







# Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

- A stunning, individually designed bungalow situated within a generous plot on the outskirts of the Fife village of Balingry
- Conveniently located for Lochore Meadows Country Park, offering a wide range of leisure and recreational facilities including fishing, water sports and a nine hole golf course. Loch Leven is also easily accessible via car with its Larder and 12 mile circular for walking or biking
- Good transport links via the A92 and rail links in nearby Lochgelly to the Fife Circle. Park and Ride facilities in nearby Dunfermline with a regular service to Edinburgh Airport
- Primary schooling available and secondary schooling within nearby Lochgelly. Local amenities available with a wider range in nearby Lochgelly
- Spacious accommodation both inside and out with driveway parking for several cars, summer house and storage shed
- The accommodation opens to a welcoming entrance hall leading to a fantastic open plan living room, dining room and kitchen. A great space for entertaining, French doors lead out onto raised decking
- The kitchen comes equipped with a range of storage options, centre island and room to house white goods. Separate utility room
- Second sitting room and a fully tiled family bathroom complete with separate shower unit
- Impressive master bedroom with room for free standing furniture, French doors and contemporary en suite shower room with walk in double shower, double sink and vanity unit, LED mirror and WC
- Two further double bedrooms with built in wardrobe space available
- Expansive gardens with lawn and raised decking, perfect for alfresco dining.
- Gas central heating and double glazing
- EPC Rating - C
- Council Tax Band – E





# Location

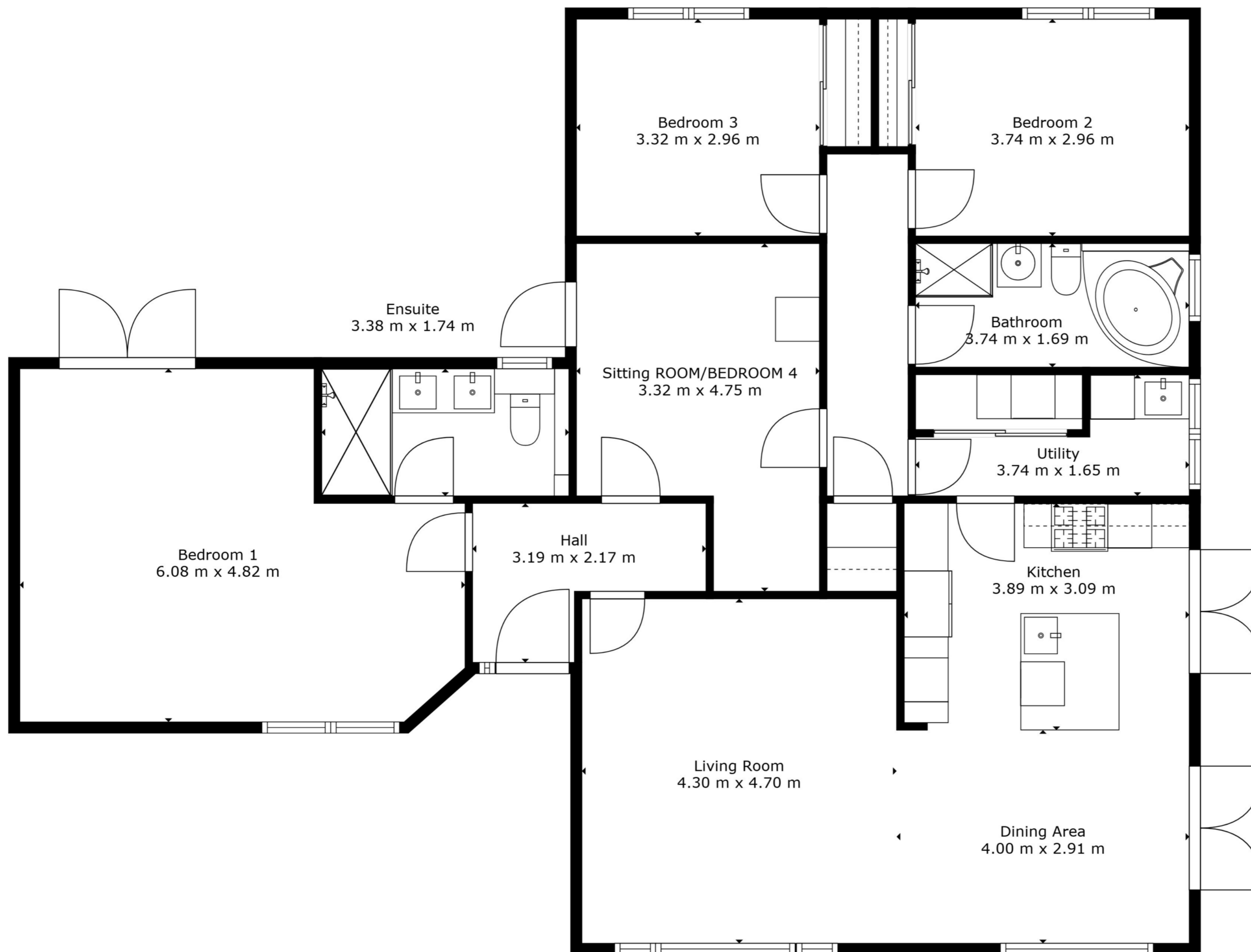
Nestled in the heart of Fife, Ballingry is a delightful village that offers a unique blend of tranquil rural living and excellent connectivity. This charming locale is ideal for those seeking a peaceful retreat while still being within easy reach of bustling towns and cities.

Ballingry is surrounded by picturesque countryside, providing residents with stunning views and a wealth of outdoor activities. Whether you're an avid hiker, cyclist, or simply enjoy scenic walks, you'll find plenty of green spaces to explore right on your doorstep.

The village itself boasts a strong sense of community, with a range of local amenities, including shops, schools, and pubs, all contributing to the welcoming atmosphere. For those commuting, Ballingry benefits from great transport links, with easy access to the nearby A92, connecting you to Kirkcaldy, Dunfermline, and Edinburgh. In addition, the nearby Lochgelly railway station provides convenient train links to the central belt, making this location ideal for those who work further afield. With its blend of rural charm, modern conveniences, and excellent transport links, Ballingry offers a perfect setting for families, professionals, and retirees alike. It's a place where you can enjoy the best of both worlds—peaceful village life and proximity to urban amenities.







## Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

