

48 Kirkland Gardens

BALLINGRY, FIFE, KY5 8NZ



Spacious three-bedroom home in a popular residential location



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48 Kirkland Gardens is a delightful semi-detached villa in good condition. The property has been upgraded by the present owners and is in good order throughout.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window.

THE KITCHEN



The fully fitted kitchen/dining is located to the rear with a full range of floor and wall-mounted units and a door leading out to the landscaped rear gardens.





The shower room is also located on the lower level and has a white suite comprising of shower, WC and wash hand basin complete with splashback tiling. There are three double bedrooms on the upper level all of which are a good size. The property features double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

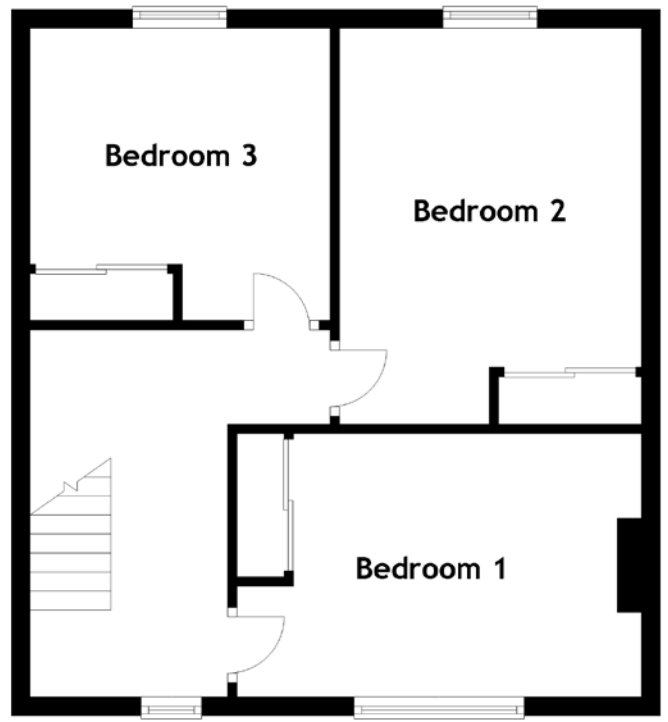
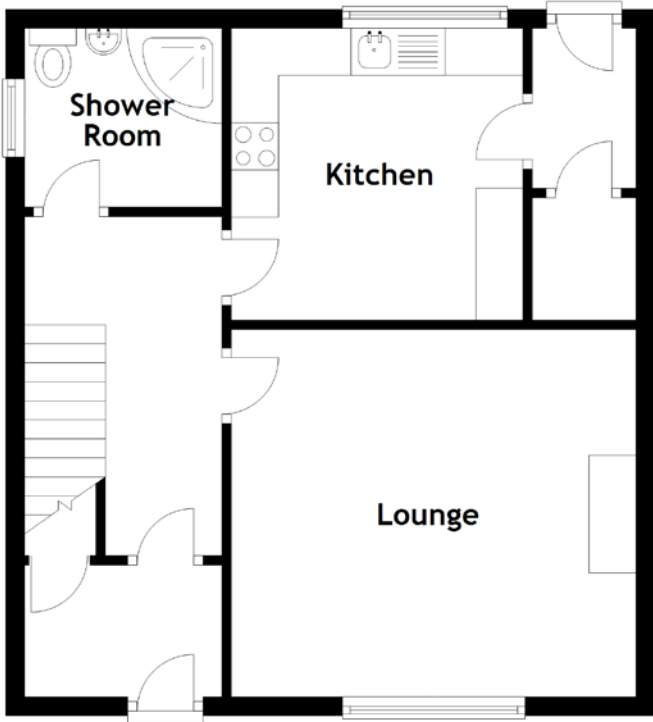


The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. Ample off-street parking is provided at the front of the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



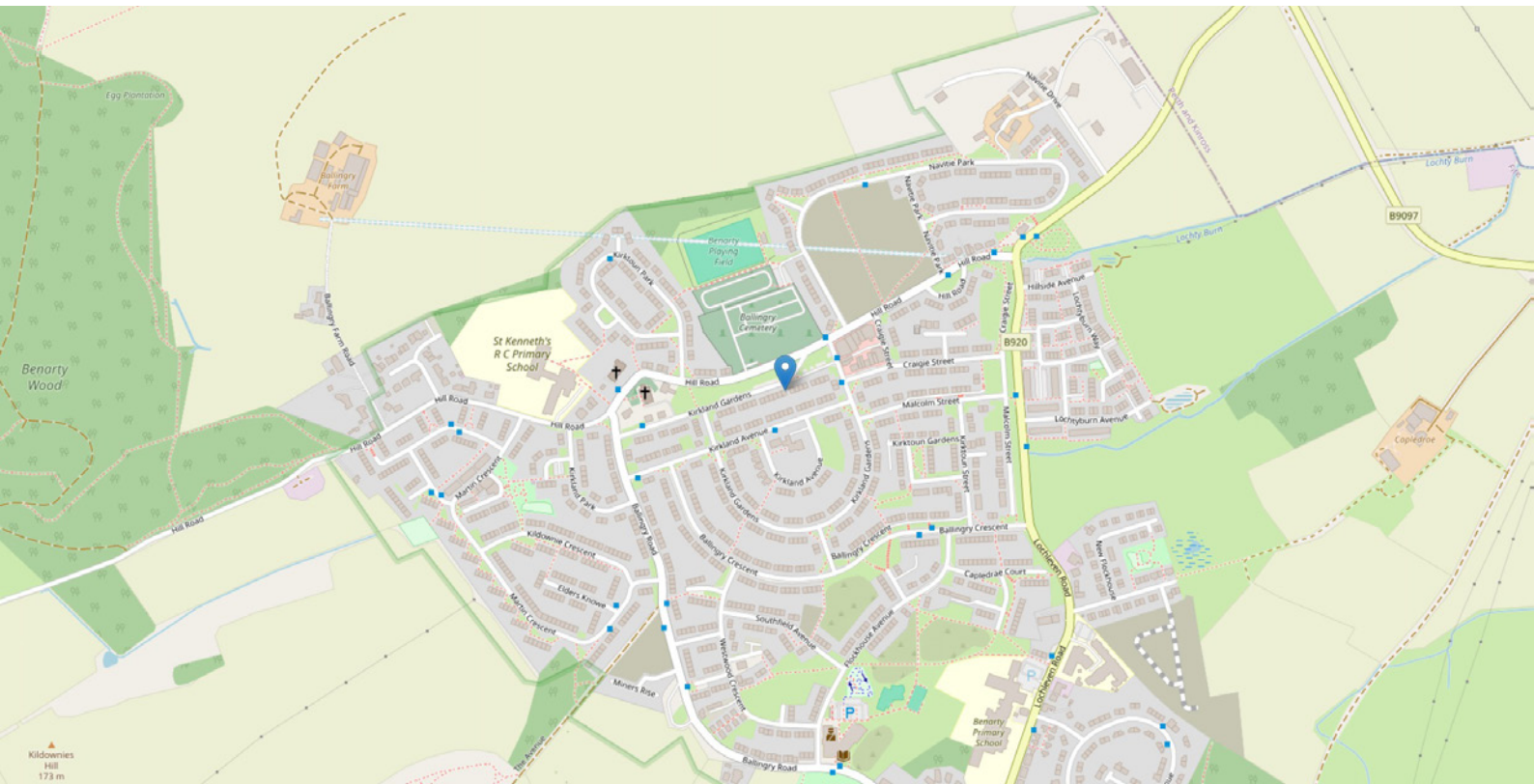
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.10m (10'2") x 3.10m (10'2")
Shower Room	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")

Bedroom 2	4.20m (13'10") x 3.20m (10'6")
Bedroom 3	3.19m (10'6") x 3.10m (10'2")

Gross internal floor area (m²): 94m²
EPC Rating: C

Extras: Floor coverings and light fittings.



THE LOCATION

Ballingry is a popular small village which has a host of local amenities including, local shops, banks and a primary school. Secondary schooling is at Lochgelly. Lochgelly lies a few miles north of the Forth Road Bridge and only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh.





Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services. But for a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby. For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with a driving range, shooting, fishing and a variety of water sports including windsurfing. Dunfermline is home to the Fife Leisure Park offering facilities such as a multi-screen cinema, bowling alley, gym, garden centre, bingo hall, mini golf and numerous restaurants.



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