



24 BACKFAULDS PLACE, KELTY, KY4 0LY, KY4 0LY

Fixed Price £165,000

Morgans

Solicitors, Estate Agents & Independent Financial Advisers

24 BACKFAULDS PLACE, KELTY, KY4 0LY

Modern and stylish well presented four bed detached villa offered in move in condition quietly placed in cul de sac location within a modern development of similar home. This detached wimpy villa offers superb family accommodation spread over two levels. The subjects briefly comprise entrance hall, lounge, dining room, downstairs wc, breakfasting kitchen and on the upper level four bedrooms with master en-suite and family bathroom. There are attractive gardens to the front and rear together with driveway and single car garage. Property has gas central heating and double glazing. Early viewing is highly recommended to appreciate the accommodation throughout. EPC RATING C.

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, Lochleven and Lochfitty are also in easy reach offering various leisure and recreational facilities.

ENTRANCE

Entrance into the property is gained via a secure timber door leading into entrance hall with accommodation off. Radiator.

LOUNGE 14'7" X 11'10" (4.45m X 3.61m)

Well presented and in good decorative order. Rear facing lounge with French doors to gardens. Radiator.

DOWNSTAIRS WC

An essential in any family home, white wc facilities with spot lights to ceiling. Radiator.

DINING ROOM 10'11" X 8'7" (3.33m X 2.62m)

Front facing formal dining room. Versatile and can be used as a family room if required. Storage cupboard. Radiator.

BREAKFASTING KITCHEN 11' X 7'4" (3.35m X 2.24m)

Stylish and modern breakfasting kitchen fitted with ample base and wall units. Complimentary worktops and tiling to splash areas. Ceramic tiles to floor. Integrated appliances include stainless steel sink with mixer tap plumbed for automatic washing machine and dishwasher together with Integro fridge freezer. Gas hob and oven. Radiator. Secure door to gardens.

UPPER LEVEL

On the upper level, carpeted staircase to the upper landing. Carpeted throughout with spot lights to ceiling. Access to attic. Boiler cupboard.

MASTER BEDROOM 11'4" X 9' (3.45m X 2.74m)

Well presented front facing double bedroom with built in double wardrobes providing good hanging shelving space. Carpeted. Radiator.

EN-SUITE

The en-suite facilities have a separate shower cubicle with built in vanity unit and wash hand basin. Vanity mirror and ceramic tiles to floor. Radiator.

BEDROOM 2 10' X 8'7" (3.05m X 2.62m)

Second double bedroom is rear facing. Ample space for free standing furniture. Triple wardrobes providing additional storage space. Carpeted. Radiator.

BEDROOM 3 11'7" X 7'1" (3.53m X 2.16m)

Third bedroom is rear facing. Ample room for free standing furniture. Carpeted. Radiator.

BEDROOM 4 9'4" X 6'11" (2.84m X 2.11m)

This room is front facing and would be ideal as an office/study. Carpeted throughout. Radiator.

BATHROOM 8'7" X 5' (2.62m X 1.52m)

Modern bathroom suite in white with highly polished ceramic tiles to floor. Partial tiling to splash areas. Shower over bath(off mains). Radiator.

GARDENS AND GROUNDS

There are attractive landscaped gardens to the front and rear of the property. The rear gardens are bounded by fencing providing child and pet safe environment. They are mainly chipped for easy maintenance with seating and patio areas. Ideal in the summer months for garden furniture/alfresco dining. Rotary dryer. Garden shed included in sale price.

GARAGE/DRIVEWAY

There is a double tarmac driveway leading to single car garage with up and over door and power and light within.

EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Garden shed.

TRAVEL DIRECTIONS

From Dunfermline head east on the A907 progressing to the Halbeath interchange following the signs for the M90 motorway at exit four take the slip road left on the A909 towards Kelty/Dollar then turn right and left onto the B917 Main Street progressing for approximately 1 mile turning right into Seafar Drive then first right onto Backfaulds Place where you will see the property situated in the cul de sac on the left handside as sign posted.

VIEWING

Viewing by appointment with Morgans 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.



Fixed Price £165,000