



Price: Offers over £189,500 are invited and should be submitted to the Selling Agents.

Viewing: By appointment with the solicitors.



These particulars are believed to be correct but are not guaranteed nor do they form part of any contract express or implied. Room sizes quoted are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

VALUATION - HOW MUCH IS YOUR PROPERTY WORTH?
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**MACBETH
CURRIE**

SOLICITORS & ESTATE AGENTS

**70 BLAIRADAM CRESCENT
KELTY
OFFERS OVER £189,500**

SUPERB MODERN DETACHED BUNGALOW SITUATED ON A PLEASANT CORNER PLOT WITHIN A POPULAR RESIDENTIAL LOCATION.

BUILT BY LOMOND HOMES AND FINISHED TO A HIGH STANDARD.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

**ENTRANCE HALL • LOUNGE • CONSERVATORY • FITTED DINING KITCHEN
MASTER BEDROOM • EN-SUITE SHOWER ROOM • TWO FURTHER BEDROOMS • BATHROOM**

DETACHED DOUBLE GARAGE

LANDSCAPED GARDENS TO FRONT, SIDE AND REAR

GAS CENTRAL HEATING

DOUBLE GLAZING

Situation:

Kelty is well placed for commuting 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. Lochore Meadows Country Park, Loch Leven and Loch Fitty are also within easy reach offering various leisure and recreational facilities.

Description

A well-appointed modern detached bungalow situated opposite a clearing, giving a lovely view of Benarty Hill from the front windows. Accommodation comprising lounge, fitted dining kitchen, bathroom, conservatory, three bedrooms with master en-suite. The property benefits from gas central heating and double-glazing and externally benefits from landscape garden grounds. There is a detached double garage with power and light at the rear of the property and chipped driveway providing off street parking for at least two vehicles. Early inspection is recommended as a high level of interest is anticipated.

Entrance Hallway

A bright welcoming L shaped hallway with real wood flooring. Cornicing to ceiling, Archway leading to bedroom 3, two radiators. There are ample power points. Solid Oak french doors on the left lead to the lounge.

Lounge 3730 (12ft 3ins) x 4470 (14ft 8ins)

A bright formal public room enhanced by two windows to the front of the property, enjoying uninterrupted views over Benarty Hill. The focal point of the room is an electric flame effect fire and oak surround and marble hearth. Cornicing to ceiling and rose. Carpeted, radiator and ample power points. Television point fitted for Sky Plus.

Bedroom 3 3300 (10ft 10ins) x 2800 (9 ft 2ins)

From the hallway through the arched area is the third bedroom. This room is currently being used as a study and has a built in computer desk/wardrobe unit. Front facing window again with pleasant view over Benarty Hill. Radiator. Again there are ample power points. Covling to ceiling. Carpeted. Television point fitted for Sky Plus and Broadband Internet.

Bedroom 2 2800 (9ft 2ins) x 3600 (11 ft 10ins)

Double bedroom with a window to side of property. Built in double wardrobe and corner built in TV and display unit. Carpeted. Radiator. Covling to ceiling. Ample power points and TV point.

Bedroom 1 3060 (10 ft) x 3320 (10 ft 11ins)

Bright double bedroom with French doors leading to the conservatory at back of the property. Fitted wardrobes in light oak providing ample hanging and shelf space. Free standing matching drawer units and bedside units. Covling to the ceiling, laminate flooring. Radiator. Ample power points and TV point fitted for Sky.

En-suite

En-suite facility has a frosted window to the side of the property and comprises three-piece suite of low level WC, wash hand basin with mirror above and corner shower cubicle. The shower is a power shower with jets along the length, fitted shower seat and grab bars. Tiled around walls and floor. Spotlight. Extractor fan. Chrome ladder style radiator.

Conservatory

Bright south facing conservatory with laminate flooring continued from the master bedroom. Wide window ledges and radiator. Fitted blinds. Ceiling fan. Door to decked area of the garden.

Kitchen/Dining Room 2800 (9ft 2ins) x 4790 (15ft 9ins)

Spacious modern fitted kitchen with door leading to back garden and decked area. Windows overlooking the back garden and the side pathway. Kitchen comprises cream wall and floor mounted units with wood effect complementary wipe clean work surfaces. One and a half stainless steel sink and drainer and 5 ring gas hob, electric oven and hood and integrated microwave above oven. Integrated dishwasher and fridge freezer. Radiator. Ample power points. Spotlights and under cupboard lights. TV point. Telephone point. Laminate flooring with ample room for table and chairs. Door to decked area of the garden.

Family Bathroom 1370 (4ft 6ins) x 1682 (5ft 6ins)

Lovely family bathroom with frosted window to side of the property. Comprising 3 piece suite of low level WC, wash hand basin with glass shelves underneath and Jacuzzi bath. There is a shower fitted above the bath and a glass shower screen. Tiled around walls and floor. Chrome ladder style radiator. Spotlights. Extractor fan. Mirror above wash hand basin.

Garden and Grounds

The property is positioned on a corner plot offering substantial landscaped garden grounds to the front, side and rear. The front garden comprises lawn with sweeping borders and various plants, shrubs and trees. The side garden is mainly laid to chips and borders again with various bushes, plants. The rear garden comprises a large decked area and two levels mainly laid to slabs and chips for easy maintenance. The top seating area has a round patio area and an archway. The back garden is fully enclosed with a wall, fencing and wrought iron rails. There is a wrought iron gate at each side of the house allowing easy access. There is a greenhouse in the back garden, which can be left by arrangement.

Garage

At the back of the property is a detached double garage with power and light. The garage door is remotely powered and there are two security lights. The Garage has a door leading to a flight of stairs and the back garden.

Travel Directions

From Dunfermline head up the M90 going towards Perth taking junction 4 sign posted Kelty. At the top of the slip road turn right into Cocklaw Street following the road down until roundabout taking a left into Main Street. Continue along for approximately five hundred yards where you will take a turning right into Seafar Drive. Follow the road down and Blairadam Crescent is the second road on the right. The property is situated on the facing corner of this road with a bench under the lawned garden windows.

