

30 Martin Crescent

BALLINGRY, LOCHGELLY, KY5 8QD



Three bedroom house in a popular residential setting



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This is a delightful mid-terraced villa in need of modernisation. The property is a good size with off-street parking to the front.

THE LOUNGE



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

THE KITCHEN



The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and a rear door leading out to the rear gardens. A small conservatory is located to the rear of the property.



THE CONSERVATORY





There are three double bedrooms on the upper level, all of which are a good size.

The bathroom is also located on the upper level and has a white suite consisting of a shower, WC and wash hand basin complete with splashback tiling.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

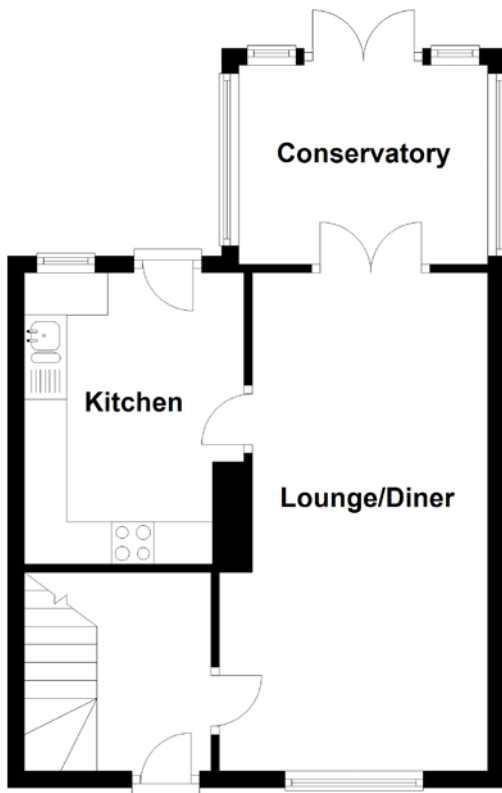


The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed. Off-street parking is provided to the front of the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



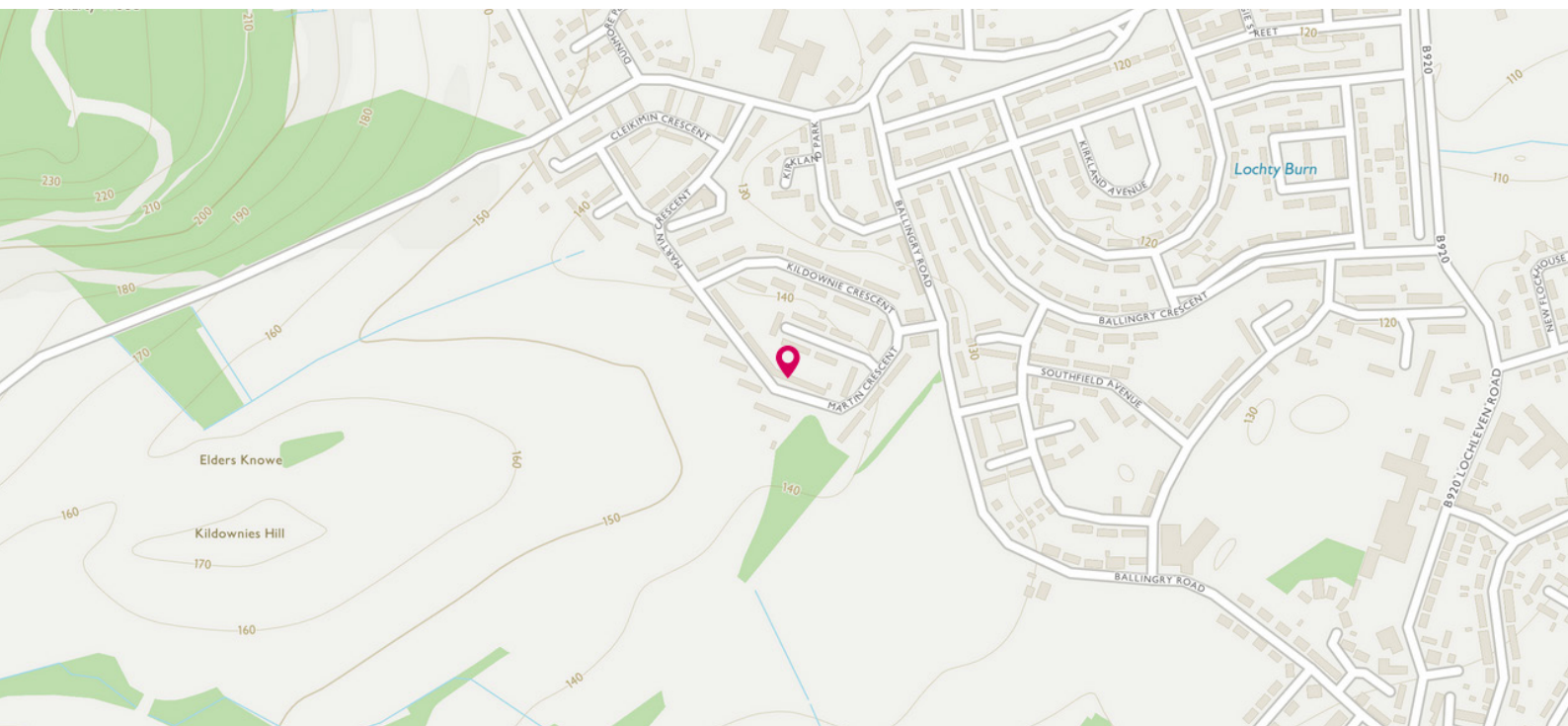
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.90m (19'4") x 3.18m (10'5")
Kitchen	3.48m (11'5") x 2.57m (8'5")
Conservatory	2.95m (9'8") x 2.36m (7'9")
Bedroom 1	4.98m (16'4") x 2.63m (8'8")

Bedroom 2	3.49m (11'5") x 3.27m (10'9")
Bedroom 3	2.53m (8'4") x 2.36m (7'9")
Shower Room	1.95m (6'5") x 1.67m (5'6")

Gross internal floor area (m²): 75m²

EPC Rating: C



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 minutes 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.