



Morgans

PROPERTY

45 Oakfield Street, Kelty, KY4 0BU

Offers Over £269,950





Deceptively spacious detached home



Bright living room with fireplace



Large square kitchen & utility room



EPC Rating - D



Bedroom with fireplace or further lounge



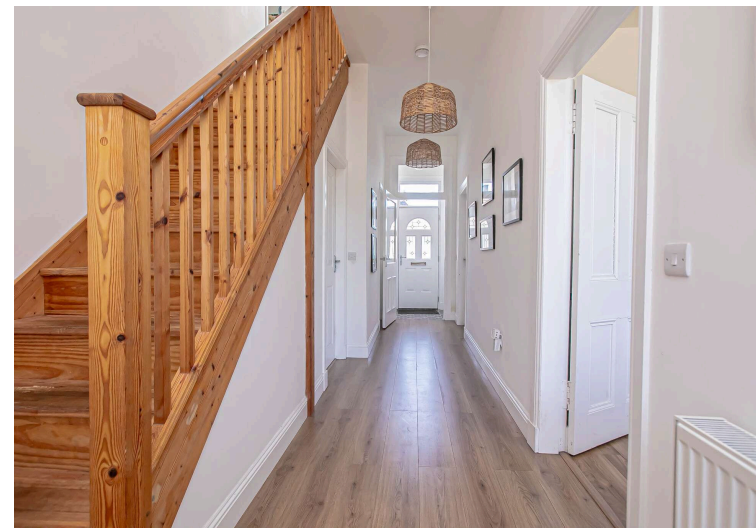
Three further bedrooms



Bathroom upstairs & shower room downstairs



Council Tax Band - C





Welcome

A charming and deceptively spacious and characterful four-bedroom detached home offering over 1,380 square feet of versatile and well-proportioned accommodation across two floors in the popular village of Kelty with direct access onto the M90 motorway, proving to be an excellent commuter base for the central belt and the north. The extensive grounds have potential for development as previous planning was in place to build a further detached home. An excellent development opportunity. With period features, lovely reception rooms, two bathrooms, and a generous layout throughout, this property is an outstanding choice for families looking for a substantial home with real character. The ground floor is exceptionally well laid out, offering a comfortable living room with a feature fireplace, a generous square dining kitchen with french doors leading out to feature balcony/decked area. There is a separate utility room, a versatile public room or third bedroom — also with its own fireplace — and a ground-floor shower room. A study or fourth bedroom provides additional flexibility for home working or guest accommodation. Upstairs, two impressive bedrooms are served by a well-appointed family bathroom. Bedroom two is a particularly outstanding room extending to over 16 feet, whilst the principal bedroom is equally well-sized at almost 14 feet — both offering genuinely exceptional proportions. The location of this dwelling house is idyllic with private grounds providing a child and pet safe environment. There is ample parking for many vehicles and visitors.





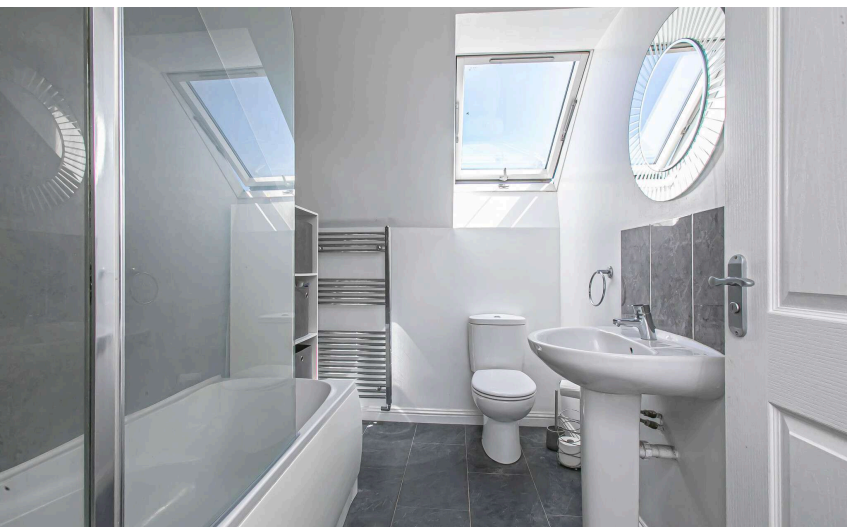
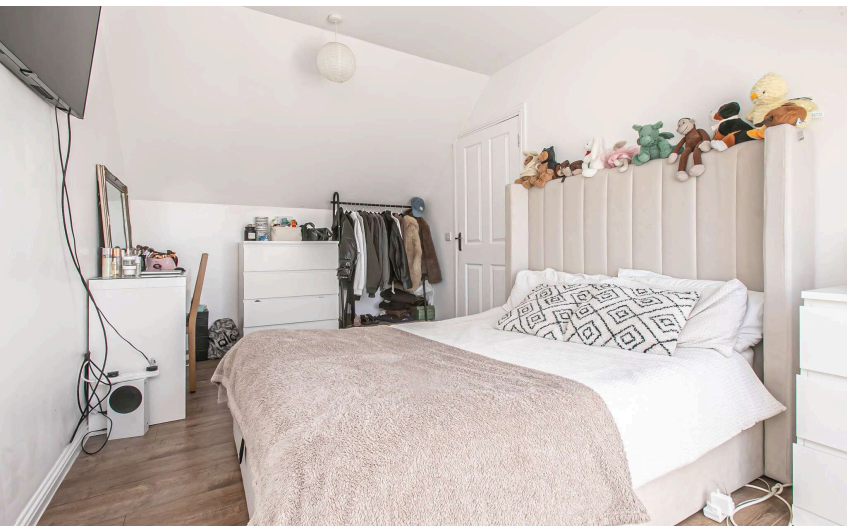
EXTRAS INC. IN SALE/AGENTS NOTE

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

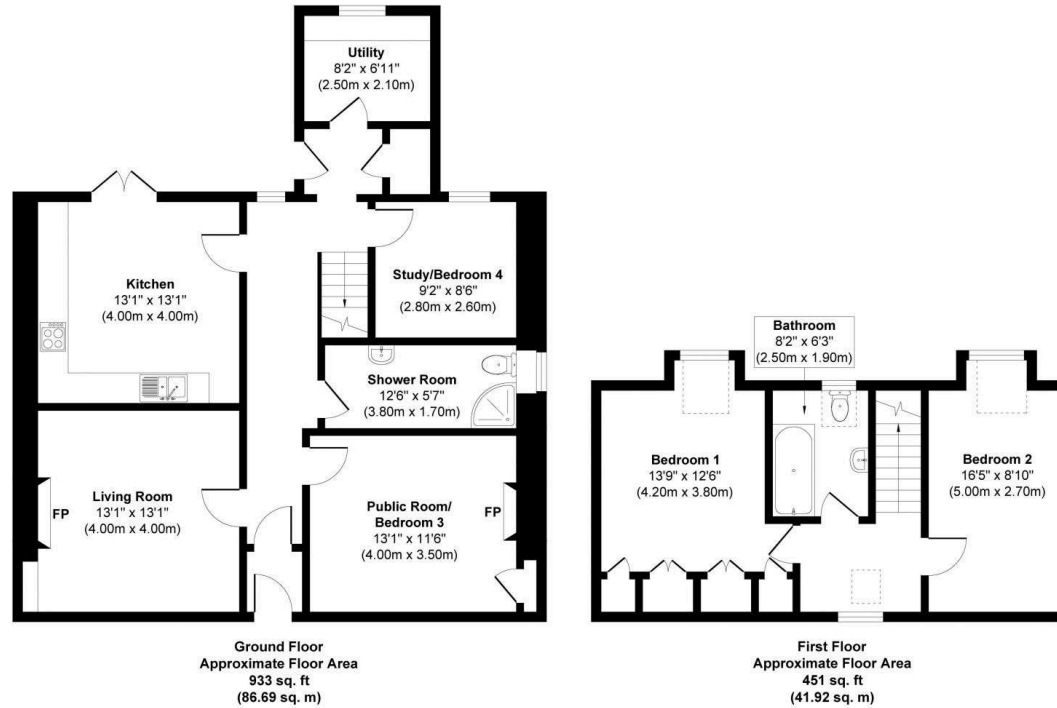
Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, 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.



Oakfield Street, Kelty, KY4 0BU



Approx. Gross Internal Floor Area 1384 sq. ft / 128.61 sq. m
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