



Morgans

PROPERTY

77 Kirkton Park, Ballingry, KY5 8PD

Offers Over £110,000





Entrance Hallway Storage



Bathroom



Lounge



Three Bedrooms



Kitchen



Garden



EPC Rating -



Council Tax Band -





Welcome

This well-proportioned three-bedroom home offers comfortable accommodation over two levels, making it an excellent choice for first-time buyers, families, or investors. The ground floor comprises a spacious living room, the kitchen to the rear is well-sized and offers space for dining, while a modern family bathroom is also conveniently located on this level. Additional storage is available within the hall. On the upper floor, the property features three good-sized bedrooms. Externally, the property benefits from private garden grounds, providing outdoor space to enjoy. Situated in the popular village of Balingry, the property is well placed for local amenities, schooling, and transport links, offering easy access to surrounding towns and commuter routes.





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.



Kirktoon Park, Ballingry, KY5 8PD



Ground Floor
Approximate Floor Area
495 sq. ft
(45.99 sq. m)

First Floor
Approximate Floor Area
495 sq. ft
(45.99 sq. m)

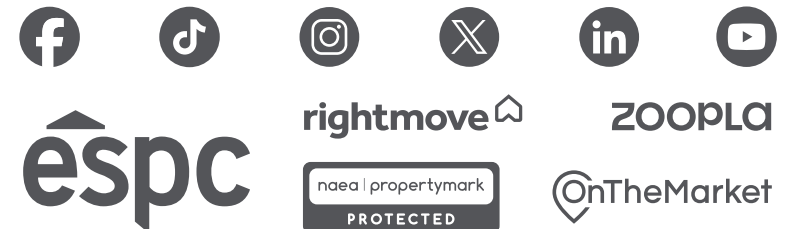


Approx. Gross Internal Floor Area 990 sq. ft / 91.98 sq. m

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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.