



Morgans

PROPERTY

44 Kirkland Avenue, Ballygry, KY5 8JS

Offers Over £135,000



3



1



1



D



Well-proportioned three-bedroom home



Family bathroom on the ground floor



Bright and spacious lounge



Three well-sized bedrooms



Modern dining kitchen



Built-in storage in all bedrooms



EPC Rating - D



Council Tax Band - B



## Welcome

This well-proportioned family home offers spacious and practical accommodation over two levels, making it ideal for a range of buyers. The ground floor comprises a welcoming entrance leading to a bright and generous lounge, along with a modern dining kitchen to the rear, providing an excellent space for everyday living and entertaining. A family bathroom is also located on this level. Upstairs, the property features three well-sized bedrooms, all benefiting from fitted storage cupboards, offering comfortable and flexible accommodation for family living, guests, or home working. Externally, the property is further enhanced by a detached garage, providing secure parking or additional storage. There are fully enclosed gardens providing a child and pet safe environment with patio/seating areas. Situated within a popular residential area of Ballygry, the property is conveniently located for local amenities, schooling, and transport links.





## **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.







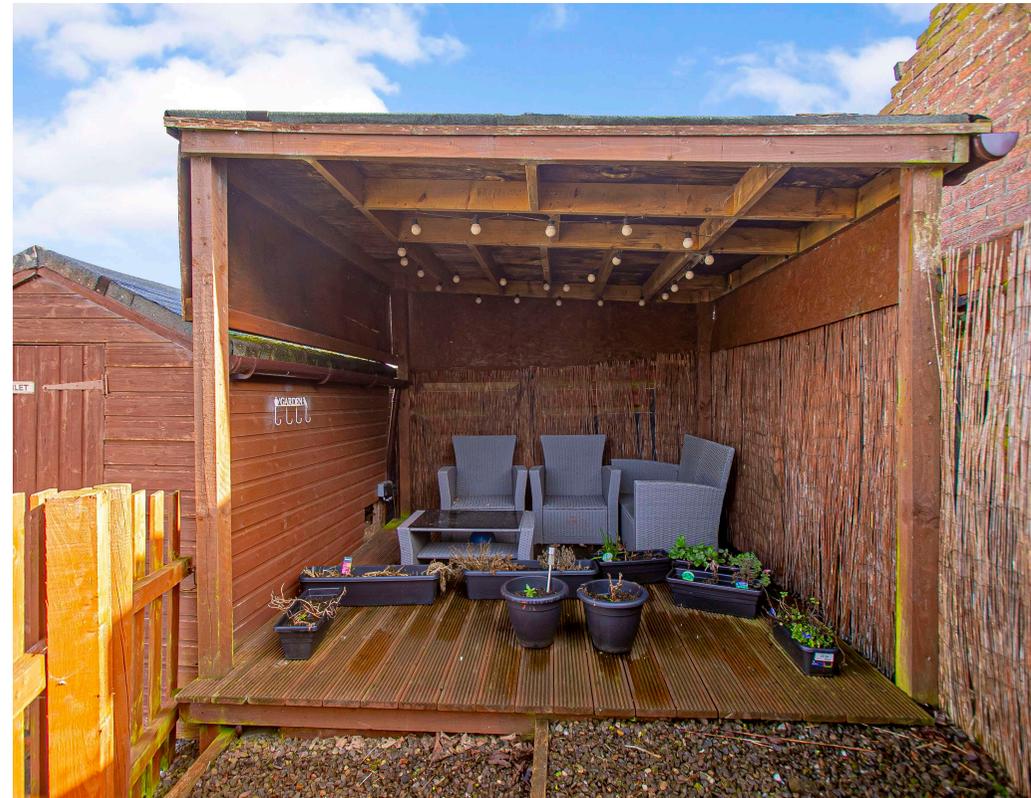


## Ballingry

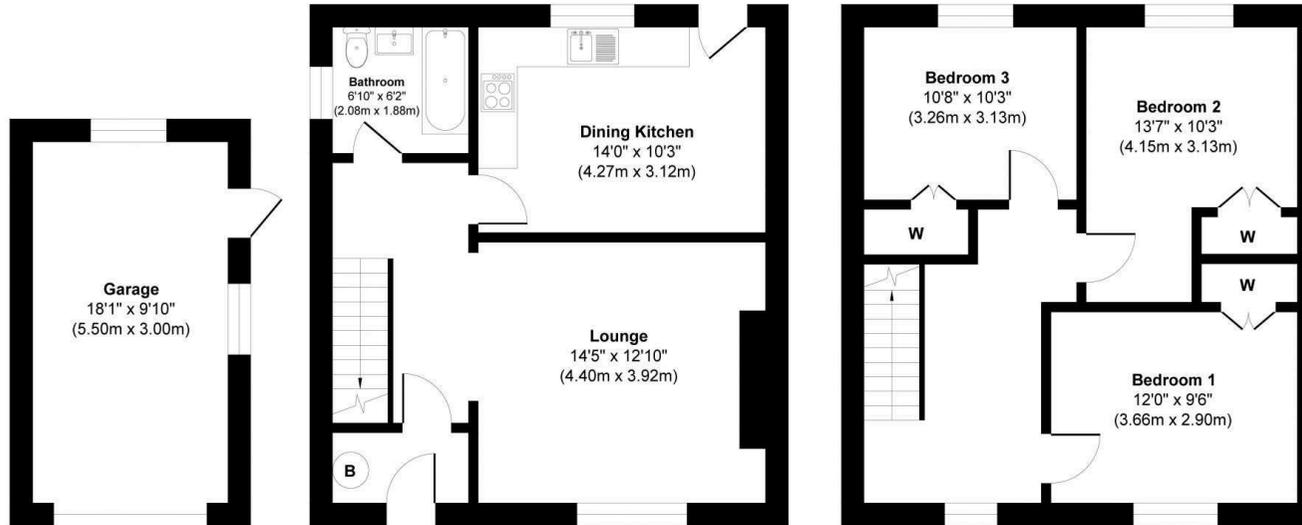
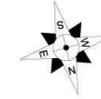
Ballingry is a well-established town with local amenities close by including shops and primary school. A short drive takes you to nearby Lochgelly where the secondary school is located. The railway station together with golf course and leisure facilities together with Lochore Meadows Country Park, Loch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



44 Kirkland Avenue, Ballingry, KY5 8JS



**Garage**  
Approximate Floor Area  
178 sq. ft  
(16.50 sq. m)

**Ground Floor**  
Approximate Floor Area  
519 sq. ft  
(48.19 sq. m)

**First Floor**  
Approximate Floor Area  
519 sq. ft  
(48.19 sq. m)



Approx. Gross Internal Floor Area 1216 sq. ft / 112.88 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.