





McEwan Fraser Legal

Solicitors & Estate Agents

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11 Trinity Crescent

KELTY, FIFE, KY4 0FB











KELTY, FIFE

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.

Scenic views of Kelty, as well as the view from the rear of the property

11 TRINITY CRESCENT

Part exchange is available for this spacious, well presented, two bedroom mid-terraced villa. The front door opens into the lounge with staircase to upper floor. The lounge is carpeted for comfort and a window to the front overlooks open green space. From here, a door leads to the dining kitchen. The kitchen provides ample floor and wall units, gas hob and electric built under oven. There is space for a table and chairs. On this level is also a guest cloakroom and access to the rear garden. Most visitors will enter the house from the rear garden. On the upper floor are two good-sized bedrooms and the bathroom with a shower over the bath. The gardens to the rear are bounded by wooden fence with a gate. Ample parking is found to the rear of the house. Excellent value and in walk-in condition.



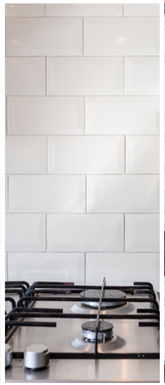
















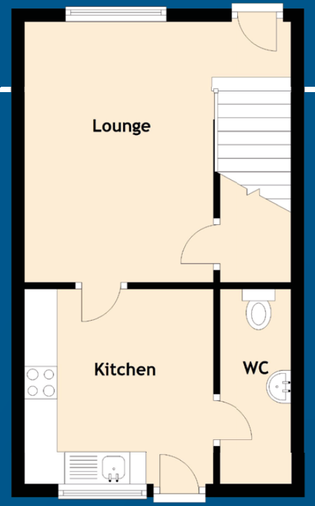


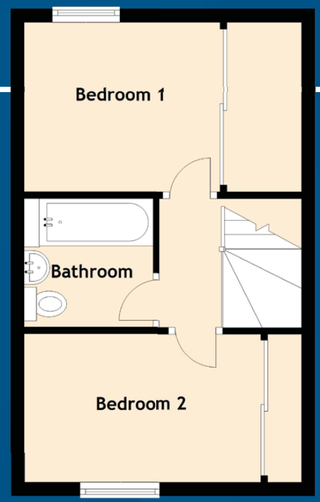












PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	2.90m (9'6") x 2.50m (8'2")
Bedroom 2	3.50m (11'6") x 2.20m (7'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	3.00m (9'10") x 1.10m (3'7")

Gross internal floor area (m^2)

57m^2

EPC Rating

C

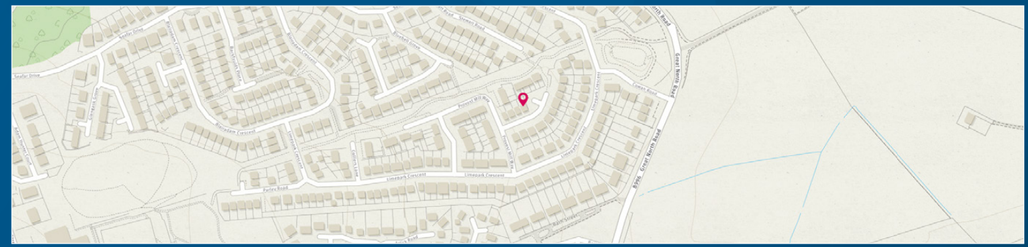


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Part Exchange Available

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



Text and description
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Professional photography
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