

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Recently Constructed
- Detached Dwelling
- 2/3 Reception Room
- 4/5 Bedrooms
- Sitting Room
- Dining Room
- Bathroom
- Kitchen/Family Room
- En Suite Shower Room
- Double Glazing
- Gas Central Heating
- Garden to front & Rear
- Countryside Views

163a Main Street, Kelty, Fife, KY4 0AN

Fixed Price £275,000

Newly constructed this detached dwelling is extremely spacious with flexible accommodation and benefits from a great deal of natural light. Viewing is highly recommended to fully appreciate this property, which is finished to a high specification with luxury fittings and high quality doors and flooring. The accommodation comprises Entrance Vestibule, Hallway, Sitting Room, Bathroom, Dining Room, Kitchen/Family Room, Ground Floor Bedroom. Staircase to upper Hallway giving access to three further double Bedrooms, one of which could be utilised as an extra reception room and an En Suite Shower room. Externally there is a large driveway to the front providing parking for several vehicles and a lawned seating area with raised flower bed. The driveway extends to the side of the property and timber gates give access to two further fully enclosed patio areas to the rear. The property benefits from double glazing and gas central heating with radiators throughout the property.

The property is particularly well situated for central commuting throughout Scotland and access to the M90 Motorway both north and southbound is within one mile or thereabouts. This then provides direct access to larger cities such as Dunfermline (6 miles), Edinburgh (21 miles) and Perth (21 miles) (all mileages are approximate). Kelty itself has a number of local amenities which cater for everyday requirements.

Entry

Entry is gained from the front via double glazed door leading to the Entrance Vestibule.

Entrance Vestibule

Giving access to Inner Hallway. One radiator. Ceiling coving.

Inner Hallway

Spacious inner hallway giving access to all ground floor accommodation. Open staircase to upper level with cupboard housing fuse box below. Two useful storage cupboards.

Sitting Room

5.31m by 4.10m (17'05" by 13'05")

Partially glazed door from the inner hall, leads to a spacious sitting room with large double window formation overlooking the front garden. Ceiling coving. Two radiators.

Bathroom

4.07m by 2.47m (13'04" by 8'01")

Large family bathroom comprising w.c, wash hand basin, free standing bath with separate luxury shower cubicle. Full tiling to shower area, tiled splash backs and tiled floor covering. Chrome effect heated towel rail. Window to side. Expelair fan.

Dining Room

4.42m by 3.0m (14'05" by 9'10")

Partially glazed door leads to the dining room. Window to rear. One radiator. Ceiling coving.

Kitchen/Family Room

6.99m by 5.34m (22'11" by 17'06")

Bright spacious room providing ample space for kitchen/dining/family area. The kitchen is fitted with a number of modern units with solid oak work top surfaces. Centre island with fitted "Stoves" oven, hob and cooker hood. Integrated fridge, freezer and dishwasher. Stainless steel sink unit and drainer. Tiled splash backs. Window to side. Door leading to Utility room. Tiled flooring. The dining /family area is surrounded by windows maximising natural light. French doors lead to the rear garden patio area which would be ideal for outdoor entertaining. Inset ceiling spot lights.



Utility room

Fitted with a number of base and wall mounted units. Tiled splash backs. Inset stainless steel sink unit and drainer. Space and plumbing for appliances. Tiled flooring. Door to side leading to rear patio area.

Ground Floor Bedroom 4

3.61m by 2.98m (11'10" by 9'09")

Double bedroom which could easily be utilised as another reception room has windows overlooking the front garden. One radiator and ceiling coving.

Upper Level

Open gallery style staircase leads to upper level and gives access to three further bedrooms.

Master Bedroom

6.20m by 5.40m (20'03" by 17'08") sizes at widest

Good sized double bedroom with three velux windows maximising natural light. Inset spotlights. Two radiators. Door leading to En Suite Shower room.

En Suite Shower room

2.95m by 1.82m (9'08" by 5'11")

White suite comprising w.c, wash hand basin and fully tiled luxury shower cabinet. Chrome effect heated towel rail. Velux window to side. Expelair Fan.

Bedroom 2/Sitting Room

6.19m by 4.92m (20'03" by 16'01") sizes at widest

Large room with Juliet balcony overlooking the front garden. This room could be utilised as a further reception room making the most of the elevated countryside views. Again this room has three velux windows maximising natural light. Storage cupboard and two radiators.

Bedroom 3

3.96m by 3.90m (12'11" by 12'9") sizes at widest

Another double bedroom with velux window to side. Useful double storage cupboard housing combi boiler. One radiator.

External

The grounds are accessed via timber gates from Main Street. There is a large driveway to the front and side of the property providing parking for several vehicles. The front of the property has a lawned area which is ideal for outdoor dining. To the side are timber gates leading to the rear of the property and two further fully enclosed patio areas.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

Offers

These should be in writing to our Kinross Office.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405

F: 01577 862829

E: mail@andersons-kinross.co.uk
property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

Campbell C. Watson LL.B N.P

Lorna E. Miller LL.B DIP L.P N.P

Property Manager

John J Kenny

Andersons LLP is a limited liability partnership (No. 300983)
having their registered office at 40 High Street, Kinross KY13 8AN

