

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



Borrowdale, Keltybridge, KY4 0JG
Offers Over £310,000



Spacious detached bungalow enjoying an elevated position with superb, unrestricted views to the front over neighbouring farmland to Benarty Hill beyond. Entrance hall, Lounge, Dining room, Kitchen, Utility room, 4 Double bedrooms (Master en-suite), Bathroom. Double glazing. Gas central heating. Gardens to front, side and rear. Detached garage. Large driveway. Requires full modernisation and upgrading. Superb potential. Ideal family home. EPC - C. Council Tax - F. Sold as seen.

LOCATION

Keltybridge is in a highly accessible and delightful semi-rural location set only one mile from Kelty and five miles from Kinross, which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket and two golf courses.

PROPERTY -DETACHED BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Kitchen
- Utility room
- 4 Bedrooms (master en-suite shower room)
- Family bathroom
- Gas central heating/Double glazing
- Superb potential
- Requires full modernisation and upgrading

ACCOMMODATION

Entrance Vestibule

Door to hall

Hall

Doors to lounge, kitchen, 4 bedrooms and bathroom. Two storage cupboards.

Lounge 5.60 m x 5.10 m / 18'4" x 16'9"

Double doors to dining room. Front.

Dining Room 4.30 m x 3.60 m / 14'1" x 11'10"

Door to kitchen. Rear.

Kitchen 4.30 m x 3.90 m / 14'1" x 12'10"

With door to hall and utility room. Rear.

Utility Room 3.10 m x 2.70 m / 10'2" x 8'10"

Door to garden. Rear.

Master Bedroom 4.20 m x 3.50 m / 13'9" x 11'6"

With fitted wardrobes. Door to en-suite shower room. Front.

En-suite Shower room 2.90 m x 1.40 m / 9'6" x 4'7"

very smart en-suite shower room which has been upgraded with a modern white suite with built in storage and attractive tiling. Side.

Bedroom 2 5.00 m x 3.10 m / 16'5" x 10'2"

With built in wardrobes. Side

Bedroom 3 5.30 m x 3.10 m / 17'5" x 10'2"

With built in wardrobes. Front.

Bedroom 4 3.50 m x 3.00 m / 11'6" x 9'10"

With built in wardrobes. Front.

Bathroom 3.10 m x 2.30 m / 10'2" x 7'7"

Rear.

Garden

The property is set on a large plot with garden ground to the front, side and rear. The garden is requires attention.

GARAGE/DRIVEWAY

There is a detached double garage accessed via well proportioned driveway offer parking for several vehicles.

HEATING

The property has gas central heating

GLAZING

The property has double glazing

EXTRAS

All the carpets and blinds are included in the sale price

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

FURTHER INFO

The property benefits from solar panels and drainage is to a septic tank.

EPC - C Council Tax - F

SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers -

*** Sold as Seen No Warranties/Guarantees Given***













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

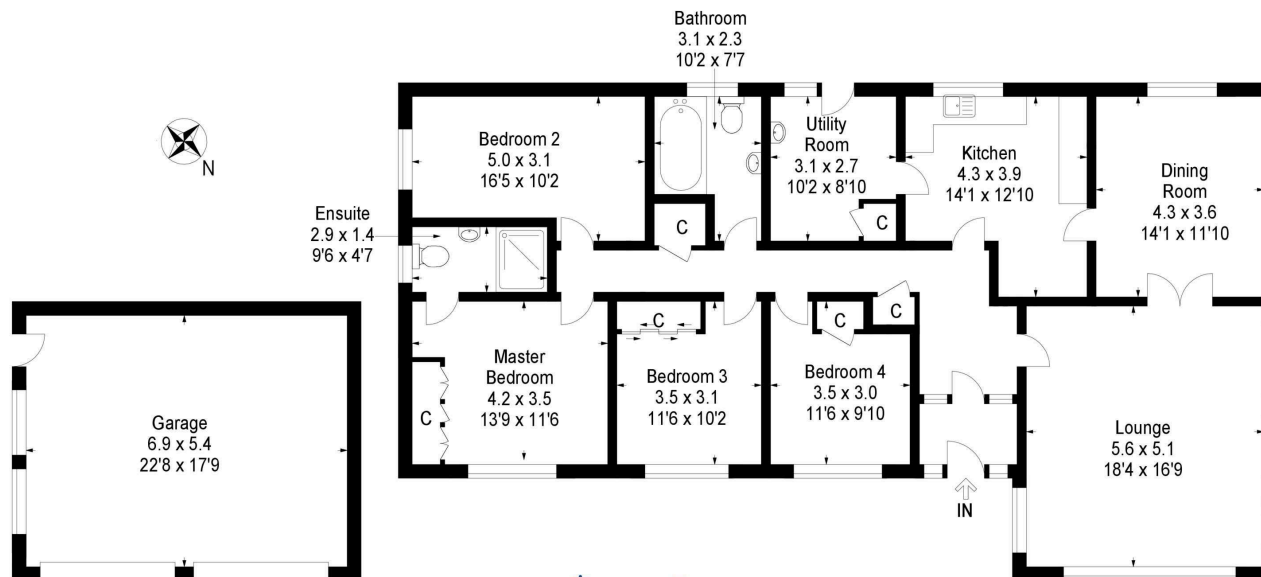
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk



VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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