



**McEwan Fraser Legal**

Solicitors & Estate Agents

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25 John Smith Place

KELTY, FIFE, KY4 0NL



LOCAL VIEWS

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.

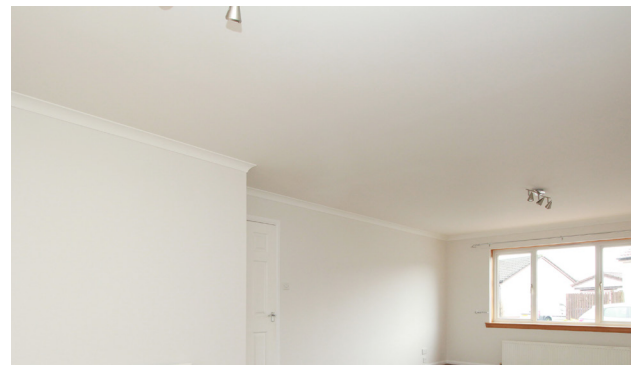
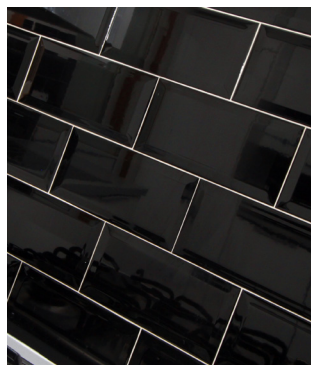
The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast Line and at Cowdenbeath and Dunfermline on the Fife Circle Line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, 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.



VIEWS FROM BEDROOM



KELTY
FIFE // KY4 0NL



Part Exchange available. The property offered for sale is a delightful, extended semi-detached villa with a fine open view to the rear, situated in this sought after modern development. Internally the spacious family sized accommodation is in very good decorative order and briefly comprises of a hall with excellent storage, large lounge/dining room with French doors leading to the conservatory which in turn has French doors leading

to the rear garden, fully fitted kitchen with integrated appliances, WC, guest bedroom with built-in wardrobes, en-suite shower room and further ground floor bedroom. On the first floor level the master bedroom has built-in mirrored wardrobes and an en-suite shower room, there are two further bedrooms and family bathroom. Externally there are garden grounds to the front, side and rear and a driveway providing off-street parking that leads to the garage. The property further benefits from gas central heating and double glazing. Viewing is recommended.



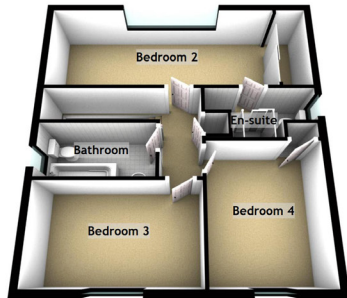
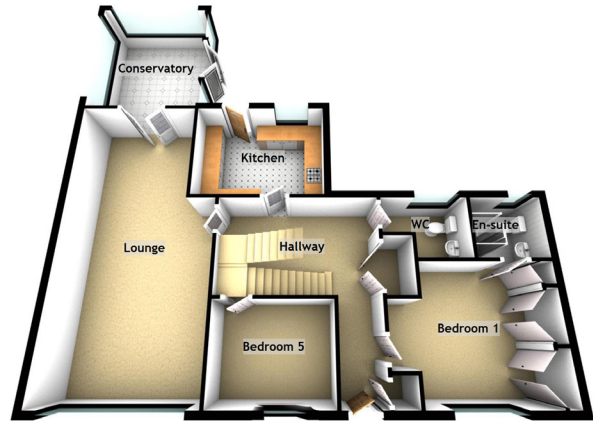
KITCHEN/
LOUNGE/CONSERVATORY

25
JOHN SMITH PLACE



BEDROOM 1/EN-SUITE/
VIEWS

SPECIFICATIONS
FLOOR PLAN & PROPERTY LOCATION



BEDROOM
2, 3, 4 & 5



FAMILY
BATHROOM/WC

APPROXIMATE DIMENSIONS
(Taken from the widest point)

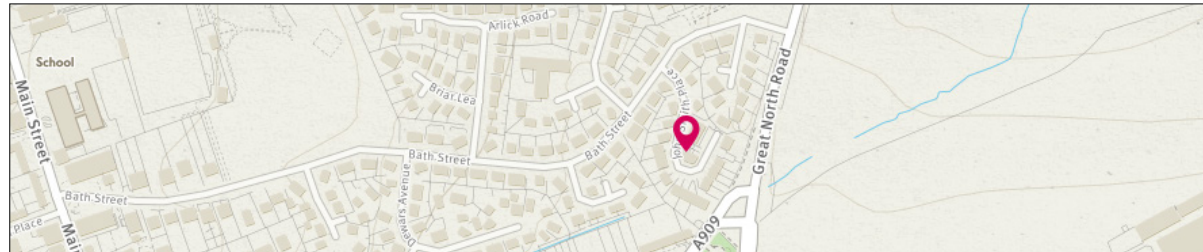
Conservatory	3.60m (11'10") x 3.25m (10'8")
Lounge	8.00m (26'3") x 4.05m (13'3")
Kitchen	3.65m (12') x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 3.45m (11'4")
En-suite	2.20m (7'3") x 1.46m (4'9")
Bedroom 2	4.85m (15'11") x 2.50m (8'2")
En-suite	2.05m (6'9") x 1.45m (4'9")
Bedroom 3	3.35m (11') x 2.60m (8'6")
Bedroom 4	3.67m (12') x 2.05m (6'9")

Bedroom 5	3.05m (10') x 2.50m (8'2")
Bathroom	2.31m (7'7") x 1.50m (4'11")
WC	2.05m (6'9") x 1.48m (4'10")

GROSS INTERNAL FLOOR AREA (m²) - 132 m²

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, curtains, blinds, gas hob/oven/cooker hood, washing machine, fridge/freezer and dishwasher.



GARDEN AREA




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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. 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 brochure 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.



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