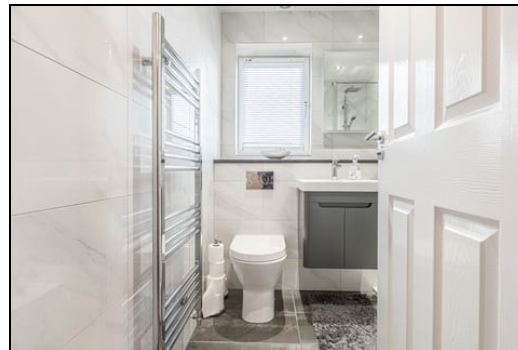
1.7m x 1.2m (5' 7" x 3' 11")

First Floor

Top Hallway



Shower Room



1.9m x 2.1m (6' 3" x 6' 11")





**Bedroom 1**



3.4m x 3.1m (11' 2" x 10' 2")

**Bedroom 2**



3.3m x 3.4m (10' 10" x 11' 2")

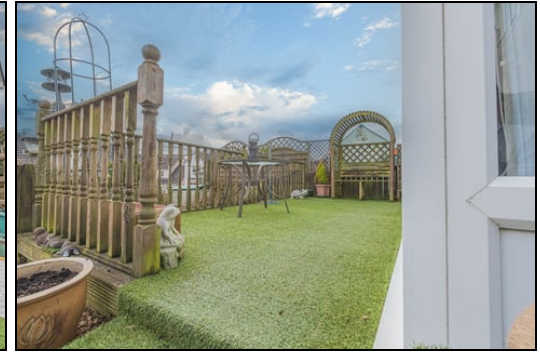
**Bedroom 3**



2.7m x 2.4m (8' 10" x 7' 10")



## Gardens



## Extras

All floor coverings. Gas hob. Electric oven. Integrated fridge/freezer and washing machine.

## 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.



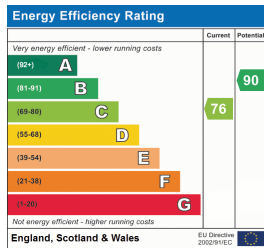


## MORTGAGE & FINANCIAL ADVICE

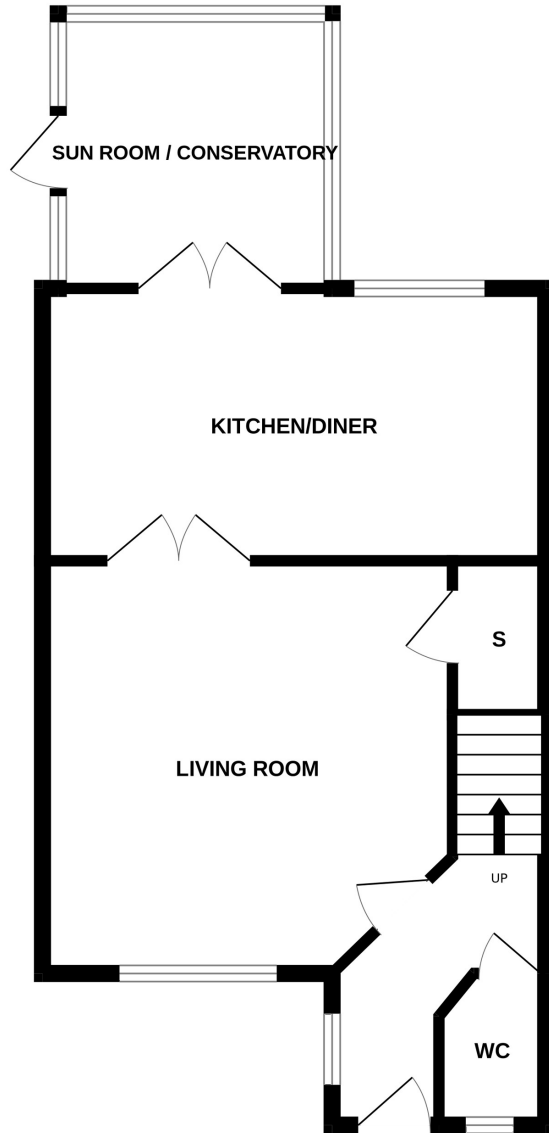
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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

