



Fixed Price £165,000
12 Miners Rise, Ballingry, Lochgelly, KY5 8BT

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Welcome to 12 Miners Rise, Ballingry an elegant 2-Bedroom Mid-Terraced Villa. This beautifully presented villa offers an exceptional blend of contemporary comfort and refined style.

The ground floor comprises a spacious lounge, enhanced by an abundance of natural light and tasteful décor throughout

At the heart of the home lies a stunning, fully fitted kitchen, thoughtfully designed with an impressive range of floor-to-ceiling wall-mounted units. The kitchen is complete with an oven, gas hob, overhead extractor fan, integrated fridge freezer, and integrated dishwasher, along with an integrated washing machine. a convenient downstairs WC completes the ground floor.

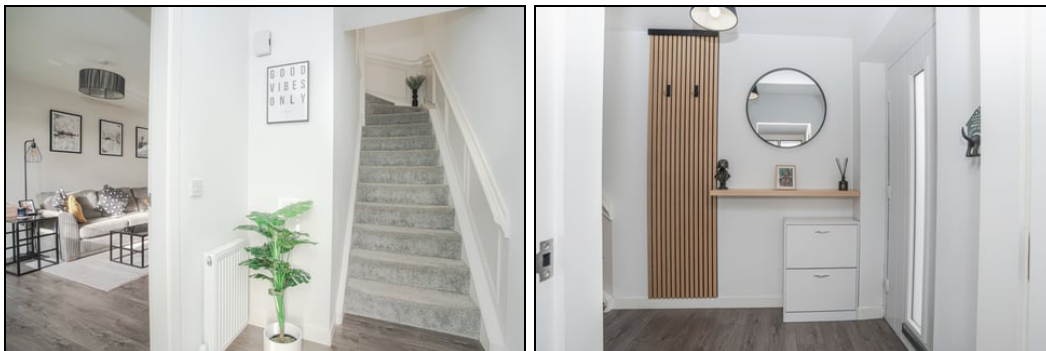
The upper level hosts two generously proportioned bedrooms, alongside a stylish family bathroom finished to a high standard. Further benefits include solar pannels, gas central heating and double glazing throughout

Externally, the property boasts the rare advantage of two private parking bays to the front, as well as a private rear garden. This outstanding home is presented in truly move-in condition, allowing prospective buyers to settle in with ease from day one.

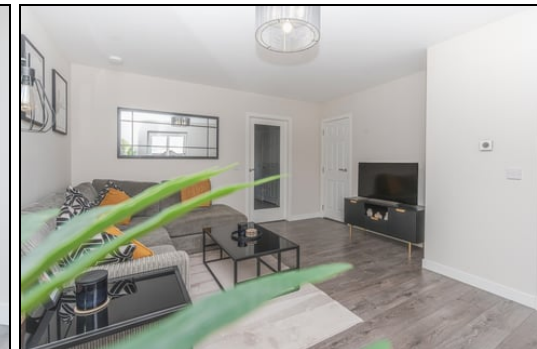
Ideally situated, the property is within close proximity to a wide range of local amenities including shops, supermarkets, schools, and leisure facilities, as well as excellent transport links providing easy access to surrounding towns and beyond—making it a highly convenient and well-connected place to call home. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

GROUND FLOOR

Entrance Hallway



Lounge



4.08m x 4.51m (13' 5" x 14' 10")



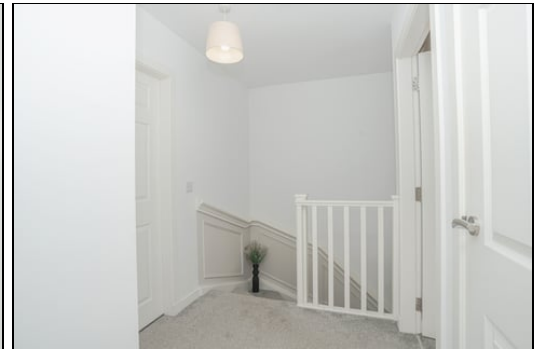
Kitchen



3.16m x 4.01m (10' 4" x 13' 2")

first floor

Top Hallway



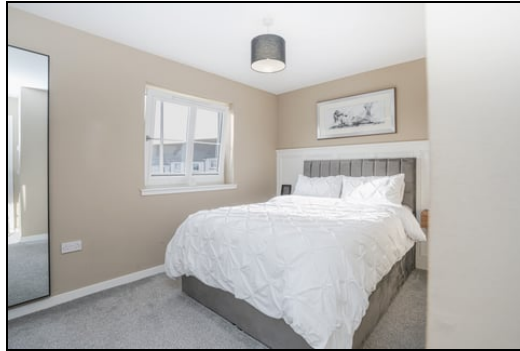
Bedroom front



2.67m x 5.28m (8' 9" x 17' 4")



Bedroom rear



2.87m x 4.95m (9' 5" x 16' 3")

Bathroom



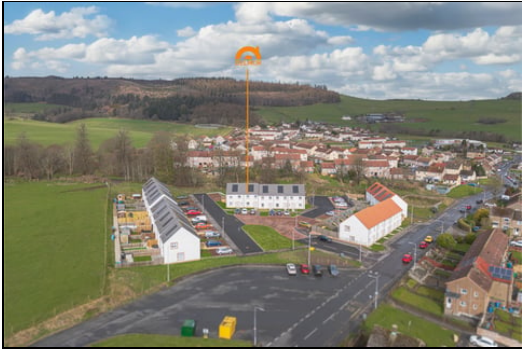
2m x 2m (6' 7" x 6' 7")

Gardens



Extras

All floor coverings, oven, gas hob, overhead extractor fan, integrated fridge freezer, integrated dishwasher and integrated washing machine.



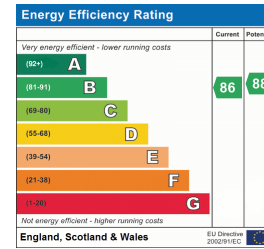
they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

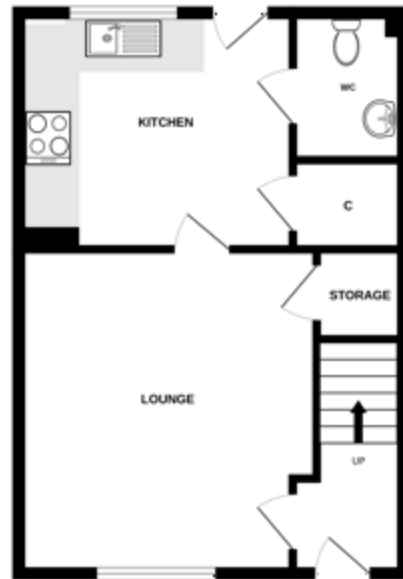
MEASUREMENTS

All measurements are approximate.

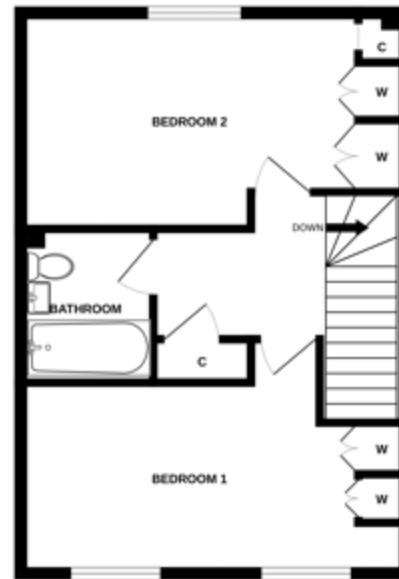
APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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