J & G WILSON

32, Kirktoun Gardens, Ballingry, Lochgelly, KY5 8NY.

A 2 bedroom semi-detached villa near all amenities. Offers over £99,000.

















32, Kirktoun Gardens, Ballingry, Lochgelly, KY5 8NY.

A spacious 2 bedroom semi-detached villa with large rear gardens, open views and easy access to the village amenities.

Offers over £99,000.

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 spacious 2 bedroom semi-detached villa in an elevated position with open views. The property is set within enclosed level gardens and there is street parking.

The design includes a reception hall, a spacious lounge with French doors to the rear gardens, a fitted kitchen with built in appliances, upper landing, 2 double bedrooms with recessed wardrobes and a bathroom with a 3 piece suite and an above bath shower.

There is gas central heating (combi boiler) and double glazing to the property as well as a good range of in built storage space.

Viewing is recommended for full appreciation.

NB – This property is of traditional brick construction.

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 A.

ENERGY RATING The property is rated as C (67).

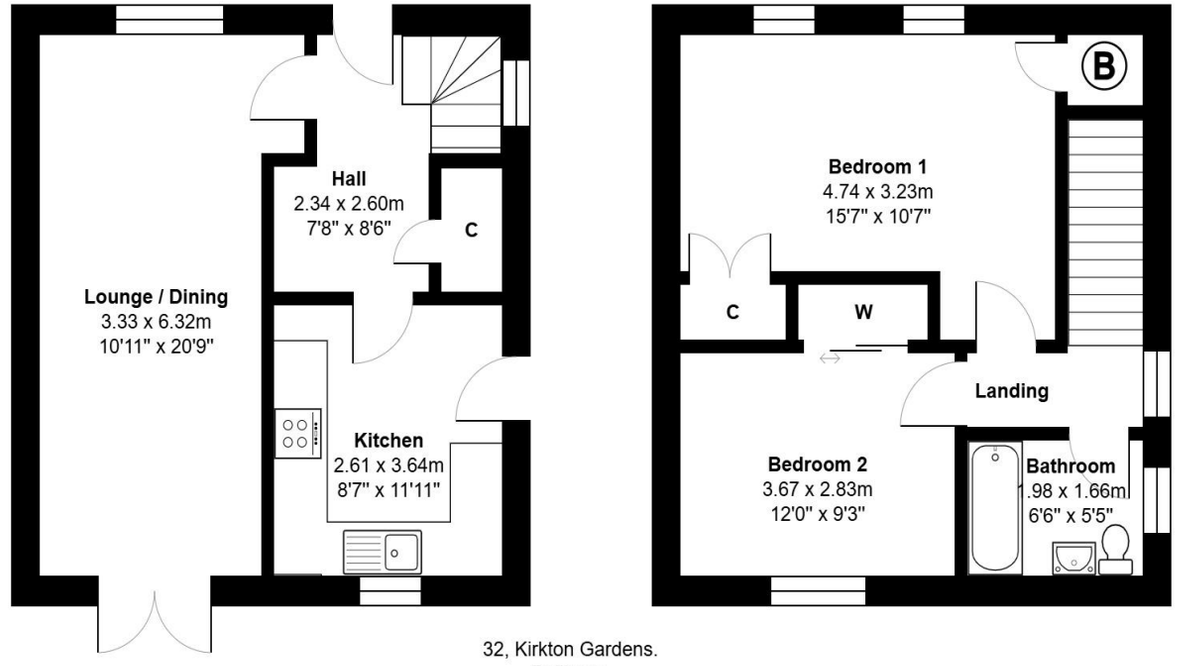
TENURE The property is freehold.

Particulars prepared November 2026.









32, Kirkton Gardens.
Ballingry,
KY5 8NY.
(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.

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