



**Offers Over £229,500**  
**1 Abbots Wynd, Kelty, Perth and Kinross, KY4 0JS**



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Delmor are delighted to bring to the market this rarely available, well presented detached bungalow. Kelty has a great range of amenities including various shops, cafes and schooling with further amenities within the neighbouring village of Cowdenbeath. Ideal for commuting with access to M90 motorway less than one mile from property, bus links and Cowdenbeath Train Station offering regular services North and South. Fantastic walks with Lochore Meadows and Blairadam Forest within walking distance of property. The property briefly comprises of - Entrance vestibule through to the welcoming hallway with ample storage. Bright lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Sun room overlooking the rear gardens, currently being utilised as a dining area. Modern shower room comprising of double shower cubicle, WC and vanity unit housing the wash hand basin. Two double bedrooms. The front gardens are open and laid with chips. There is a mono block driveway to the side leading to the garage, allowing for off street parking for several vehicles. The rear gardens are fully enclosed and laid with chips and mono block. Early viewing is highly recommended on this move in condition property.

## Ground Floor

### Entrance Hallway



### Lounge



4.8m x 3.9m (15' 9" x 12' 10")

### Kitchen



3.2m x 2.6m (10' 6" x 8' 6")

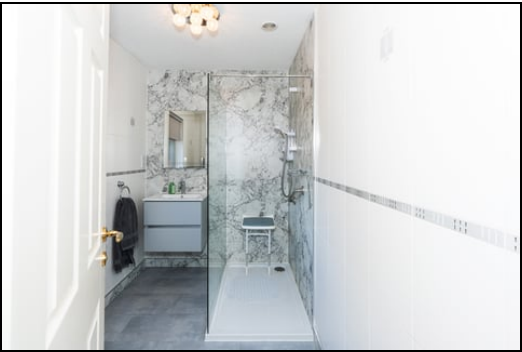


Sun Room



3.3m x 4.0m (10' 10" x 13' 1")

Shower Room



1.6m x 2.6m (5' 3" x 8' 6")

Bedroom



3.7m x 3.1m (12' 2" x 10' 2")



Bedroom



3.3m x 2.9m (10' 10" x 9' 6")

Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Greenhouse.



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

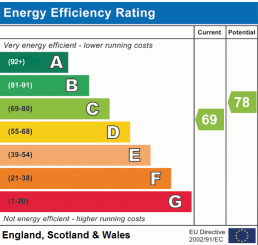
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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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.

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GROUND FLOOR

