

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**11 Maple Terrace, Kelty, KY4 0LP**  
**Offers Over £90,000**





Well proportioned mid terraced villa offering ideal starter accommodation or buy to let potential, in a popular area close to local amenities. Entrance hall, Lounge, Kitchen, Conservatory, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Off street parking. EPC - D. Council tax - A. Freehold.



## LOCATION

Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. 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. Lochore Meadows Country Park, Loch Leven Heritage Trail, Loch Fitty are also in easy reach offering various leisure and recreational facilities.

## PROPERTY - MID TERRACED VILLA

- Hall
- Lounge/dining room
- Kitchen
- Conservatory/Utility room
- 3 bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off Street parking
- Ideal starter home
- Ideal family home

## ACCOMMODATION

### Hall

With doors to lounge and kitchen.

### Lounge/Dining room 6.30 m x 3.20 m / 20'8" x 10'6"

A good sized lounge/dining room. Front and rear.

### Kitchen 3.30 m x 2.60 m / 10'10" x 8'6"

Fitted with modern floor and wall units. Door to conservatory/utility room. Rear.

### Conservatory/Utility room 3.40 m x 2.00 m / 11'2" x 6'7"

This is a very handy addition to this family home. French doors to garden.

### Landing

Doors to 3 bedrooms and bathroom.

### Bedroom 1 3.60 m x 2.80 m / 11'10" x 9'2"

A good sized double bedroom which enjoys the benefit of two built in wardrobes with sliding doors. Cupboard. Rear.

### Bedroom 2 3.10 m x 2.90 m / 10'2" x 9'6"

This is a good sized bedroom. Front.

### Bedroom 3 2.80 m x 2.00 m / 9'2" x 6'7"

The third bedroom has a overstairs storage cupboard. Front.

### Shower Room 2.00 m x 1.70 m / 6'7" x 5'7"

Fitted with a modern white suite incorporating built in storage units. Rear.

### Gardens

There are areas of garden ground to the front and rear of the property. The front garden has been laid in chips whilst the rear garden comprises an area of lawn, paved areas, mature shrubs and borders for general planting. Enclosed by hedging.

### DRIVEWAY

There is an off street parking area.

### HEATING

Gas central heating.

### GLAZING

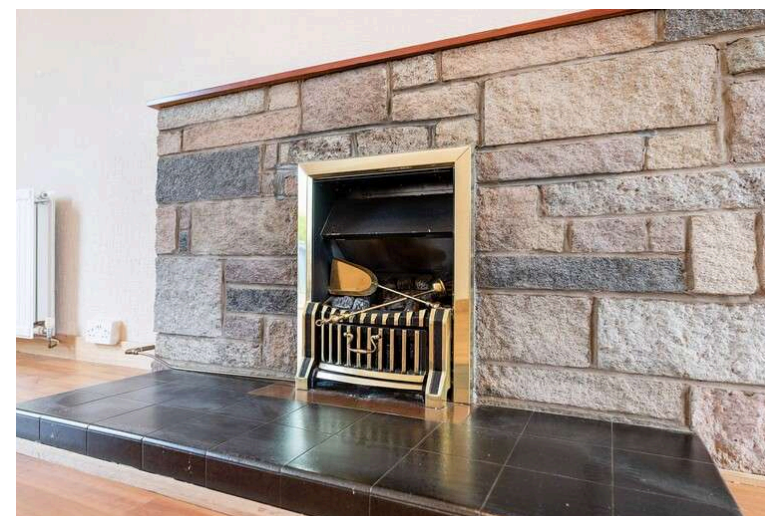
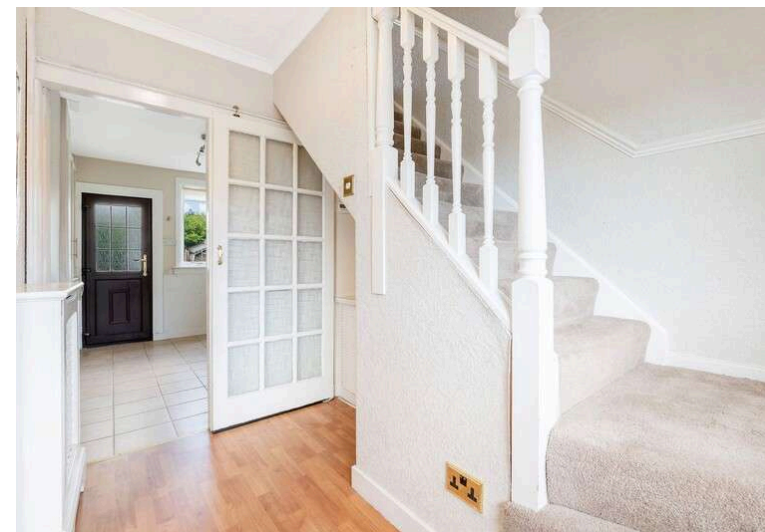
Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

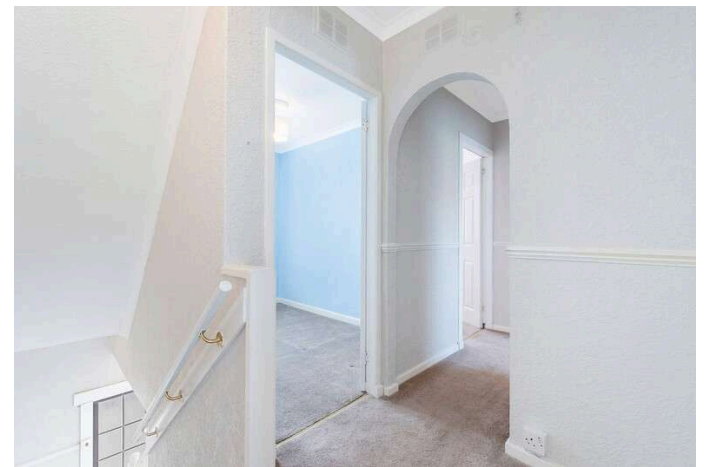
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.



















### VIEWING

Contact Ross & Connel on 01383 721156

### OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

### VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

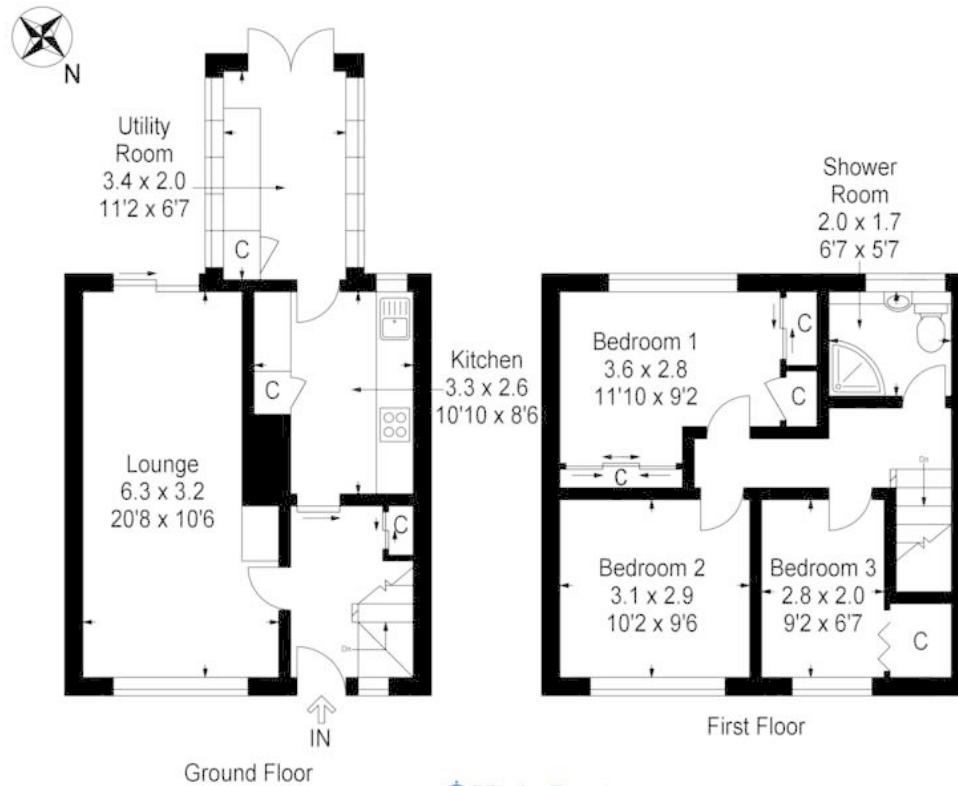
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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