



Morgans

PROPERTY

9a Kirkland Avenue, Ballingry, KY5 8JR

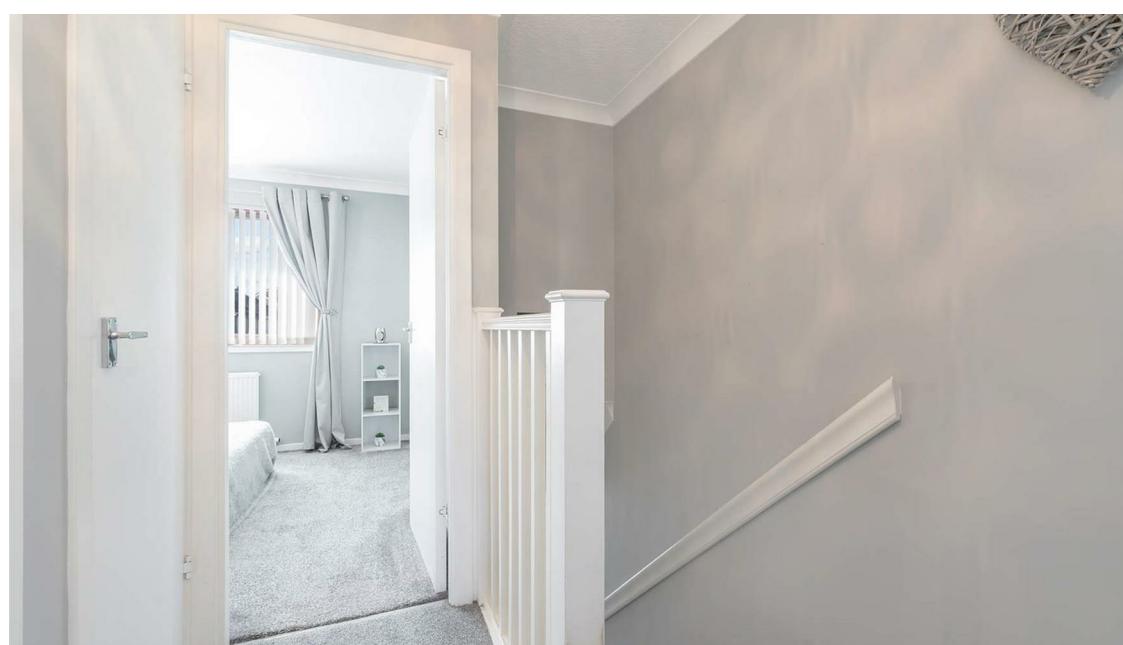
Offers Over £95,000







Keenly priced two bedroom semi detached villa with double driveway and ample visitors parking. The property is stylish and modern, beautifully presented and would suit first time buyers, couples or small family. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and on the upper level two bedrooms and bathroom with shower. Access to attic. There are well maintained private gardens to the rear, fully enclosed providing a child and pet safe environment with patio seating area. The property is double glazed with gas central heating. Early entry is available.





LOCATION

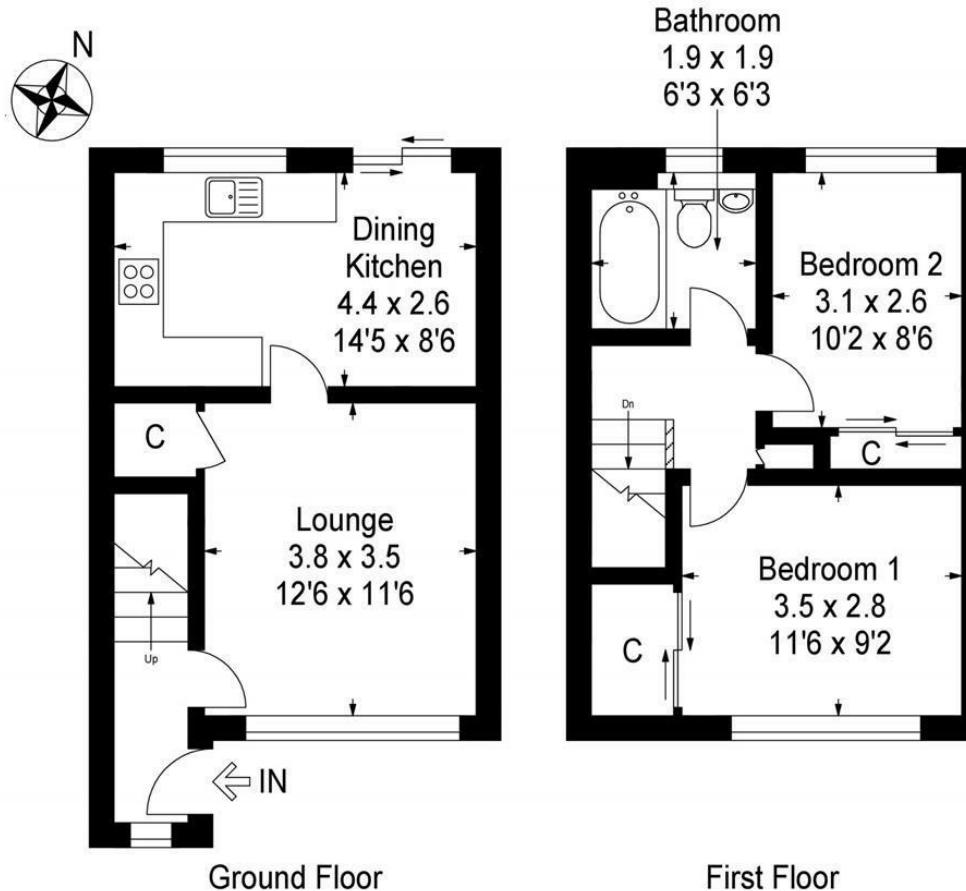
Ballingry is a well-established town with local amenities close by including shops and primary school. A short drive takes you to nearby Lochgelly where the secondary school is located. The railway station together with golf course and leisure facilities together with Lochore Meadows Country Park, Loch 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.

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Items of furniture within the property can be negotiated on if buyer is interested.







 **VistaBee**
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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