

Delightful three bedroom detached bungalow with conservatory

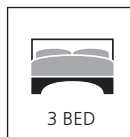
Situated within a sought after location close to all local amenities



4 Aitken Avenue
Kelty, Fife, KY4 0BE



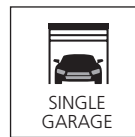
Scan Here!



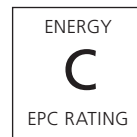
3 BED



1 BATH



SINGLE
GARAGE



ENERGY

C

EPC RATING



Kelty is a thriving community nestled between the county town of Kinross and the city 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.

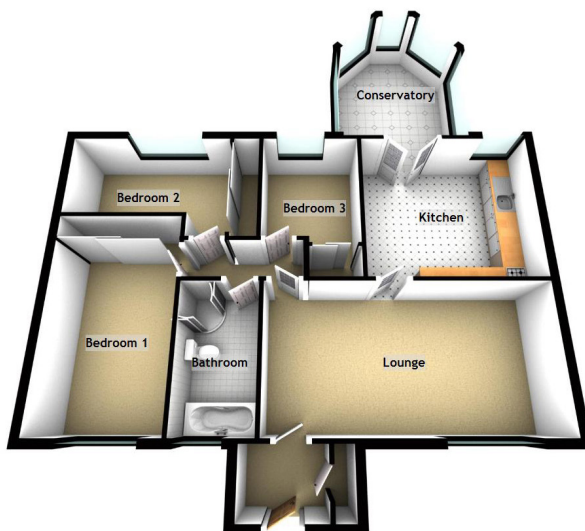


4 Aitken Avenue

This delightful three bedroom detached bungalow is spacious and bright and briefly comprises: entrance vestibule with handy storage cupboard which in turn leads into the spacious and bright lounge from here a door gives access to the modern fully fitted dining kitchen with integrated appliances including hob, oven, extractor hood, microwave, dishwasher, fridge and freezer. the conservatory located just off the kitchen is of good

size and over looks the low maintenance rear garden. There are three well proportioned bedrooms all with good storage and a family bathroom with jacuzzi bath and shower over. Externally, the monoblock driveway provides parking for two cars and there is also a single garage. The property further benefits from double glazing and gas central heating which ensures a cosy yet cost effective living environment all year round.





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	6.20m (20'4") x 3.20m (10'6")
Kitchen	3.95m (13') x 3.50m (11'6")
Conservatory	3.75m (12'4") x 3.02m (9'11")
Bedroom 1	3.85m (12'8") x 2.75m (9')
Bedroom 2	3.75m (12'3") x 2.00m (6'7")
Bedroom 3	3.50m (11'6") x 2.25m (7'5")
Bathroom	2.80m (9'2") x 1.70m (5'7")

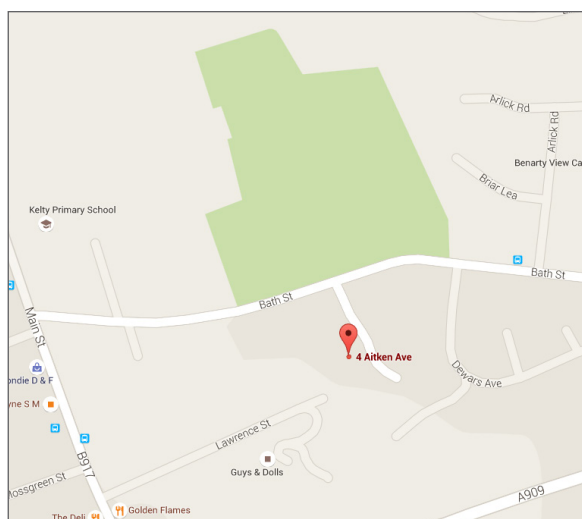
GROSS INTERNAL FLOOR AREA (M²)

81 Square Metres

EXTRAS

(Included in the sale)

All floor coverings, window blinds and integrated appliances.



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Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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