



Offers Over £119,500
35 Martin Crescent, Ballingry, Lochgelly, Fife, KY5 8QB

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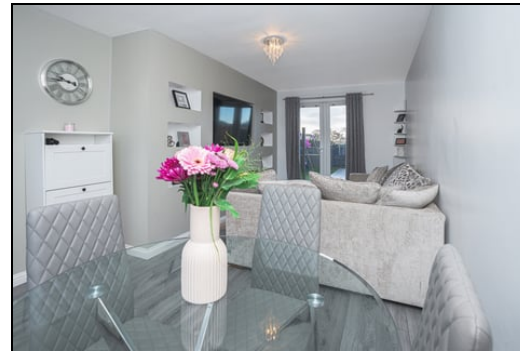
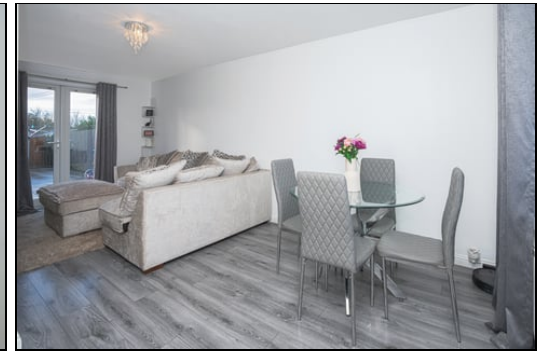
Delmor are delighted to bring to the market this beautifully presented mid terraced villa set in a popular location. Ballingry is a well-established town with local amenities close by including shops and primary school. A short drive takes you to nearby Lochgelly where the secondary school is located. The railway station together with golf course and leisure facilities together with Lochore Meadows Country Park, Loch Leven and Loch Fitty are all within easy reach offering various leisure and recreational facilities. The A92 motorway network linking to the M90 motorway makes this an ideal commuter base to Edinburgh and other parts of central Scotland. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Spacious lounge with feature fire and French doors leading to the rear gardens. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine and integrated dishwasher. The top hallway gives access to three bedrooms with the principal bedroom having fitted mirrored wardrobes. Modern bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. The front gardens are enclosed and laid with chips. There are extensive enclosed rear gardens which are all low maintenance with slabbed patio and astro turf areas. Further area which is chipped with two garden sheds. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



5.86m x 3.18m (19' 3" x 10' 5")

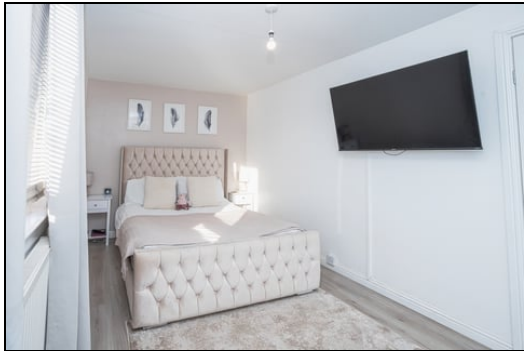
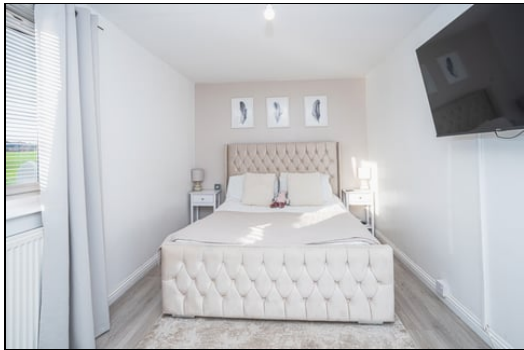
Kitchen



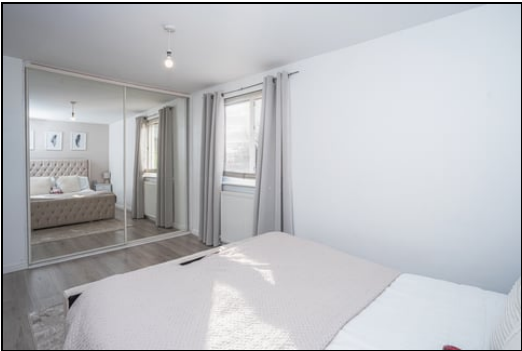
3.45m x 2.2m (11' 4" x 7' 3")

Top Hallway

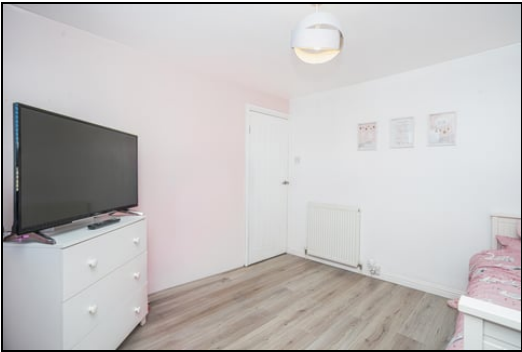
Bedroom



4.33m x 2.6m (14' 2" x 8' 6")



Bedroom



3.19m x 3.15m (10' 6" x 10' 4")

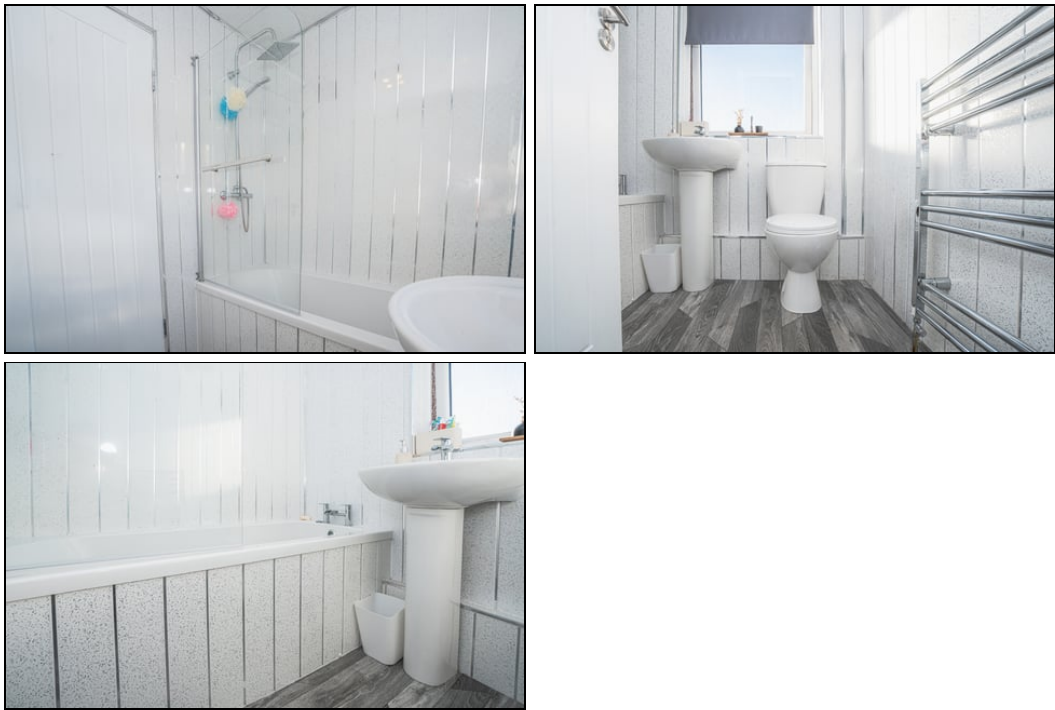
Bedroom



2.83m x 2.25m (9' 3" x 7' 5")



Bathroom



2.01m x 1.68m (6' 7" x 5' 6")

Gardens



Extras

All floor coverings. Gas hob, electric oven, extractor fan, washing machine and integrated dishwasher. Two garden sheds.



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

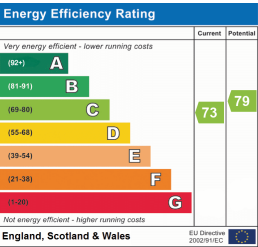
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

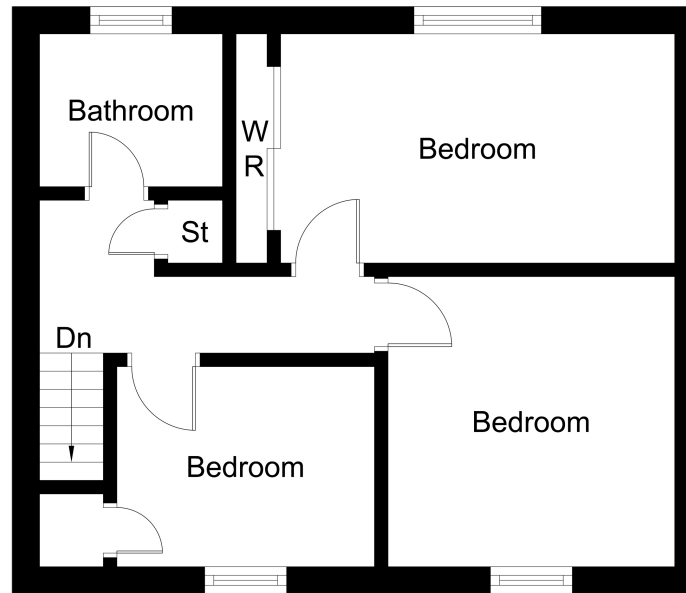
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

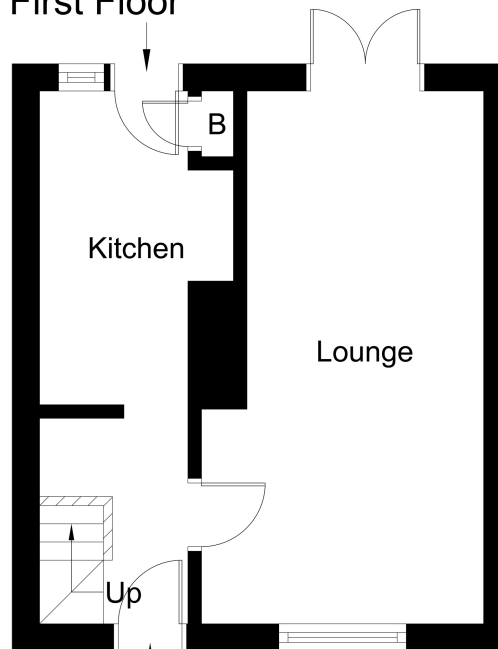
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





First Floor



IN
Ground Floor