



Morgans

PROPERTY

6 Fairnsdale Terrace, Ballingry, KY5 8QG

Offers Over £135,000



3



1



2





Spacious end terraced home



Separate 11ft kitchen



Impressive 19ft living room



Three upstairs bedrooms



17ft conservatory



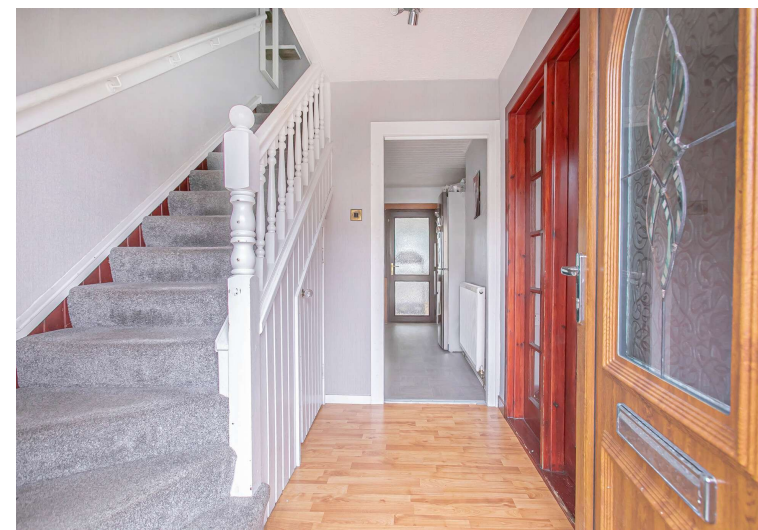
Family bathroom



EPC Rating -



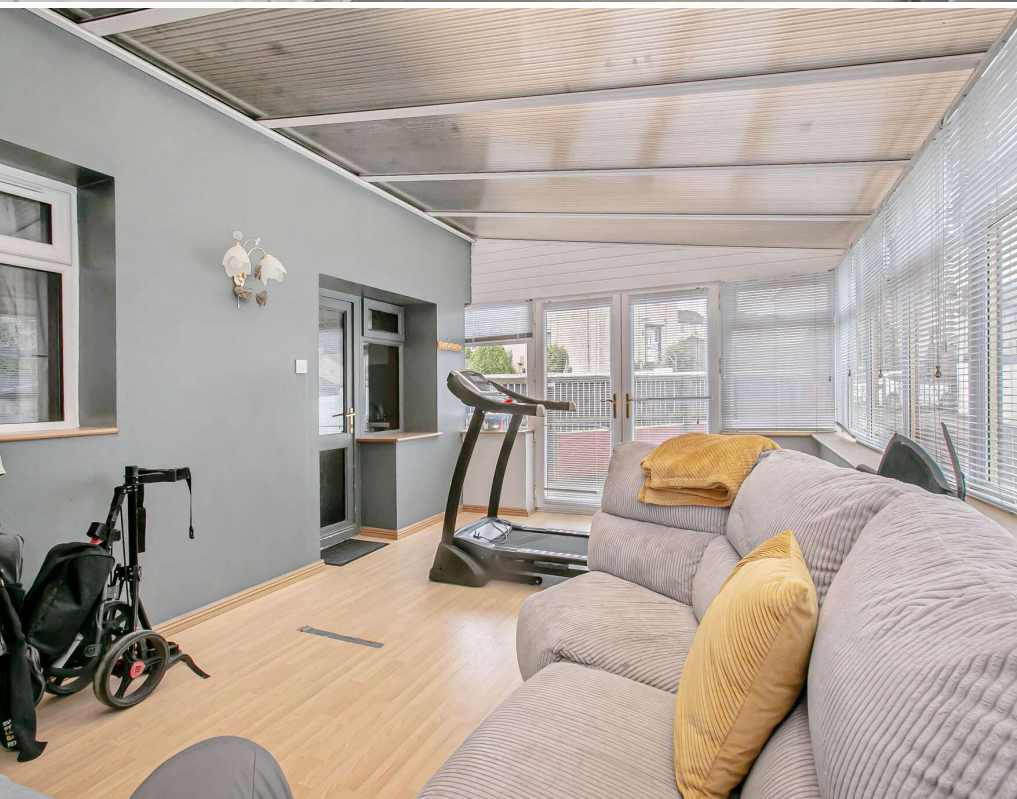
Council Tax Band -





Welcome

A well-presented and generously proportioned three-bedroom end terraced home offering nearly 1,000 square feet of comfortable accommodation across two floors in Ballingry. Located on an enviable corner plot which lends itself to extend this home further. With an appealing 19-foot living room, a sizeable conservatory, and three good bedrooms, this property offers outstanding value for families, first-time buyers, or investors. The ground floor features a bright and inviting 19-foot living room — a generous everyday space — alongside a separate 11-foot kitchen with ample storage and worktop space. A large 17-foot conservatory to the rear provides a wonderful additional sitting and dining area, flooding the ground floor with natural light and creating a garden outlook throughout the year. Front and rear external access adds everyday convenience. Upstairs, three bedrooms are served by a family bathroom. The principal bedroom extends to over 14 feet, with a well-sized second bedroom and a versatile third room completing the flexible upper-floor accommodation. The single detached garage gives access for several vehicles and the gardens provide a child and pet safe environment.

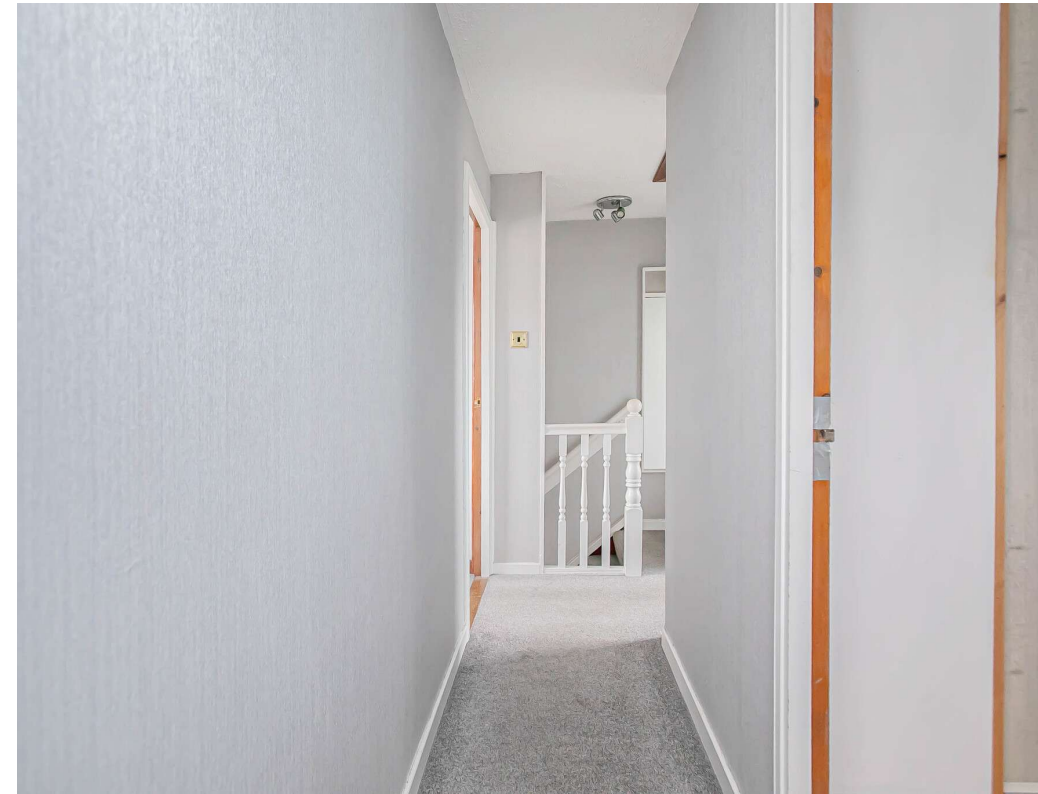




EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









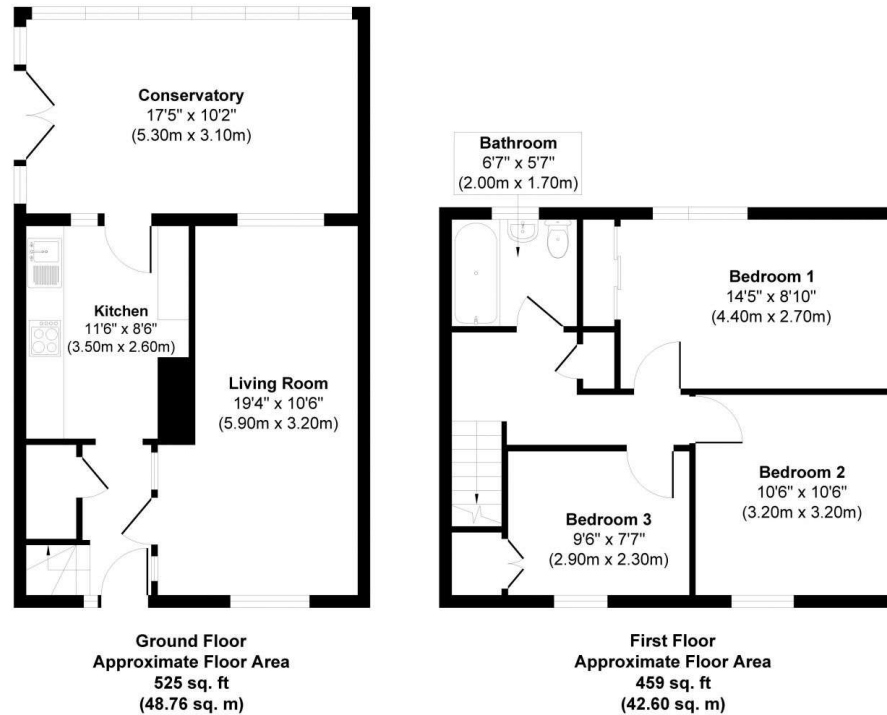
Ballingry

Ballingry 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Approx. Gross Internal Floor Area 984 sq. ft / 91.36 sq. m

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.