

PART EXCHANGE WELCOME - FIXED PRICE £145,000



32 BLAIRADAM CRESCENT, KELTY KY4 0LX

IMMACULATELY PRESENTED DET FAMILY HOME

- **£10,000 BELOW HOME REPORT VALUATION**
- Lounge & Sep Dining Room
- Stylish Breakfasting Kitchen
- 3 Double Bedrooms
- Master En-Suite
- Family Bathroom & Cloakroom/WC
- Gas Heating & Double Glazing
- Garage Drive & Enclosed Rear Garden
- Popular Development
- Easy Access to Country Park
- **SUPERB VALUE – EXCELLENT STANDARD**



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DESCRIPTION

Located on the edge of Kelty the property is ideally located for access to the M90 motorway providing links to North, South and the Central Belt. Kelty has an excellent community spirit and there are many outdoor activities available including walking, cycling and the beauty of Lochore Meadows to enjoy. There are shops for everyday needs, primary schools and Beath High School is within easy reach as is Cowdenbeath Railway Station. For value for money and convenience Kelty is hard to beat ! This detached villa is beautifully presented and is in move in condition. The spacious accommodation comprises Entrance hall, bright lounge, separate dining room, stylish fitted kitchen with appliances, cloakroom/w.c., 3 double bedrooms - master en-suite and family bathroom. The lounge, dining, kitchen and master bedroom all have telephone points and the lounge and all bedrooms have Sky+ fittings. There is gas central heating double glazing, garage and gardens, enclosed to the rear. This is definitely one not to be missed !

ENTRANCE

The property is accessed to the front via a door with double glazed panels. The hallway provides access to all lower accommodation. There is an attractive laminate floor, power point and radiator.

LOUNGE 12' 7" x 11' 7" (3.86m x 3.55m)

Well presented lounge with French doors out to the garden and allowing good views towards Benarty Hill. There are double glazed panels to each side flooding the room with natural light. There is a radiator, power points and fitted carpet.

DINING ROOM 9' 10" x 8' 2" (3m x 2.49m)

The separate dining room faces to the front and has a double glazed window. Door to under stair cupboard.



BREAKFASTING KITCHEN 12' 0" x 8' 5" (3.67m x 2.57m)

Measurements have been taken into the depth of the units. Stylish kitchen which has been well fitted with a variety of floor and wall mounted units, including wine racks, and completed with a cornice and pelmet. Complementary work surfaces and dramatic splash back tiling complete the effect. Stainless steel sink and mixer tap. Double glazed window and door leading to rear garden. Laminate floor, radiator, power points and overhead spotlight fitting. There is ample room for a table and chairs to allow for family or informal dining. The gas hob, electric oven, cooker hood, integrated washing machine, dishwasher, fridge and freezer are all included in the price.



CLOAKROOM/W.C.

An essential in any family home the cloakroom has a white suite comprising w.c. and pedestal wash hand basin. There is a double glazed window, radiator, tiled floor and recessed downlighter.

STAIRS & LANDING

The curved staircase is carpeted and has a double glazed window part way up. The landing has a real feeling of space and has a radiator and power point. Cupboard housing water tank. Ceiling hatch for attic access.

MASTER BEDROOM 13' 7" x 9' 3" (4.16m x 2.84m)

Measurements include the depth of the fitted robes. Well presented bedroom with a front facing double glazed window. There are large fitted wardrobes with bi-fold doors. Carpet, radiator, power points.



EN-SUITE

The twin formation double glazed window provides lots of light into this well appointed room. There is a pedestal wash hand basin, w.c. and shower cubicle. Tiled floor and contemporary tiling to shower. Spotlight fitting. Radiator.

BEDROOM 10' 3" x 9' 4" (3.13m x 2.87m)

Measurements exclude the depth of the fitted robes. Rear facing double glazed window. Fitted wardrobe with sliding door provides good hanging and storage. Carpet, radiator and power points.

BEDROOM 11' 2" x 8' 8" (3.42m x 2.65m)

The 3rd bedroom is also a double and has a double glazed window. Carpet, radiator and power points.

BATHROOM 6' 5" x 6' 2" (1.98m x 1.88m)

The bathroom has a white suite comprising w.c. pedestal wash hand basin and bath. Attractive splashback tiling and tiled floor. Large double glazed window. Radiator and spotlight fitting.



GARAGE

The single garage has power and light. Tarred driveway with space for 2 vehicles.

GARDENS

There is a lawn area to the front. The rear is enclosed by a fence ensuring privacy. There are slabbed and chipped areas and a lawn, Garden shed.

EXTRAS

The following are included in the purchase price : Carpets and blinds where fitted, integrated fridge, freezer, washing machine, dishwasher, gas hob, electric oven, cooker hood and garden shed.



VIEWING

Viewing is by appointment. To arrange a viewing or see a copy of the Home Report call ABLE agents on 01383 626004, Moira Lang 07779 719108 or email moira@ableagents.co.uk

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Disclaimer

Whilst the foregoing particulars are believed to be accurate, no warranty is given or implied and all prospective purchasers are advised to satisfy themselves on all material items. All measurements were taken using a sonic tape and therefore maybe subject to a small margin of error. Any appliances and/or services mentioned in this set of particulars have not been tested and subsequently no guarantee maybe made on there effectiveness or safety. All interested parties are advised to note interest through their solicitor to be assured of being updated on any potential closing dates