



**Offers Over £129,950**  
**87 Ballingry Road, Ballingry, Lochgelly, Fife, KY5 8QQ**

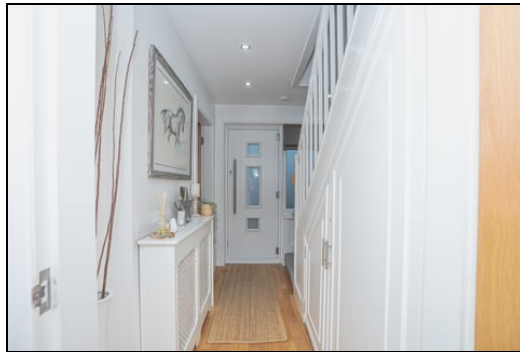
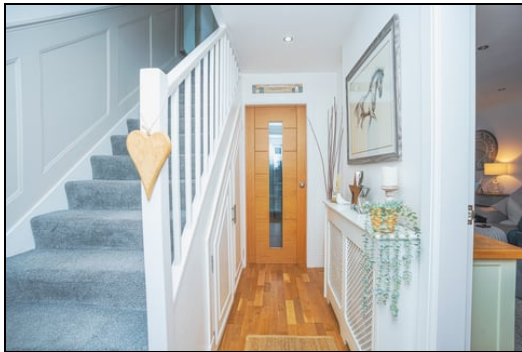


# 87 Ballingry Road, Ballingry, Lochgelly, Fife, KY5 8QQ

Delmor are delighted to present to the market this well presented end terraced villa set in a popular 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. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor and under stair storage. Spacious lounge with space for dining room table and chairs and French doors leading the the back garden. Modern kitchen with floor and wall mounted units with gas hob and extraction fan over, Integrated electric oven, fridge/freezer and dishwasher. Plumbed for washing machine. The first floor has a top hallway giving access to two bedrooms with built-in wardrobes, box room and storage cupboard. Modern bathroom comprising of bath with overhead shower and screen, wash hand basin and WC. Enclosed gardens to rear, with slabbed and decking patio areas and artificial grass. Garage with electric up an over door and electric double power point. Mono-block driveway. The property also benefits from gas central heating, double glazed windows and doors. Electric car charging point located on the cable wall. Early viewing is highly recommended to appreciate this property.

## Ground Floor

### Entrance Hall



### Lounge



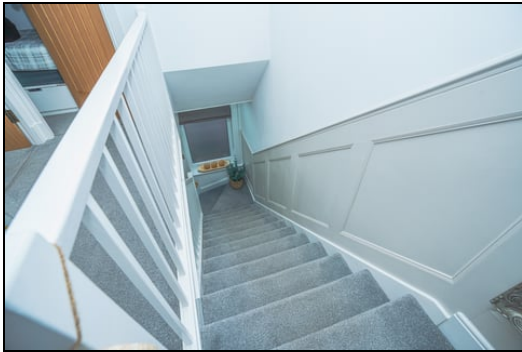
3.33m x 6.22m (10' 11" x 20' 5")

### Kitchen



## First Floor

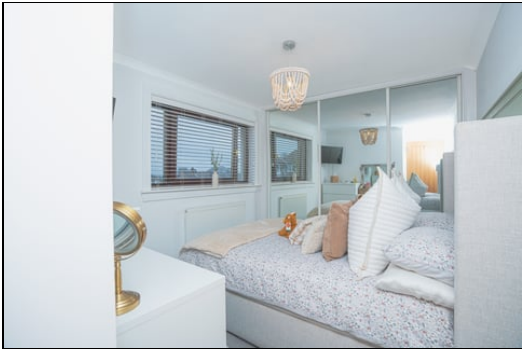
Top Hall



Bedroom



Bedroom

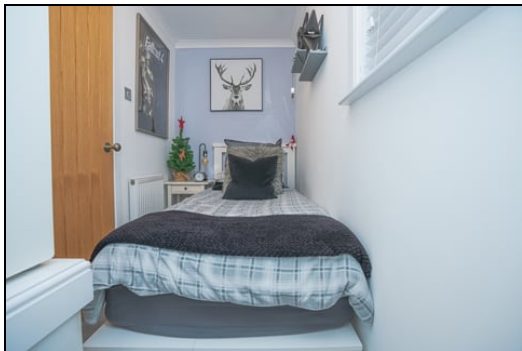


2.71m x 2.91m (8' 11" x 9' 7")

Box Room



2.81m x 3.46m (9' 3" x 11' 4")

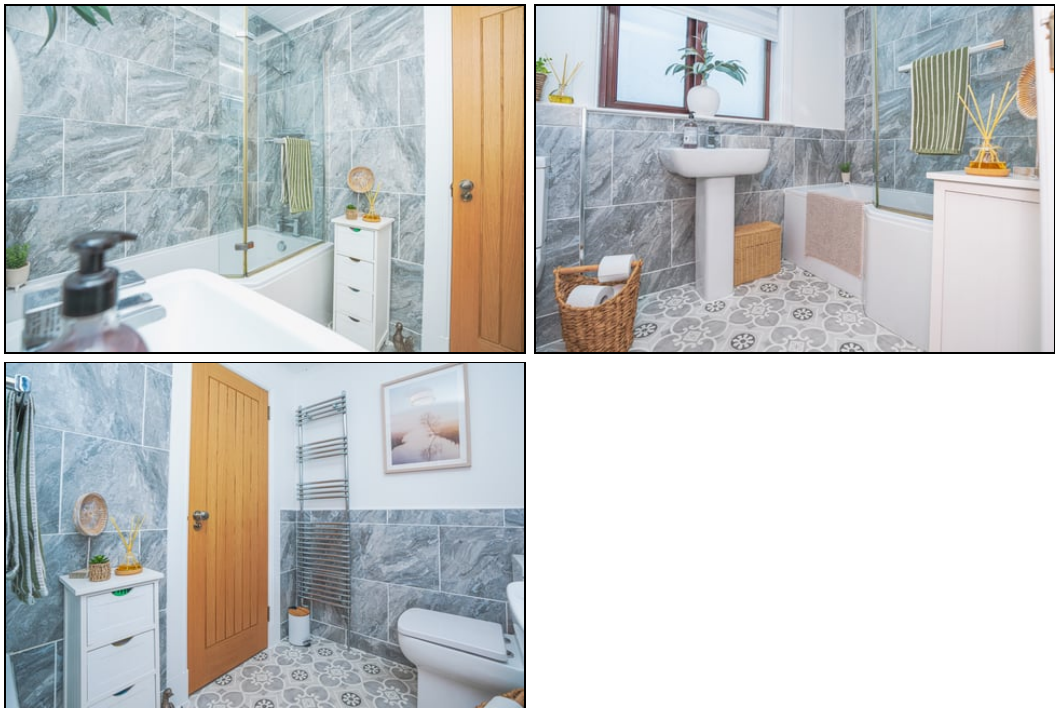


1.4m x 3.24m (4' 7" x 10' 8")





**Bathroom**



1.71m x 2.54m (5' 7" x 8' 4")

**Gardens**



**Extras**

All floor coverings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer and dishwasher. Electric car charging point.



**SONIC TAPE**

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

**MEASUREMENTS**

All measurements are approximate.

**APPLIANCES/SERVICES**

The mention of any appliances and/or services within these Sales Particulars does not imply

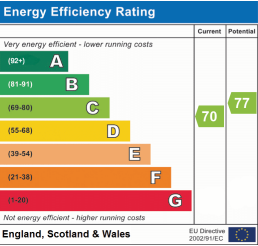
they are in fully working order.

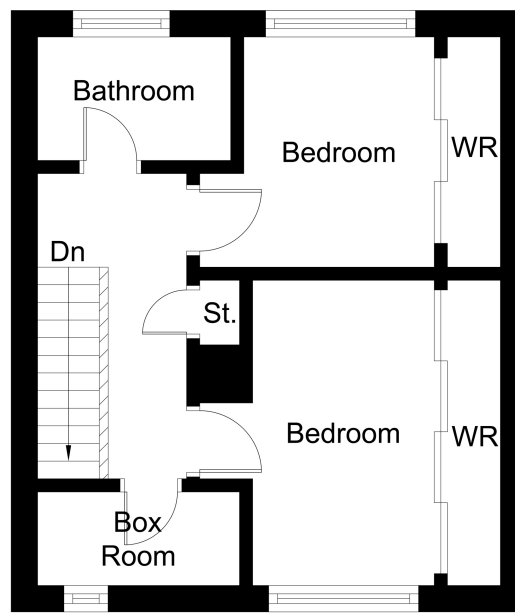
## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

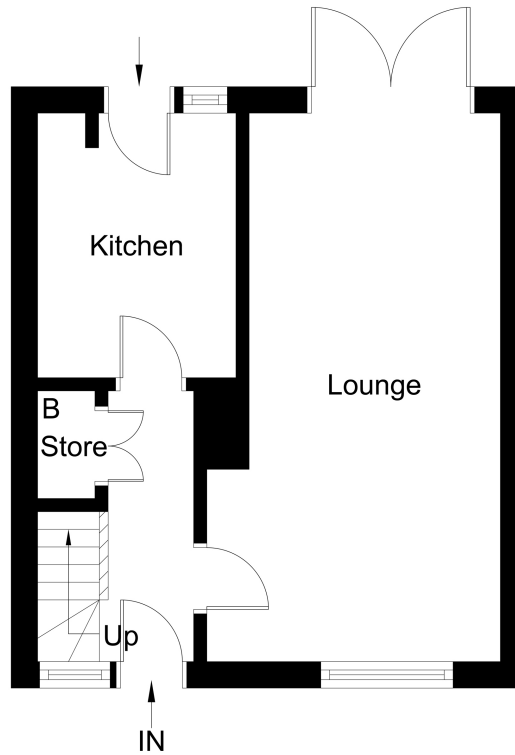
## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





First Floor



Ground Floor