



26 Limepark Crescent, Kelty, KY4 0JZ

Offers Over £340,000



STUNNING 4 Bedroom 2 Reception 3 Bathroom Detached Villa FINISHED TO A HIGH STANDARD with Detached Double Garage and Hillside Views, offering a spacious family home. Situated close to local amenities including Shops and Primary School with Great Commuter Links for Edinburgh, Perth and beyond. Accommodation: Hall, living room, lounge/home office, dining kitchen, utility room, W.C, 2 double bedrooms both with ensuite shower rooms, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. Driveway and a Detached Double Garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with opaque double-glazed inlets leading into the spacious lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Cupboard provides under stair storage space. Radiator. Carpeted.

LIVING ROOM

23'8" x 11'10" (7.22m x 3.61m)

Spacious living room with double-glazed windows to the front and rear providing ample natural light. Feature gas living flame fire set within a marble and timber surround. Coving. 2 radiators. Carpeted.

DINING KITCHEN

21'3" x 13'0" (6.50m x 3.97m)

Beautifully fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Island provides additional storage and food preparation space. Integrated appliances include gas range hob, extractor fan above, 2 eye level ovens, dishwasher and a fridge/freezer. Ample space for dining furniture. Double-glazed window to the rear. Radiator. Laminate flooring. Sliding, double-glazed patio door provides access to the garden. Doorway leads to the utility room.

UTILITY ROOM

6'2" x 5'11" (1.88m x 1.81m)

Convenient utility room with wall mounted and floor standing units with space for a plumbed appliance. Radiator. Laminate flooring. Composite door with a double-glazed window leads to the side and rear gardens.

LOUNGE/ BEDROOM 5

12'2" x 12'0" (3.73m x 3.68m)

Good-sized additional lounge space currently utilised as a home office with a double-glazed window to the front. Radiator. Carpeted.

W.C

6'0" x 2'8" (1.83m x 0.83m)

2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Vinyl flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space. Radiator. Carpeted.

MASTER BEDROOM

14'11" x 12'0" (4.56m x 3.67m)

Spacious master bedroom with a double-glazed window to the front with hillside views. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'11" x 6'5" (2.11m x 1.98m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

BEDROOM 2

12'7" x 9'10" (3.85m x 3.02m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 3

11'11" x 6'7" (3.64m x 2.02m)

Further double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 4

15'1" x 11'10" (4.62m x 3.63m)

Spacious double bedroom with a double-glazed window to the front with hillside views. Radiator. Carpeted. Doorway to the ensuite shower room.

2nd ENSUITE SHOWER ROOM

8'5" x 6'7" (2.58m x 2.02m)

3-piece suite comprising: W.C, wash hand basin and a

shower enclosure with pivot door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Vinyl flooring.

BATHROOM

8'5" x 8'0" (2.57m x 2.45m)

Family bathroom comprising: W.C, wash hand basin and a bath with mixer tap shower attachment. Opaque double-glazed window to the rear. Radiator. Tiled flooring.

GARDEN

To the front of the property the garden is mainly laid to lawn with borders containing mature plants and shrubs. A gravel driveway provides ample off-street parking and access to the detached garage. A metal gate to the side of the property leads to the low maintenance side garden laid with gravel and leads to the rear garden. The rear garden is mainly laid to lawn with borders containing an array of mature plants and shrubs providing colour throughout the seasons. A paved patio creates an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. Greenhouse which is ideal for a keen gardener to grow their own home produce and plants for the garden.

GARAGE

19'0" x 18'3" (5.80m x 5.57m)

Double garage accessed via 2 metal up and over doors provides secure parking for 2 vehicles with ample additional storage space. Provision for light and power with concrete flooring.

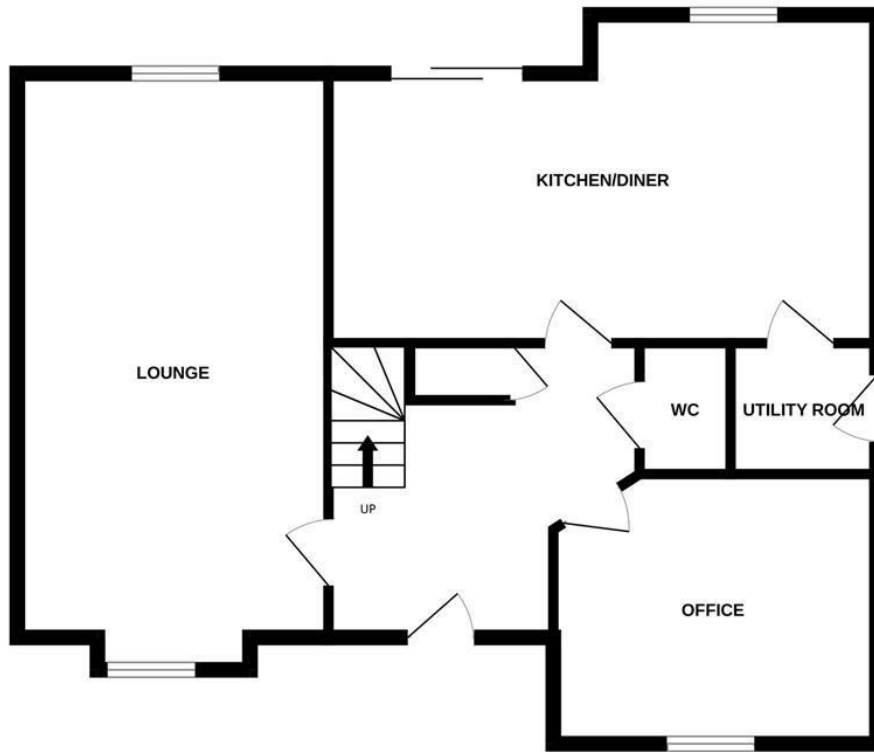
AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

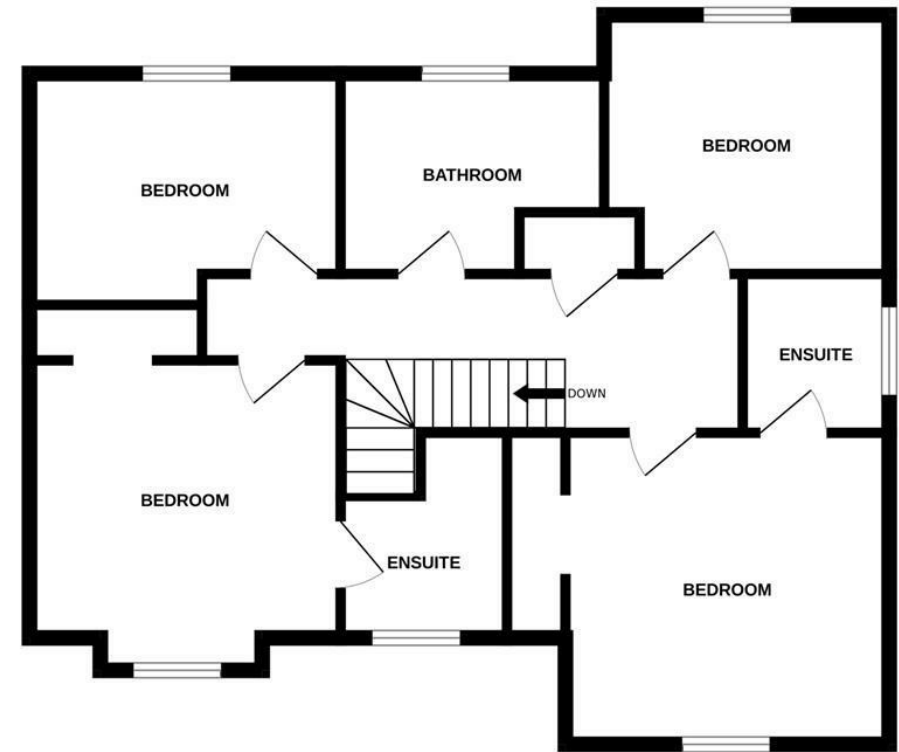




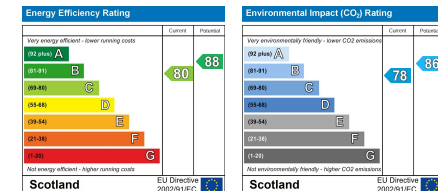
GROUND FLOOR



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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