





McEwan Fraser Legal

Solicitors & Estate Agents

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55 Drum Road

KELTY, FIFE, KY4 0DU

THE LOCATION

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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 19 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.









THE PROPERTY

55 DRUM ROAD

55 Drum Road is a delightful first-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move in condition. Access is to the side of the building into an internal stairway which leads to the upper landing with ample storage, including attic space. The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with light. The kitchen/dining room features a range of floor and wall mounted units with windows overlooking the front garden. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free standing furniture if required. The modern family bathroom with shower is fully tiled, which completes the accommodation.

A driveway to the side provides off street parking for several vehicles and in turn, provides access to the rear garden. The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.















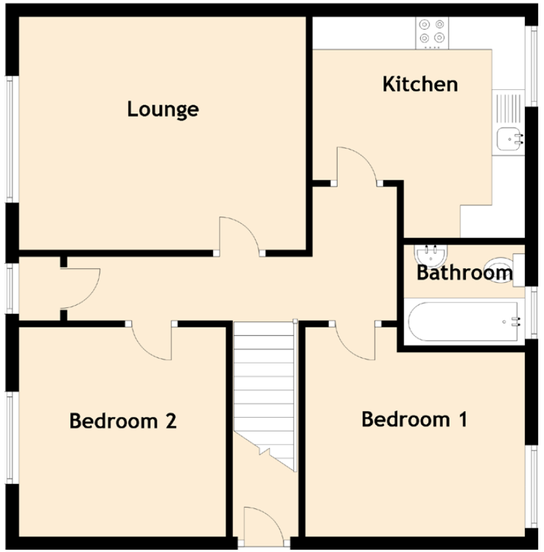






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	**4.35m (14'3") x 3.54m (11'7")**
Kitchen	**3.36m (11') x 3.22m (10'7")**
Bedroom 1	**3.33m (10'11") x 3.18m (10'5")**
Bedroom 2	**3.18m (10'5") x 3.14m (10'4")**
Bathroom	**1.79m (5'10") x 1.53m (5')**

Gross internal floor area (m^2): 62m^2

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

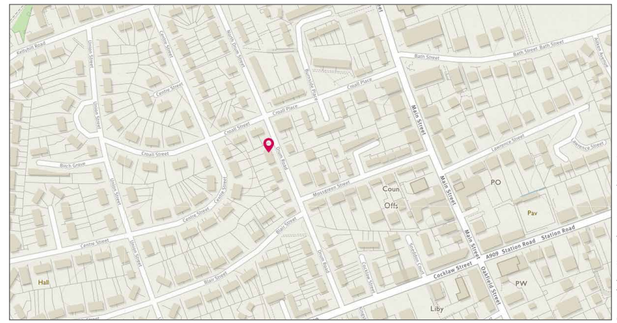


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Part Exchange Available

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SCOTLAND ESTATE AGENCY of the YEAR 2016
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