

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



9 Maple Terrace, Kelty, KY4 0LP
Offers Over £129,950



Most attractive end terraced villa offering superb family accommodation in move in condition in a sought after area of Kelty. Entrance, Spacious Lounge with dining area (with multi burning stove & French doors to garden), Attractive fitted kitchen, 3 Bedrooms, Bathroom (Shower set over bath). Double glazing (new). Gas central heating. New roof. Recently re-harled. Neat gardens (Patio, Astro turf and garden shed). New Monoblock driveway. Modern decor. Modernised to a good standard. Good storage. Early viewing a must! EPC - C. Council Tax - C. 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 - END TERRACED VILLA

- Lounge with dining area with
- French doors and a multi burning Stove
- Attractive fitted kitchen
- 3 Bedrooms
- Bathroom with shower over the bath.
- Double glazing (New)
- Gas central heating
- Attractive gardens (Garden shed)
- Monoblock driveway
- Modern decor
- Ideal family home
- Move in condition
- Early viewing is recommended

ACCOMMODATION

Lounge 4.71m x 4.47 m / 15'4" x 14'8"

Front

Dining area 2.98 m x 1.90 m / 9'9" x 6'3"

Rear

Kitchen 2.72 m x 3.30 m / 8'11" x 10'10"

Rear

Bedroom 1 2.36 m x 3.02 m / 7'9" x 9'11"

Front

Bedroom 2 2.24 m x 3.02 m / 7'4" x 9'11"

Front

Bedroom 3 2.69 m x 2.29 m / 8'10" x 7'6"

Rear

Bathroom 2.25 m x 1.97 m / 7'5" x 6'6"

Rear

Gardens

There are neatly presented garden, the front garden has been fully laid in Monoblock offering parking for 2 cars. The larger rear garden comprises a large patio area and an area of artificial lawn. Garden shed. The garden is fully enclosed by a combination of walling and fencing. Gate to side of property.

DRIVEWAY

There is a new Monoblock driveway offering parking for 2 cars.

HEATING

Gas central heating

GLAZING

Double glazing, which has recently been replaced.

EXTRAS

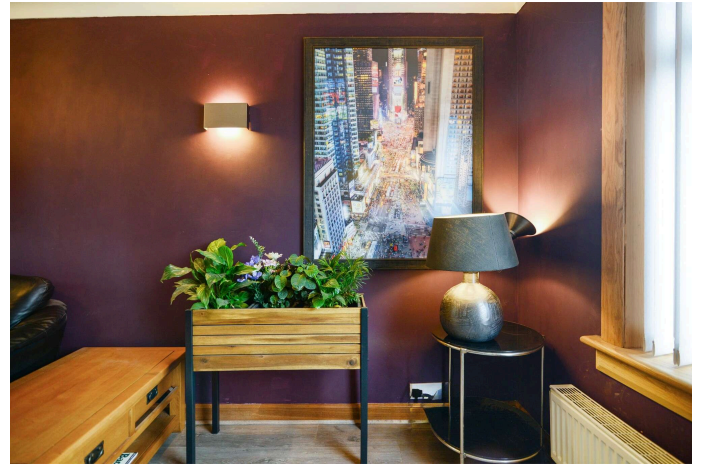
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

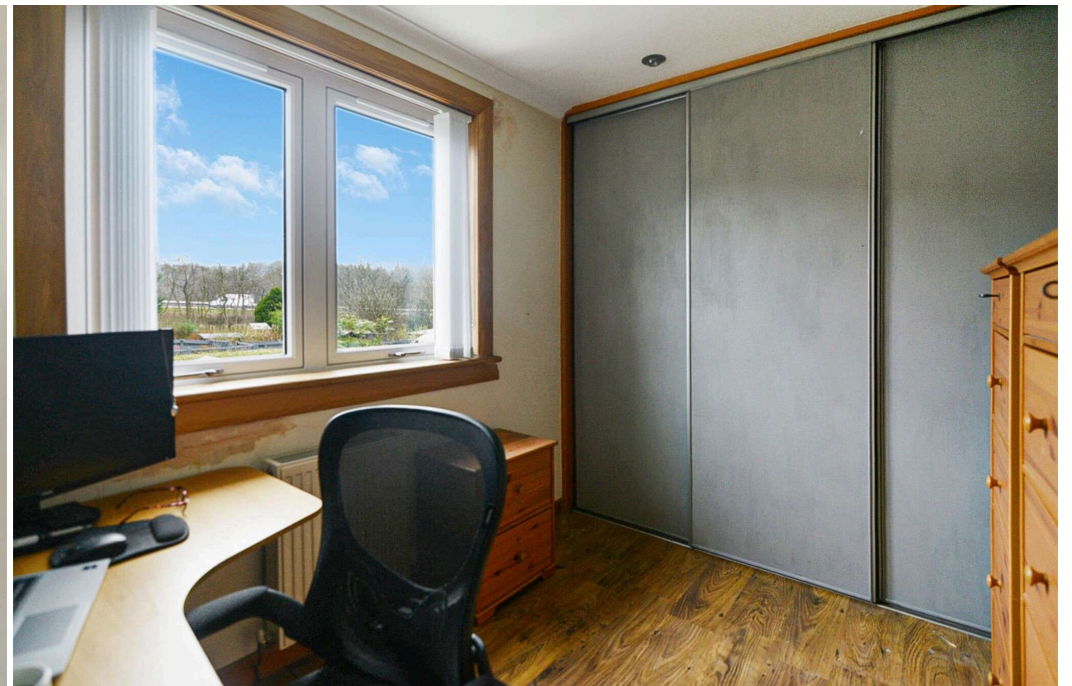
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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.

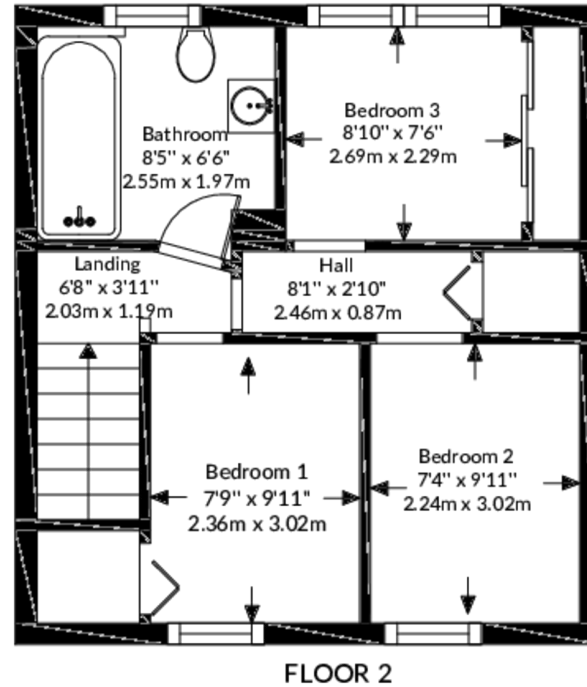
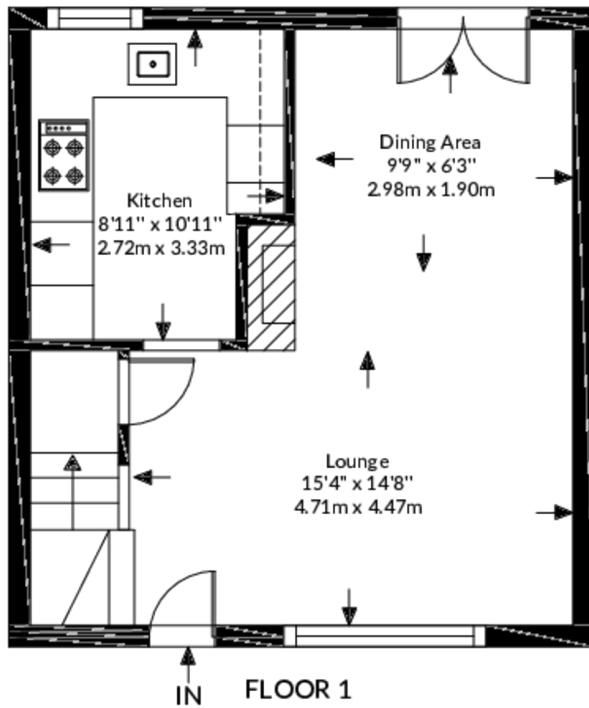
VALUATION
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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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

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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