

19 Fairfield Road, Kelty, KY4 0BY



McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

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A south-facing 2 bedroom detached bungalow at the end of a quiet cul de sac.

Local shops & facilities 0.25m, M90 1m, Cowdenbeath rail station 3m, Halbeath Park & Ride 4.5m, Kinross 7m, Dunfermline 7m, Kirkcaldy 13m, Edinburgh 22m

Built in the mid to late 1990s, this 2 bedroom detached bungalow is at the end of a quiet cul de sac and has a single garage and gardens to the front and rear. Just 1 mile from the M90, it would suit the commuter or family. The house sits on a plot measuring around 40 x 16 metres and has a spacious driveway on the west side that offers potential for an extension as there is a second private driveway leading to the garage. The house would benefit from modernisation. The house measures about 14 x 7 metres.

Vestibule
Large lounge/dining room
Fully fitted kitchen
2 bedrooms (one with patio doors)
Bathroom
Gas central heating and double glazing
Detached single garage 6.5 x 4m
Gardens front (south-facing) and rear and greenhouse



There is a private driveway on the west side of the house and a second driveway leads to the detached single garage to the north (visible in this picture).

Offers over: £130,000
Council tax band D

Home report value £140,000

Accommodation (all on one level)

Vestibule (S) 1.37 x 1.27m

Storage cupboard with boiler (installed April 2019)

Glass door to living/dining room

Living/dining room (S, W)

3.7 x 2.8m + 2.9 x 2.5m

Two radiators, glass door to kitchen, glass door to rear hall

Kitchen (E) 2.5 x 1.7m + 1.4 x 1.5m

Fully fitted kitchen with freestanding electric cooker, electric hob, fridge/freezer, 1 ½ sink and drainer, washing machine, radiator, lino flooring

Rear hall

1.2 x 1.2m

Bathroom (E) 2.4 x 1.7m

Bath with mixer tap, basin, WC, cabinet, mirror-fronted storage cupboard, radiator

Bedroom 1 (N) 4 x 2.8m

Built-in wardrobe with mirror doors, radiator

Bedroom 2/dining room (N) 2.9 x 2.5m

Sliding glass doors to patio, built-in cupboard, radiator

Outside

Driveway at west side of house offers potential for extension

Detached single garage 6.5 x 4m with separate driveway

Gardens front and rear

Behind the garage there's a section of grounding measuring about 7 x 5m with a greenhouse



**The rear garden and the single garage with its own driveway.
The greenhouse is on the north side of the garage.**

Living room with dining area



Kitchen



The living room leads to the rear hall



Bedroom 1



Bedroom 2 with patio doors, currently used as a dining room



Bathroom



Situation

Kelty is perfectly situated for the commuter as it's just off the M90 with easy access to Edinburgh and the central belt and to Perth and the north. The town has seen development over recent years and has many amenities to support a growing community. There is a variety of shops and amenities, two primary schools and a community centre with library, fitness suite, Astroturf pitch, sports hall and IT suite. The nearest secondary school is Beath High School in Cowdenbeath.

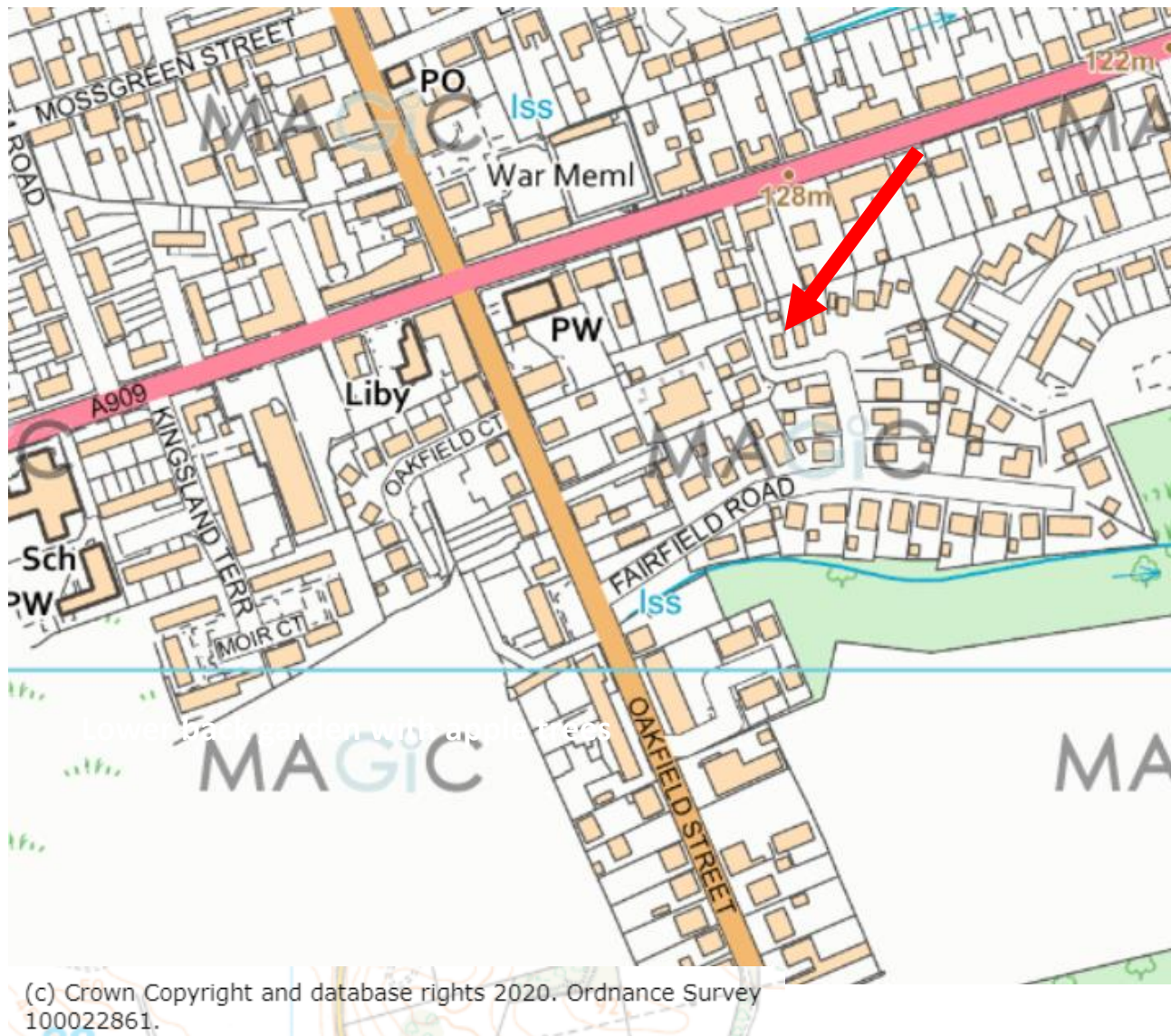
Blairadam Forest is two and a half miles away and has walking trails and industrial heritage illustrating the area's mining history. Lochore Meadows Country Park (6 miles) has over 1200 acres to explore and something for everyone including walking and biking trails, a watersports centre, adventure playground, café, fishing and a nine hole golf course.

The RSPB nature reserve at Vane Farm, with a café, trails and birdwatching, is 5.5 miles away. Nearby Cowdenbeath and Kinross have lots of facilities including independent shops and cafes, supermarkets, restaurants, secondary school, swimming pools and bowling clubs. Cowdenbeath has a railway station with services round the Fife Circle and to Edinburgh, linking to trams to Edinburgh Airport. Kinross also boasts a brewery and curling rink. Dunfermline (7 miles) has all major facilities such as a cinema, leisure amenities, shopping and rail and bus stations.



The driveway and single garage

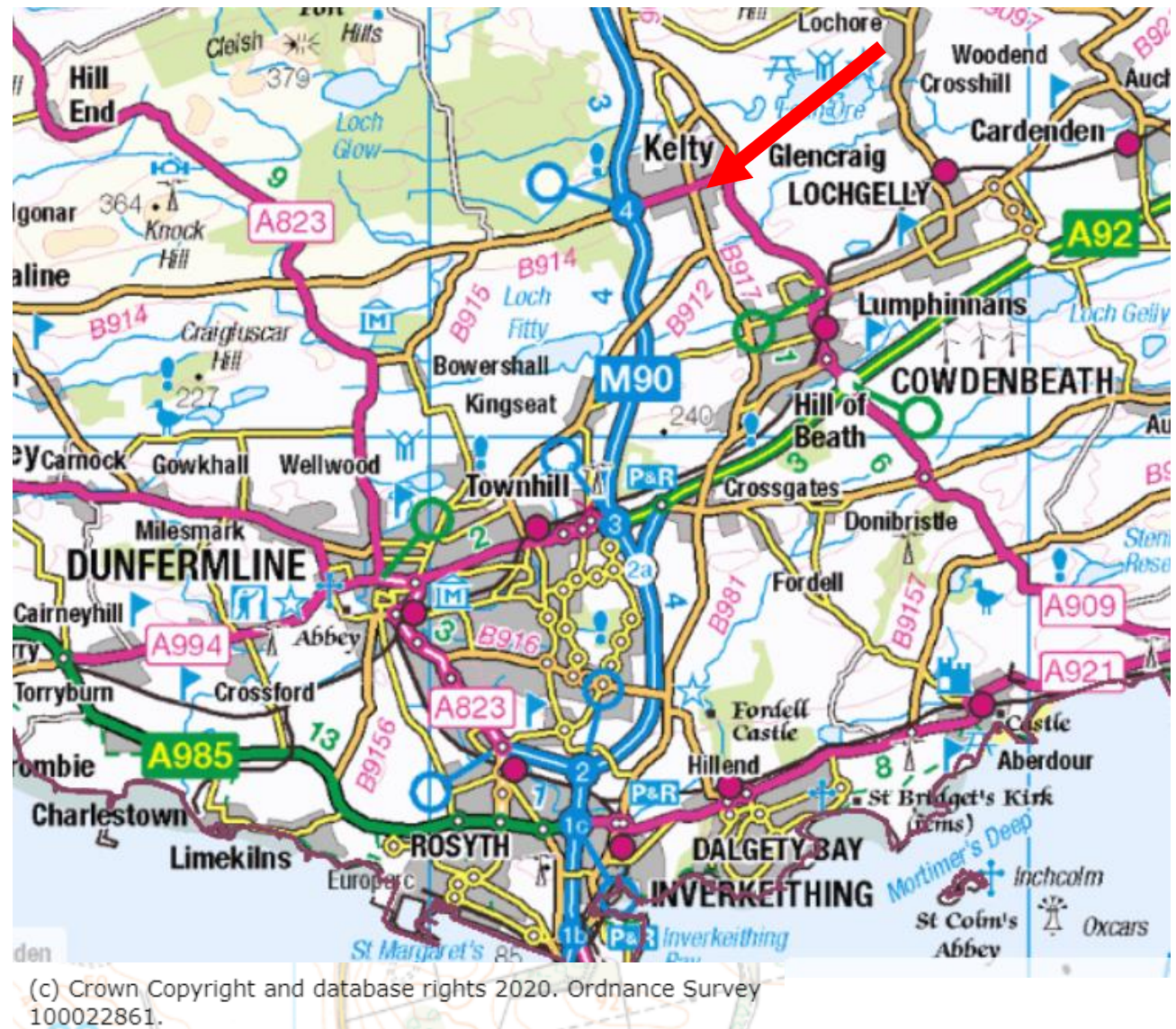




Directions

From the north and south: Exit the M90 at junction 4 for Kelty and head towards Kelty on Cocklaw Street (A909). At the first roundabout you come to turn right into Oakfield Street and second left into Fairfield Road. Take the first left and follow the road round to the end of the cul de sac where number 19 is on the right hand side.

From the West (Saline): Take the B914 east, passing Blairadam Forest on the left, until you reach junction 4 of the M90. Stay on



the B914 to cross over the motorway and follow directions as above.

From Kirkcaldy: Take the A92 west and exit at Cowdenbeath. Head north through Cowdenbeath on Perth Road (A909). As you arrive in Kelty keep left on the A909 and carry on til the roundabout. Turn left into Oakfield Street and follow directions as above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

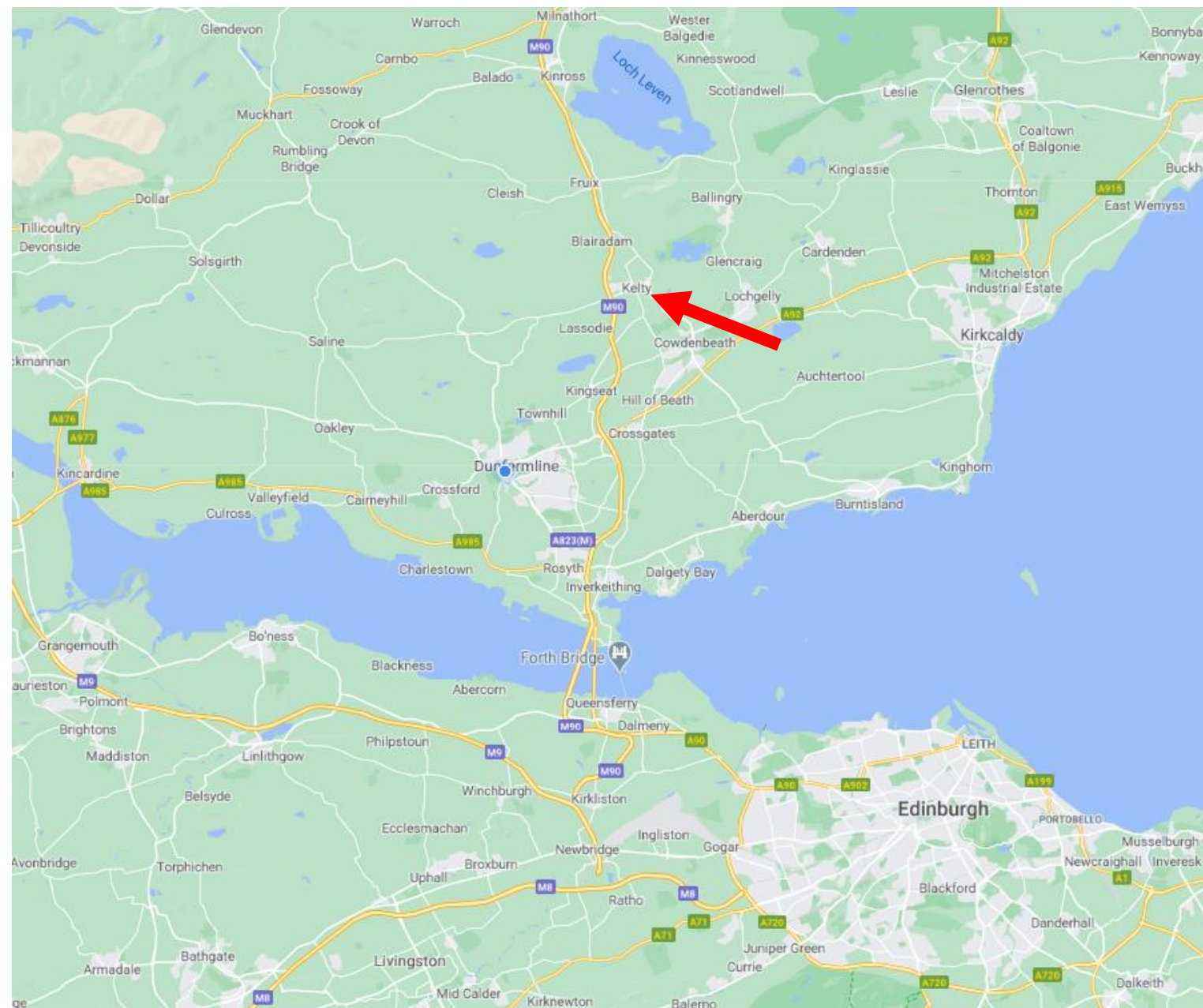
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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