



Offers Over £129,500
15 Seemark Place, Ballingry, Lochgelly, Fife, KY5 8PY

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Delmor are delighted to present to the market this well-presented mid-terraced villa, set within a popular residential location. Ballingry is a well-established town offering a range of local amenities including shops and a primary school, with secondary schooling available in nearby Lochgelly. Lochgelly also provides a railway station, golf course and leisure facilities. A variety of outdoor attractions including Lochore Meadows Country Park, Loch Leven and Loch Fitty are all within easy reach. Excellent road links via the A92 and M90 motorways make this an ideal commuter base for Edinburgh and central Scotland. The accommodation is formed over two levels. The ground floor comprises entrance hall with staircase leading to the upper floor and storage cupboard. Bright spacious lounge and fourth bedroom/dining room accessed from the lounge. Modern fitted kitchen with floor and wall mounted units, integrated electric hob, oven with extractor fan over, American fridge freezer and washer drier. The first floor comprises top hallway giving access to three bedrooms. The modern bathroom comprises a P shaped jet bath with shower overhead and screen, WC and wash hand basin on vanity unit and shelves. Externally, the enclosed front garden is laid to chips and a decorative slabbed section. There is a close providing access to the rear garden. The rear garden is enclosed and laid to lawn and slabbed sections. The property further benefits from gas central heating and double glazing. Early viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall



Lounge



3.28m x 3.71m (10' 9" x 12' 2")

Bedroom 4/Dining Room



2.05m x 2.92m (6' 9" x 9' 7")

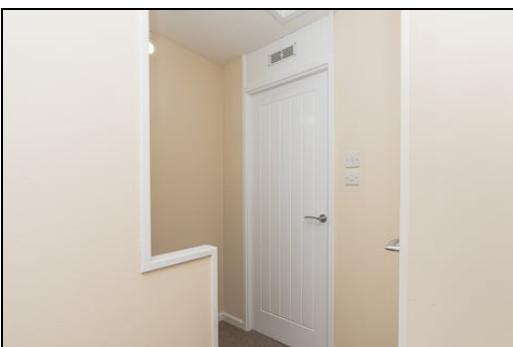
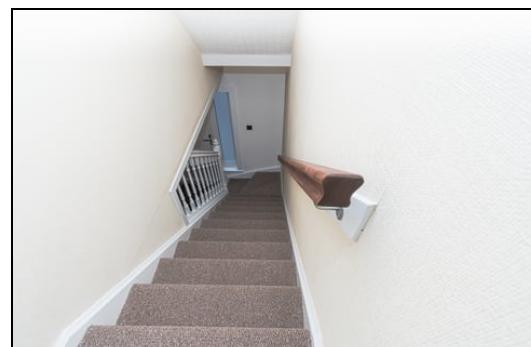
Kitchen



2.57m x 3.53m (8' 5" x 11' 7")

First Floor

Top Hall



Bedroom



2.58m x 4.6m (8' 6" x 15' 1")

Bedroom



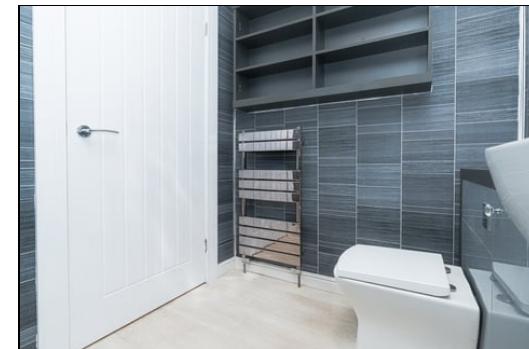
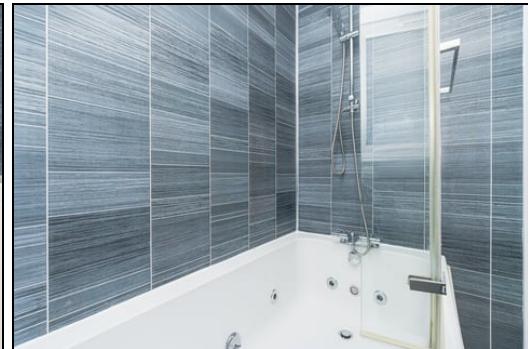
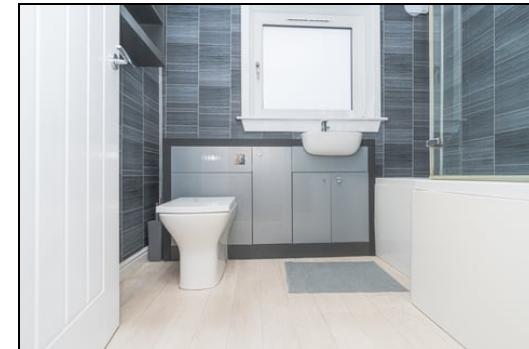
3.16m x 3.26m (10' 4" x 10' 8")

Bedroom



2.34m x 2.79m (7' 8" x 9' 2")

Bathroom



1.72m x 2.3m (5' 8" x 7' 7")

Gardens



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

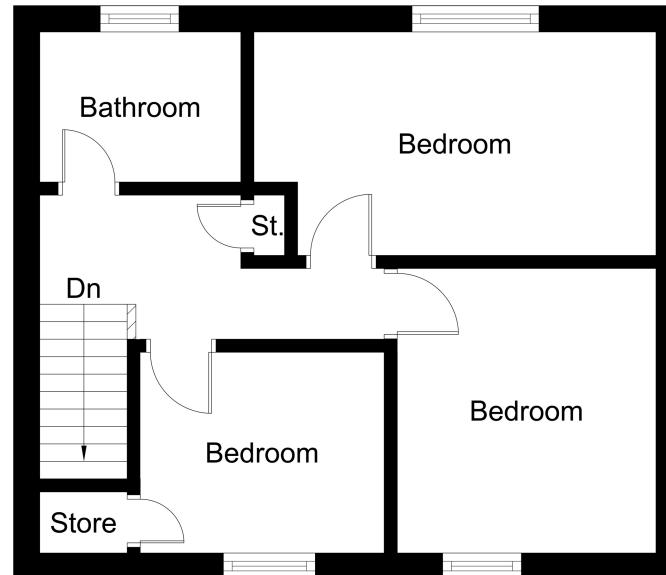
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

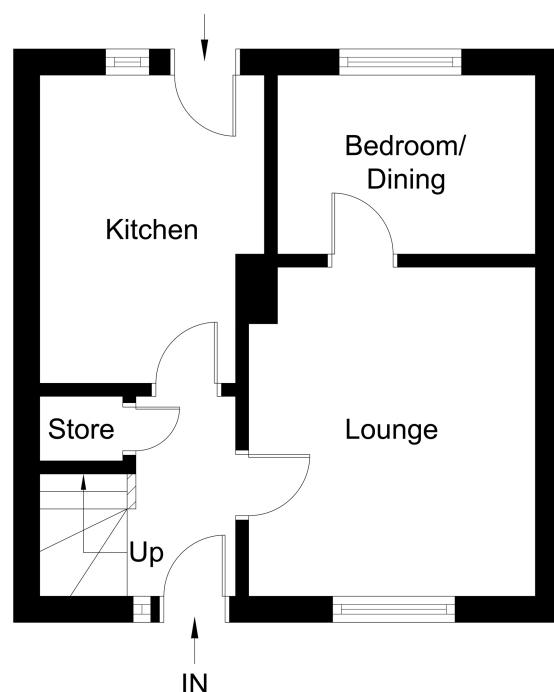
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Extras

Floor coverings, integrated electric hob, oven, extractor fan, washer drier, American fridge freezer



First Floor



Ground Floor