



Offers Over £94,500
74 Westwood Crescent, Ballingry, Lochgelly, Fife, KY5 8JN

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Delmor are delighted to present to the market this end 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. 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 storage cupboard and stairs leading to the first floor. Spacious bright lounge with double aspect windows and fire surround with inset fire. Modern kitchen with floor and wall mounted units incorporating electric cooker, washing machine, fridge, freezer and tumble dryer. The first floor has a top hallway giving access to two double bedrooms and a boxroom. Shower room comprising of shower, WC and wash hand basin. The front gardens are laid to lawn with mono block driveway allowing for off street parking. The rear gardens are mainly laid to lawn with slabbed patio area. Two garden sheds. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Entrance Hallway



Lounge



3.6m x 6.22m (11' 10" x 20' 5")

Kitchen



3.18m x 2.51m (10' 5" x 8' 3")

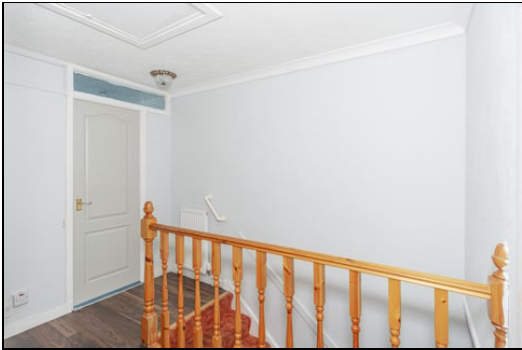
First Floor



Top Hallway



Bedroom



Bedroom



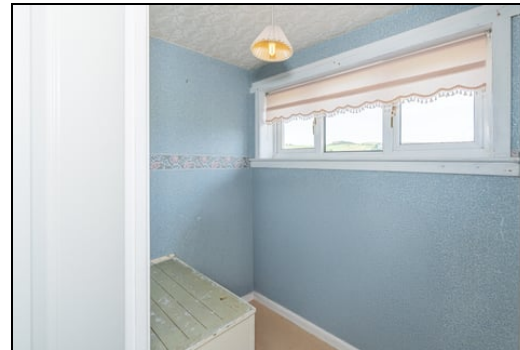
3.77m x 2.64m (12' 4" x 8' 8")



Box room



3.77m x 3.51m (12' 4" x 11' 6")



2.02m x 1.45m (6' 8" x 4' 9")

Shower Room



1.93m x 1.62m (6' 4" x 5' 4")

Gardens



Extras

All floor coverings. Electric cooker, washing machine, fridge, freezer, tumble dryer and wardrobes in both bedrooms. 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

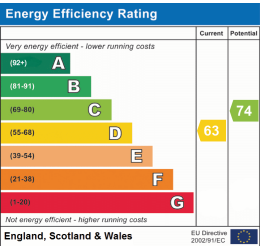
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

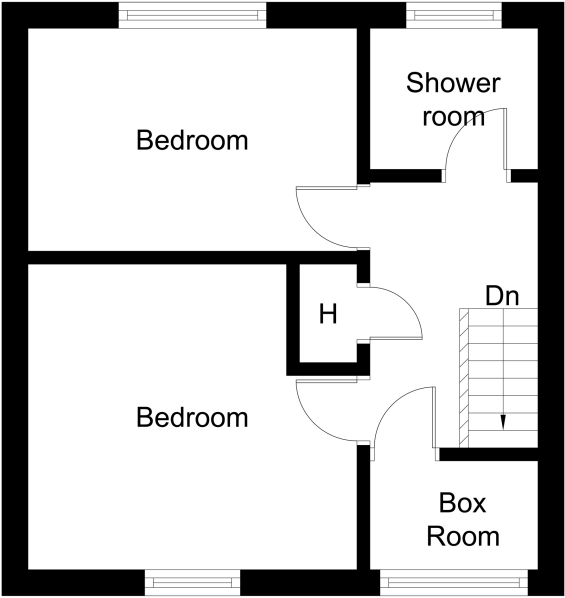
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER 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.

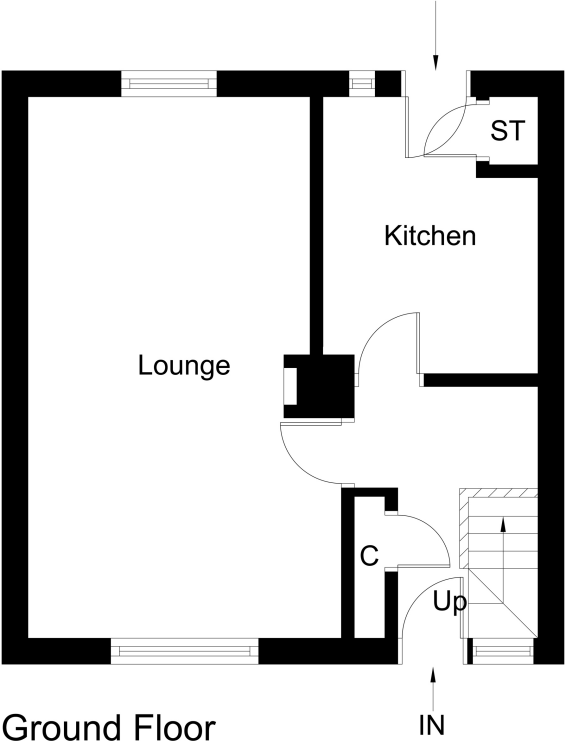
FREE VALUATION

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



Ground Floor