

**Offers Over £99,000**  
**93 Kirkton Park, Ballingry, Lochgelly, Fife, KY5 8PD**



# 93 Kirkton Park, Balingry, Lochgelly, Fife, KY5 8PD

Delmor are delighted to present to the market this Semi Detached Villa set in a popular location. Balingry has a range of amenities including shopping and schooling. There are also close links to the A92 for the commuter. The accommodation briefly comprises of on the ground floor -Entrance door through to the hallway with understairs storage and stairs leading to the first floor. Spacious bright lounge. Spacious kitchen incorporating gas hob, electric oven, extractor hood. Door to garden. Wet room with shower, WC and sink. On the first floor there is a top hall with storage cupboard. 3 double bedrooms all with storage cupboards. Garden to front with grass, chips and slabbed areas. Garden to rear with grass and slabs. Shed. The property also benefits from gas central heating and double glazing.

## Ground Floor

### Entrance



### Lounge



3.52m x 5.21m (11' 7" x 17' 1")

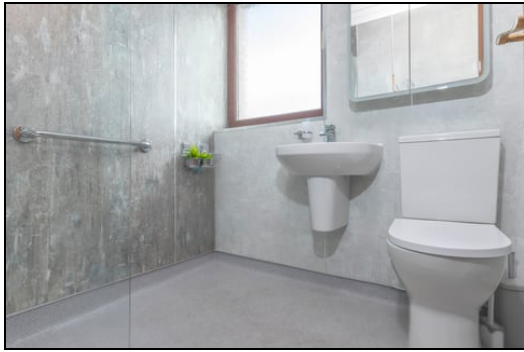


### Kitchen



2.3m x 5.21m (7' 7" x 17' 1")

### Wet Room



1.62m x 1.99m (5' 4" x 6' 6")

### Bedroom 2



3.03m x 3.58m (9' 11" x 11' 9")

### First Floor

#### Top Hall



### Bedroom 3



2.6m x 3.49m (8' 6" x 11' 5")

### Bedroom 1



2.57m x 4.53m (8' 5" x 14' 10")

### Gardens



### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject





a small margin of error.

## MEASUREMENTS

All measurements are approximate.

## APPLIANCES/SERVICES

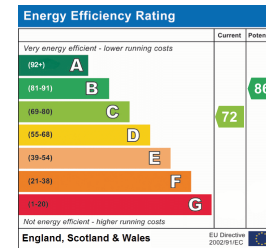
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

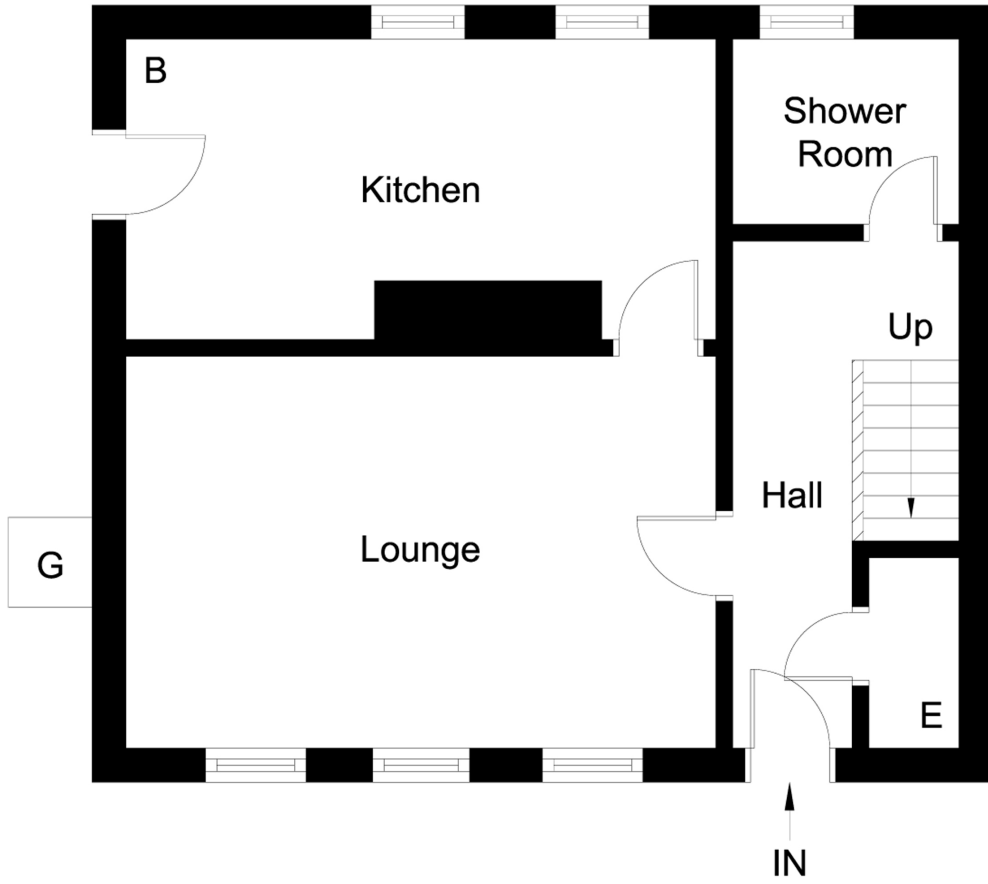
## MORTGAGE & FINANCIAL ADVICE

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.

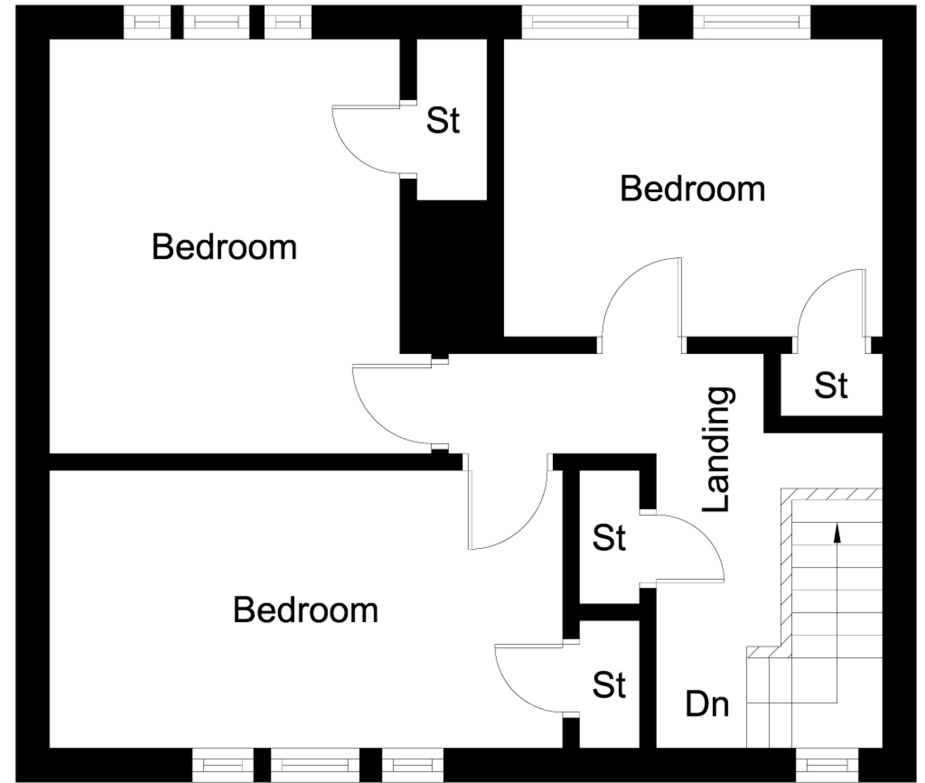
## FREE VALUATION

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.





Ground Floor



First Floor