



Offers Over £119,950
3 Flockhouse Avenue, Ballingry, Lochgelly, Fife, KY5 8JQ

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Welcome to 3 Flockhouse Avenue, Balingry, this three-bedroom semi-detached villa offers spacious accommodation over two levels. The ground floor comprises a welcoming entrance hallway with staircase leading to the upper level, a bright and generously sized lounge with large window formation allowing excellent natural light, and a well-proportioned fitted kitchen with direct access to the rear garden. A ground floor modern bathroom and useful store cupboard add to the practicality of the layout. Upstairs, the property benefits from three good-sized bedrooms. A central landing provides access to each room. Externally, there are spacious private gardens to the front and rear.

Balingry offers a range of local amenities including convenience shops, primary schooling and community facilities. Secondary schooling is available nearby at Lochgelly High School, while everyday shopping and leisure facilities can be found in neighbouring towns such as Lochgelly and Cowdenbeath. The area is also well placed for commuting, with road links giving access to the Dunfermline, Kirkcaldy and the wider Fife area, as well as onward connections to Edinburgh. Early viewing is recommended to appreciate the space and convenient location this home has to offer.

Ground Floor

Entrance Hallway



Lounge



3.59m x 6.34m (11' 9" x 20' 10")

Kitchen



3.1m x 3.47m (10' 2" x 11' 5")

Bathroom



1.72m x 2.04m (5' 8" x 6' 8")

First Floor

Top Hallway



Bedroom front



2.83m x 3.58m (9' 3" x 11' 9")

Bedroom Rear left



2.91m x 4.3m (9' 7" x 14' 1")

Bedroom Rear right



2.62m x 4.19m (8' 7" x 13' 9")

Gardens



Extras

All floor coverings, fireplace and electric hob and oven

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

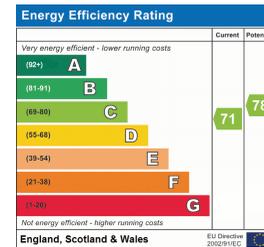
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

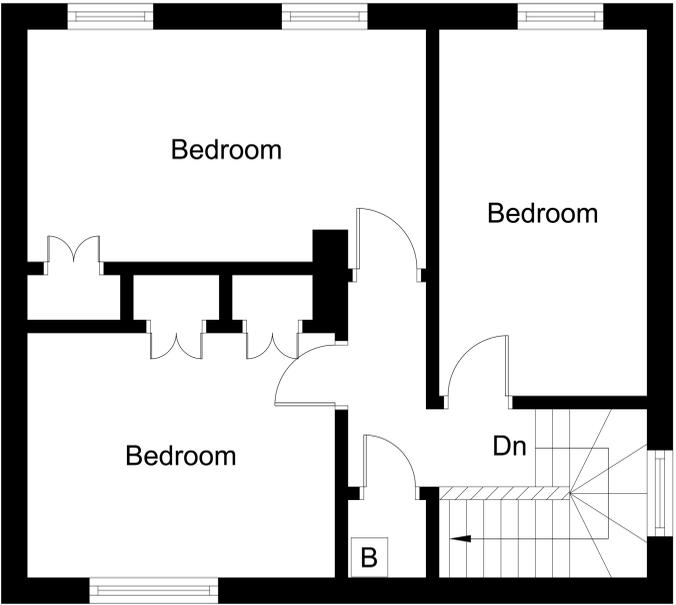
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR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

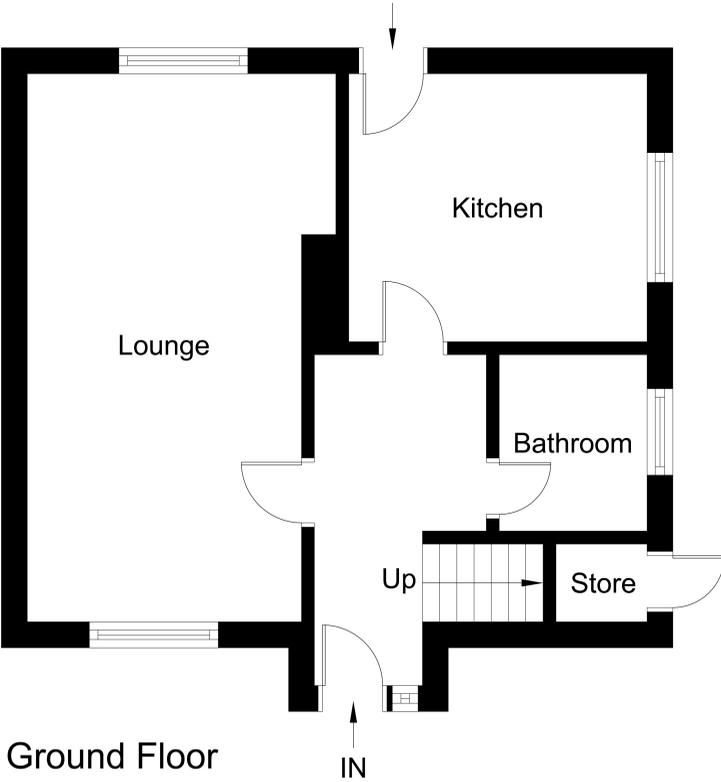
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How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





First Floor



Ground Floor