

**Stevenson Marshall**  
Property & Law

7 Black Road, Kelty, KY4 0BD

Offers Over £110,000

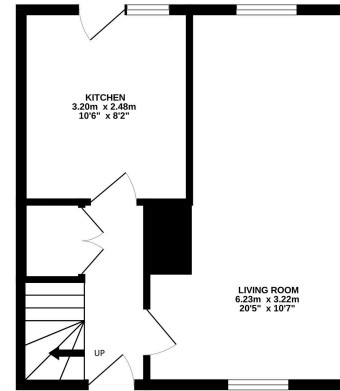
A bright and spacious end terraced villa, with superb garden grounds and pleasant outlooks to rear. Accommodation comprises: entrance hallway, full length lounge/dining, kitchen, upper landing, two double bedrooms, box room and bathroom.

Electric heating and double glazed windows are installed and the property benefits from excellent storage, a useful key safe box and pleasant outlooks.

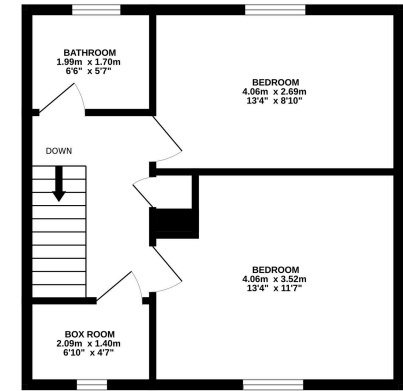
The impressive gardens boast mature flower beds, shrubs, a peaceful setting, patio area, drying facilities and maximum privacy. A driveway to side provides ample off street parking.

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. 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

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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.