

19 Keltybridge

KELTY, FIFE, KY4 0JH



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REACH OF ALL AMENITIES*



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Elegant, and stylish, 19 Keltybridge is a handsome period home nestled in a chocolate box hamlet setting amidst a good mix of individual residences. This well-loved home has seen a number of improvements and is presented as a warm and comfortable home of character. Superb room proportions marry well with a number of windows allowing the natural light to flood in. The lounge features an open fireplace and quaint nooks and crannies, all nicely decorated in a contemporary palette. The kitchen has been fitted with bespoke wood cabinets and offers a range cooker at its heart with room by the window for a chair to sit and read the morning paper with a coffee. The bathroom is in keeping with the rest of the house in style and comfort and includes a shower over the bath with a glazed screen. An inner hall acts majestically as a dining room or sitting room. Three bedrooms complete the accommodation. The back, stable, door opens onto a small terrace and the main garden is just across the narrow road.

The garden is as charming as the cottage with space for off-road parking along with seating areas and an alfresco dining deck. This home will delight the discerning buyer.

The Lounge



The Kitchen





Bedroom 1





Bedroom 2

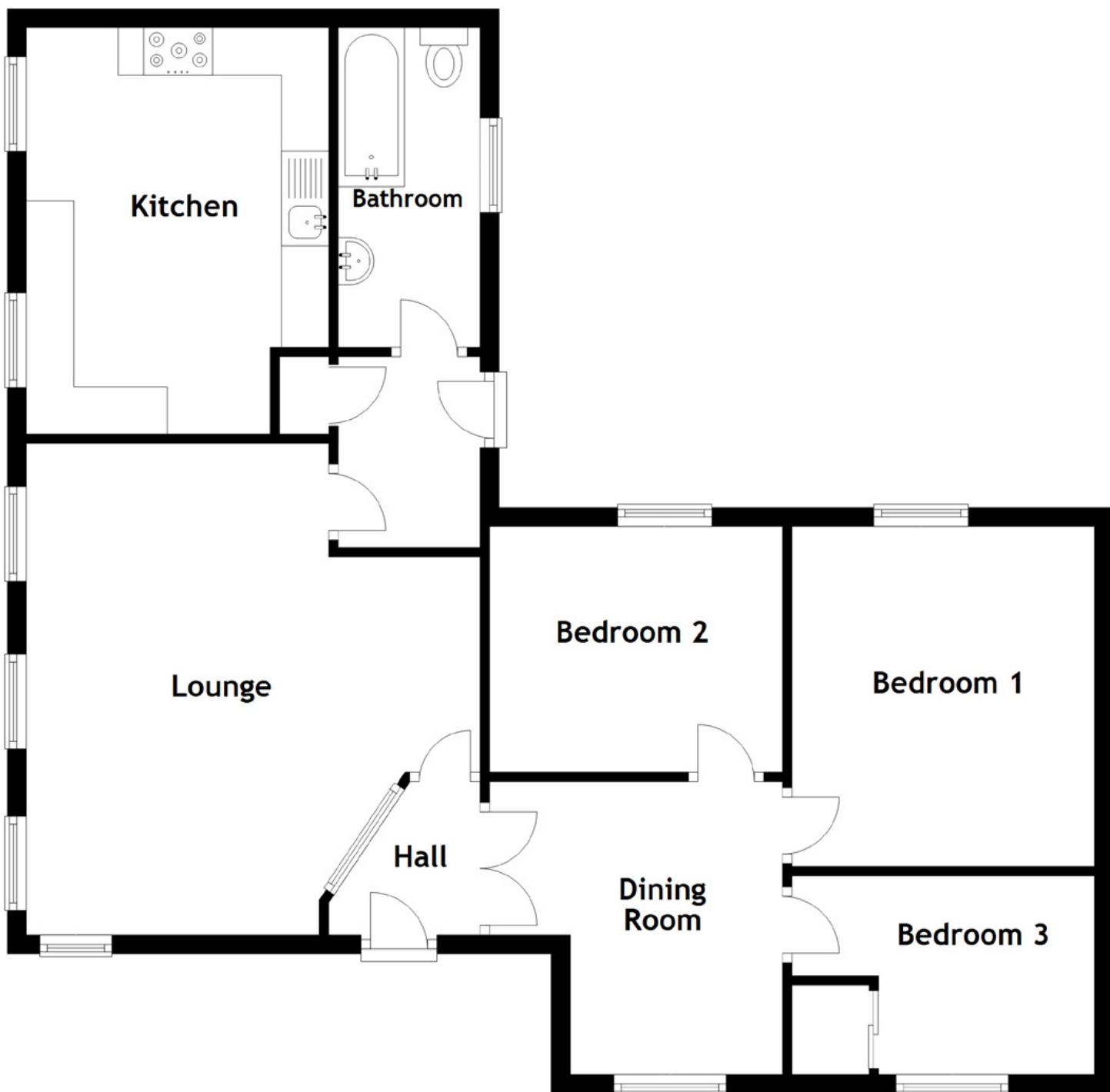




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.80m (15'9")	Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Kitchen	4.30m (14'1") x 3.20m (10'6")	Bathroom	3.60m (11'10") x 1.50m (4'11")
Dining Room	3.10m (10'2") x 3.10m (10'2")	Gross internal floor area (m ²): 96m ²	
Bedroom 1	3.60m (11'10") x 3.20m (10'6")	EPC Rating: D	
Bedroom 2	3.10m (10'2") x 2.60m (8'6")		





LOCHORE MEADOWS

19 Keltybridge is a much-loved home with its roots firmly set in the local community and has seen significant changes to the hamlet over the years. Keltybridge is in a highly accessible and delightful semi-rural location set only 5 miles from Kinross, which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket and two golf courses. 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 is only 19 miles away. There are park and ride facilities at Halbeath (just over 5 miles away) and also at Inverkeithing, both with services to Edinburgh and to the airport.

DIRECTIONS

From Edinburgh or Perth leave the M90 at junction 5, turning right from Edinburgh, turning left from Perth. At the T junction turn right onto the B996 signposted Cowdenbeath. After approximately 1.5 miles turn right signposted Maryburgh. Continue on this road for approximately 0.5 miles and 19 Keltybridge is on the left before you reach the Kelty Bridge.

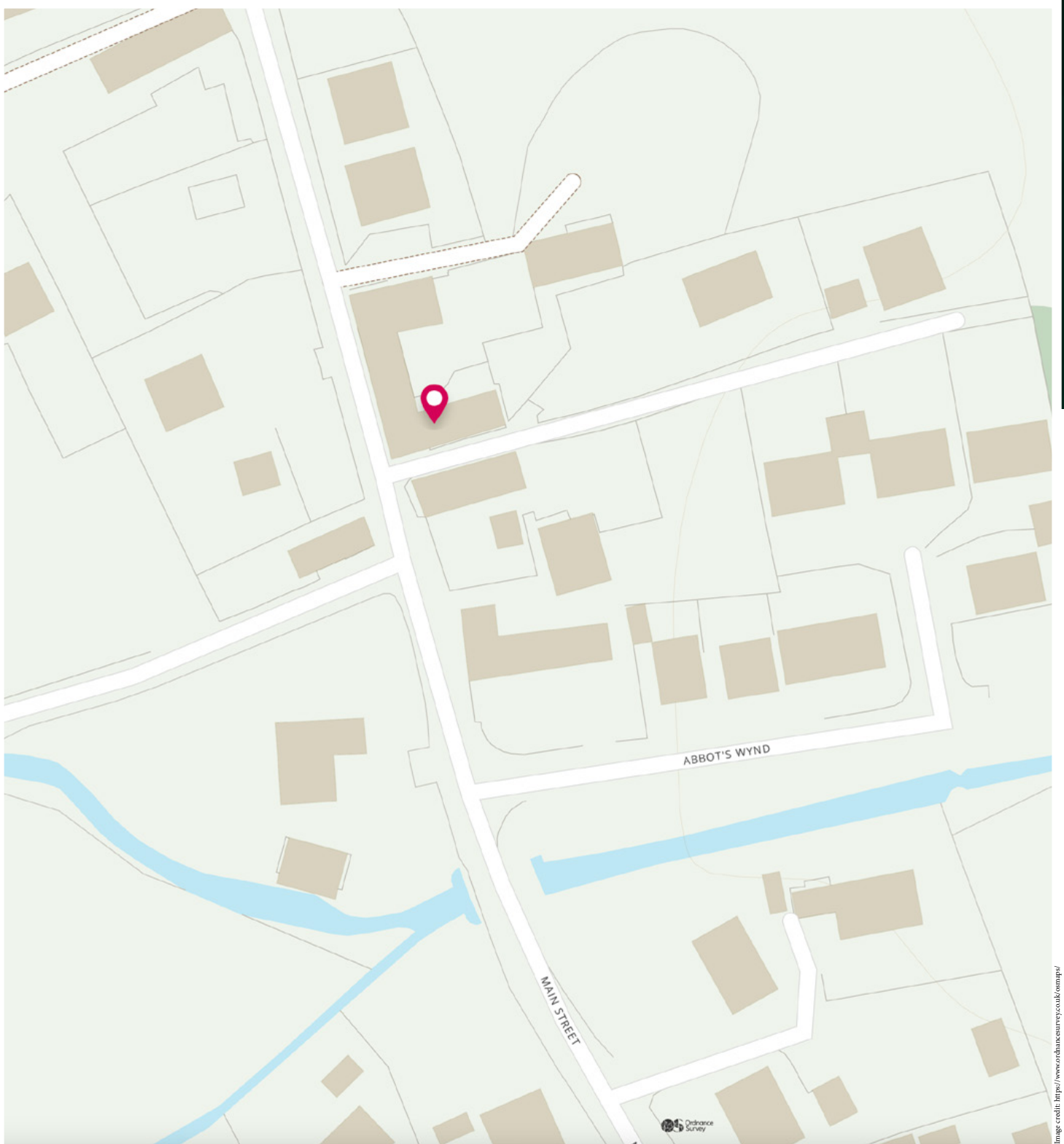


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