

# first for homes

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Contact Allan England's Team

01592 752 944



Kirkland Avenue, Ballingry

**Offers over £134,995**



# Kirkland Avenue, Ballingry

Wonderful 3-Bedroom Semi Detached Family Home, Positioned on a Large Plot With 3/4-Car Driveway, Garage & Summer House, Situated Within The Popular Village of Ballingry.

Allan England's award-winning team are proud to welcome to the market this lovely 3-Bed Semi-Detached Villa situated within the Village of Ballingry, West Fife. The property offers bright and spacious living accommodation comprising on the ground floor: entrance vestibule, entrance hall, family lounge, kitchen/diner and modern family bathroom with free standing bath and separate shower. The upper level offers 3 double bedrooms and loft access. Externally, the property boasts generous garden grounds to the front, side and rear including approx 3/4-car tarmac driveway, positioned on a large plot, timber single garage with power and lighting and a spacious summerhouse/outbuilding with power, lighting and patio doors leading to garden grounds. Outdoor lighting, outdoor electric waterproof sockets. Artificial turf to rear. Patio & chipped garden areas. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE £140,000

EPC RATING C

COUNCIL TAX BAND D

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## SITUATION

Ballingry is a popular residential area with many local amenities such as shops, banking and schools. The area benefits from its close proximity to Lochore Meadows Country Park which boasts a 9-hole golf course, horse riding and wind surfing, Ballingry also boasts its beautiful views across surrounding Countryside and hills. For the commuter Lochore has nearby links to the A92 allowing access to all local towns such as Dunfermline and Kirkcaldy and the City of Edinburgh. Lochgelly train station is also nearby.

## INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.







**SITUATION - Ballingry**

**ENTRANCE VESTIBULE/HALLWAY**

**LOUNGE**

14'3" x 12'11" (approx) (4.35m x 3.95m (approx))

**KITCHEN/DINER**

13'11" x 10'3" (approx) (4.26m x 3.14m (approx))

**FAMILY BATHROOM DOWNSTAIRS**

9'2" x 6'9" (approx) (2.80m x 2.06m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'3" x 9'7" (approx) (4.36m x 2.93m (approx))

**BEDROOM 2**

13'7" x 10'2" (approx) (4.15m x 3.11m (approx))

**BEDROOM 3**

10'8" x 10'3" (approx) (3.27m x 3.13m (approx))

**REAR GARDEN**

**SINGLE GARAGE**

**3/4 CAR DRIVEWAY**

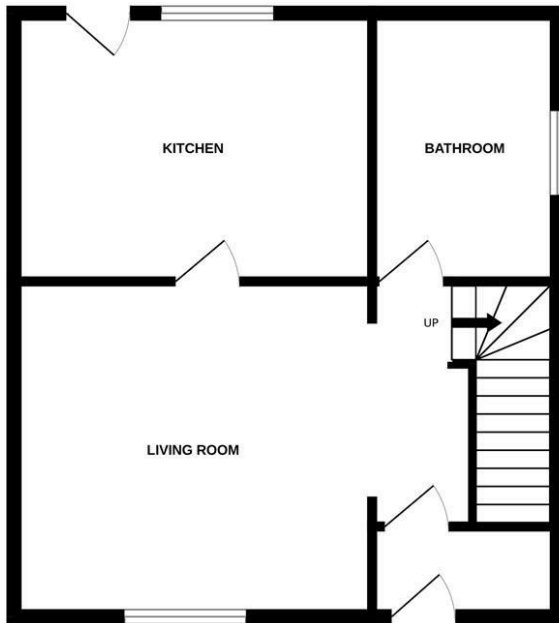
**OUTBUILDING/SUMMERHOUSE/BAR**

18'7" x 12'3" (approx) (5.67m x 3.75m (approx))

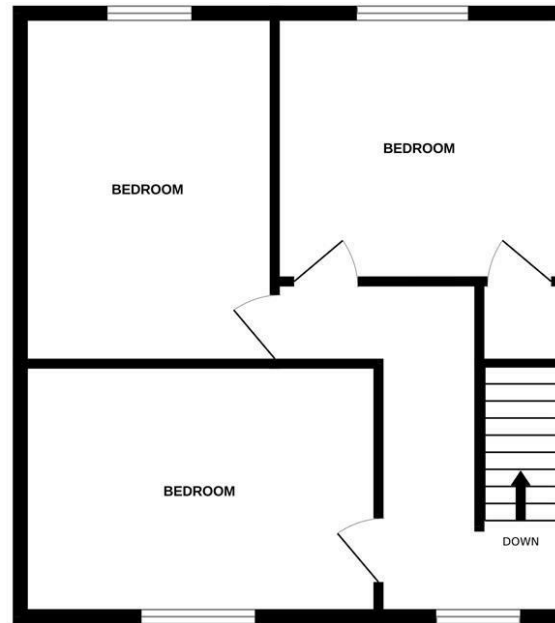
**INFORMATION**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FREE Valuation

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