



**Offers Over £57,500**  
**26 Ballingry Road, Lochore, Lochgelly, Fife, KY5 8EX**

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Delmor are delighted to present to the market this first floor flat set in a popular location with stunning views to the rear. Lochore has a great range of amenities including shopping, schooling and Lochore Meadows Country Park. There are close links to the A92 for the commuter. The property briefly comprises of - Entrance door to inner stairs leading to the property. Hallway. Spacious lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine. Two double bedrooms. Shower room comprising of corner shower cubicle, WC and wash hand basin. There is a garden area to the rear. The property also benefits from gas central heating, double glazing and an abundance of storage. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Internal stairs



## First Floor

### Hallway



### Lounge



4.66m x 3.85m (15' 3" x 12' 8")

### Kitchen



3.45m x 1.94m (11' 4" x 6' 4")





**Shower Room**



2.37m x 1.48m (7' 9" x 4' 10")

**Bedroom**



3.69m x 3.47m (12' 1" x 11' 5")



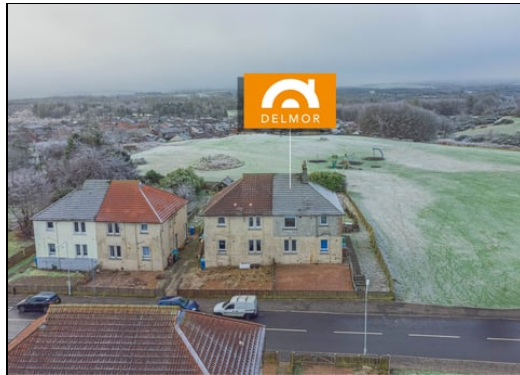
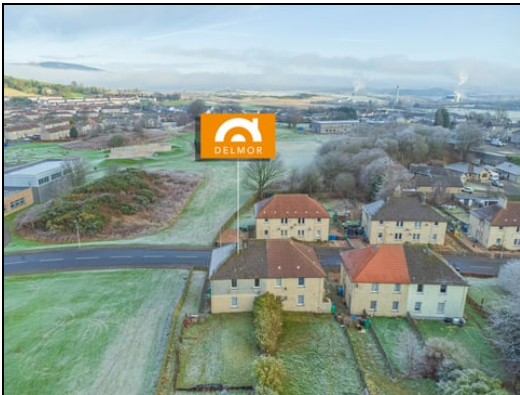
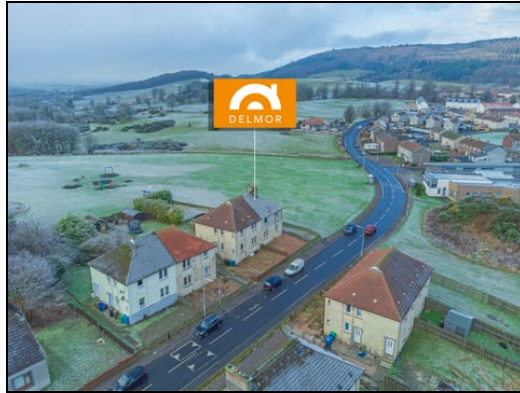
**Bedroom**



3.85m x 2.6m (12' 8" x 8' 6")



## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine.

## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject



a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

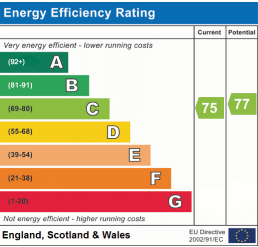
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

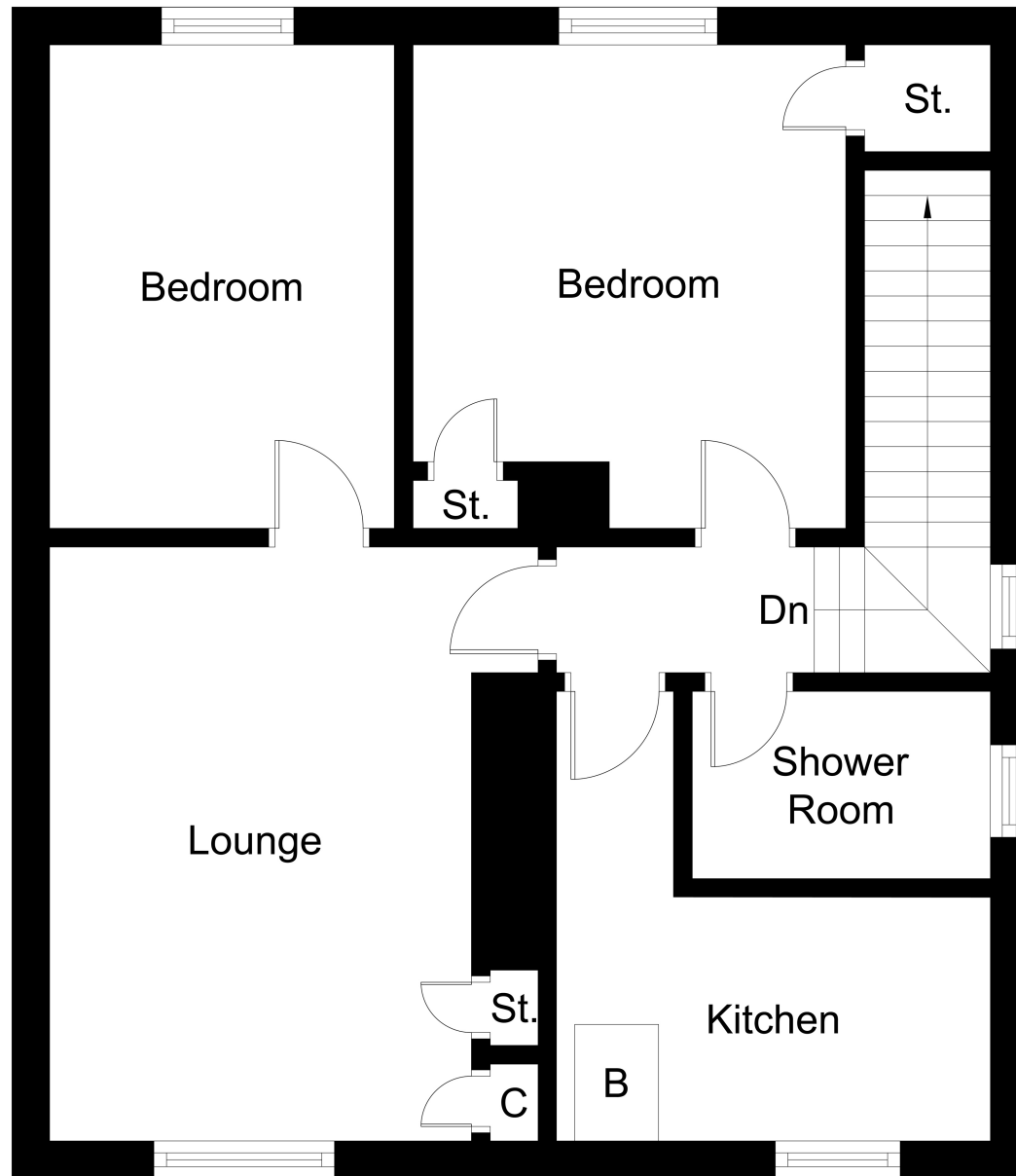
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First Floor Flat