

96 Oakfield Street, Kelty



Law Location Life

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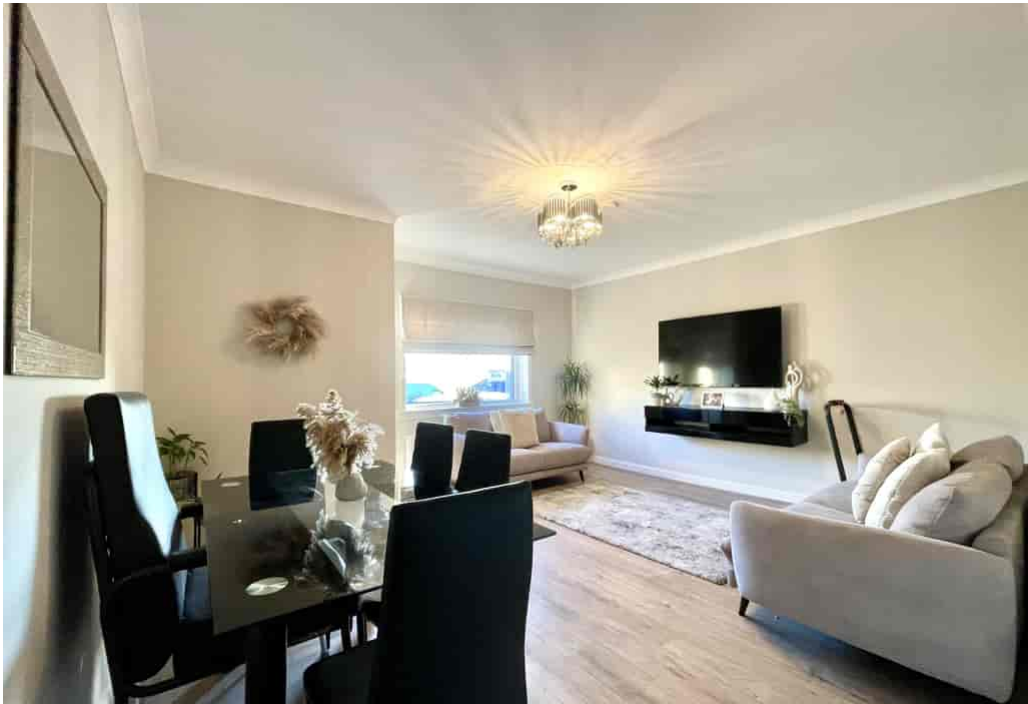
Immaculate Cottage Flat, beautifully upgraded and decorated throughout, offering spacious, high-quality accommodation in a sought-after location on the edge of Kelty.

Ideal for downsizers, first time buyers or buy to let investors, the accommodation is finished to an excellent standard throughout, offered in move in condition and comprises of; Entrance Hallway, Impressive Open Plan Sitting/Dining Room. 2 Double Bedrooms, Stylish Fitted Kitchen, Inner Hallway, Contemporary Shower Room and separate Cloakroom/WC.

Externally, the property benefits from a private decked garden area to the rear, garden to the front, communal drying green and a private driveway to the front providing off-street parking.

This is an exceptional home combining comfort, style and convenience and viewing is highly recommended.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is a door providing access into the sitting/dining room.

Open Plan Sitting/Dining Room

A large open plan reception room with laminate flooring, window to the front and door to the inner hallway.

Inner hallway

The carpeted inner hallway provides access to the kitchen, 2 bedrooms, shower room, wc/cloakroom, storage cupboard and access to a small loft area.

Kitchen

A modern kitchen with storage units at base and wall levels, including pantry storage, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include, fridge/freezer, double oven with hob, and space for a washing machine. Additionally there is a window to the front, door to the side providing access into the rear garden and laminate flooring.

Bedroom 1

A double bedroom with carpeted flooring and window to the rear.

Bedroom 2

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

Shower Room

A contemporary tiled shower room comprising; wall in shower, fitted wash hand basin and wc with storage, chrome towel radiator and window to the rear.

WC/Cloakroom

The wc/cloakroom has vinyl flooring, wc and pedestal wash hand basin.

Gardens

The rear garden comprises of a private raised deck and communal drying green. The garden to the front is low maintenance and chipped.

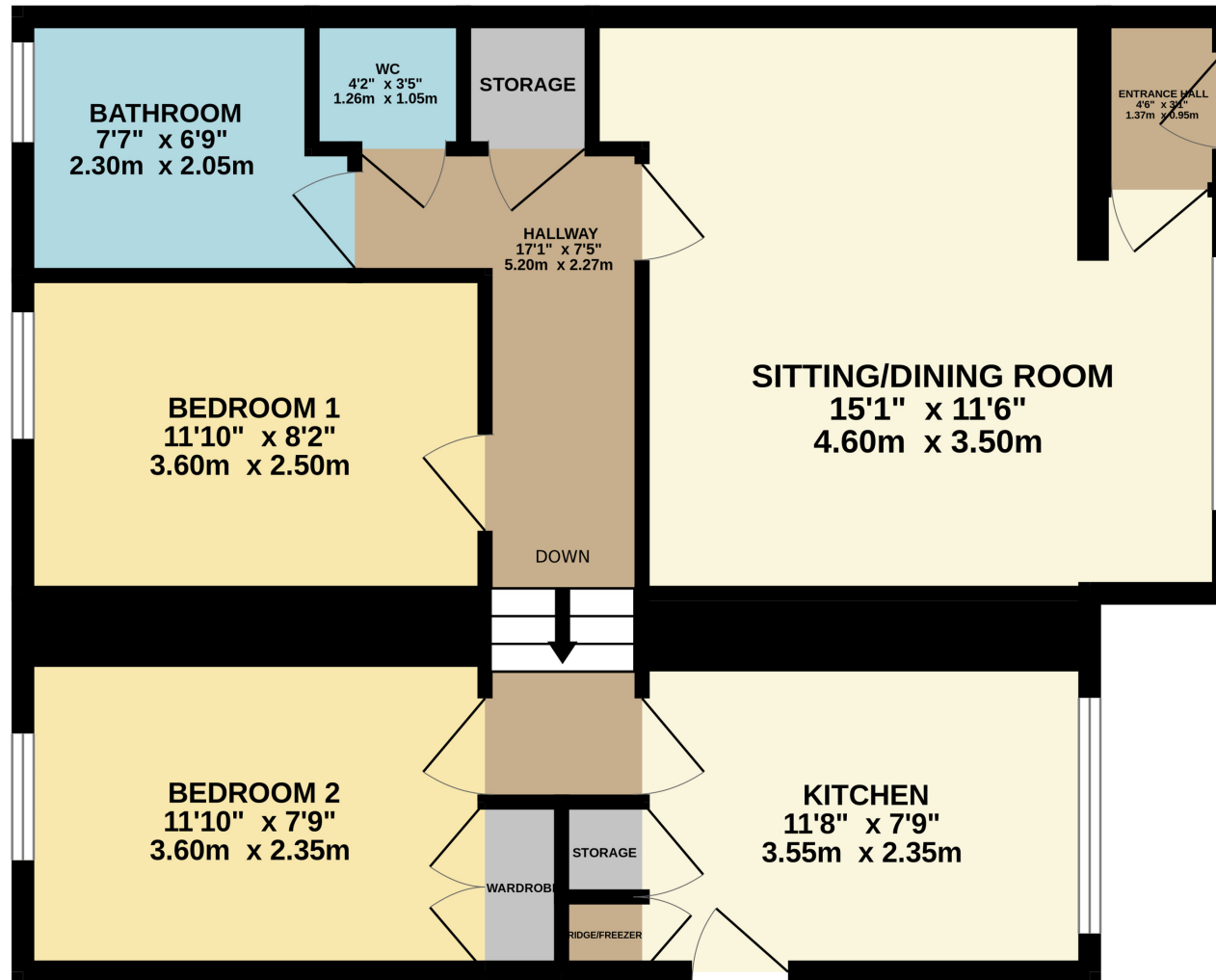
Driveway

There is a private driveway to the front of the property which can accommodate one vehicle.

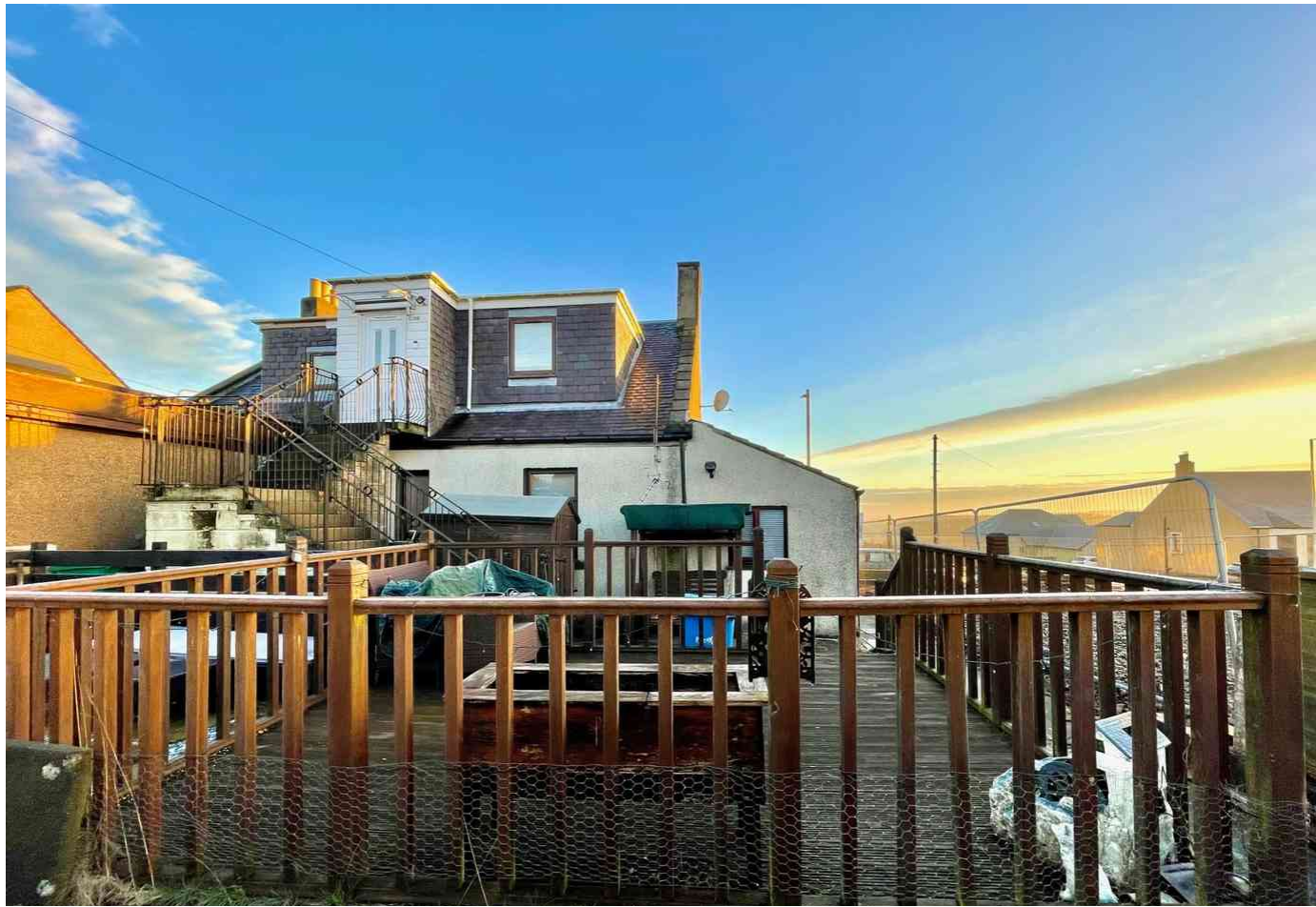
Heating

Gas central heating.

GROUND FLOOR

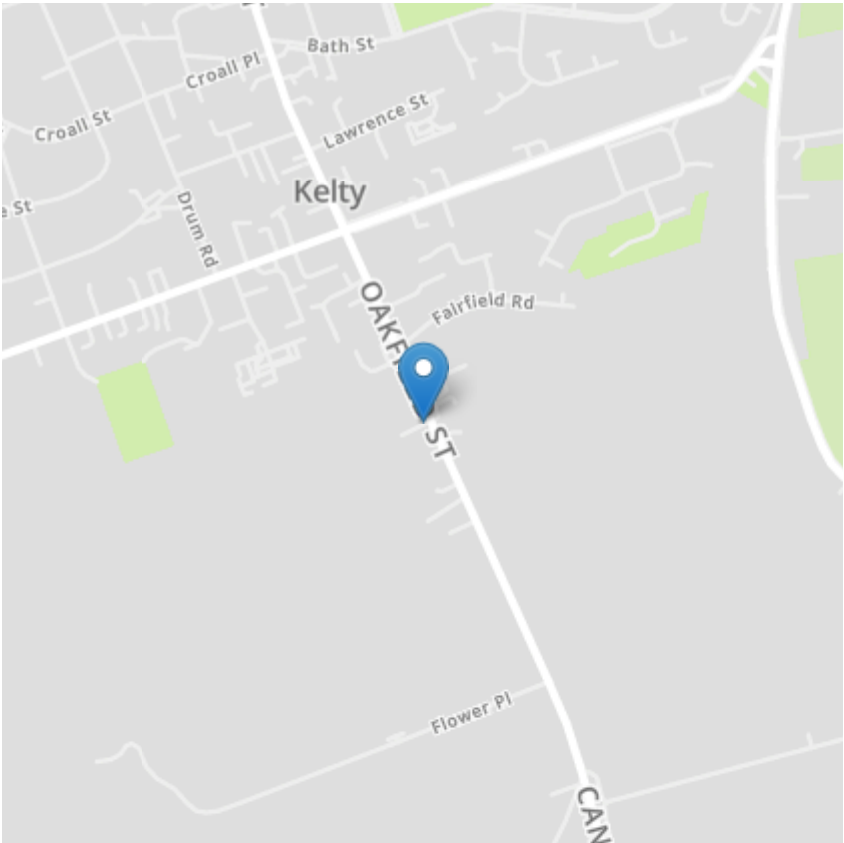






OAKFIELD STREET, KELTY - A BETTER PLACE TO LIVE

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			
		72	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			
		73	80
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

