



Morgans

PROPERTY

8 Westcroft Way, Kelty, KY4 0AS

Offers Over £135,000



2



1



1





Well-presented terraced home



Separate kitchen



Impressive 19ft lounge/dining room



Generous 15ft principal bedroom



Bright conservatory



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

A well-presented two-bedroom terraced home offering comfortable and well-proportioned accommodation across two floors in the popular village of Kelty, excellent amenities and direct access to the M90 for commuting. With a standout 19-foot living space, a conservatory, and a generous principal bedroom, this property offers excellent value for first-time buyers, young couples, or investors. The ground floor features an impressive 19-foot open-plan lounge and dining room — a bright and versatile everyday space — alongside a separate kitchen and a welcoming conservatory that brings additional light and creates a lovely garden-facing sitting area. A built-in hallway cupboard adds practical storage. Upstairs, two bedrooms are served by a modern shower room. The principal bedroom extends to over 15 feet — an impressive size for a property of this type — with a second comfortable bedroom and built-in landing cupboards completing the upper floor. The property benefits from a driveway and enclosed gardens to the rear with open outlook.





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.









Map Image - page 7

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

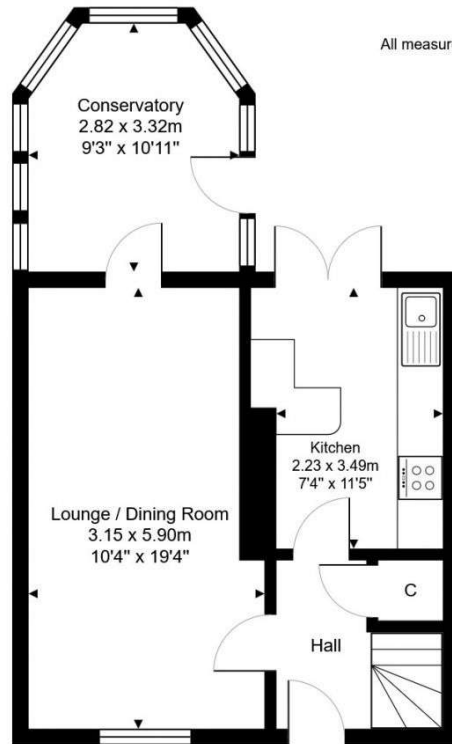
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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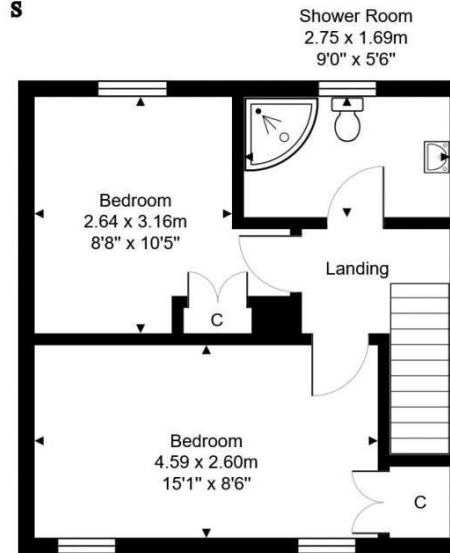
Total Area: 74.7 m² ... 804 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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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.