



M o r g a n s

11 Bluebell Grove
Kelty, Fife, KY4 0GX
Offers in the region of £205,000



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Kelty
KY4 0GX

Contemporary and stylish executive detached villa situated in quiet cul-de-sac within exclusive residential estate close to local amenities and schooling. The accommodation comprises; reception hall, wc, lounge, dining room with French doors to gardens, breakfasting kitchen, utility room, four bedrooms (two with en-suites) and family bathroom. The property benefits from gas central heating, double glazing, single garage with double driveway and attractive gardens to the front and rear with decking area providing a child and pet safe environment. Viewing highly recommended to appreciate the accommodation on offer. 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 and Loch Leven are also in easy reach offering various leisure and recreational facilities.

MEASUREMENTS

LOUNGE 17'7 x 10'2

DINING ROOM 12'6 x 9'2

B'FASTING KITCHEN 13'4 x 9'8

UTILITY 7'5 x 4'9

BEDROOM 1 13'1 x 11'5

ENSUITE 9'8 x 3'6

BEDROOM 2 11'5 x 8'5

2ND ENSUITE 9'8 x 3'6

BEDROOM 3 10'3 x 8'8

BEDROOM 4 8'5 x 8'2

BATHROOM 10'8 x 6'2

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances.

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VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

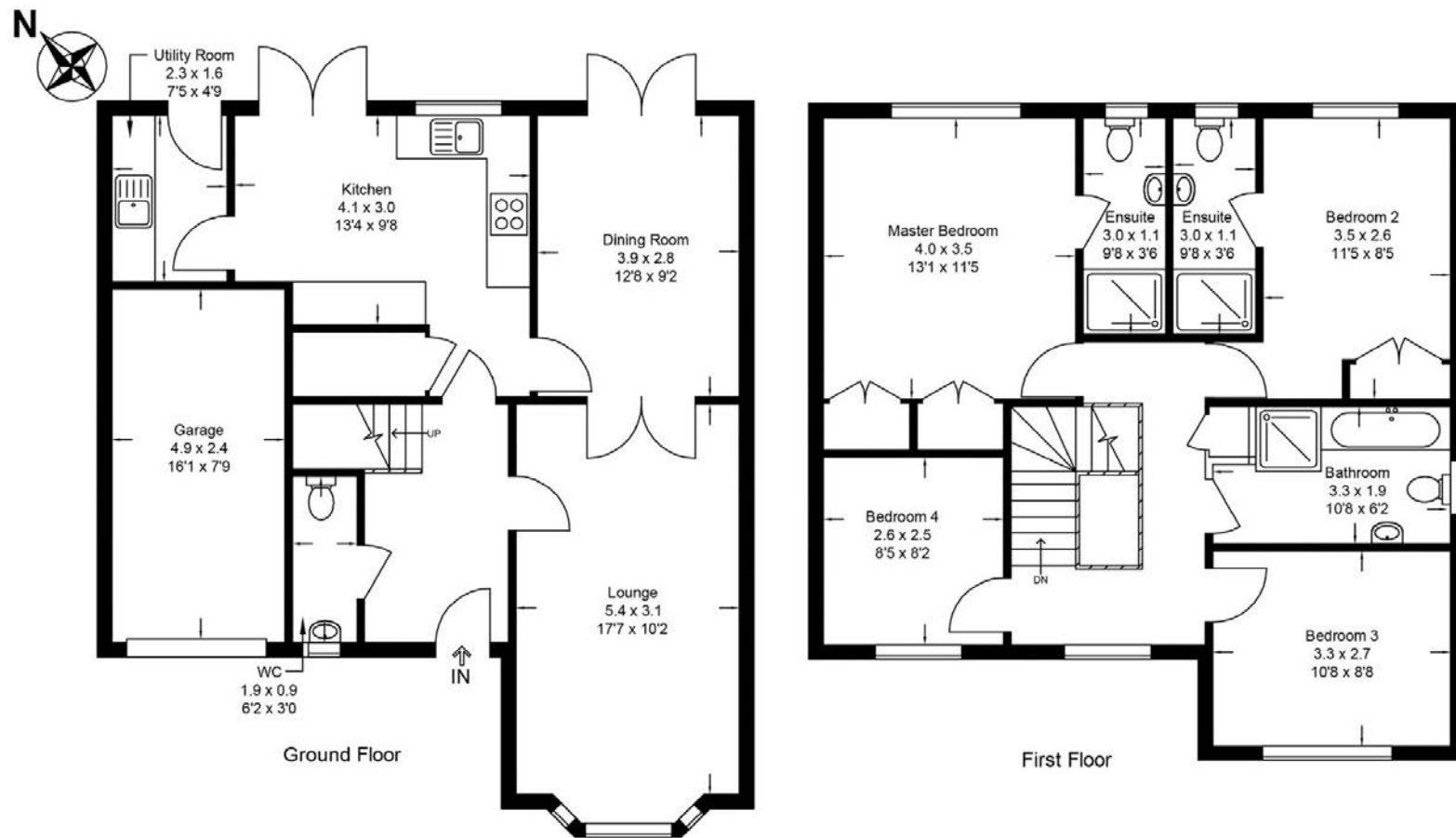
From Dunfermline town centre progress east onto the A907 Appin Crescent, passing through three roundabouts on the A907 and at the third roundabout take the first exit onto the slip road merging into the M90 motorway. At exit 4 take the slip road sign posted Kelty/Dollar turn right onto the A909 and the left onto the B917 Main Street Kelty, turning right onto Seafar Drive and then next left into Bluebell Grove where you will see the property signposted on the left hand side.

MORGANS PROPERTY PACKAGE

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







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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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.

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