



**25 North Drum Street, Kelty, KY4 0EB**  
**Offers Over £125,000**



Well presented 2 bedroom semi detached villa, set within the town of Kelty, close to local schools & amenities. The motorway is within close proximity giving an easy commute to Edinburgh, Dunfermline & Kinross. The property comprises of spacious family living room, 2 large double bedrooms, modern kitchen and shower room. The front drive way has space for 5 cars, the rear garden is low maintenance with artificial grass and patio area.

GCH, DG

**LOUNGE 14'11" x 14'1" approx (4.55m x 4.29m approx)**

Larger lounge with double glazed window to the front of the property. Storage cupboard, radiator, fully fitted carpet.

**KITCHEN /DINNER 16'11" x 6'6", 62'4" approx (5.18m x 2,19m approx)**

Modern family kitchen with wall & floor mounted storage units, wipe clean granite effect worktops, white goods included, washing machine, fridge freezer, built in electric oven & gas hob with extractor hood, stainless steel sink, tiled splash back. Dining area with double glazed window & back door leading onto the garden patio area. Radiator & vinyl flooring.

**Entrance hall**

Access via a double glazed, white upvc door leading to a small hallway. Stairs lead to the upper floor with 2 double bedrooms & shower room.

**Bedroom 1 14'3" x 11'10" approx (4.36m x 3.61m approx)**

Large main bedroom with double glazed window to the front, deep storage cupboard with ample hanging space, radiator & carpet

**Bedroom 2 12'9" x 10'7" approx (3.9m x 3.23m approx)**

A second double bedroom with a double glazed window overlooking the rear garden, radiator & carpet.

**Shower room 7'3" x 4'10" approx (2.21m x 1.48m approx)**

Modern shower room with 3pc shower suite, incorporating a walk-in, mains fed shower, wash hand basin with vanity unit and drawers & WC . Modern waterproof panels fitted around the room with a double glazed opaque window to the side of the property. Towel radiator, and Karndean vinyl flooring.

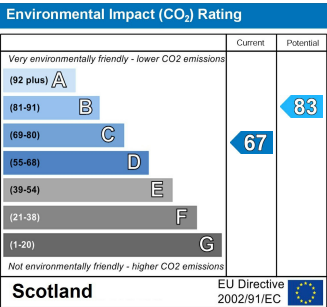
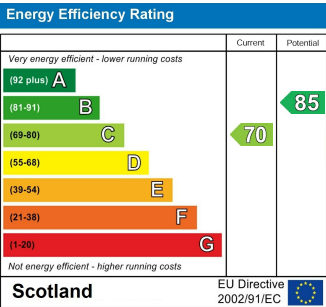
**Gardens**

The front of the property benefits from a large driveway with space for 5 cars, mostly laid with tarmac but has an area below the lounge window laid with stone chips.

The rear of the property is enclosed with a 6 foot fence and benefits from a stone slabbed patio area, next to the rear

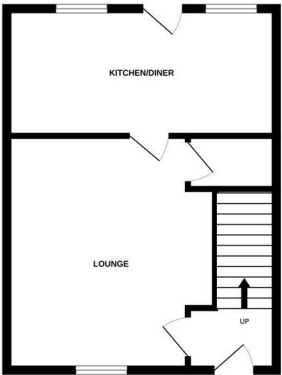
back door which is ideal for entertaining. There is also a large, low maintenance artificial grass area. To the side of the property is an area which is enclosed with a 6 foot fence mostly laid with stone slab's, offering opportunity to extend the property.

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GROUND FLOOR

1ST FLOOR



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