



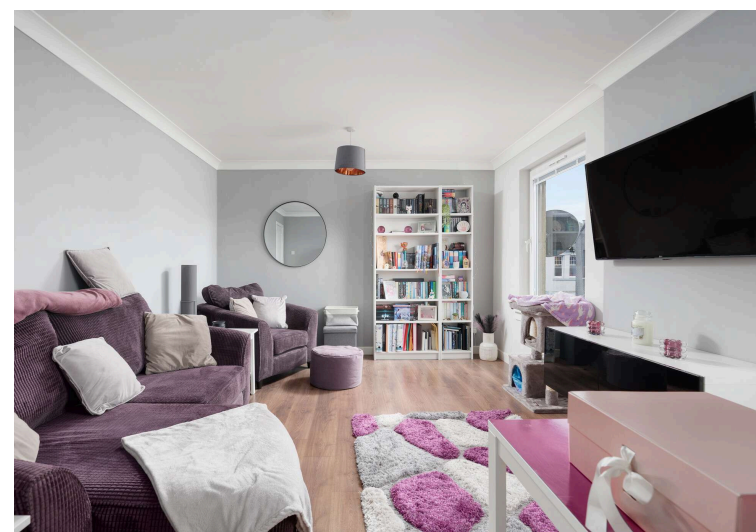
Morgans

PROPERTY

40 Cocklaw Street, Kelty, KY4 0DD

Offers Over £84,950





Spacious first-floor flat



Two double bedrooms, one over 13ft



Vast 17ft lounge



Built-in wardrobe storage



Fitted kitchen



Bathroom



EPC Rating - D



Council Tax Band - A



Welcome

This lovely and spacious two-bedroom flat offers 699 square feet of well-arranged first-floor living in Kelty. A welcoming hallway with multiple storage cupboards links all the principal rooms. The lounge is a real highlight, stretching to almost 18 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances. Both bedrooms are generously sized doubles, with the second bedroom particularly spacious at over 13 feet in length, and further benefiting from built-in wardrobes. The bathroom is fitted with a bath and modern suite. There are well maintained shared drying green and gardens to the rear. On street parking. Located in Kelty, the property is well placed for local amenities, schools, and transport links, making it an excellent choice for first-time buyers or investors.





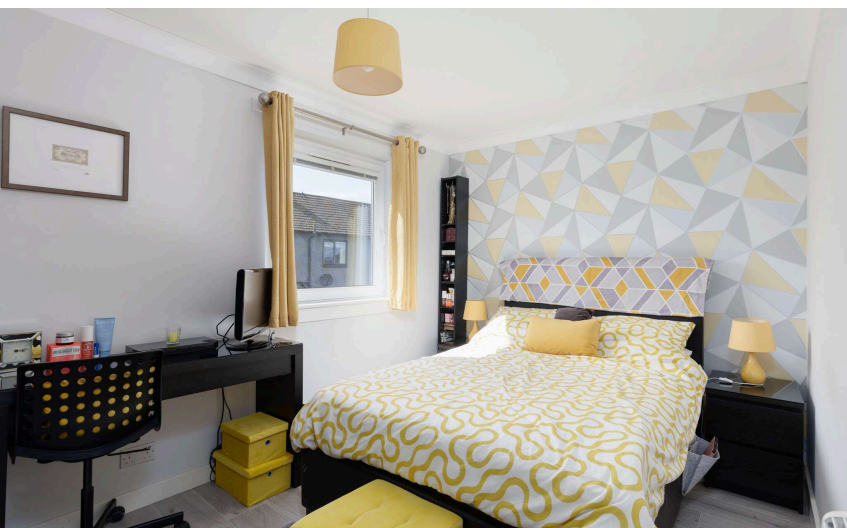
EXTRAS INC. IN SALE/AGENTS NOTE

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.

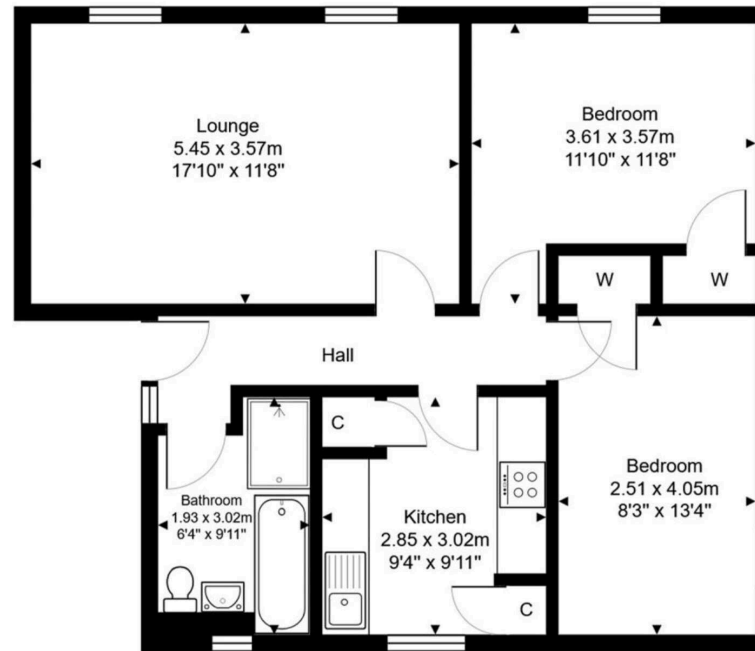
Morgans Property Package

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.

40 Cocklaw Street, Kelty, KY4 0DD

Total Area: 64.9 m² ... 699 ft²

All measurements are approximate and for display purposes only



1st Floor



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove

ZOOPLA



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.