



Morgans

PROPERTY

3 Union Street, Kelty, KY4 0EE

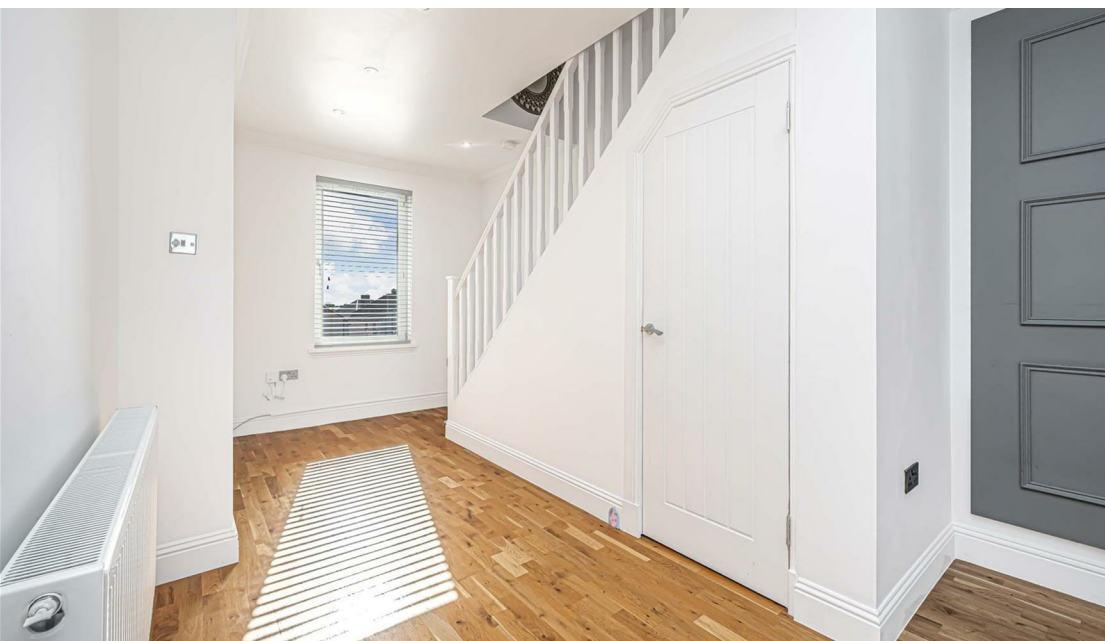
Offers Over £120,000

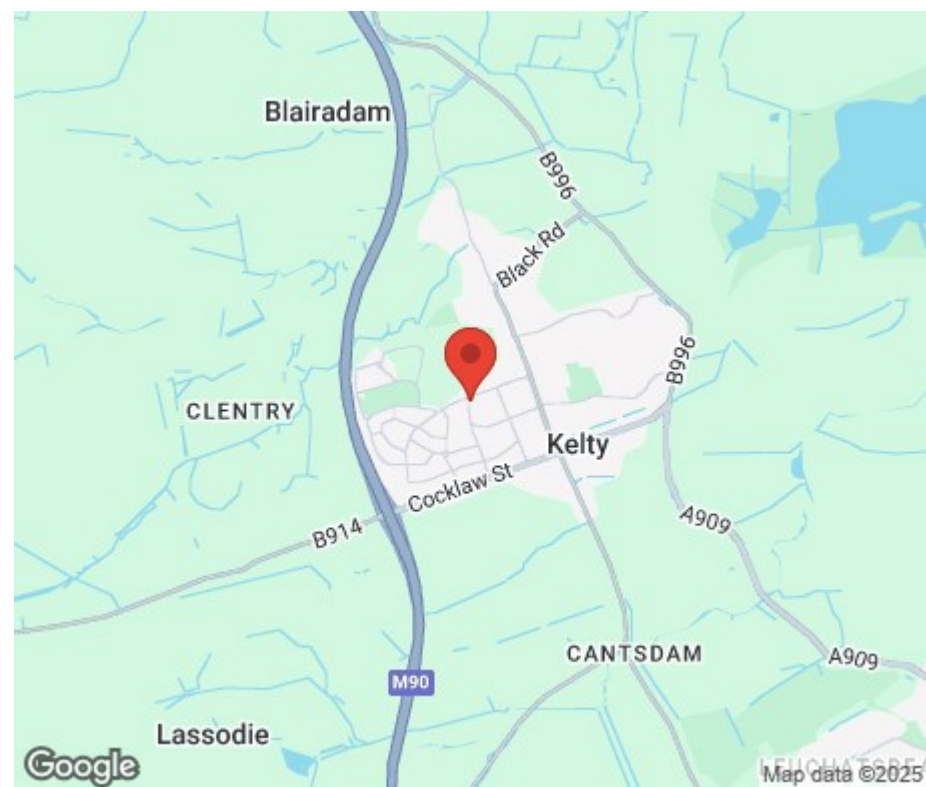






Early entry available. Occupying an enviable corner plot this superb upper apartment has undergone a complete renovation of works to form a further two bedrooms with en-suite and office room on the top floor. The gardens and grounds extend to the side and rear with monobloc driveway giving access for several vehicles. There are two outbuildings, one of which houses a hot tub/entertainment area. The gardens are easy to maintain and enclosed providing a child and pet safe environment. This property is ideal for families and couples, it is spacious, modern and stylish throughout and briefly comprises entrance porch, staircase to upper landing and hallway, lounge/diner, fitted kitchen, double bedroom with built in wardrobes and shower room. On the upper level there are two further double bedrooms with master en-suite and office/study room. The property is double glazed with gas central heating.





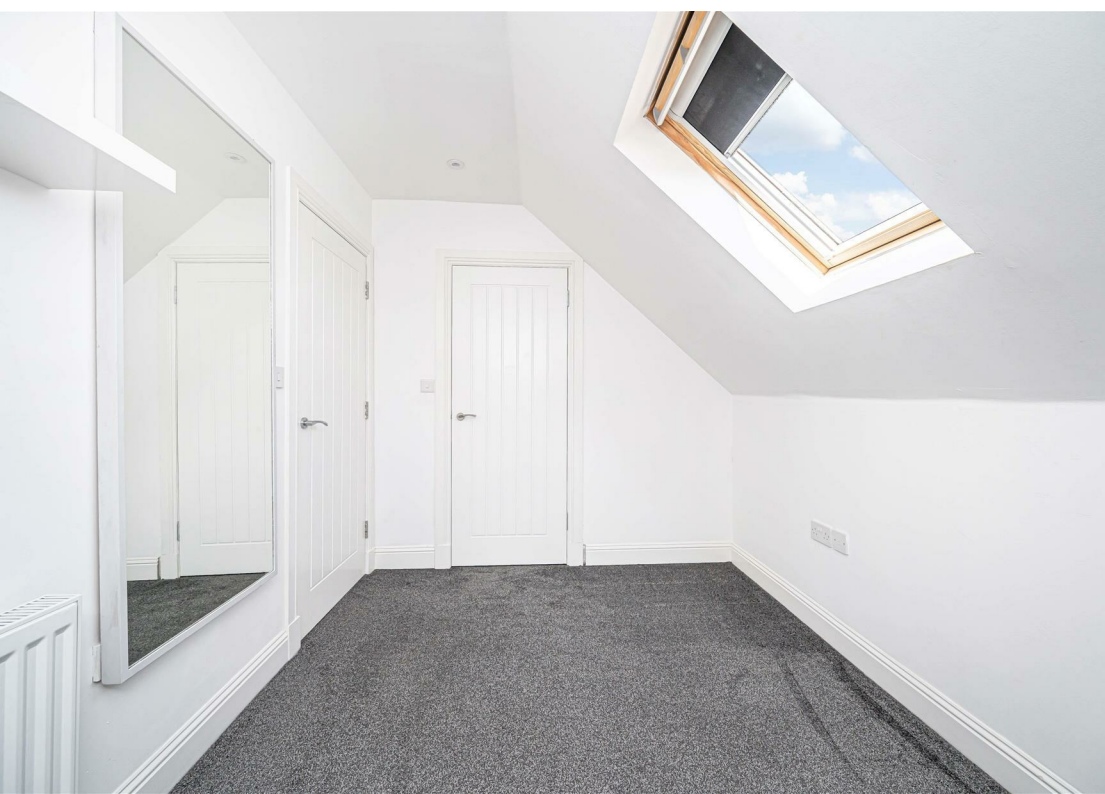
LOCATION

Kelty is well placed for commuting, as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth, Kinross and Dunfermline. In recent years Kelty has developed into a pleasant residential community. The subjects are well placed for easy access to local shops, primary schools, bank, churches, bowling club and other central amenities. There is a regular bus service to the main neighbouring towns of Cowdenbeath, Dunfermline and Kinross. There is a bus stop across the road that goes straight to Edinburgh High street. The Meadows Country Park, Loch Leven Heritage Trail and Loch Fitty are within easy reach offering various leisure and recreational facilities.

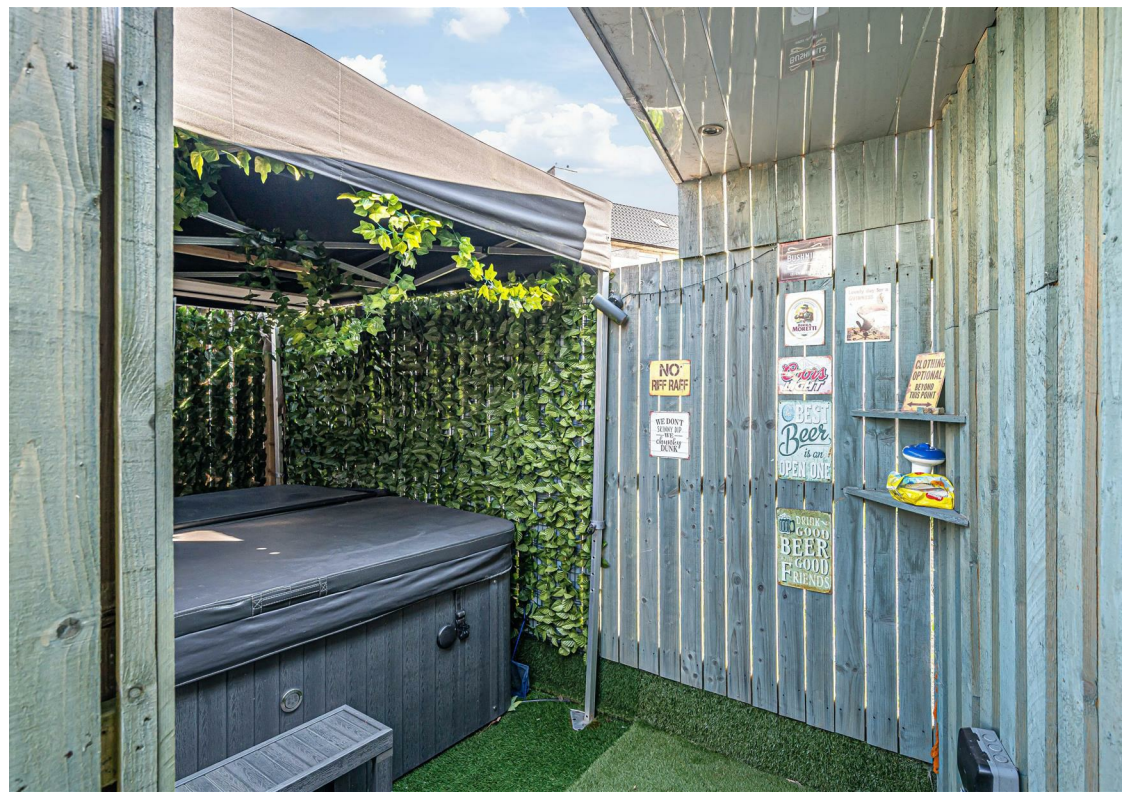
EXTRAS INC. IN SALE/AGENTS NOTE

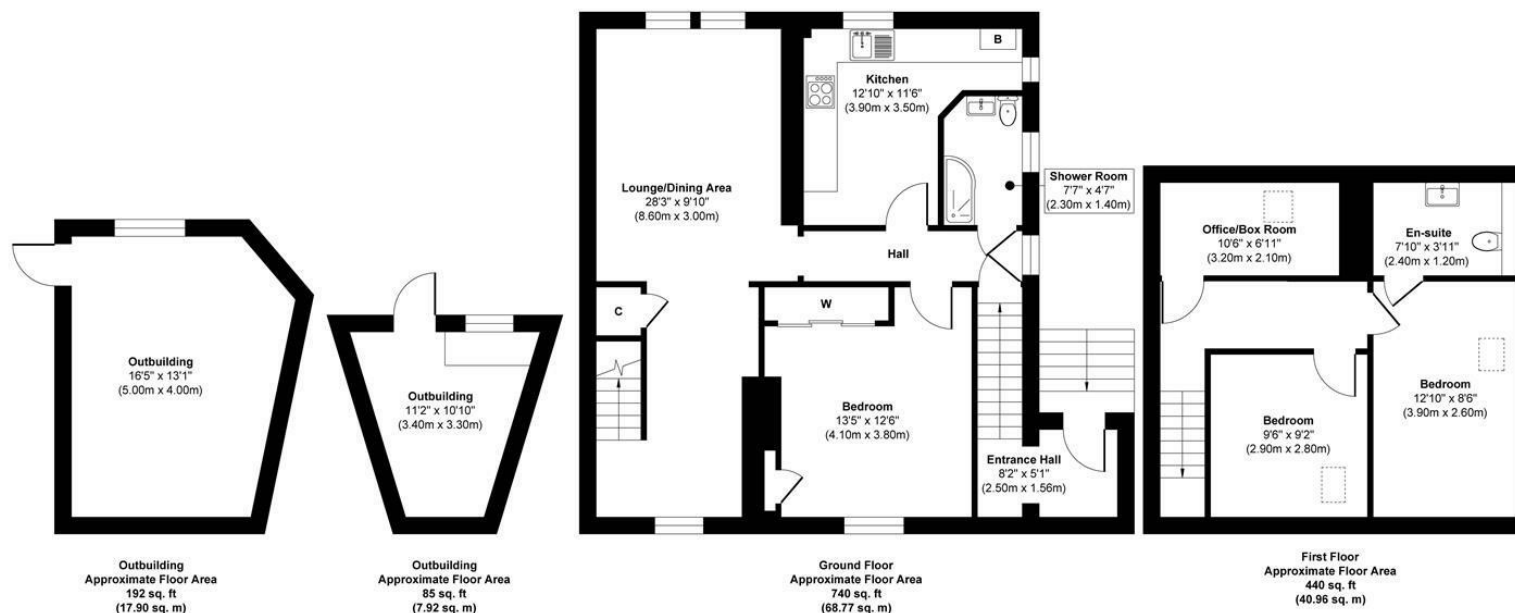
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and outbuildings, hot tub for negotiation.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 1457 sq. ft / 135.55 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.