





McEwan Fraser Legal

Solicitors & Estate Agents

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85 Cocklaw Street

KELTY, FIFE, KY4 0DG

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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 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 property is a good size one bedroom upper flat. Some of these renovations required are reflected in the price.

The accommodation consists of an external staircase to the front door located at the back of the property. The front door leads into the kitchen which features a floor and wall level storage units, a gas hob and oven.

The lounge is spacious with enough room for multiple items of furniture in a variety of configurations. The bedroom is to the front of the property and features a bay window which floods the room with a good deal of natural light.

The bedroom also has access to two cupboards, providing an excellent amount of storage space. Finally, the property is completed by the three-piece bathroom, featuring a bath, hand basin and toilet.


Kitchen












Lounge

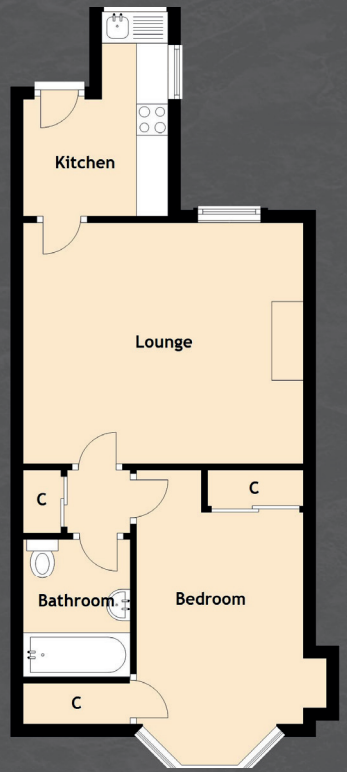

Bedroom




Bathroom







SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.45m (14'7") x 3.85m (12'8")
Kitchen	3.25m (10'8") x 2.30m (7'7")
Bedroom	5.05m (16'7") x 2.65m (8'8")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m^2)

43m^2

EPC Rating

D

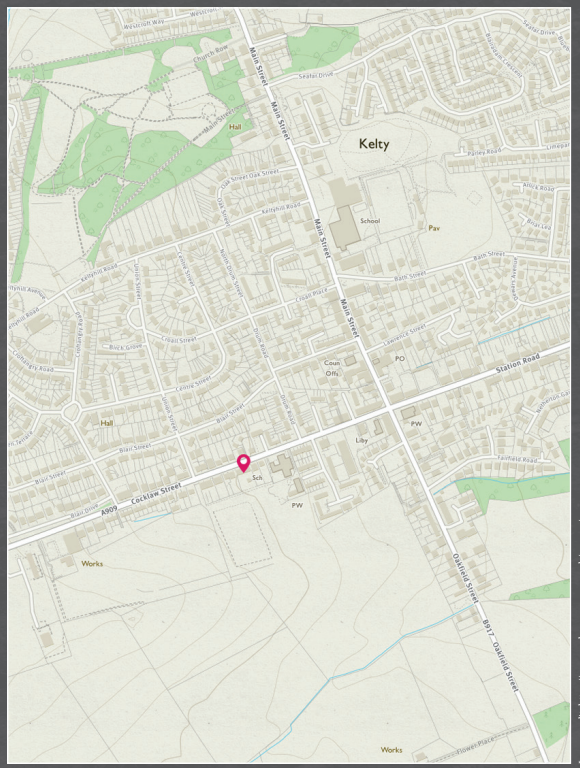


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES THE TIMES



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