



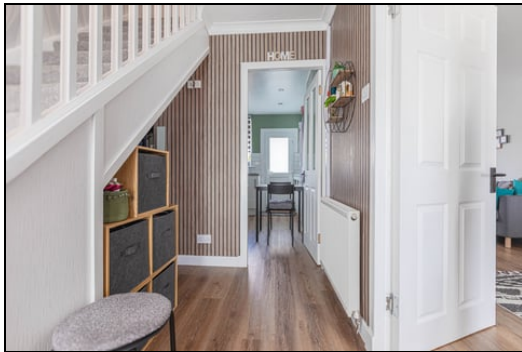
Offers in Region of £110,000
6 Kildownie Crescent, Balingry, Lochgelly, Fife, KY5 8PZ

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Delmor are delighted to be marketing this beautifully presented mid terraced villa which has been done to the highest standard. Ballygry has a host of amenities including shopping and schooling. There are close links to the A92 and bus routes to Dunfermline and the surrounding areas. The property briefly comprises of - Entrance hallway with stairs leading to the first floor. Spacious bright lounge/dining with double aspect windows and ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead chimney extractor fan. Washing machine and fridge/freezer. Room for small table and chairs. First floor has two double bedrooms both with fitted wardrobes. Modern shower room with shower cubicle. Vanity unit housing the wash hand basin. WC. There is an attic store room. The front garden is walled. There are enclosed rear gardens with lawned, astro turf and slabbed areas. Garden shed. The property also benefits from gas central heating and double glazing. This property is a credit to the current owner and early viewing is highly recommended.

Ground Floor

Entrance Hallway

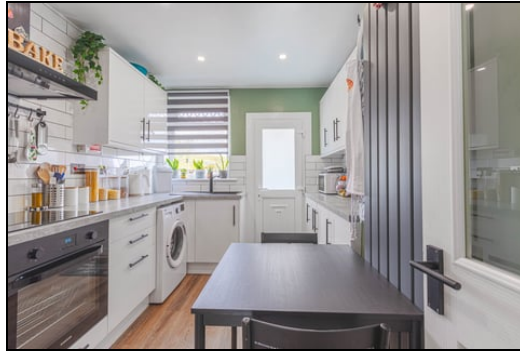


Lounge/Dining



6.29m x 3.2m (20' 8" x 10' 6")

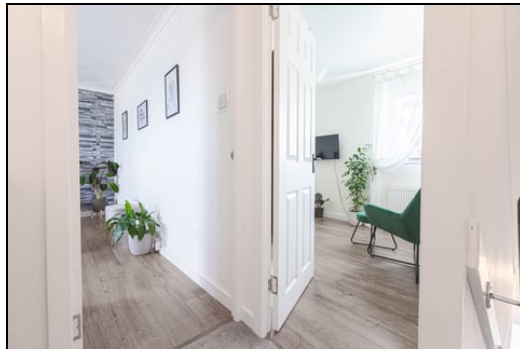
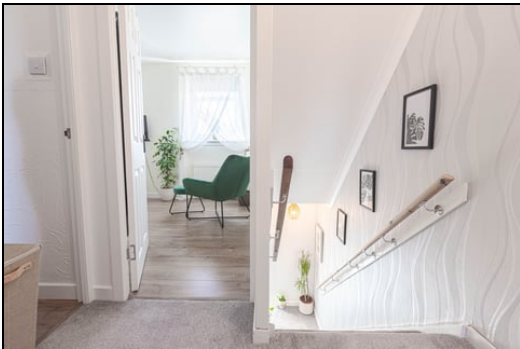
Kitchen



3.33m x 2.28m (10' 11" x 7' 6")

First Floor

Top Hallway



Attic Store Room

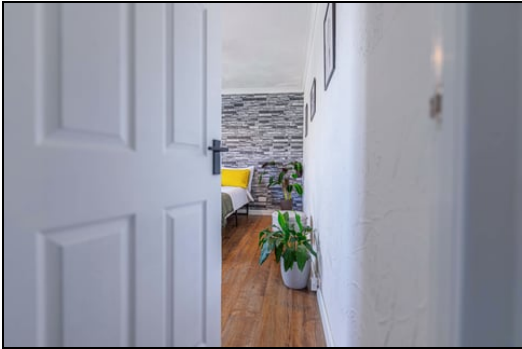
6.0m x 2.64m (19' 8" x 8' 8") shoulder height

Bedroom



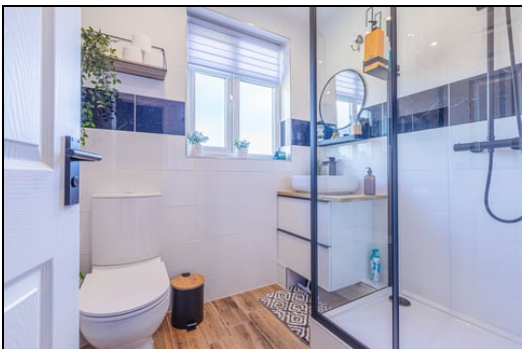
4.61m x 2.85m (15' 1" x 9' 4")

Bedroom



4.19m x 3.4m (13' 9" x 11' 2")

Shower Room



1.96m x 1.75m (6' 5" x 5' 9")

Gardens

Extras

All floor coverings. Electric hob and oven. Extractor fan. Washing machine. Fridge/freezer.



Garden shed.

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

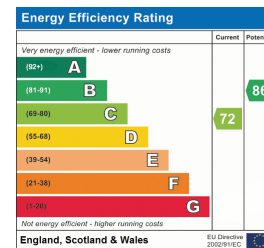
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

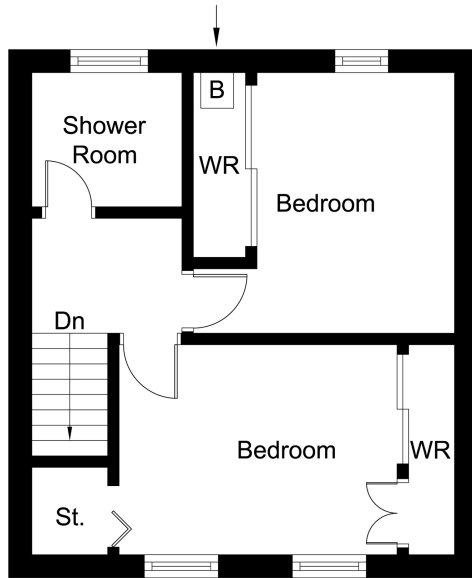
MORTGAGE & FINANCIAL ADVICE

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.

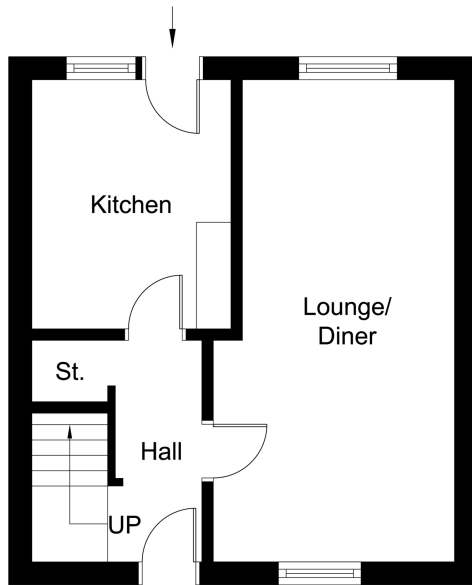
FREE VALUATION

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.

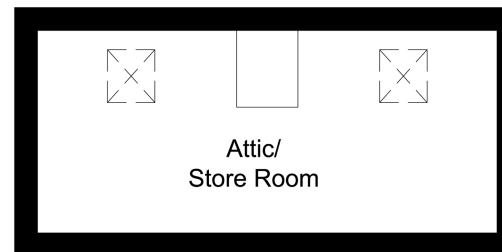




First Floor



Ground Floor



Attic Floor