



**Offers Over £129,995**  
**3 Fairnsdale Terrace, Ballingry, Lochgelly, Fife, KY5 8QG**

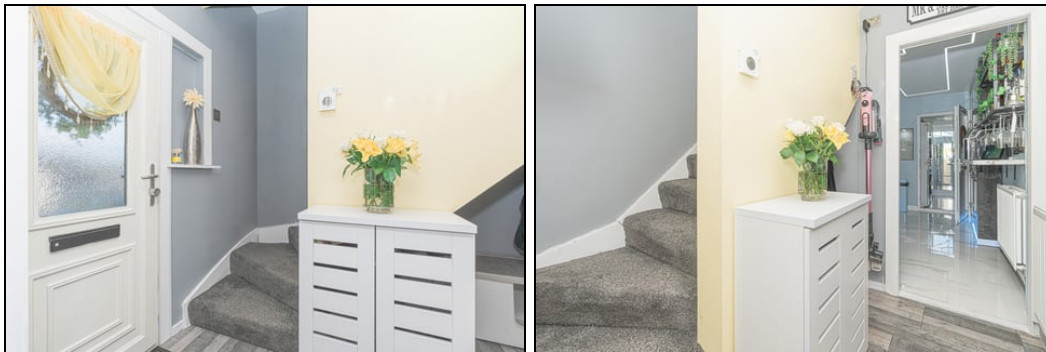


# 3 Fairnsdale Terrace, Ballingry, Lochgelly, Fife, KY5 8QG

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 a welcoming entrance hallway with staircase to the upper floor, a bright lounge featuring a free-standing electric fire, and a fourth bedroom just off the lounge. The modern fitted kitchen is equipped with a range of floor and wall-mounted units and incorporates an integrated gas hob with extractor hood, microwave, two electric ovens and fridge freezer. Off the kitchen is a garden room, plumbed for a washing machine, with patio doors providing access to the rear garden. The first floor offers a spacious upper hallway giving access to three bedrooms, two of which benefit from built-in storage cupboards. A further storage cupboard houses the gas boiler. The modern shower room comprises a large shower enclosure with overhead shower, WC and wash hand basin. Externally, the enclosed front garden is has a combination of slabbed and chipped areas, with a pathway providing access to the rear. The enclosed rear garden features a patio area laid with astro turf and a fire pit, with the remainder of the garden laid to lawn. 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

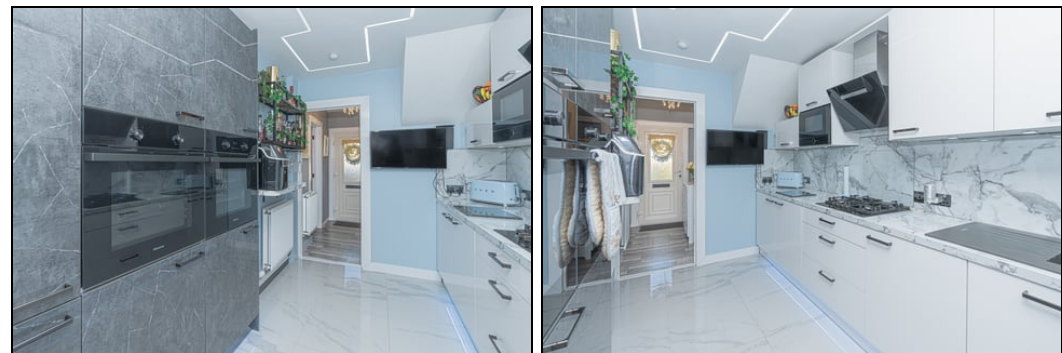


### Lounge



3.21m x 3.42m (10' 6" x 11' 3")

### Kitchen



2.21m x 3.5m (7' 3" x 11' 6")



**Conservatory/Garden Room**



2.66m x 2.7m (8' 9" x 8' 10")

**Bedroom 4**

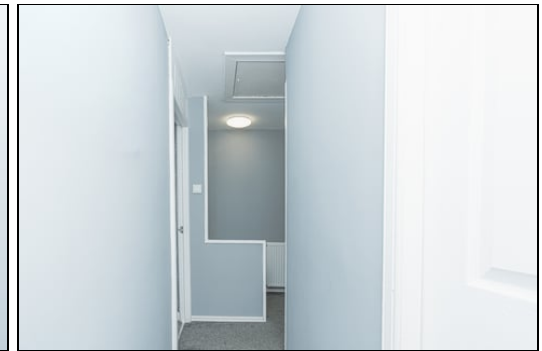
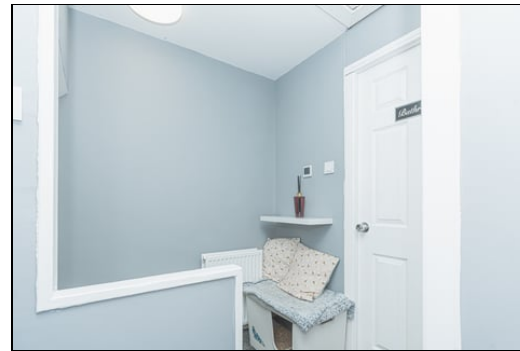


2.37m x 2.82m (7' 9" x 9' 3")



**First Floor**

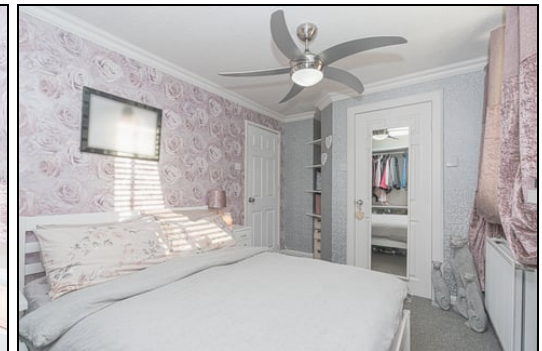
**Top Hall**



**Bedroom**

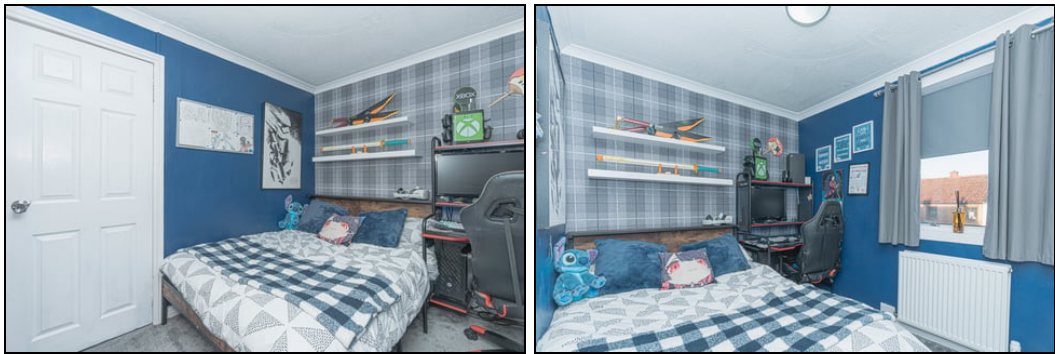


2.66m x 3.72m (8' 9" x 12' 2")





Bedroom



2.33m x 2.85m (7' 8" x 9' 4")

Bedroom



3.15m x 3.2m (10' 4" x 10' 6")

Shower room



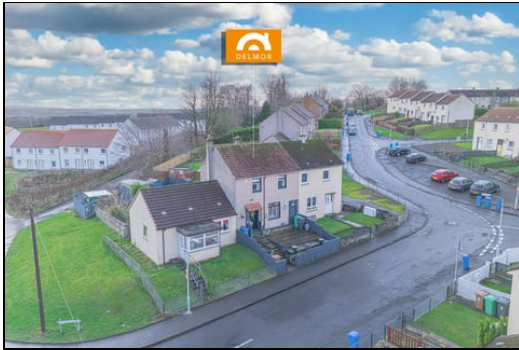
1.71m x 1.97m (5' 7" x 6' 6")



Gardens







## APPLIANCES/SERVICES

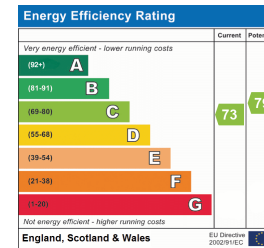
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## 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

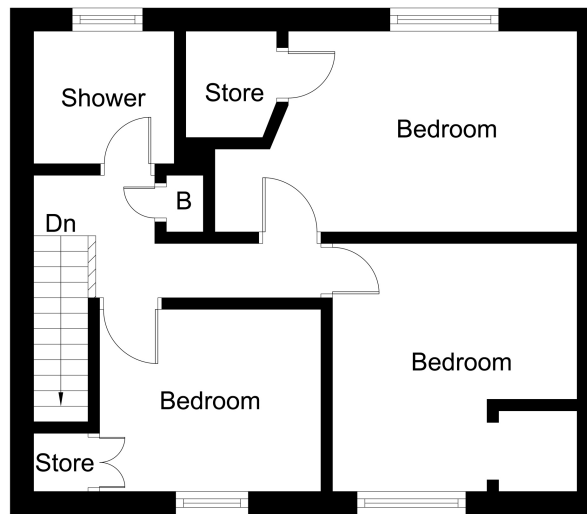
All floor coverings. Gas hob, 2 ovens, extractor fan, integrated microwave. Fridge freezer

## SONIC TAPE

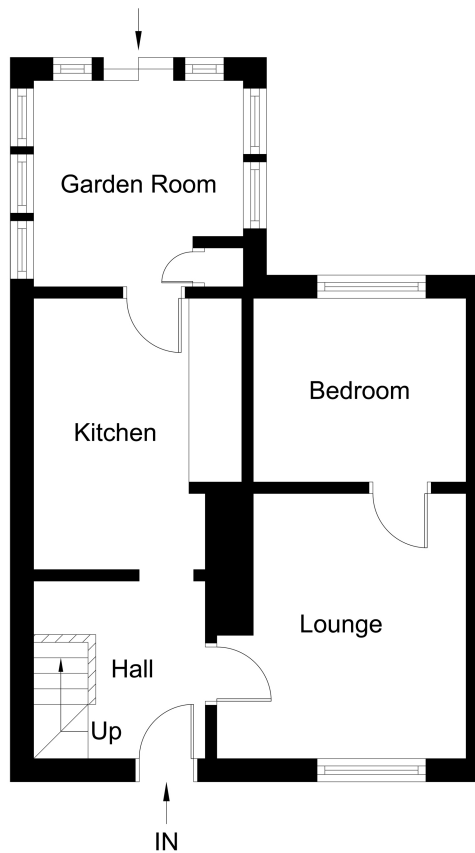
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

## MEASUREMENTS

All measurements are approximate.



First Floor



Ground Floor