



**107 Kirkland Gardens, Ballingry, Fife, KY5 8JT**

# 107 Kirkland Gardens, Ballingry, Fife, KY5 8JT

Country Park 1.5 miles, A92 Lochgelly 3 miles, Lochgelly M90 6 miles, Loch Leven 8 miles, Dunfermline 15 Miles & Edinburgh 29 miles

**Three bedroom end terraced house with a large garage, paved, fenced front garden and a fenced rear garden. Near several parks and open farmland. Round the corner from local shops.**

## Accommodation:

- Large Lounge
- Open Planned Fitted Kitchen
- Bathroom with bath, WC and WHB
- Staircase
- First Floor
- 3 Bedrooms
- Landing/Staircase
- Gas central heating
- Double Glazing
- Front & Rear Garden
- Garage
- Two off street parking spaces

**Offers Over £94,000**

**Sitting Tenant circa £450 monthly**

**(As of 1<sup>st</sup> July a 12% rent increase is anticipated)**

**Home report - £100,000**



## **The House – General Description**

Attractive End Terraced House, in reasonable decorative order, well located for local shops and primary school and close to Lochore Country Park which has wonderful walking, sailing and watersport facilities.

The property is being sold subject to an excellent sitting tenant, who pays the sum of £450 per calendar month.

### **ACCOMMODATION**

#### **GROUND FLOOR**

##### **Entrance with Storm Door over.**

##### **Kitchen 4.24m x 3.19m (S)**

Fitted with a modern good range of wall and base units, plumbed for washing machine. Boiler (less than 1 year old)

##### **Large Lounge 6.45m x 4.04m (N)**

Spacious room with picture windows to roadside.

##### **Bathroom 2.61m x 2.14m (E)**

Fitted with WC, hand basin and bath with shower over.

##### **Hallway/Stair 3.1m x 2.15m (N) and 2.15m x 0.85m**

Loft has been floored and converted for storage. Ramsay ladder.

### **FIRST FLOOR**

##### **Bedroom 1 4.22m x 2.88m (N)**

Spacious room with fitted wardrobe. Large windows overlooking the roadway. Good décor.

##### **Bedroom 2 3.19m x 2.95m (S)**

##### **Bedroom 3 3.02 x 3.19m (S)**

With fitted wardrobes

### **Garden Areas**

Roadside rear garden 8m x 4m fenced

Driveway parking for 2 cars 16m x 4m fenced

Garage forecourt 10m x 7m fenced

Garage 7m x 7m with single door

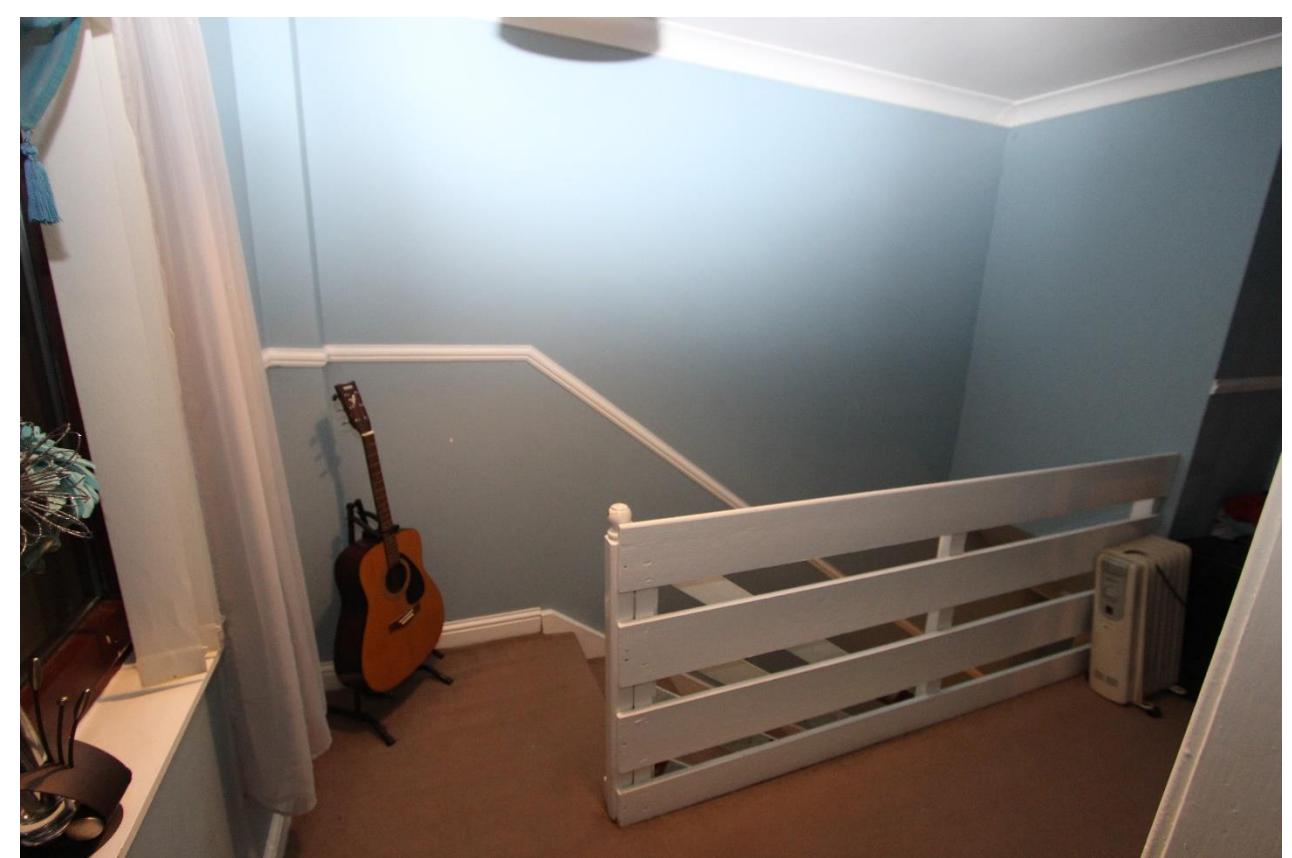
Front Garden 8m x 8m paved

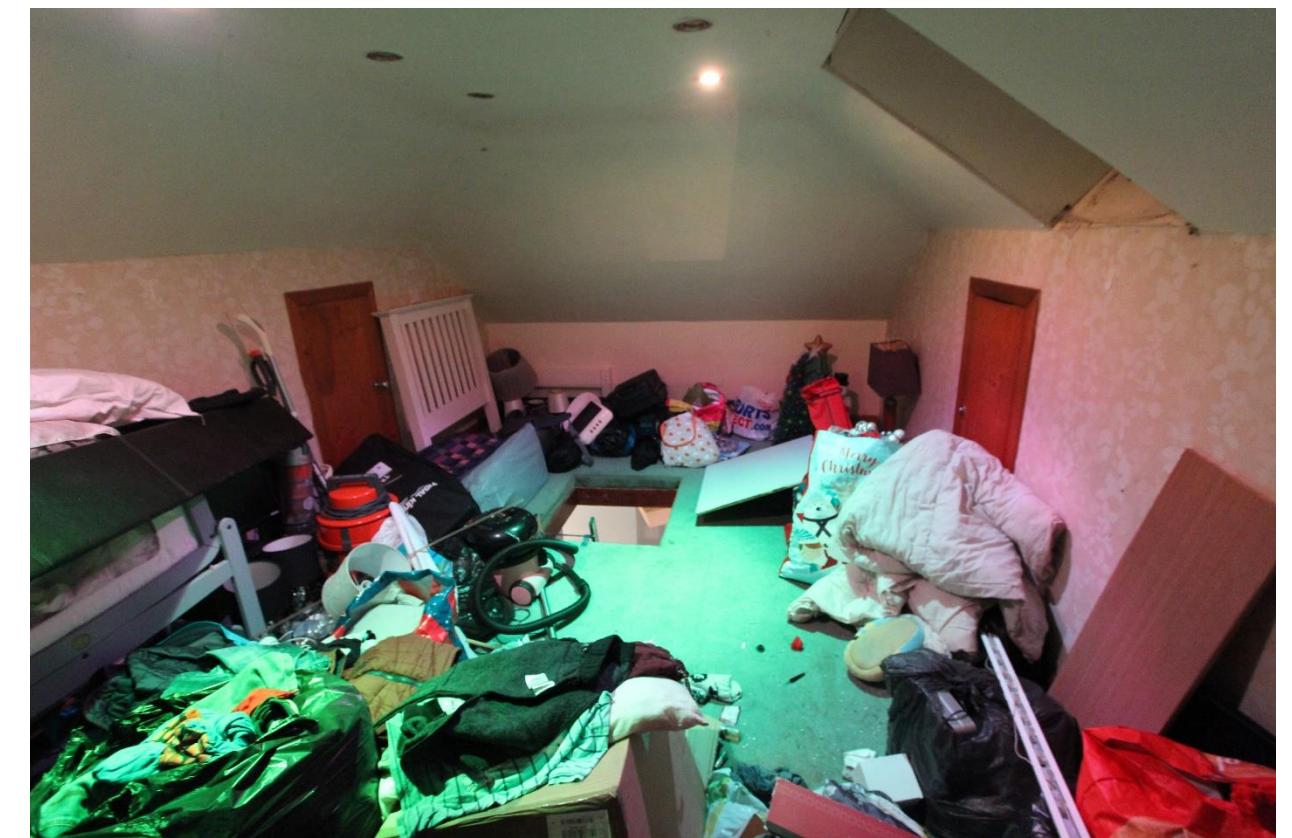
### **Amenities**

The are local shops just round from the property as well as a local primary school. There is a newly built Secondary School at Lochgelly. More extensive shopping, sporting and social facilities are available in Kirkcaldy and Dunfermline, both which benefit from an excellent bus service. Ballingry has an excellent football team.

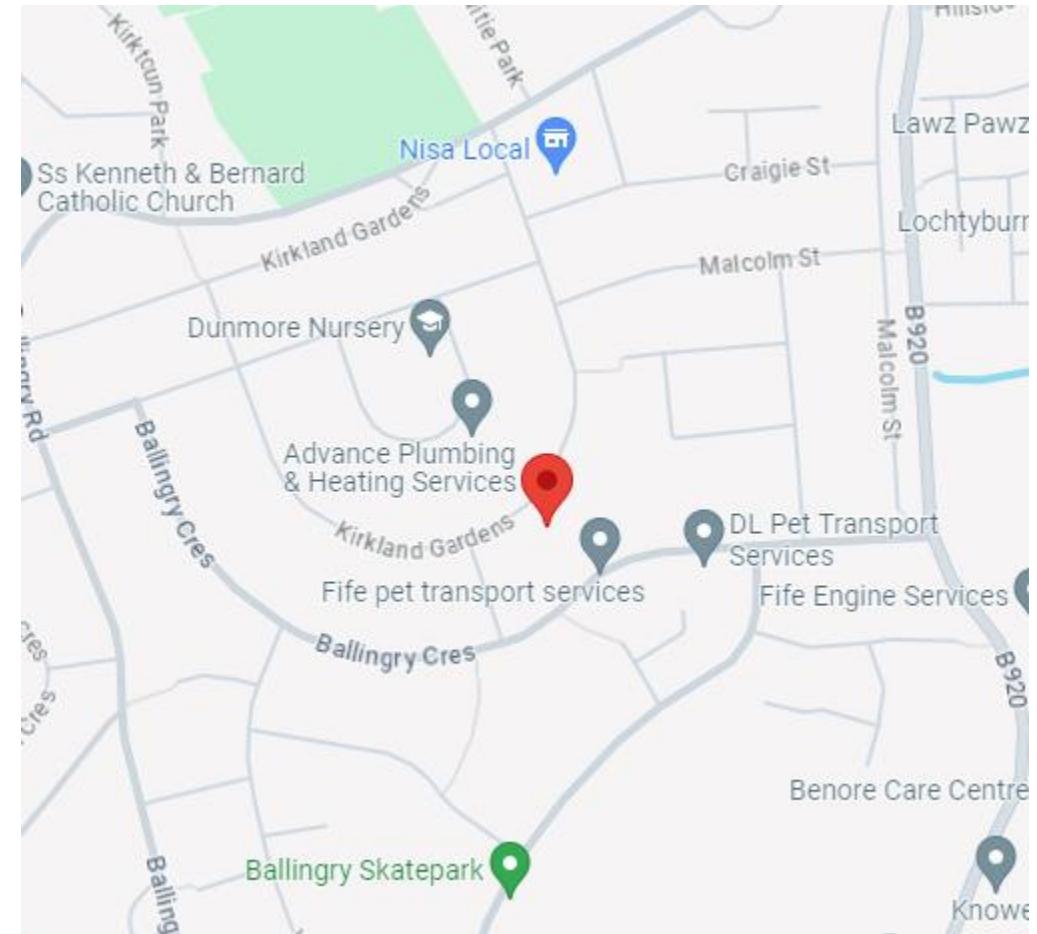
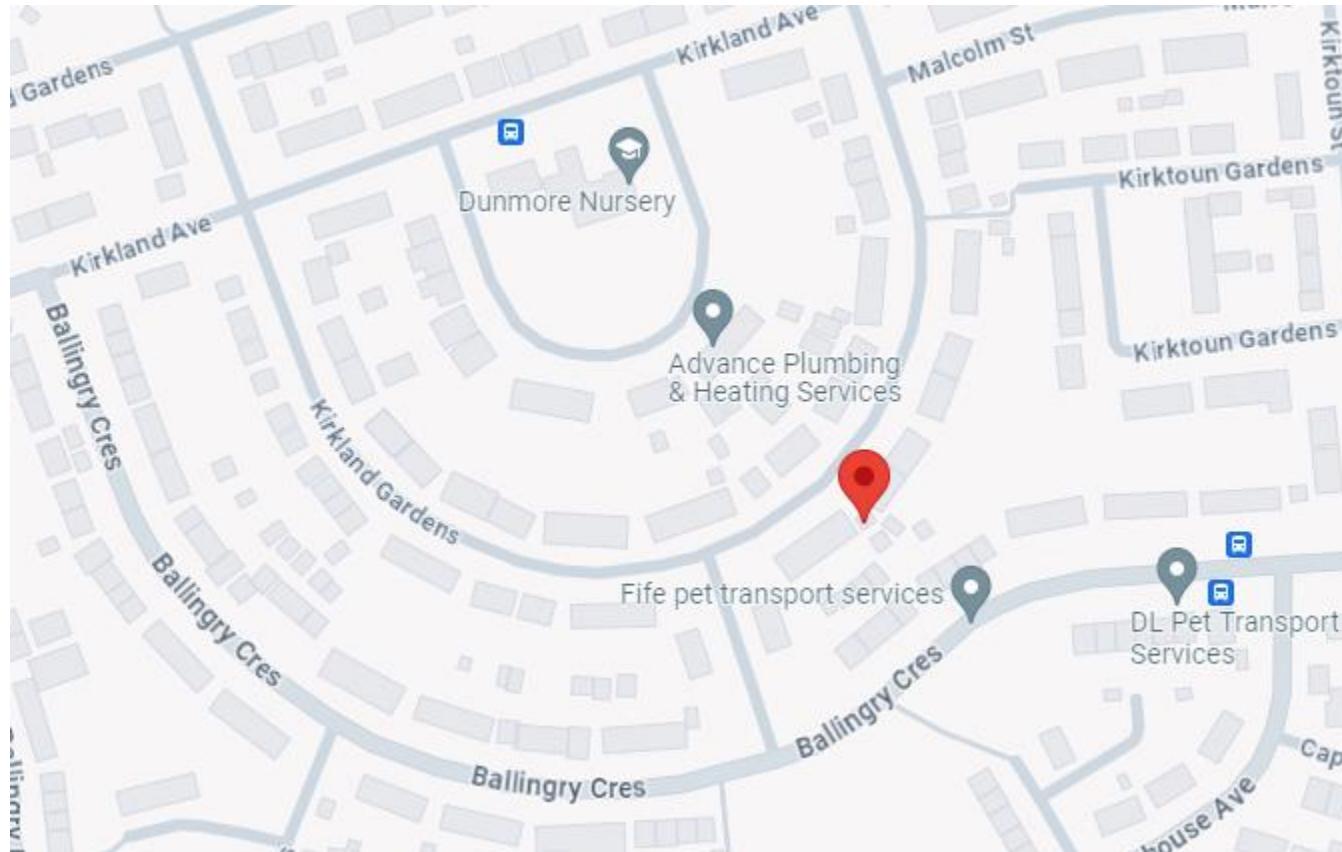
Lochore Country Park is close by with a host of country walks, leisure and watersport facilities.











#### DIRECTIONS:

From Halbeath travel along the A92. Approx 4.4 miles take the exit into the B9149. At the roundabout take the second exit onto the B9149. At the next roundabout take the second exit then the first exit onto Auchterderran Road. Turn right into Station Road. Approx 2.5 miles turn left into Ballingry Crescent then turn right and right again into Kirkland Gardens.

From Kinross proceed down the M90 to junction 5 turn off( signpost Glenrothes). Proceed along the south side of Loch Leven and right at the junction to Ballingry. Turn first right and first left after the Nisa shops (See plan on left) and proceed to the house which sits on the right

#### FACILITIES:

Served with excellent transport links.

There are golf courses at Lochore Meadows and at Kinross.

There is a shop round the corner from the house and supermarkets at Kinross, Glenrothes and Cowdenbeath



## Amenities

The are local shops just round from the property as well as a local primary school. There is a newly built Secondary School at Lochgelly which lies about a mile and a half away with a cycle park.

More extensive shopping, sporting and social facilities are available in Kirkcaldy and Dunfermline, both which benefit from an excellent bus service. Ballingry has an excellent football team.

Lochore Country Park is close by with a host of country walks, leisure and water sport facilities.



## **Viewing and registering an interest**

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## **Closing Date**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## **Property Misdescription**

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

## **Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is **KY5 8JT**

## **Entry & Possession**

Ownership will be by mutual agreement and arrangement.

## **Fixtures and Fittings**

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

## **Council Tax Band**

Council Tax Band B

## **Service Rights, Burdens & Wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

## **Particulars and Plans**

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

## **Misrepresentations**

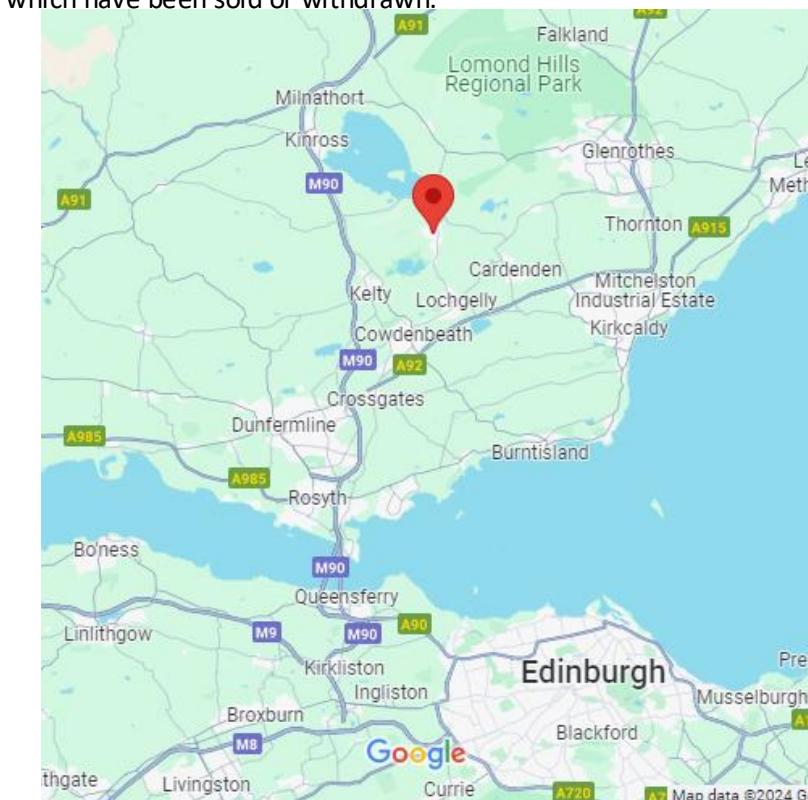
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

The sellers solicitors are Wilsons, 37 High Street, Inverkeithing, Fife, KY11 1NT

## **Important Notice**

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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