



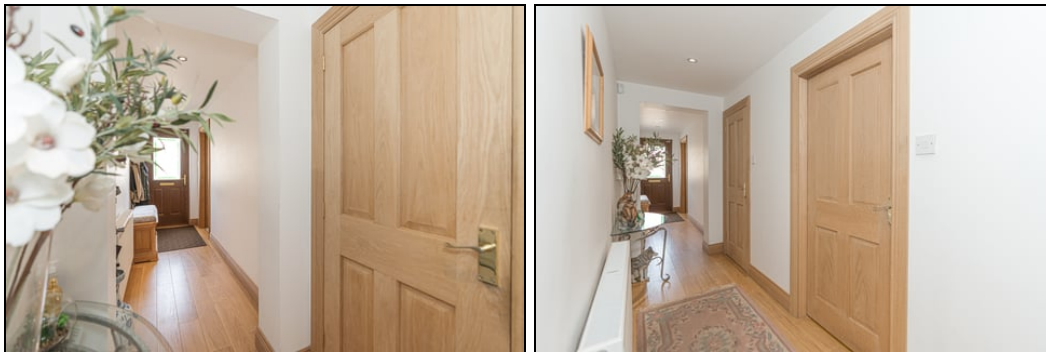
Offers Over £249,500
290 Main Street, Kelty, Fife, KY4 0BB

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Delmor are delighted to bring to the market this beautifully presented semi detached villa set in a popular location. Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. The property briefly comprises of, on the ground floor - Welcoming entrance hallway with storage cupboard. Spacious bright lounge/dining room with log burner and French doors leading to the rear gardens. Ample space for dining table and chairs. Stairs leading to the first floor. Further sitting room with marble fireplace and inset coal fire, with the option of making this a 5th bedroom. Modern kitchen with floor and wall mounted units incorporating range cooker with overhead extractor fan. Utility room with units matching the kitchen incorporating gas hob with overhead extractor fan. American style fridge/freezer, dishwasher and washing machine. Modern family bathroom comprising of stand alone bath, WC, double shower cubicle and vanity unit housing his and hers wash hand basins. The first floor has top hallway giving access to four double bedrooms one of which is currently being utilised as a cinema room/office. Modern shower room comprising of shower cubicle and vanity unit housing the wash hand basin and WC. There are extensive enclosed gardens to the rear which are mainly laid to lawn and have mature plants and trees. Fabulous views over the surrounding countryside. The property also benefits from gas central heating and double glazing. Early viewing is a must on this move in condition property which has flexible accommodation, making it an ideal family home.

Ground Floor

Entrance Hallway



Lounge/Dining Room



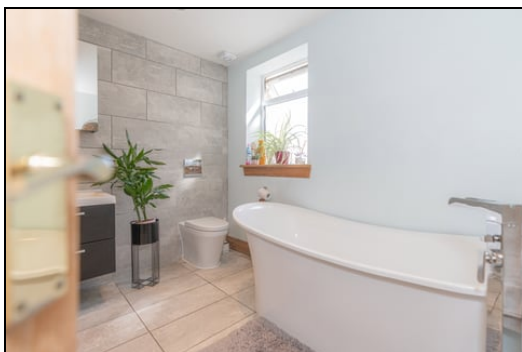
3.23m x 8.46m (10' 7" x 27' 9")

Sitting Room



3.86m x 4.39m (12' 8" x 14' 5")

Bathroom



4.45m x 3.86m (14' 7" x 12' 8")

Kitchen



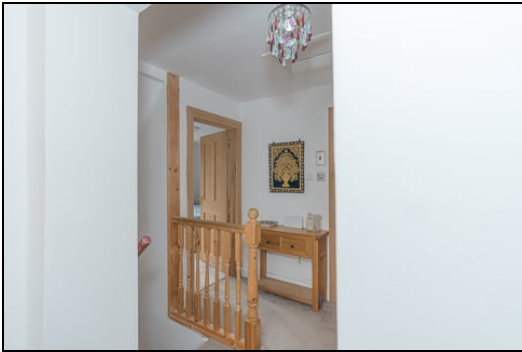
4.11m x 2.49m (13' 6" x 8' 2")

Utility Room



First Floor

Top Hallway



Bedroom



4.45m x 3.96m (14' 7" x 13' 0")

Bedroom



Bedroom



3.05m x 4.29m (10' 0" x 14' 1")

Bedroom



3.35m x 3.10m (11' 0" x 10' 2")



4.42m x 3.81m (14' 6" x 12' 6")



Shower Room



2.26m x 2.16m (7' 5" x 7' 1")

Gardens



Extras

All floor coverings. Range cooker and extractor fan. Gas hob and extractor fan. Dishwasher 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

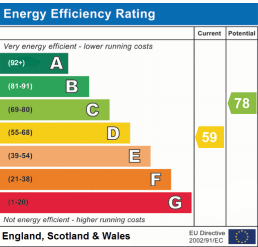
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

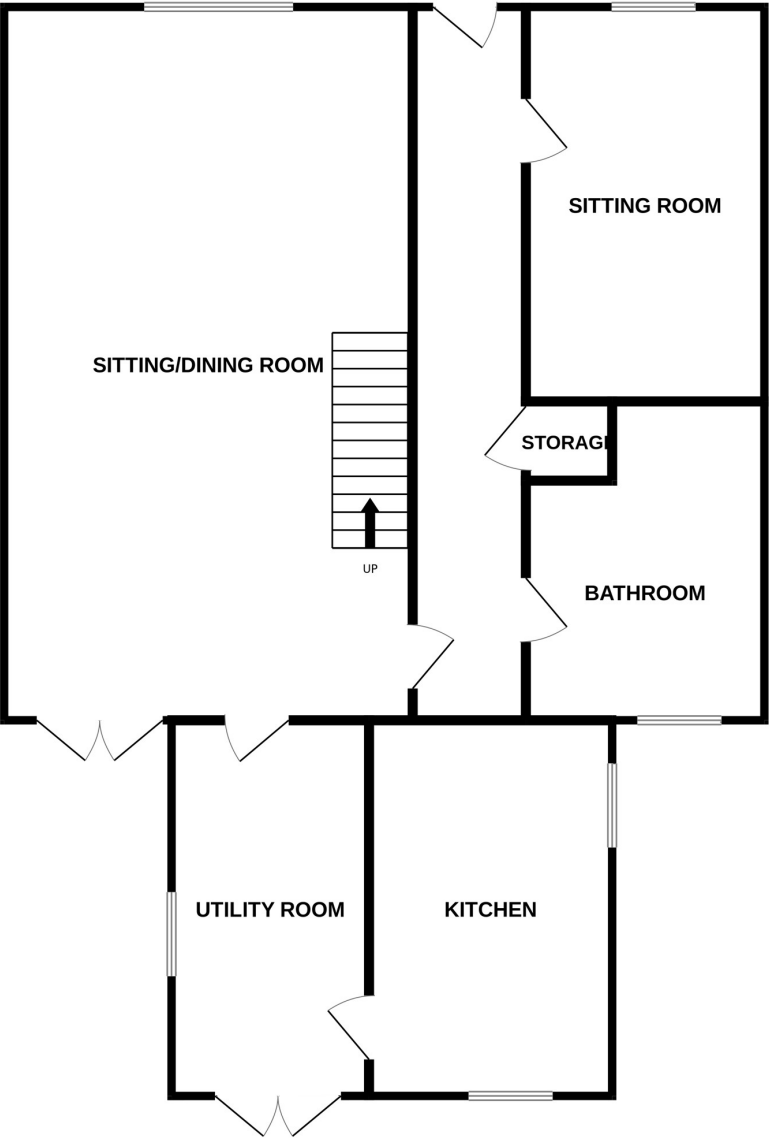
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

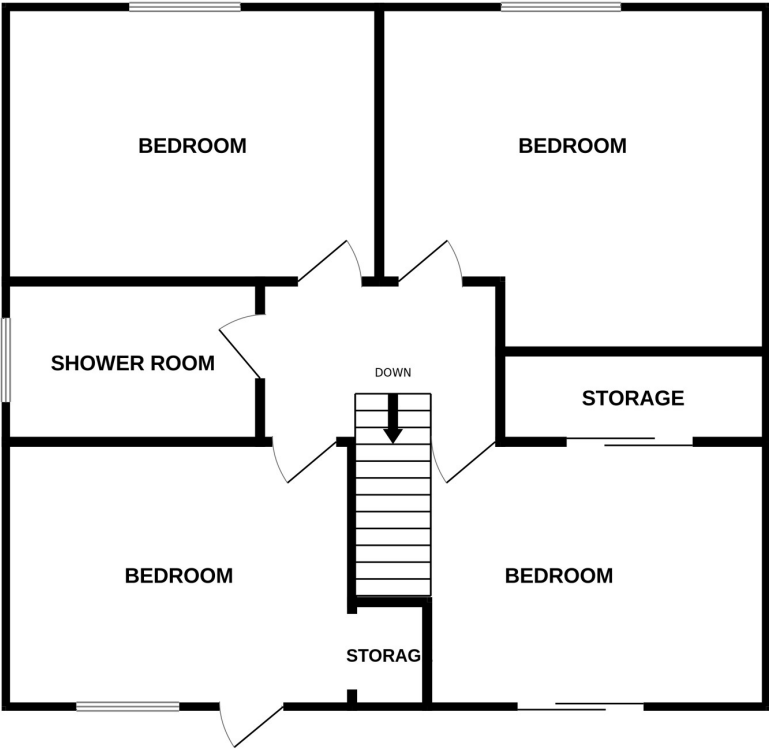
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST FLOOR



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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