



**Stevenson Marshall**  
Property & Law

7 Kildownie Crescent  
Ballingry, KY5 8PZ

Offers in the region of £60,000

A well proportioned mid terraced villa with private garden ground to front and rear. There is a good internal layout which includes a reception hallway, full length lounge/dining area, breakfasting kitchen, upper landing, 3 bedrooms, bathroom and converted attic (with power, light, Velux windows and Ramsay ladder).

Gas central heating is installed with double glazed windows and good storage throughout.

Lounge-6.23m x 3.60m (20'5 x 11'10)

Kitchen- 3.20m x 2.29m (10'6 x 7'6)

Bedroom 1- 4.67m x 2.87m (5'4 x 9'5)

Bedroom 2- 3.55m x 2.18m (11'8 x 7'2)

Bedroom 3- 3.28m x 2.84m (10'9 x 9'4)

Bathroom- 2.60m x 1.90m (8'7 x 6'3)

Attic 4.84m x 2.48m (15'11 x 8'2)

The garden is mainly laid to lawn with patio area, shrubs and drying facilities provided.

Kildownie Crescent forms part of a most convenient location within easy reach of excellent local amenities, a regular bus service, primary schools and easy access to the M90 Motorway and Forth Road Bridges. Dunfermline is approximately 9 miles away and the nearby town of Lochgelly offers good High Street shopping, High School, primary schools, banking and a Railway Station.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.



While every effort has been made to ensure the accuracy of the floor plans, measurements of actual rooms, walls and floor areas are approximate and are intended to provide a guide only. They do not constitute a contract. The actual floor area and room measurements may vary from those shown on the plans. We do not accept liability for any errors.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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