



**Morgans**

PROPERTY

The Bungalow, Navitie Drive, Ballingry, KY5 8LR  
Offers Over £249,950











Built in the 1940's is this charming extended detached bungalow with five bedrooms. The property is located in a lovely setting with farmland surrounding and occupies an enviable plot with large gardens and grounds. There is parking for several vehicles and would make a fabulous family home with the potential to develop further. The roof has been replaced in recent years, yet the property does require cosmetic upgrading. Early entry is available and the accommodation briefly comprises entrance vestibule, hallway, lounge, dining room and breakfasting kitchen with utility area and side porch. There are five double bedrooms, bathroom and shower room. Access to attic. The grounds are laid to lawn and clearly marked front, side and rear. There is gas central heating and double glazing throughout.







## 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings.  
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.  
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



















### Approx. Gross Internal Floor Area 1785 sq. ft / 165.88 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



rightmove

Zoopla.co.uk

onTheMarket.com

naei | propertymark

s1homes.com

PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.