

# 13 Trinity Crescent, Kelty



**Andersons**

Law Location Life



# 13 | Trinity Crescent | Kelty

Immaculate Mid Terraced 2 Bedroom Villa, situated in a quiet cul-del-sac in a highly sought after residential location and with stunning views towards Benarty Hill.

Presented in move-in-condition, the property is ideal for first-time buyers and within easy reach of the M90, with superb commuter links.

The accommodation comprises; Sitting Room, Dining Kitchen, WC/Cloakroom, Master Bedroom, Bedroom 2 and Family Bathroom.

Externally there is an enclosed South facing rear garden and two designated parking spaces.

Early viewing is highly recommended to appreciate all that this lovely home has to offer.





## Accommodation

### Sitting Room

Entry is from the front into the sitting room. There is laminate flooring, window to the front with views towards Benarty Hill, doors to the dining kitchen and under stair cupboard and carpeted staircase to the upper level.

### Dining Kitchen

Contemporary kitchen with storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor fan, fridge/freezer, dishwasher and space for a washing machine. There is space for a small dining table, laminate flooring, window and door to the rear and door to the wc/cloakroom.

### WC/Cloakroom

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

### Upper Level Landing

The carpeted upper level landing provides access to 2 double bedrooms and family bathroom.

### Master Bedroom

The master bedroom has wall to wall fitted wardrobes, window to the front with stunning views and carpeted flooring.

### Bedroom 2

A further double bedroom with window to the rear, carpeted flooring, fitted double wardrobe and hatch to the attic space.

### Family Bathroom

The family bathroom has laminate flooring and comprises: bath with shower over, pedestal wash hand basin, wc and chrome towel radiator.

### Heating

Gas central heating.

### Garden

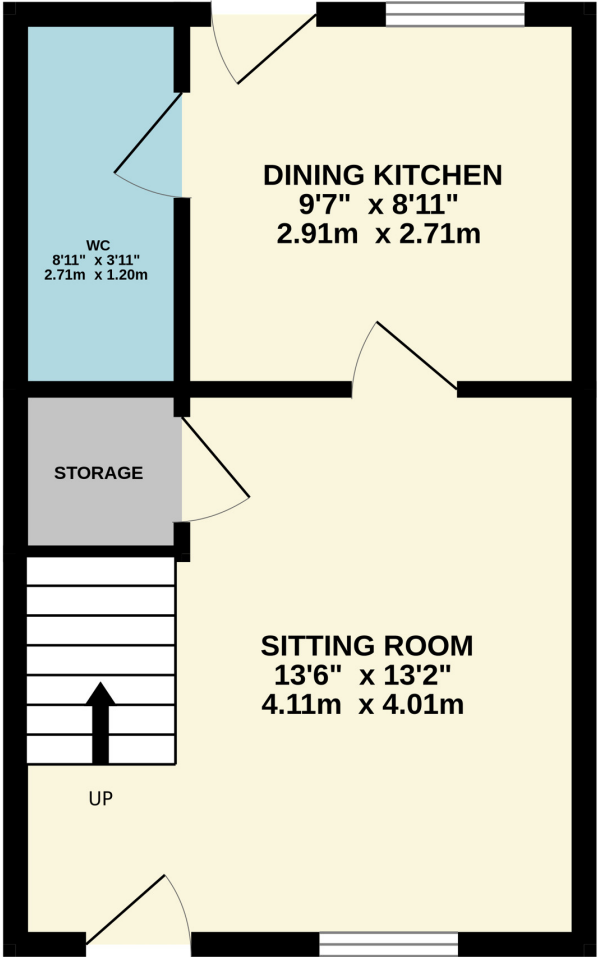
The property benefits from an enclosed South facing rear garden with patio area, artificial grass and timber shed.

### Parking

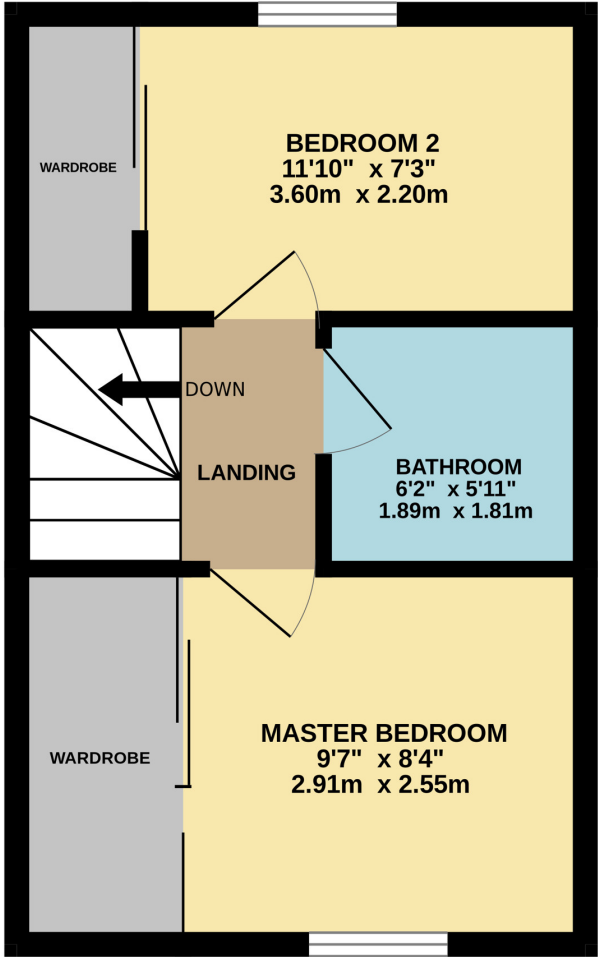
There are 2 designated parking spaces to the rear of the property.



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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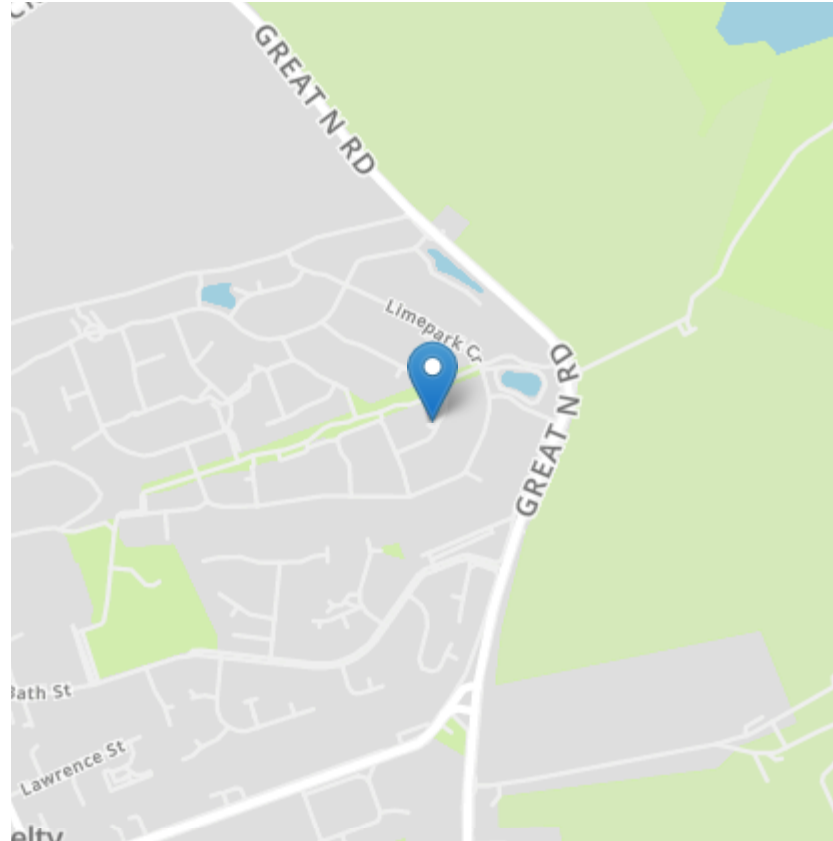






# TRINITY CRESCENT, KELTY - A BETTER PLACE TO LIVE

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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## Partners

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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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Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

