

19 Glengask Grove

KELTY, FIFE, KY4 0LZ



*LOVELY THREE BEDROOM
SPACIOUS HOME*



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McEwan Fraser Legal is delighted to market this three-bedroom villa in truly walk-in condition. Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a large window flooding the room with natural light, looking out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and doors leading to the rear south-facing garden, also on this level there is a stylish WC.









The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good good-sized bedrooms on this level with the master offering built-in wardrobes and views across the countryside. This completes the accommodation on offer.





Bedroom 2

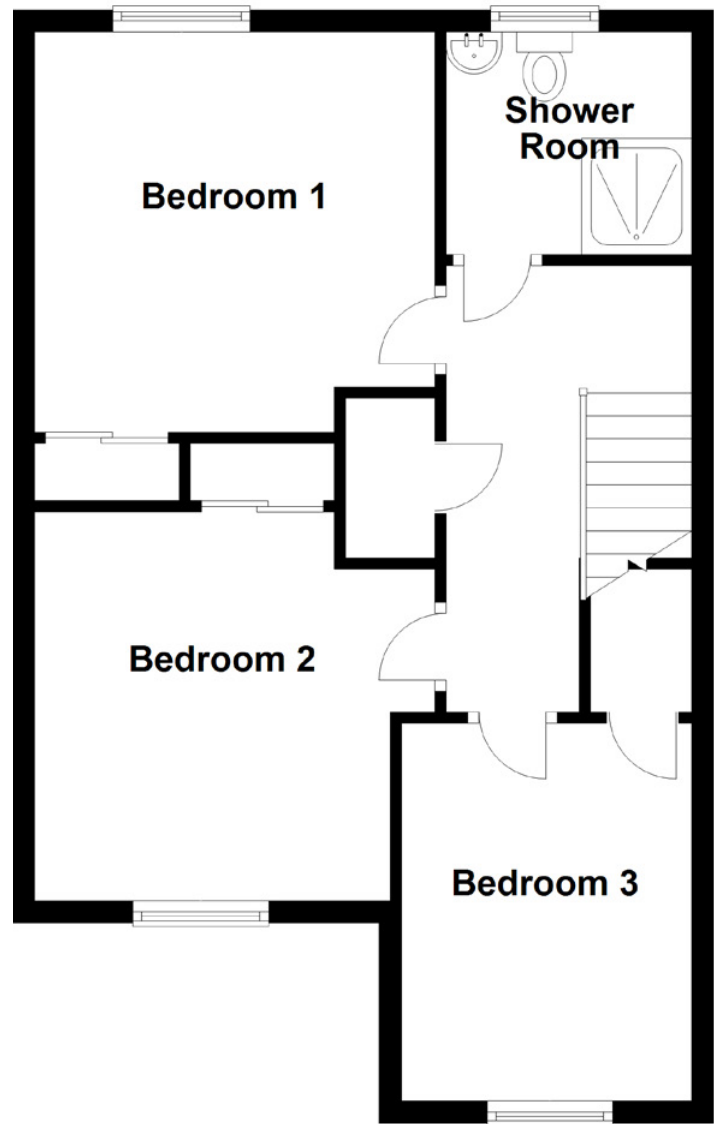
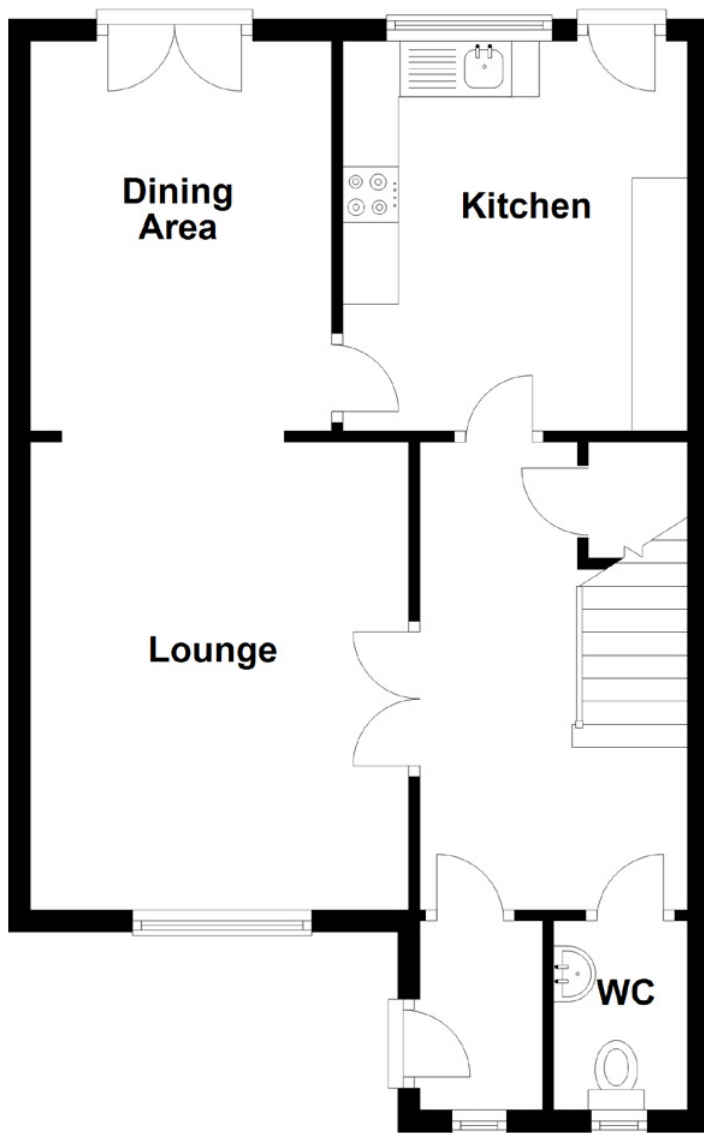




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'10") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 3.10m (10'2")
Dining Area	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")

Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Shower Room	2.20m (7'3") x 2.00m (6'7")
Gross internal floor area (m ²): 102m ²	
EPC Rating: C	



The property further benefits from double glazing, gas central heating and a large driveway. The gardens are immaculate and offer low maintenance with a summer house to the rear. This is a must-see to appreciate the accommodation on offer.



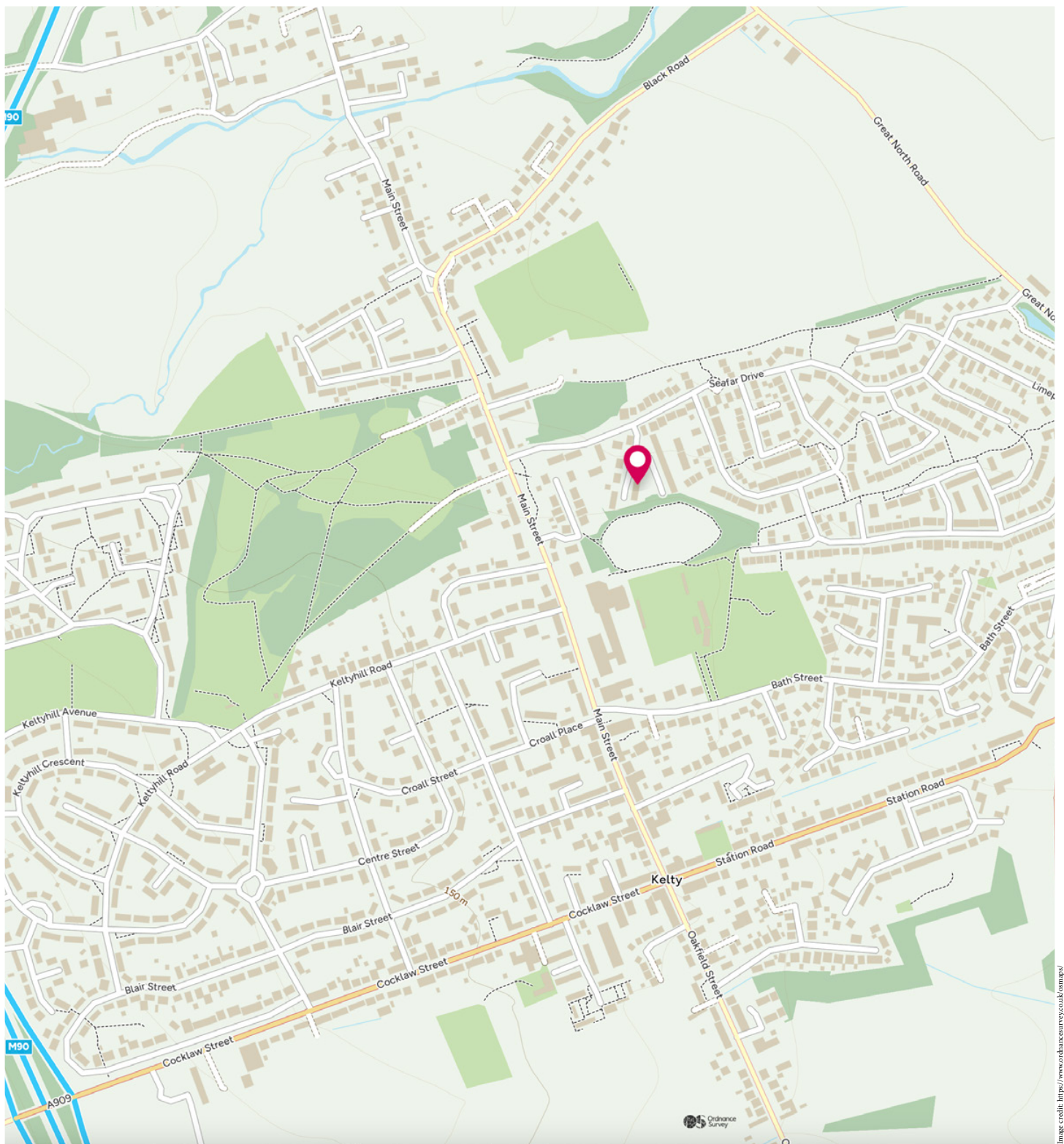




Kelty is a thriving community nestled between the County town of Kinross and the City of Dunfermline. Fishing, walking and golf can all be enjoyed locally. A number of pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be enjoyed from the summits of Bishop Hill and Benarty Hill. Nearby Lochore Meadows Country Park, with natural views across the Fife countryside and nestled on the Southern side of Benarty Hill.



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



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