



McEwan Fraser Legal
 Solicitors & Estate Agents
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2 Nasmyth Place

KELTY, FIFE, KY4 0BJ

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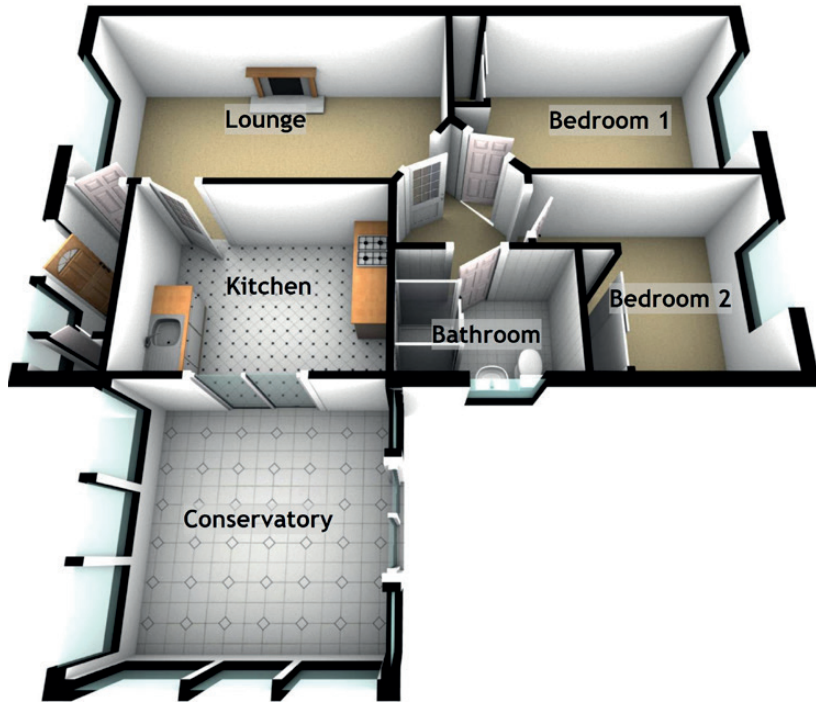
Kelty is a thriving community nestled between the county town of Kinross and the city of Dunfermline. Fishing, walking and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, a number of pleasant walks can be enjoyed in the surrounding countryside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

This deceptively spacious semi detached bungalow is situated on a enviable corner plot within a much sought after residential location. The property is presented to the market in good decorative order and has been well maintained both inside and out. Entrance to the property leads to vestibule with storage. The lounge is pleasantly located to the front of the property with access to the kitchen and inner hall. The kitchen is fitted with a range of floor and wall mounted units and a side facing window. A door leads you into the conservatory which makes for a great entertaining space and overlooks the private rear garden. There are two double bedrooms, both benefiting from fitted mirrored wardrobes. The modern wet room features a WC, shower and a stylish sink. There is ample storage throughout including Ramsay ladder access to the partially floored attic.

Double glazing and gas central heating have been installed throughout. The gardens have been particularly well maintained to the front and rear. Ample off street parking is provided by a mono blocked driveway to the side along with a handy garden shed for storage.





Approximate Dimensions
(Taken from the widest point)

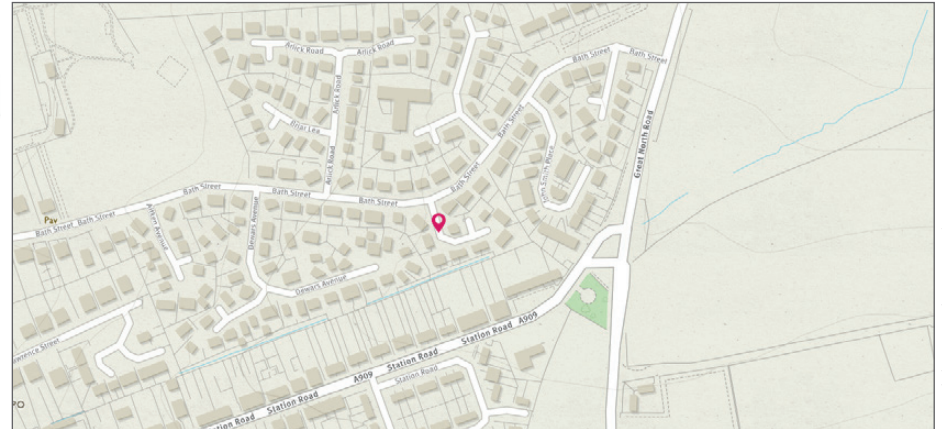
Lounge	5.05m (16'7") x 3.10m (10'2")
Kitchen	2.71m (8'11") x 2.57m (8'5")
Conservatory	3.20m (10'6") x 2.90m (9'6")
Bedroom 1	4.03m (13'3") x 2.60m (8'6")
Bedroom 2	3.30m (10'10") x 2.66m (8'9")
Bathroom	2.05m (6'9") x 1.75m (5'9")

Gross internal floor area (m²) - 49m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, floor coverings, light fittings, blinds, cooker, fridge freezer and washing machine.



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Part
Exchange
Available



Text and description
ANGELA YOUNG
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
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