



Offers Over £139,500
1 Kirkton Street, Ballingry, Lochgelly, Fife, KY5 8NU

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Delmor are delighted to present to the market this semi detached modern villa set in a popular location. Balingry 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. Spacious bright lounge with large window. Modern kitchen/diner with floor and wall mounted units incorporating integrated double oven, five burner gas hob with hood over. Freestanding fridge/freezer. Space for table and chairs and French doors providing access to the back garden. The first floor has a top hallway giving access to three bedrooms, two with fitted wardrobes, and storage cupboard. Modern bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are enclosed gardens to the rear. Off street parking to the side of the property. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended.

Ground Floor

Entrance Hall

Lounge



5.26m x 3.9m (17' 3" x 12' 10")



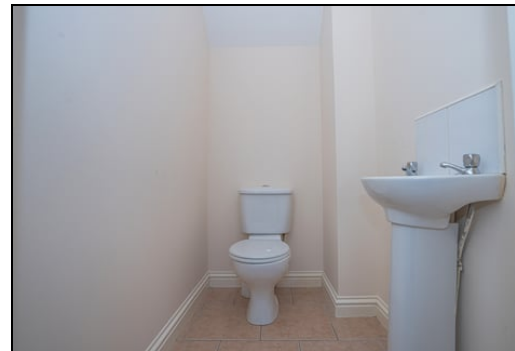
Kitchen/diner



4.97m x 3m (16' 4" x 9' 10")



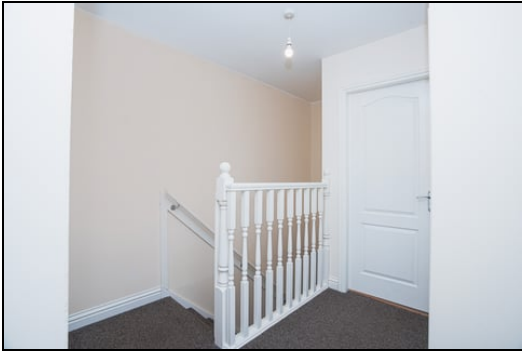
WC



1.62m x 1.17m (5' 4" x 3' 10")

First Floor

Top Hallway



Bedroom



3.92m x 2.7m (12' 10" x 8' 10")



Bedroom



2.73m x 2.4m (8' 11" x 7' 10")



Bedroom



2.5m x 2.45m (8' 2" x 8' 0")



Bathroom



Gardens



Extras

All floor coverings. Gas hob, oven and extractor fan.

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

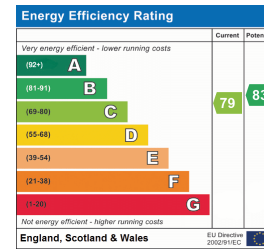
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

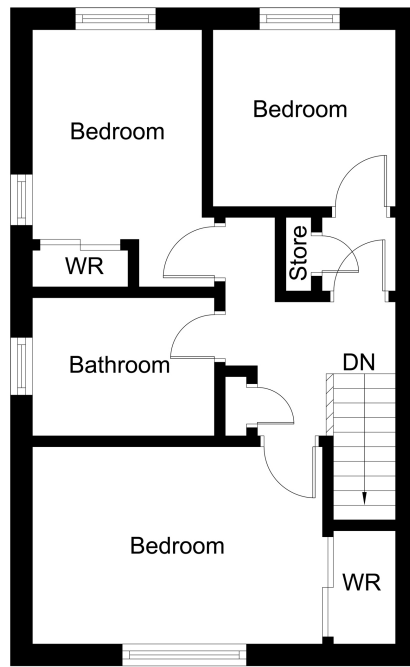
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR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

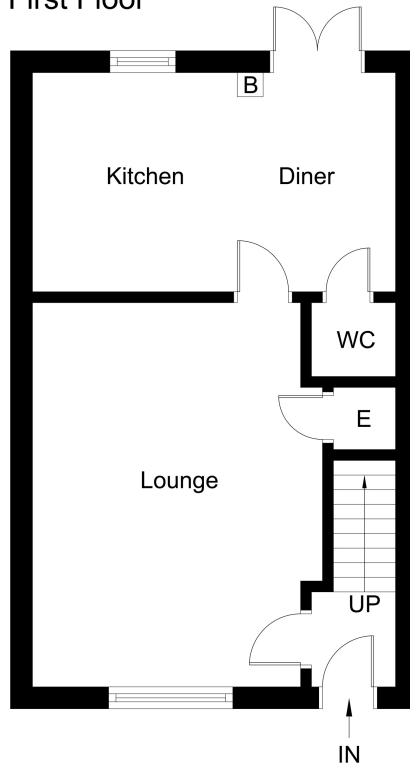
FREE VALUATION

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