

11 11 Croall Place, Kelty



Andersons

Law Location Life

11 | 11 Croall Place | Kelty

Deceptively Spacious 4 Bedroom End Terraced Villa, beautifully presented throughout and situated on a good sized plot in a sought after residential area.

The accommodation comprises; Reception Hallway, Sitting Room/Dining Room, Kitchen, Downstairs Bedroom 4, Upper Landing, 3 further Double Bedrooms, Bathroom and WC Room.

Externally the property has gardens to the front and rear and a large driveway to the side.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is carpeted flooring, doors providing access to the sitting/dining room, kitchen, bedroom 4 and staircase to the upper level.

Sitting Room/Dining Room

A large open plan sitting room/dining room with windows to the front and rear, laminate flooring, fireplace with electric coal effect fire and door providing access to the kitchen.

Kitchen

The kitchen has storage units at base and wall levels, worktops and stainless steel sink and drainer. There are spaces and plumbing for appliances, vinyl tile flooring, window to the rear and door into the rear garden.

Bedroom 4

A versatile room, currently utilised as a 4th bedroom. There is carpeted flooring, window to the front and cupboard housing the boiler.

Upper Level Landing

A carpeted staircase and landing provides access to 3 double bedrooms, bathroom, wc room and hatch to the attic space. There is a window to the rear.

Master Bedroom

The master bedroom has fitted mirrored wardrobes, window to the front and carpeted flooring.

Bedroom 2

A double bedroom with fitted mirrored wardrobes, 2 storage cupboards, carpeted flooring and window to the rear.

Bedroom 3

A third double bedroom with window to the front, carpeted flooring and fitted storage cupboard,

Bathroom

The bathroom has laminate tile flooring and comprises; bath with shower attachment, pedestal wash hand basin and window to the rear.

WC Room

The wc room has laminate tile flooring and comprises; wc and window to the rear.

Gardens

The property is set in good sized gardens to the front and rear. The rear garden is enclosed with lawn area, mono block paving and patio area. There is ample space for a garage (subject to planning). The front garden is laid to lawn with hedge borders, plants and shrubs.

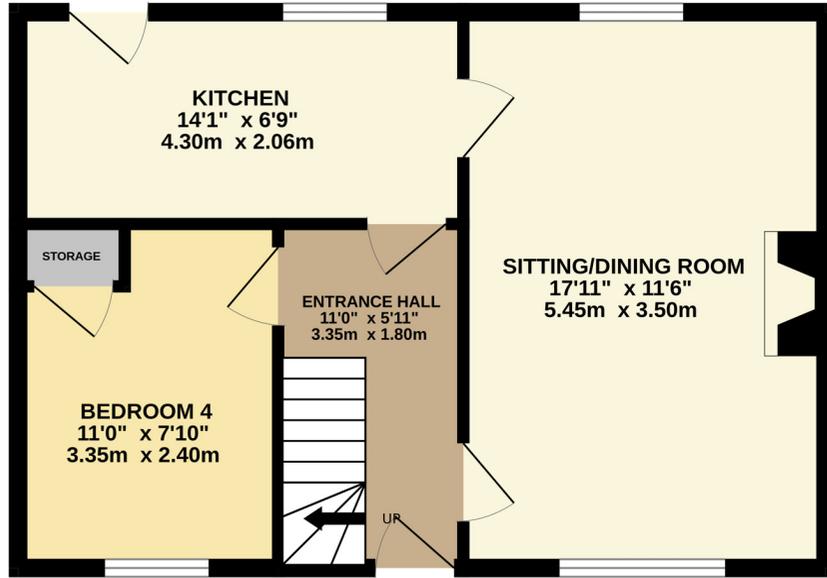
Driveway

There is a large driveway to the side of the property which could accommodate 3 vehicles.

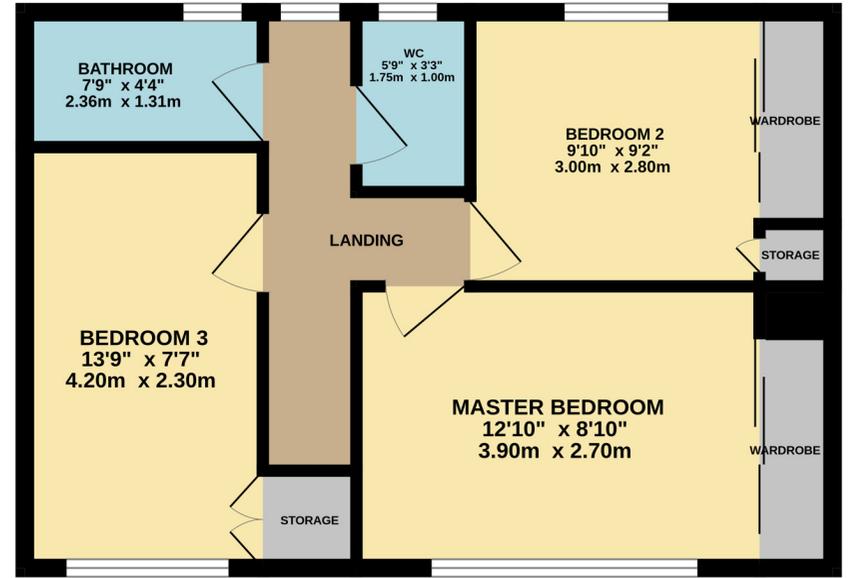
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



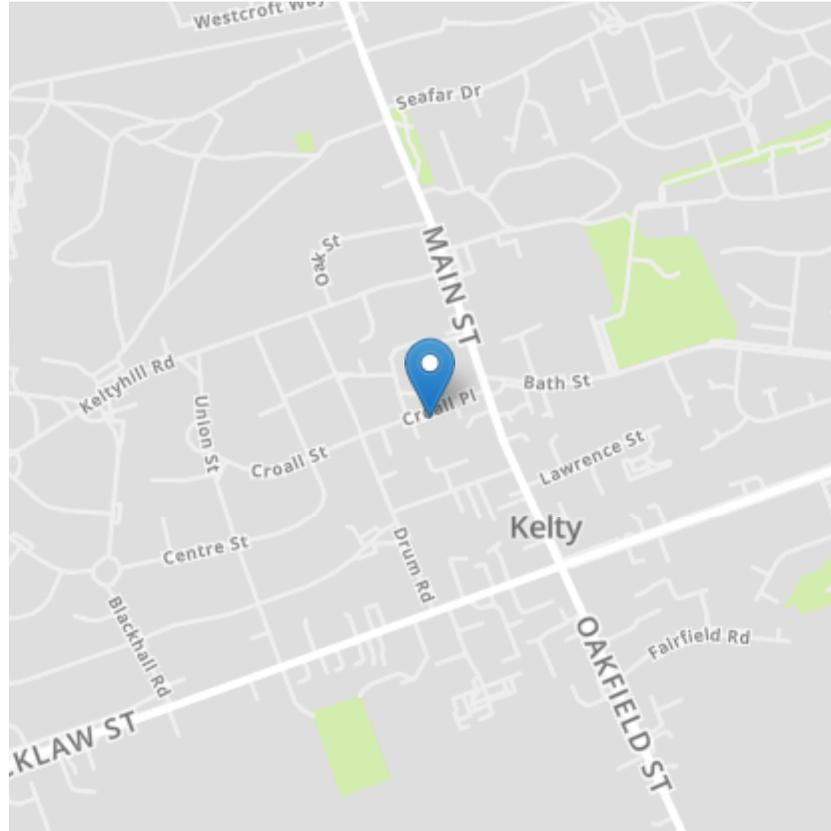
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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11 CROALL PLACE, 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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	74
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

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

