



*Delightful three-bedroom bungalow
in a prominent position*



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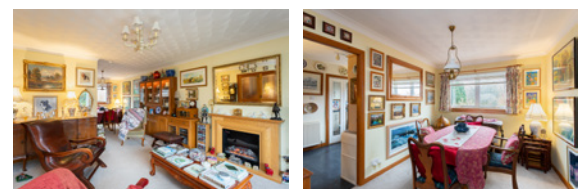


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117 Blair Street is a stunning three-bedroom bungalow located in a desirable location. Once inside, you will be greeted with first-class specification and cleanliness. The bungalow sits on a large plot that offers privacy and seclusion.

THE LOUNGE/DINER



There is an entrance hallway allowing access to all rooms. An impressive lounge is flooded with natural light from the large window. The focal point for the lounge is the well-designed layout that offers access to all areas of the house. The dining area will accommodate a large dining table and eight chairs.

THE KITCHEN & UTILITY



The kitchen has worktop space and is fitted throughout with good-quality floor and wall-mounted units. The utility room gives access to the rear gardens.





All three bedrooms are double size. The master bedroom benefits from wardrobes and an en-suite WC. The family bathroom is spacious and offers a contemporary three-piece suite.

The property also includes double glazing throughout, gas central heating and a large garage with an up-and-over door.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3

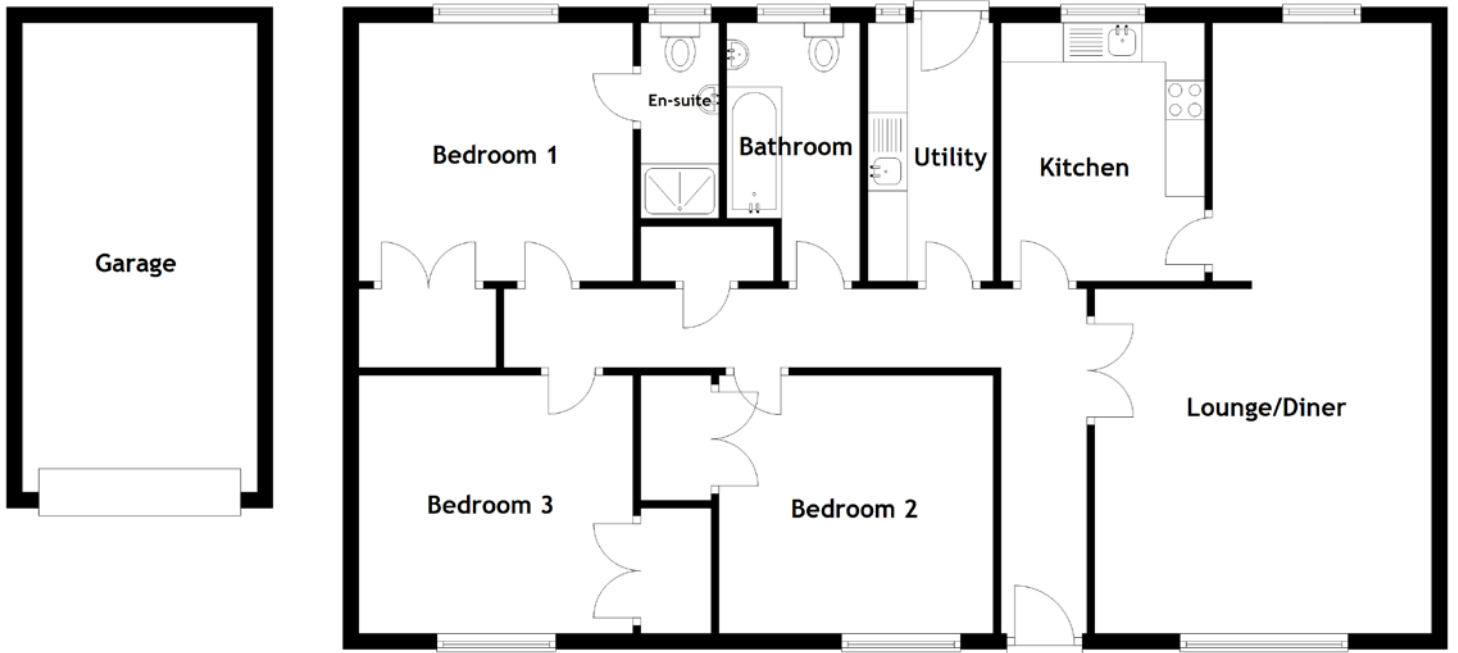


The enclosed rear garden offers great privacy, featuring several well-designed patios, with an area of grass and mature shrubs.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



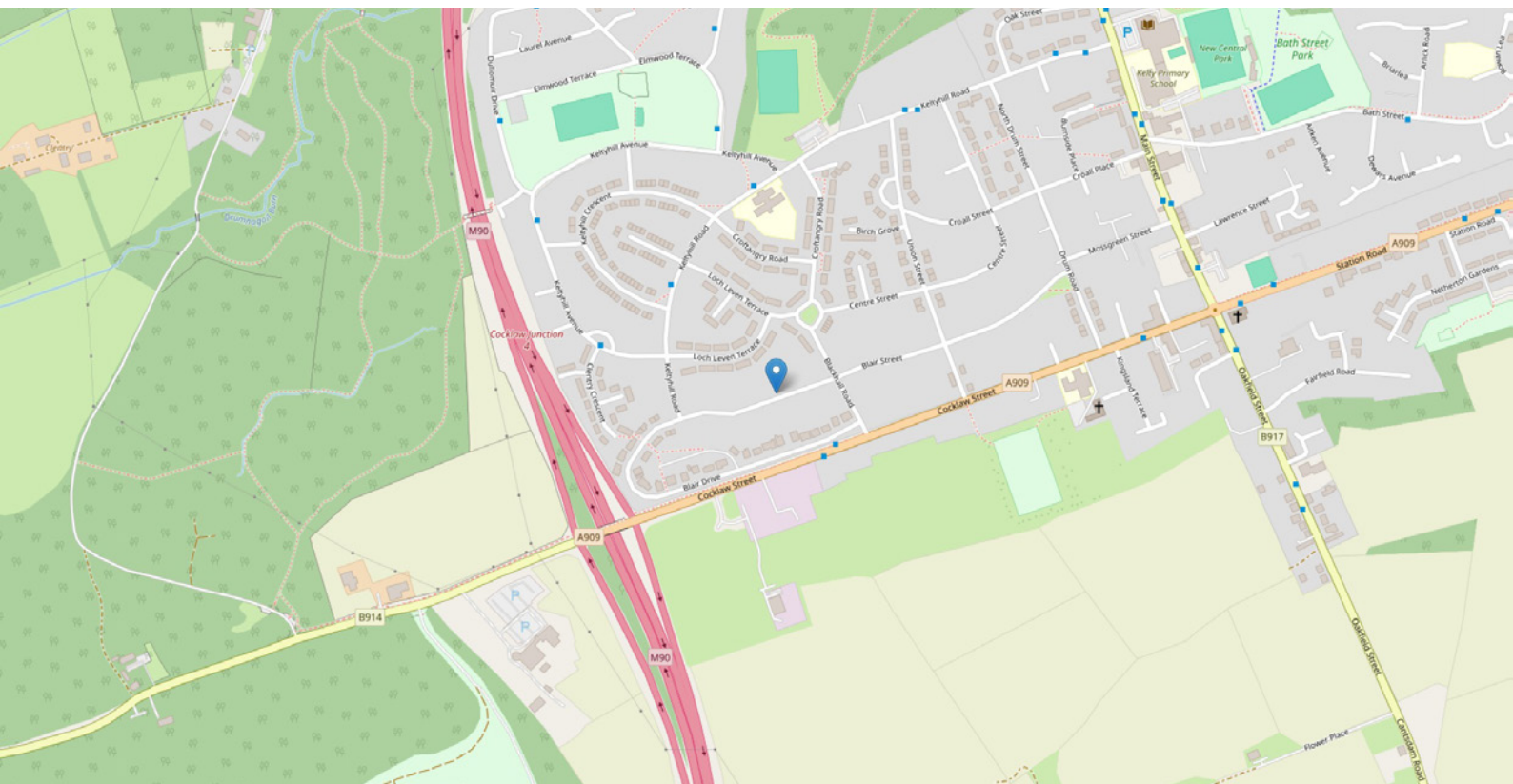
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 7.80m (25'7") x 4.30m (14'1")
 Kitchen 3.30m (10'10") x 2.60m (8'6")
 Utility 3.30m (10'10") x 1.60m (5'3")
 Bathroom 3.30m (10'10") x 1.70m (5'7")
 Bedroom 1 3.50m (11'6") x 3.30m (10'10")
 En-suite 2.50m (8'2") x 1.00m (3'3")

Bedroom 2 3.50m (11'6") x 3.30m (10'10")
 Bedroom 3 3.50m (11'6") x 3.30m (10'10")
 Garage 6.00m (19'8") x 3.00m (9'10")

Gross internal floor area (m²): 105m²
 EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Kelty is a thriving community nestled between the County town of Kinross and the City of Dunfermline. Fishing, walking and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, a number of pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be enjoyed from the summits of Bishop Hill and Benarty Hill.





The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife Circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, is only 19 miles away and has regular domestic flights as well as flights to a large number of international destinations. There is a park-and-ride facility at Halbeath with services to Edinburgh and to the airport.



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