




Solicitors & Estate Agents
01383 660 570

23 Glengask Grove

KELTY, FIFE, KY4 0LZ

Kelty is a thriving community nestled between the County town of Kinross and the town of Dunfermline. Fishing, walking and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, a number of pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be enjoyed from the summits of Bishop Hill and Benarty Hill.

The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife Circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, is only nineteen miles away, and has regular domestic flights as well as flights to a large number of international destinations. There is a park and ride facility at Halbeath with services to Edinburgh and to the airport.

This immaculately presented two bedroom end-terrace house built by Lomond Homes is quietly positioned at the end of a cul-de-sac in a popular location close to local amenities, good schools and transport links.

Benefiting from many fine features and quality fittings including oak flooring in the hallway which follows through into the welcoming lounge. The stylish and modern fitted dining kitchen with utility room is a great entertaining space. An external door gives access to the sprawling private rear garden which is mainly laid to lawn and benefits from a useful garden shed. A handy WC can also be found on this level along with good storage facilities. On the upper landing a contemporary style bathroom and two good size bedrooms and good storage complete the accommodation internally.

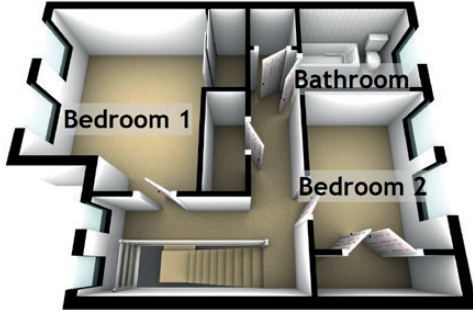
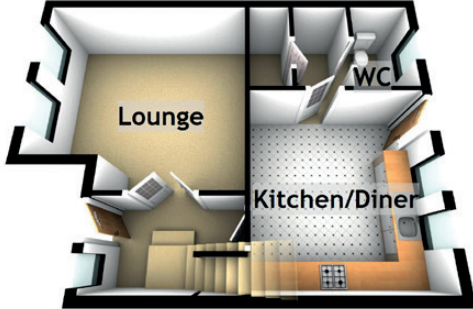
Gas central heating and double glazing are installed throughout. An allocated parking space and visitor parking can also be found. Early viewing is highly recommended to avoid disappointment.



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Specifications



Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.35m (11')
Kitchen/Diner	3.85m (12'8") x 3.50m (11'6")
Bedroom 1	3.40m (11'2") x 3.38m (11'1")
Bedroom 2	3.10m (10'2") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 2.00m (6'7")
WC	2.00m (6'7") x 1.25m (4'1")

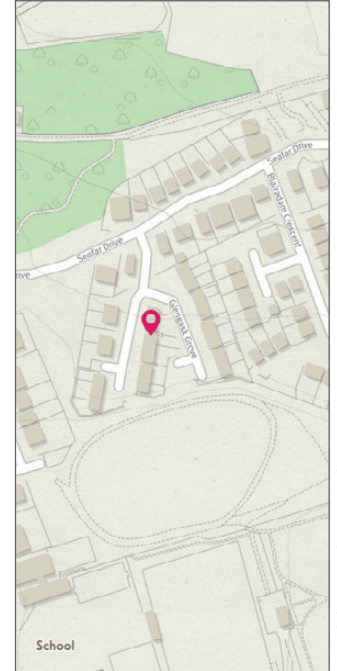
Gross internal floor area (m²) - 88m²

EPC Rating - C

Extras

(Included in the sale)

All floor coverings, window blinds, hob, oven and hood and garden shed. Other appliances along with additional items are negotiable.



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANGELA YOUNG
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
BRYONY STEWART
Designer