



Morgans

PROPERTY

38 Kellywood Crescent, Kincardine, FK10 4PB

Offers Over £135,000



2



1



1





Well-proportioned family home



Vast 20ft lounge/dining room



Fitted kitchen



EPC Rating -



Two bedrooms plus versatile box room



Modern shower room



Extensive storage on both floors



Council Tax Band - B





Welcome

This well-proportioned home offers 867 square feet of accommodation across two floors in Kincardine. The lounge/dining room is a real highlight, stretching to over 20 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, with multiple storage cupboards close by. Upstairs, two well-proportioned bedrooms are complemented by a versatile box room, ideal as a home office, nursery, or additional storage. A shower room and further landing cupboard complete the accommodation. There are private gardens to the front and rear, fully enclosed. Located in Kincardine, the property is well placed for local amenities, schools, and transport links, making it an excellent choice for first-time buyers or growing families.





EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances. Shed is included.

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.









Kincardine

Kincardine is a historic conservation village/small town providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb for wildlife watching, walkers and cyclists.

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.

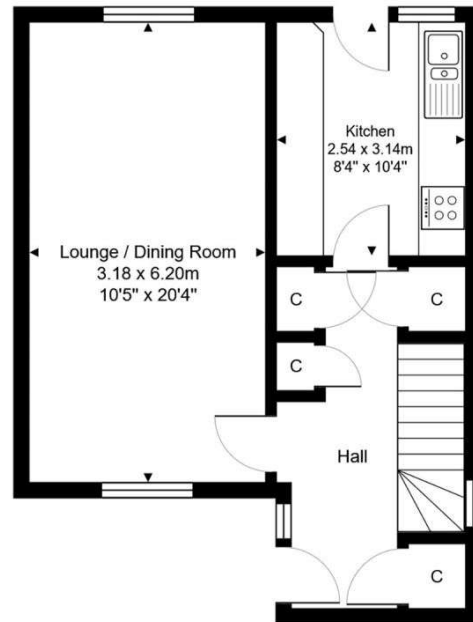
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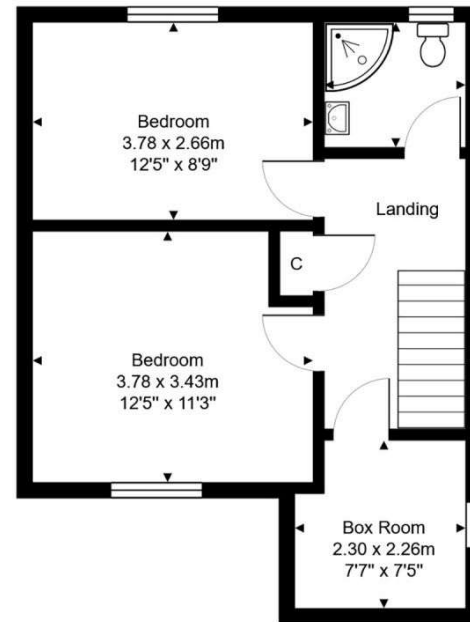
Total Area: 80.6 m² ... 867 ft²

All measurements are approximate and for display purposes only

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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.