



Morgans

PROPERTY

97 Oakfield Street, Kelty, KY4 0BX

Offers over £380,000



5

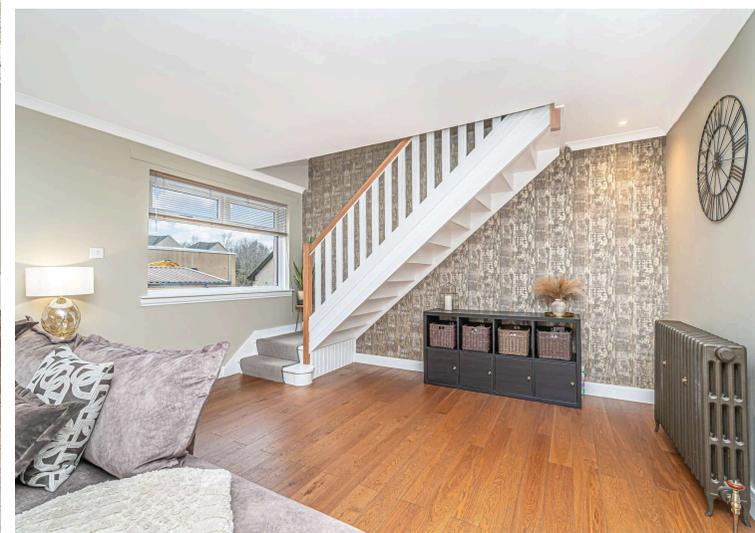


2



1





Substantial five-bedroom family home



Utility room



Spacious living room



Large detached garage/gym



Large open-plan kitchen and dining area



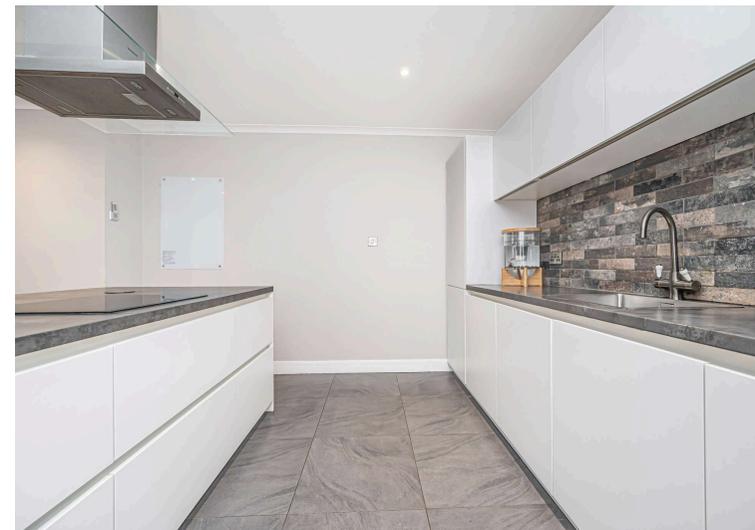
Dressing room or home office



EPC Rating -



Council Tax Band -





Welcome

This substantial and bespoke self build property offers extensive and flexible accommodation over two levels, ideal for modern family living. The ground floor comprises a welcoming entrance leading to a generous living room, along with an impressive open-plan kitchen and dining area providing an excellent space for everyday living and entertaining. A utility room, family bathroom, and additional bedroom complete the ground floor accommodation. Upstairs, the property features three well-proportioned bedrooms one with walk-in wardrobe, including a spacious principal bedroom with excellent storage/walk in wardrobe. A contemporary shower room serves the upper level, while a separate dressing room or office provides further versatility. Externally, the property benefits from a large detached garage, currently utilised as a gym space, offering additional storage or potential for a variety of uses. The property further benefits from an enviable plot providing privacy and countryside views from the well maintained rear garden. Situated within a popular area of Kelty, the property is well placed for local amenities, schooling, and transport links, including easy access to the M90 for commuting.





EXTRAS INC. IN SALE/AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Kelty

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. There are bus stops on the main street that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities.

Morgans Property Package

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



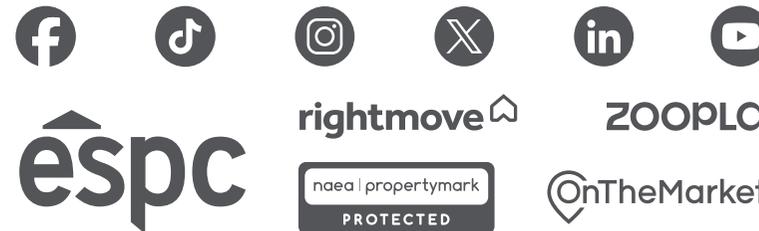


Approx. Gross Internal Floor Area 2256 sq. ft / 209.62 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.