

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



9 Dunmore Place, Ballingry, KY5 8PX
Offers Over £135,000



Well proportioned semi detached villa offering ideal family accommodation and enjoying a superb cul-de-sac location with views to hills and countryside to the rear. Hall. Lounge (Bay window & Feature fireplace), Kitchen/Dining room. 3 Bedrooms, Modern Shower room. Gas central heating. Double glazing. Generously proportioned gardens. Garage. Long driveway. Sought after area. EPC - C



LOCATION

Dunmore Place is a quiet, much sought after cul-de-sac location on the outskirts of 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.

PROPERTY

- Hall
- Lounge with bay window and feature fireplace
- Dining Kitchen with views to the rear
- 3 Bedrooms
- Shower room with modern suite
- Gas Heating
- Double glazed
- Garage with long driveway
- Gardens to front and rear
- Much sought after cul-de-sac location with views to rear

ACCOMMODATION

Hall 3.94 m x 1.98 m / 12'11" x 6'6"

Lounge 4.85 m x 3.94 m / 15'11" x 12'11"

Feature fireplace. Doors to dining area. Measurements into bay window. Front

Kitchen Dining Room 3.94 m x 1.98 m / 12'11" x 6'6"

Breakfast bar. Double doors to lounge, Views to Rear

Bedroom 1 5.13 m x 3.30 m / 16'10" x 10'10"

Wardrobe. Measurements into bay. Front

Bedroom 2 3.58 m x 3.12 m / 11'9" x 10'3"

Wardrobe. Views to rear

Bedroom 3 3.56 m x 2.59 m / 11'8" x 8'6"

Over stair cupboard. Front

Shower Room 2.26 m x 2.06 m / 7'5" x 6'9"

Modern suite. Side

Landing

Doors to 3 bedrooms and shower room. Access to loft

GARAGE/DRIVEWAY/GARDEN

There is a single garage accessed via long driveway with parking for several vehicles

GARDEN -This property enjoys generous proportioned gardens to both front and rear. The front garden comprises an area of lawn with flower borders. the rear garden is laid to lawn an has areas for planting vegetables. Shed. Greenhouse. Views to rear

HEATING

Gas heating

GLAZING

Double Glazed

EXTRAS

Carpets where fitted. Fitted kitchen appliances. Are included in sale price.

HOME REPORT

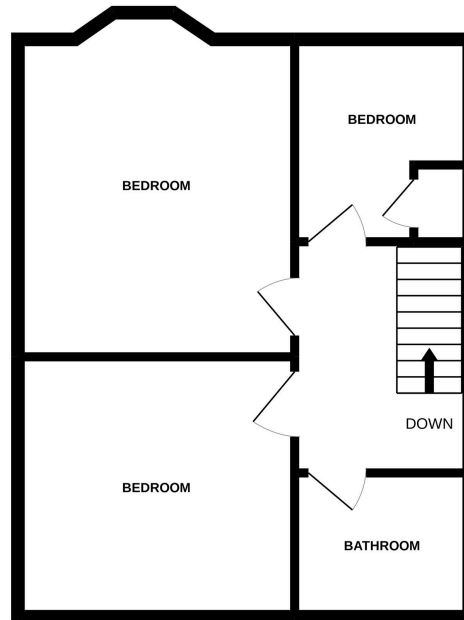
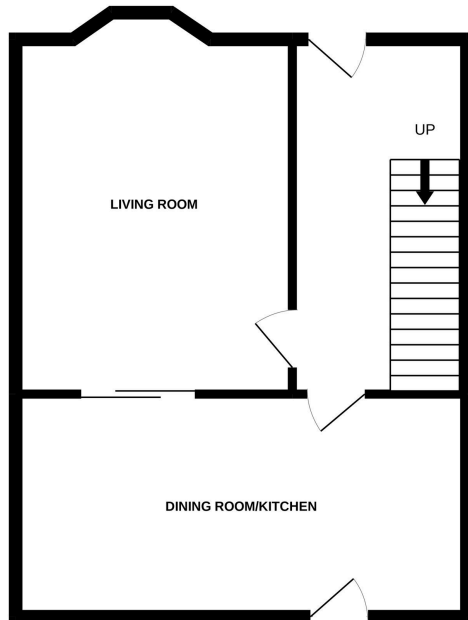
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Alan Dear at Ross & Connel on 01383 721156

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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