



**Stevenson Marshall**  
Property & Law

6 Dewars Avenue  
Kelty, KY4 0BG

Offers over £170,000

A modern detached bungalow in quiet cul-de-sac setting, close to excellent local amenities and access to M90 motorway.

Accommodation comprises:-entrance vestibule, lounge, kitchen (with arch to dining room), inner hallway, two bedrooms, en-suite shower room and wet room.

Gas central heating and double glazed windows are installed, with good storage throughout and an excellent internal layout.

Entrance vestibule

Lounge

4.34m x 3.90m (14'3 x 12'10)

Kitchen and arch to dining room

7.11m x 3.45m (23'4 x 11'4)

Bedroom 1

4.24m x 2.88m (13'11 x 9'5)

En-suite

1.92m x 1.62m (6'4 x 5'4)

Bedroom 2

3.28m x 2.92m (10'9 x 9'7)

Wet room

2.09m x 1.62m (6'10 x 5'4)

There are neat garden grounds to front and rear, which are mainly laid to lawn, with a generous patio area, timber garden shed and drying facilities. 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.

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.