



**Stevenson Marshall**  
Property & Law

66 Station Road  
Kelty, KY4 0BN

Offers over £250,000

## 66 Station Road, Kelty

A traditional end terraced villa dating back to around 1910, the property boasts superb accommodation throughout and mature south facing garden.

Accommodation comprises: large entrance hallway, lounge, dining room/bed 5, breakfasting kitchen, rear vestibule, conservatory, bathroom, upper landing, master bedroom (with roll top bath and en-suite shower room) and three further double bedrooms (one currently utilised as a sitting room).

Gas central heating and double glazed windows are installed. The property boasts excellent storage, a flexible layout and fresh décor throughout.





## Room sizes and accommodation

Entrance hallway

Lounge

4.09m x 3.65m (13'5 x 12'10)

Dining room/bedroom 5:

4.09m x 3.92m (13'5 x 12'10)

Breakfasting kitchen

4.20m x 3.65m (13'10 x 12'0)

Rear vestibule

Conservatory

4.21m x 1.76m (13'10 x 5'9)

Bathroom

2.67m x 2.07m (8'9 x 6'9)

Upper landing

Bedroom 1

4.39m x 4.03m (14'5 x 13'3)

En-suite

2.06m x 1.42m (6'9 x 4'7)

Bedroom 2

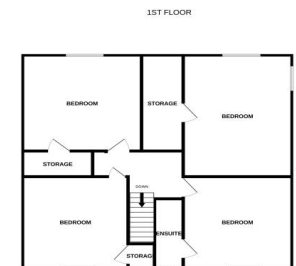
4.13m x 3.89m (13'7 x 12'9)

Bedroom 3

4.75m x 3.42m (15'7 x 11'3)

Bedroom 4

4.67m x 3.86m (15'4 x 12'8)



While every effort has been made to ensure the accuracy of the floorplan, measurements of this, or any other, part of the property, are not intended to be used for any purpose other than a general guide. The purchaser should verify the accuracy of the floorplan and measurements by independent means. The purchaser should also verify the accuracy of the floorplan and measurements by independent means. The purchaser should also verify the accuracy of the floorplan and measurements by independent means.

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The most impressive mature garden grounds enjoy a hosts of features, which include a generous decking area, well manicured lawn, patio areas, greenhouse, garden shed, maximum privacy and a peaceful south facing aspect to rear. A gated driveway provides ample off street parking for several vehicles. The building was once used as the village post office and the traditional integrated red post box remains and is still in use today!

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.

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 department 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

**41 East Port, Dunfermline, Fife, KY12 7LG**  
**Telephone: 01383 - 721141 DX DF80 Dunfermline**  
**Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)**  
**[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)**

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.