



Offers Overt £109,500
43 Cleikimin Crescent, Ballingry, Lochgelly, Fife, KY5 8PU

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Delmor are delighted to present to the market this 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 with understairs storage. Lounge with feature fireplace and inset fire. Modern kitchen with floor and wall mounted units incorporating slot in electric cooker, washing machine and fridge/freezer. Space for table and chairs. The first floor has a top hallway giving access to three bedrooms. Modern bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are enclosed gardens to the rear. The property also benefits from gas central heating, double glazing, new roof and boiler. Early viewing is highly recommended.

Ground Floor

Entrance Hallway

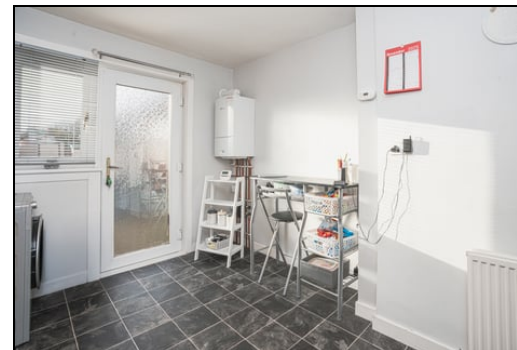
Lounge



5.88m x 3.19m (19' 3" x 10' 6")



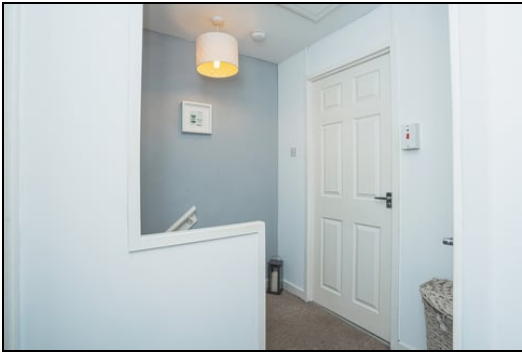
Kitchen



3.57m x 2.77m (11' 9" x 9' 1")

First Floor

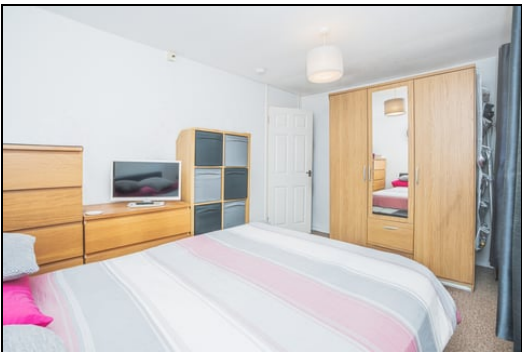
Top Hallway



Bedroom



4.14m x 2.73m (13' 7" x 8' 11")



Bedroom



3.11m x 3.10m (10' 2" x 10' 2")



Bedroom



2.98m x 2.22m (9' 9" x 7' 3")



Bathroom



2.74m x 1.68m (9' 0" x 5' 6")



Gardens



Extras

All floor coverings. Electric cooker, washing machine and 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.

APPLIANCES/SERVICES

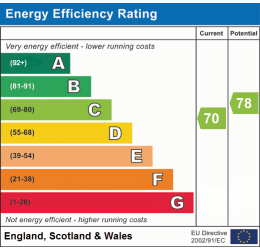
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

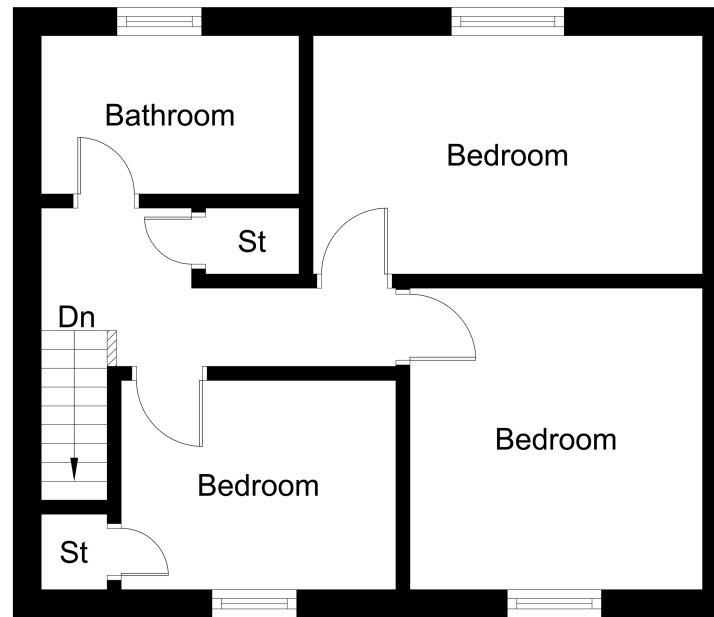
MORTGAGE & FINANCIAL ADVICE

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.

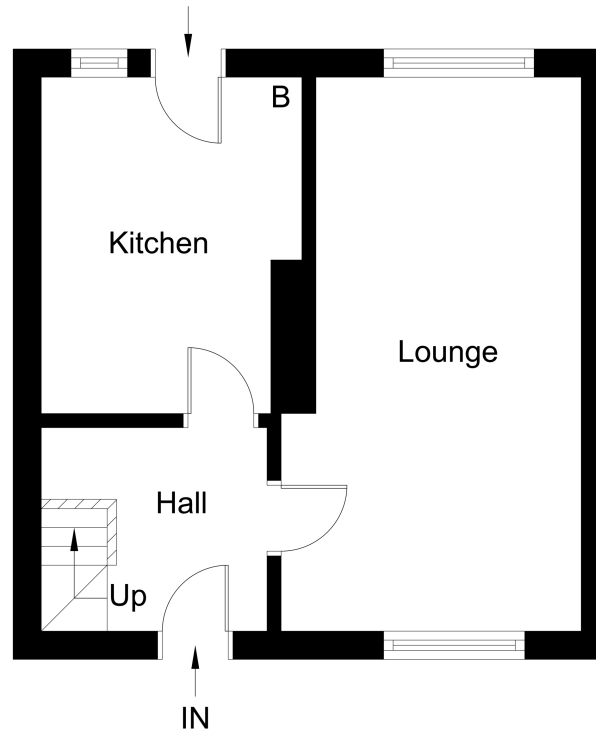
FREE VALUATION

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



Ground Floor