

**J & G
WILSON**

The Old School House, 60, Navitie Park, Balingry, Lochgelly, KY5 8NJ.

A detached villa with a drive and conservatory in a large corner plot. Offers over £125,000.





**The Old School House,
60, Navitie Park,
Ballingry,
Lochgelly,
KY5 8NJ.**

A character detached home in a prime corner plot with a conservatory and a driveway.

Offers over £125,000.

PARTICULARS OF SALE

SITUATION

Ballingry has amenities including nearby primary schooling, local bus services and shops for every day needs. There is easy access to Lochgelly High School and to Lochore Meadows Country Park with lovely walks, golf course and play park. There is a railway station at Lochgelly offering regular services to Glenrothes, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Glenrothes and Kirkcaldy are easily accessible including excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.



DESCRIPTION

A quality detached home in enclosed private gardens with a driveway.

The property is ideal for couples and families offering excellent living space and large bedrooms. The house overall is 1,226 square feet / 114 sq m. The accommodation includes a large reception hall, a lounge, a dining room, a conservatory, a fitted kitchen, an upper floor landing, 2 double bedrooms and a bathroom with an above bath shower.

The specification includes a gas central heating system, double glazing and a good range of in built storage space.

Outside the boundaries are enclosed by mature hedges and trees. The main garden area is in grass and the large shed is included in the sale.

Viewing is recommended for full appreciation.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.
contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

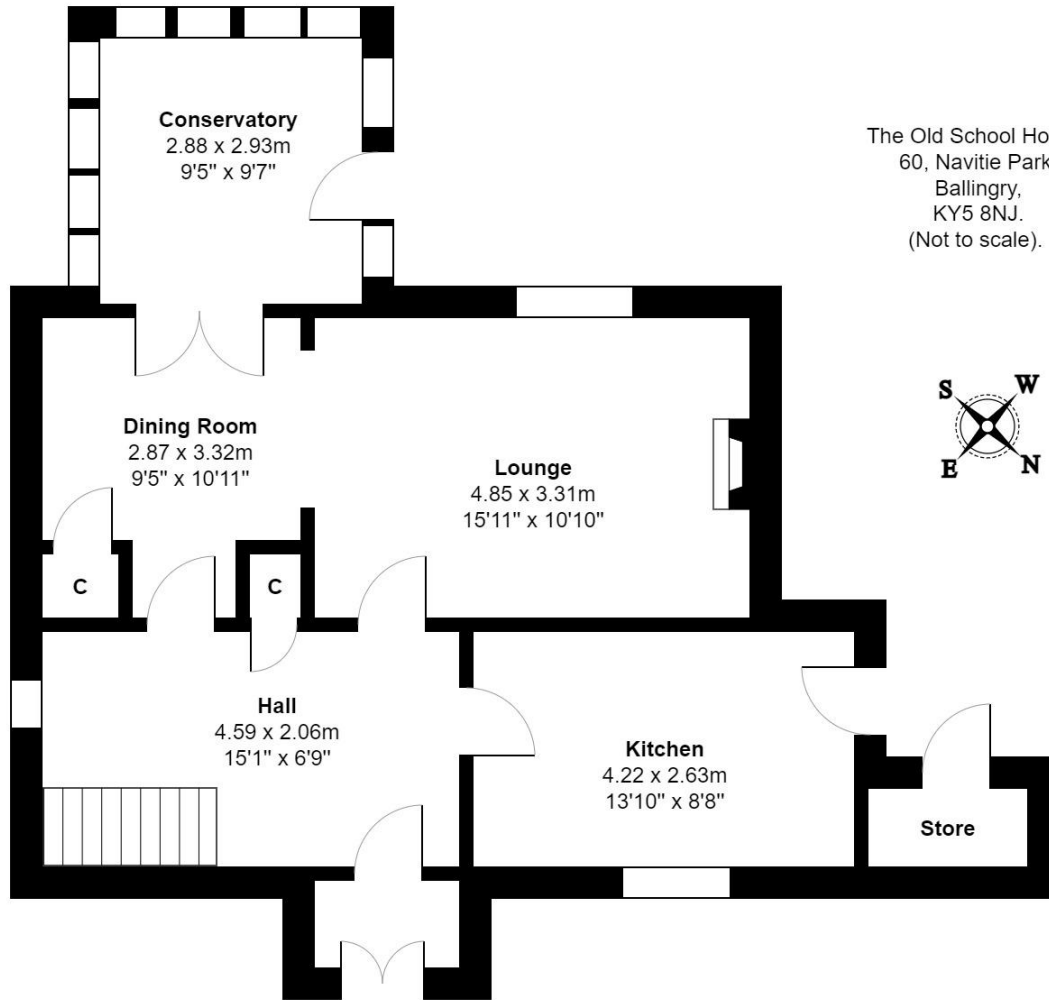
COUNCIL TAX The property is Band C.

ENERGY RATING The property is rated as C (73).

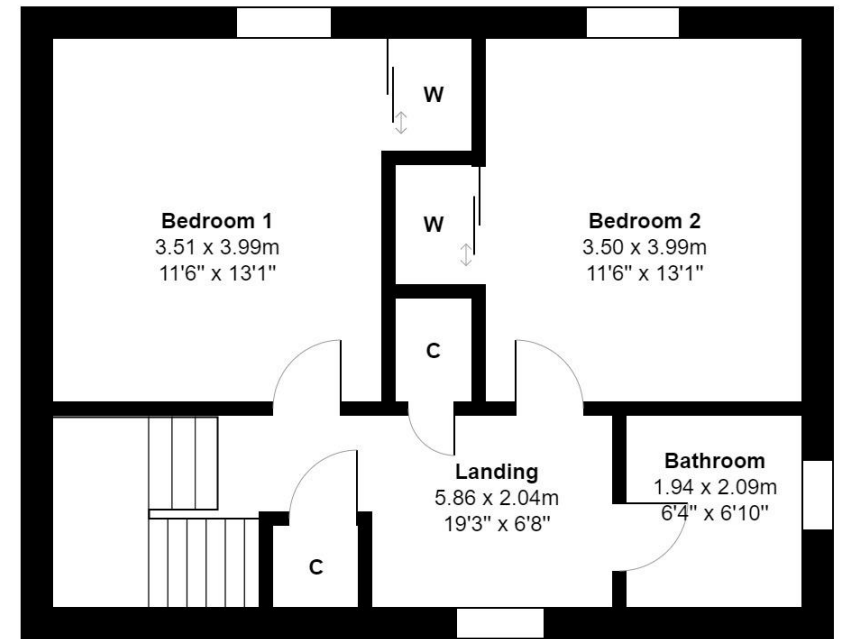
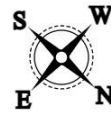
Particulars prepared June 2024.

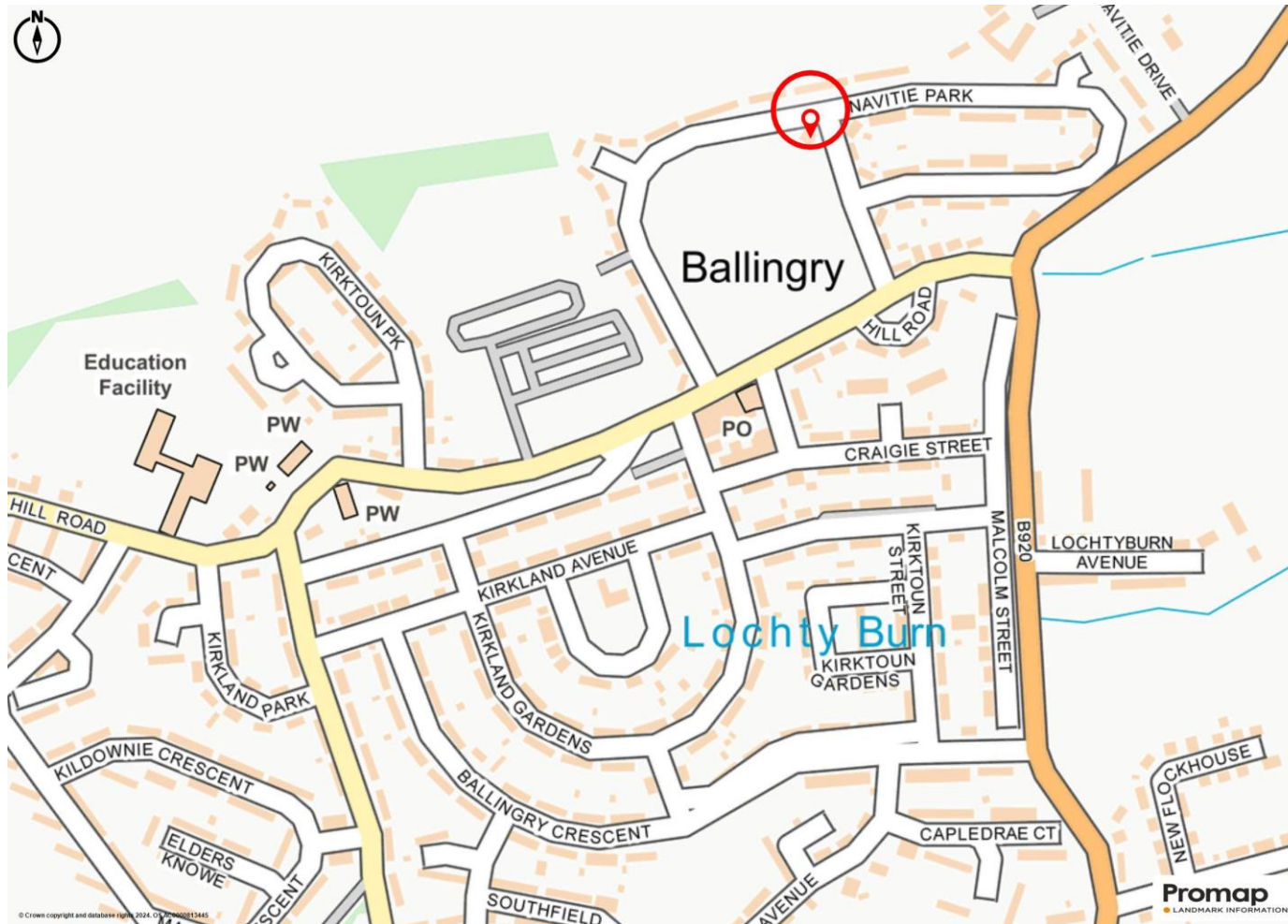






The Old School House,
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Ballingry,
KY5 8NJ.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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