





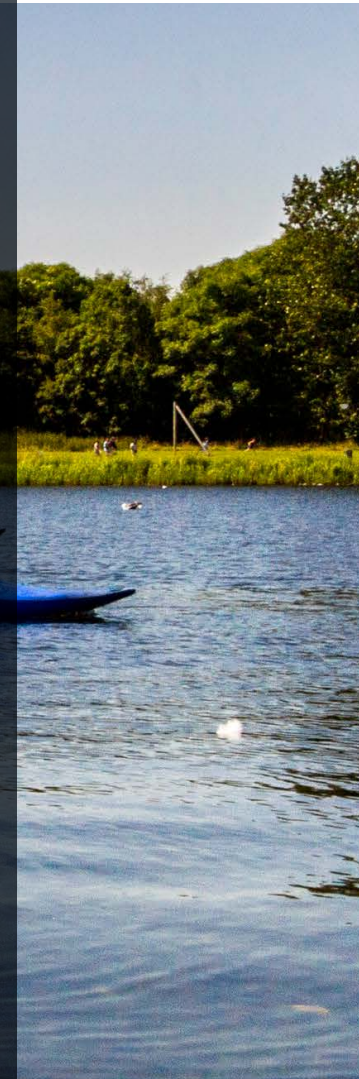


# THE LOCATION

*Ballingry, Fife*

Ballingry is a popular small village that has a host of local amenities including, local shops 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.





# 56 KIRKLAND GARDENS

*Ballingry, Fife*

This is a beautifully appointed terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

The entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a large window flooding the room with natural light. The kitchen/dining area has a full range of modern floor and wall mounted units with a handy utility room. The three-piece family bathroom is also located on the ground level.

To the upper level, there are four large double bedrooms with all bedrooms benefiting from fitted wardrobes. The attic has been converted and would be a useful space for a growing family. The property features gas central heating and double glazing.

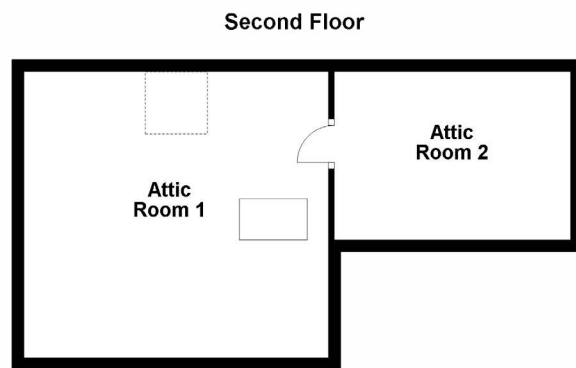
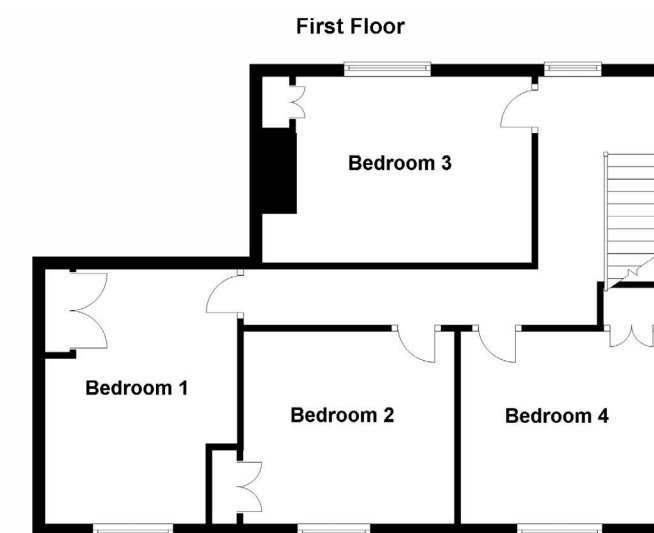
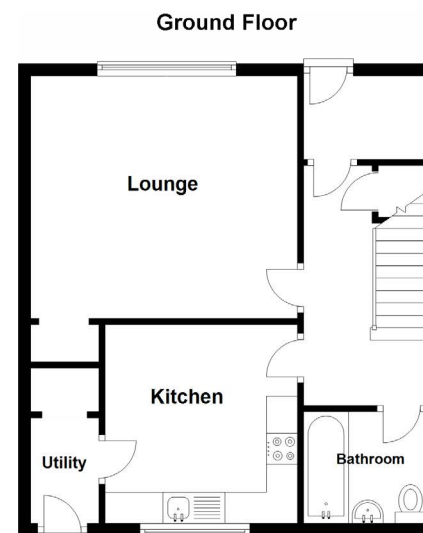
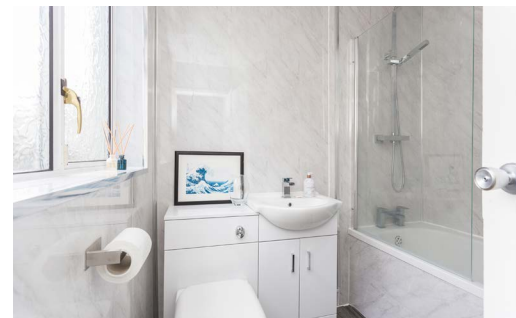
Off-street parking is provided to the front of the property and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding them.







BEDROOMS, BATHROOM & ATTIC



Approximate Dimensions  
(Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge       | 4.30m (14'1") x 3.90m (12'10") |
| Kitchen      | 3.20m (10'6") x 3.10m (10'2")  |
| Utility      | 1.70m (5'7") x 1.10m (3'7")    |
| Bathroom     | 2.00m (6'7") x 1.80m (5'11")   |
| Bedroom 1    | 4.10m (13'5") x 3.10m (10'2")  |
| Bedroom 2    | 3.40m (11'2") x 3.10m (10'2")  |
| Bedroom 3    | 3.91m (12'10") x 3.00m (9'10") |
| Bedroom 4    | 3.20m (10'6") x 3.10m (10'2")  |
| Attic Room 1 | 4.90m (16'1") x 4.60m (15'1")  |
| Attic Room 2 | 3.80m (12'6") x 2.70m (8'10")  |

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>  
EPC Rating: D

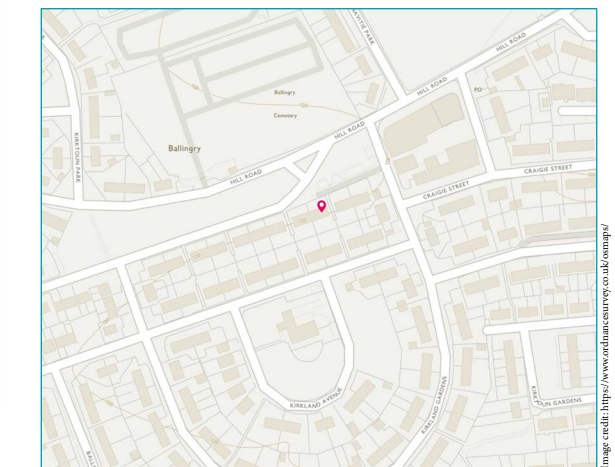


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