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35 Ballingry Road
LOCHORE, LOCHGELLY, KY5 8EX

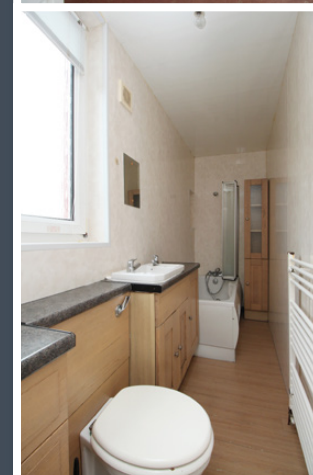


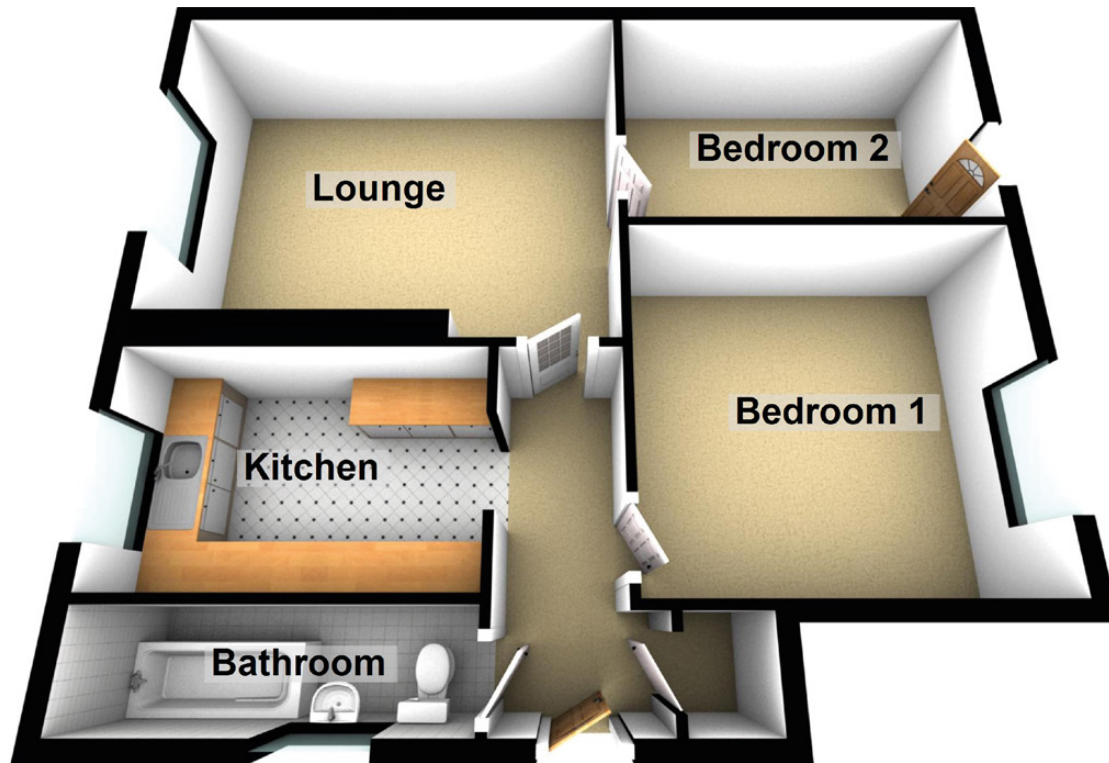
LOCHORE MEADOWS

35 BALLINGRY ROAD

Lochore is a former mining village in the West of Fife and takes its name from the Loch Ore. Lochore is joined to the adjacent smaller villages of Crosshill and Ballingry. With many local amenities nearby this property is also well located for ease of access to the A92 Link Road and the M90 providing ease for daily commutes. Local schooling within Lochore consists of Benarty Primary School and Lochgelly High School. Also nearby is Lochore Meadows with a variety of activities and nature walks.

Number 35 offers space for family living with a private garden to the rear. This lower cottage flat, in a block of four, has off road parking to the front with double gates. The accommodation comprises a good size lounge with feature ceiling, two bedrooms, kitchen and bathroom. This home requires a little TLC and is likely to attract a number of buyers including investors. Bedroom two is located off the lounge and a door has been added here to allow access directly to the patio area and gardens.



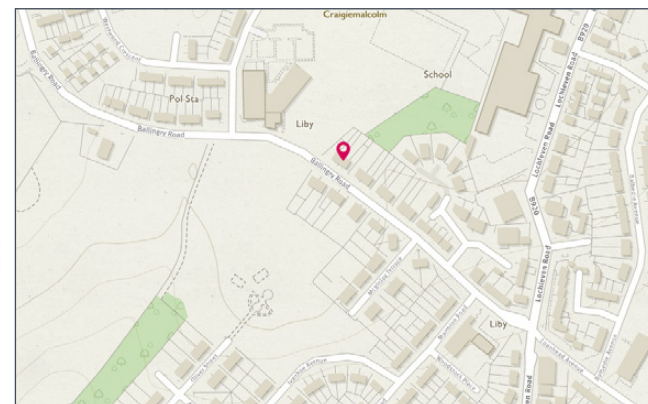


Approximate Dimensions
(Taken from the widest point)

Lounge	4.85m (15'11") x 3.95m (13')
Kitchen	3.55m (11'8") x 2.30m (7'7")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	3.55m (11'8") x 1.05m (3'5")

Gross internal floor area (m²): 64m²

EPC Rating: C




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