



Stevenson Marshall
Property & Law

6 Rowan Lea
Kelty, KY4 0FY

Offers over £185,000

6 Rowan Lea, Kelty, KY14 0FY

A modern detached bungalow in quiet location with lovely mature gardens to front and rear.

Accommodation comprises: reception vestibule, lounge, dining kitchen, inner hallway, two double bedrooms, en suite and four piece bathroom.

Gas central heating and double glazed windows are installed throughout and there is excellent storage and a flexible internal layout.

Entrance vestibule
Dining lounge 5.24m x 4.24m (17'1 x 13'11)
Dining kitchen 6.10m x 3.38m (20'0 x 11'1)
Inner hallway
Bedroom 1: 6.07m x 2.89m (19'11 x 9'6)
En-suite 2.41m x 1.90m (7'11 x 6'3)
Bedroom 2: 3.28m x 3.11m (10'9 x 10'3)
Bathroom: 3.10m x 2.10m (10'2 x 7'0)

The impressive mature gardens feature numerous flower beds, shrubs, a generous patio area, timber garden shed, drying facilities and maximum privacy. A driveway and garage provide ample off street parking for several vehicles.

Surrounded by open countryside, Kelty is a large village located approximately five miles north east of Dunfermline and close to the county town of Kinross. There is good high street shopping and a regular bus service operates close by. For the commuter, the M90 Motorway is within easy reach linking Kelty directly with Edinburgh/Perth and a rail station can be found in the nearby town of Cowdenbeath.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.