

# 5 Westwood Crescent

BALLINGRY, LOCHGELLY, KY5 8JN



*Delightful semi-detached villa in move-in condition*



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This is a delightful semi-detached villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

# THE LOUNGE/DINER



There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens.

# THE KITCHEN





There are two double bedrooms on the upper level, both of which are a good size. The bathroom is also located on the upper level and has a white suite consisting of a shower over bath, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



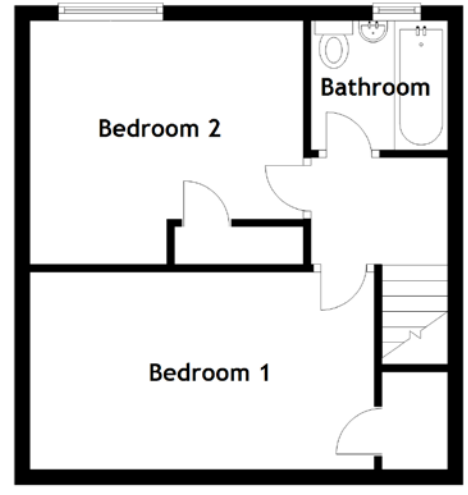
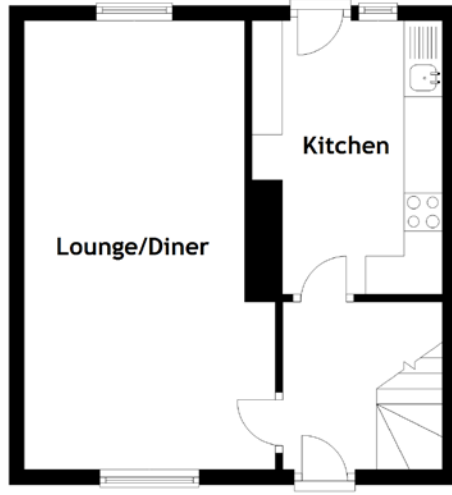
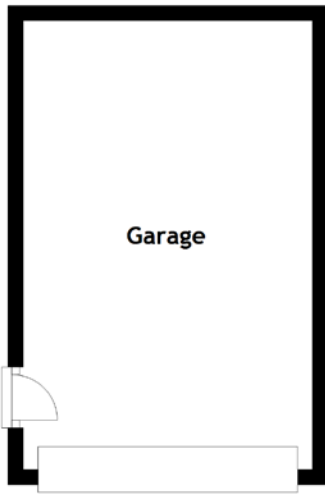
The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided by a lengthy driveway leading to the detached garage.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

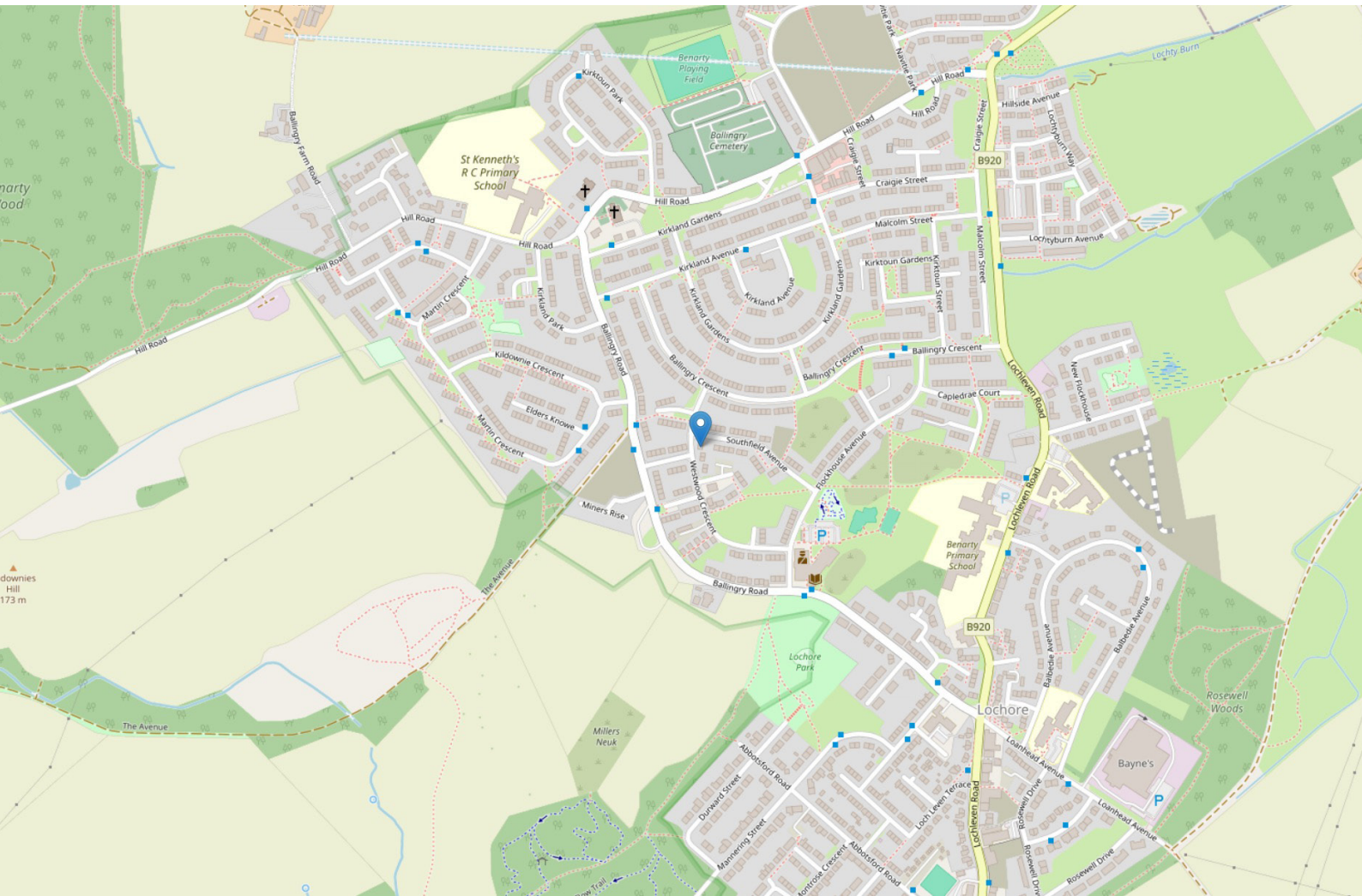
Lounge/Diner 5.90m (19'4") x 3.30m (10'10")  
 Kitchen 3.60m (11'10") x 2.50m (8'2")  
 Bathroom 2.00m (6'7") x 1.70m (5'7")  
 Bedroom 1 4.60m (15'1") x 2.60m (8'6")  
 Bedroom 2 3.60m (11'10") x 3.20m (10'6")

Garage

6.10m (20') x 3.80m (12'6")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
 EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.





# THE LOCATION

Ballingry is a popular small village which has a host of local amenities including, local shops, banks and a primary school. Secondary schooling is at Lochgelly. Lochgelly lies a few miles north of the Forth Road Bridge and only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh.





Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services. But for a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby. For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with a driving range, shooting, fishing and a variety of water sports including windsurfing. Dunfermline is home to the Fife Leisure Park offering facilities such as a multi-screen cinema, bowling alley, gym, garden centre, bingo hall, mini golf and numerous restaurants.



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