



18 Capledrae Court, Ballingry, KY5 8JG
Offers Over £89,950







An excellent opportunity to acquire this lovely mid terraced villa with beautiful gardens which are well maintained providing a child and pet safe environment. The gardens are well stocked and mainly laid to lawn with patio area, an idyllic setting with a southerly aspect. This property has an elevated aspect overlooking Benarty Hill and farmland. The property is well presented and briefly comprises entrance vestibule, lounge/diner and fitted kitchen with door to garden. On the upper level there are two double bedrooms with built in storage and bathroom with overhead shower. Access to attic. The property has residents parking adjacent and visitors parking. This home is double glazed with gas central heating. Early entry available.





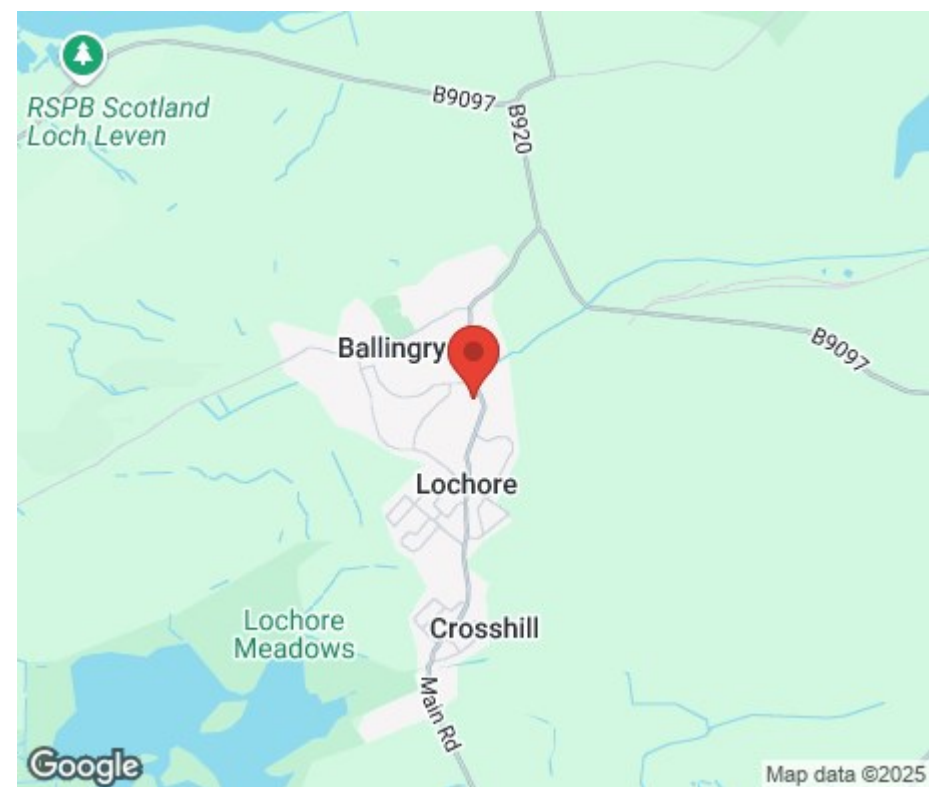
LOCATION

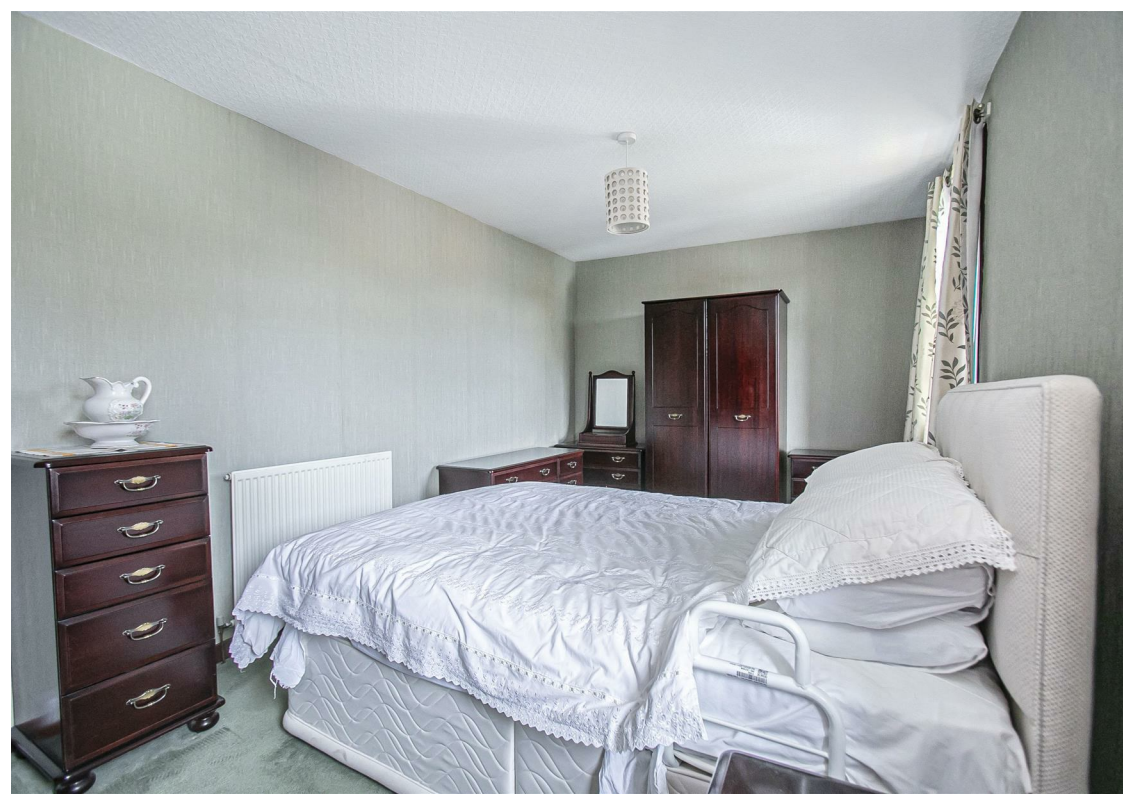
Ballingry is a well-established town with local amenities close by including shops and primary school. A short drive takes you to nearby Lochgelly where the secondary school is located. The railway station together with golf course and leisure facilities together with Lochore Meadows Country Park, Loch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

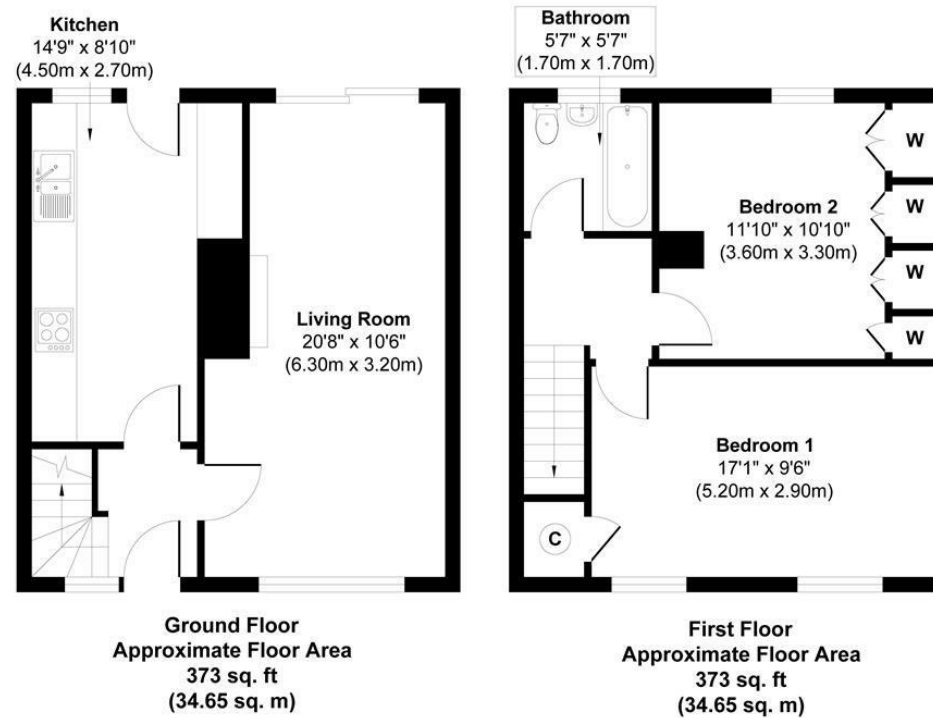








Capledrae Court, Ballingry, KY5 8JG



Morgans

PROPERTY

Approx. Gross Internal Floor Area 746 sq. ft / 69.30 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naea | propertymark
PROTECTED