





McEwan Fraser Legal

Solicitors & Estate Agents

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7 Backfaulds Place

KELTY, FIFE, KY4 0LY



FIFE
KELTY

KY4 0LY

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 also a park and ride facility at Halbeath with services to Edinburgh and to the airport.















7 BACKFAULDS PLACE

KELTY, FIFE, KY4 0LY

Part Exchange available. We are delighted to bring to the market this lovely, four bedroom, detached villa, set in a popular location. This property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities.

This superb villa has been meticulously maintained and presented to a high specification including a modern kitchen with built-in appliances. There are four bedrooms, the master having an en-suite shower room adds to the appeal. The family bathroom offers a three-piece white suite. A convenient guest cloakroom is located off the hall.

Two public rooms offer a flexibility of use and are a popular combination for young families. The lounge is set to the rear with French doors opening to the garden. A glazed door into this room along with a plush pile carpet adds to the luxury feel. The house gives a sense of spaciousness with a quality finish.

Externally, a drive affords off road parking for two cars and there is a single garage. The garden to the rear is enclosed and the upstairs rooms benefit from lovely views to the hills. Nestled in a popular location, this home is comfortable and ready to move into.





















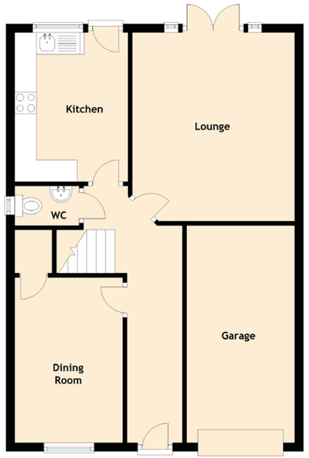


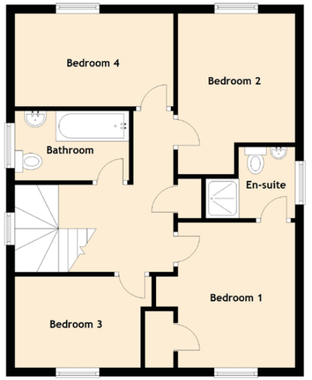




DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP





Approximate Dimensions (Taken from the widest point)

Lounge	4.34m (14'3") x 3.73m (12'3")
Kitchen	3.43m (11'3") x 2.60m (8'6")
Dining Room	3.80m (12'6") x 2.48m (8'2")
Bedroom 1	3.34m (10'11") x 2.74m (9')
En-suite	2.05m (6'9") x 1.64m (5'5")
Bedroom 2	3.70m (12'2") x 2.74m (9')
Bedroom 3	3.14m (10'4") x 2.18m (7'2")
Bedroom 4	3.64m (11'11") x 2.14m (7')
Bathroom	2.62m (8'7") x 1.60m (5'3")
WC	1.48m (4'10") x 0.91m (3')
Garage	5.00m (16'5") x 2.48m (8'2")

Gross internal floor area (m^2): 99m^2

EPC Rating: C

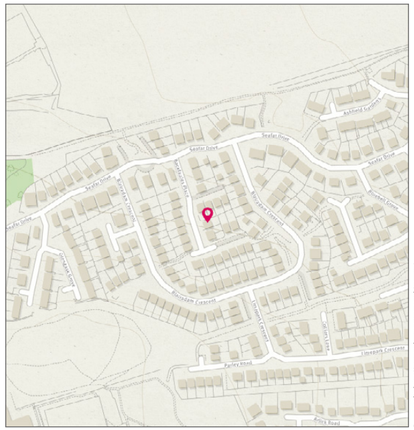


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Part Exchange Available

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



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