

**33 CENTRE STREET  
KELTY  
KY4 0EQ  
OFFERS AROUND £73000**

**MACBETH  
CURRIE**



**COMPLETELY REFURBISHED AND MODERNISED UPPER VILLA FLAT IN WALK-  
IN CONDITION.  
ENTRANCE HALL, SITTINGROOM, BEAUTIFULLY FITTED KITCHEN WITH  
INTEGRATED APPLIANCES, TWO  
DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM.**

- **Gas central heating**
- **Double Glazing**
- **Extensive gardens**
- **Garage**

Macbeth Currie Property, 16-18 East Port, Dunfermline KY12 7JB  
: [www.macbethcurrie.co.uk](http://www.macbethcurrie.co.uk)



Kelty is perfectly placed for the commuter, being adjacent to the M90 and affording easy access to Edinburgh, Perth, Dunfermline and the M90.

There is an excellent selection of local shops to be found within the village along with a primary school and regular bus services.

The flat has been completely refurbished and modernised to a high standard with light tasteful décor. There is new carpeting throughout as well as laminate flooring. The beautifully appointed kitchen has integrated appliances including gas hob and oven, dishwasher and automatic washing machine.

There is a bright spacious Sittingroom, two double Bedrooms and a luxuriously appointed Bathroom with modern suite and Victorian shower.

The detached timber garage sits in extensive gardens grounds to front and side.

Hall: Staircase to the upper floor. New light carpeting. Light tasteful décor. Large walk-in cupboard. Radiator.

Sittingroom: 15'3 x 10'3. A bright spacious room with an abundance of natural lighting. New carpeting and light tasteful décor. Stone fireplace and fitted gas fire. Radiator.

Kitchen: 10'7 x 9'3. Extremely well appointed modern kitchen with an abundance of white wall and floor units with solid wood work surfaces. Stainless steel sink and drainer. Integrated dishwasher, automatic washing machine. Fridge. Ceramic hob and built in oven. Chimney extractor hood. Storage cupboard. Laminate flooring.



Bedroom: 15'7 x 11'8 Front facing window with distant views. Light tasteful décor. New light carpeting. Radiator.

Bedroom: 11'9 x 9'6. Window facing to the rear. Light décor. New light carpeting. Radiator.

Bathroom: Luxury bathroom with modern white suite comprising bath, wash hand basin and w.c. Stainless steel shower attachment with large showerhead Victoriana style. Partial tiling.

Garage: Detached timber garage and double wrought iron gates.

Gardens. Extensive gardens to the side and rear of the property mainly laid to lawn.



Price: Offers around £78,000 are invited and should be submitted to the Selling Agents.

Viewing: By appointment with the Selling Agents.



These particulars are believed to be correct but they 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?**

We offer a valuation service without cost or obligation. Please feel free to contact the Property Shop on 01383-738838.

Opening hours Mon-Fri 9-5pm, Sat 9.30 – 12.30

[www.macbethcurrie.co.uk](http://www.macbethcurrie.co.uk)

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# **MACBETH CURRIE**

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**Solicitors, Estate Agents  
& Financial Advisors**

## **OFFERS AROUND £73000**

**Viewings: By appointment with Macbeth Currie  
01383-738838**

### **FINANCIAL ADVICE**

**For Mortgage and Investment Advice Tel: 01383 731011**  
Macbeth Currie is authorized by the Financial Services Authority



### **OFFICES AT:**

38 High Street DUNFERMLINE Tel: 01383 731011. 16 – 18 East Port DUNFERMLINE Tel: 01383 738838  
8 Manor Place EDINBURGH Tel: 0131 226 5066. 62 High Street KINROSS Tel: 01577 863424  
72 High Street BONNYRIGG Tel: 0131 654 9995. 104 Clerk Street LOANHEAD Tel: 0131 440 3333