

35 HILTON VIEW, LUMPHINNANS KY4 9HZ

HARPER & STONE
ESTATE & LETTING AGENTS





35 HILTON VIEW

LUMPHINNANS, KY4 9HZ

PROPERTY FEATURES

- Beautifully presented 2-bedroom semi-detached home circa 1960
- Approximately 62 square meters of living space
- Newly fitted kitchen
- New bathroom
- Double glazed throughout
- South facing back garden
- Ideally situated only 8 minutes' walk from Lumphinnans Primary School
- Within catchment area for Cowdenbeath High School

Harper & Stone are delighted to bring to the open market 35 Hilton View, a beautifully presented and modernised 2-bedroom home close to local schools and amenities. Situated in the hamlet of Lumphinnans, the property is in walk-in condition, ready to welcome a new family. The property benefits from local attractions right on the doorstep including Cowdenbeath Golf course, Lochore Meadows and Fife Cycle Park.

The accommodation presents as follows:

Ground floor: Entrance Hall, lounge/diner and kitchen

First floor: landing, two bedrooms and bathroom

Entering the property, you are welcomed into a bright entrance hall leading through to the lounge. This large, tastefully decorated room features wood laminate flooring, a modern electric fireplace and windows at both ends, flooding the space with light. This room offers a relaxed and flexible living space and is well proportioned for family living as it also benefits from being able to fit a dining table if required.

The kitchen, which was installed last year, features cabinets in a gloss grey with complementary worktops and a quartz sink with drainer and mixer tap. Integrated appliances include 4-burner induction hob, single electric fan oven and extractor fan. There are two appliance spaces on the lower level plus space for a free-standing fridge freezer. The kitchen offers a practical and stylish living space. The back door provides garden access.

Heading upstairs, the master bedroom is a generous size with ample room for a king-sized bed, large wardrobes and chest of drawers or dressing table. The second bedroom is a generous sized double and sits to the rear of the property. Both bedrooms, along with the rest of the house, are tastefully decorated in neutral tones ready for someone to make their own.

Completing the accommodation on the first floor is the newly fitted bathroom including bath, mains shower, WC and sink with vanity unit. This room features stunning grey tiling giving a clean, modern aesthetic.



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Externally, the property sits on a corner plot, allowing plenty of space to enjoy the outdoors. A tiered and fenced garden to the front of the property offers a secure entrance and a communal parking area provides plenty of space for residents and visitors alike. To the rear of the property, a large garden with lawn enjoys a south facing vista, ensuring the best of the sunshine. A stone patio creates an ideal space to relax or entertain in the warmer months.

This move-in-ready home offers an excellent opportunity for first-time buyers, young families, or those seeking a well-presented property in a welcoming community. Early viewing is highly recommended.

The sale will include all fitted floor coverings, light fittings, window blinds, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

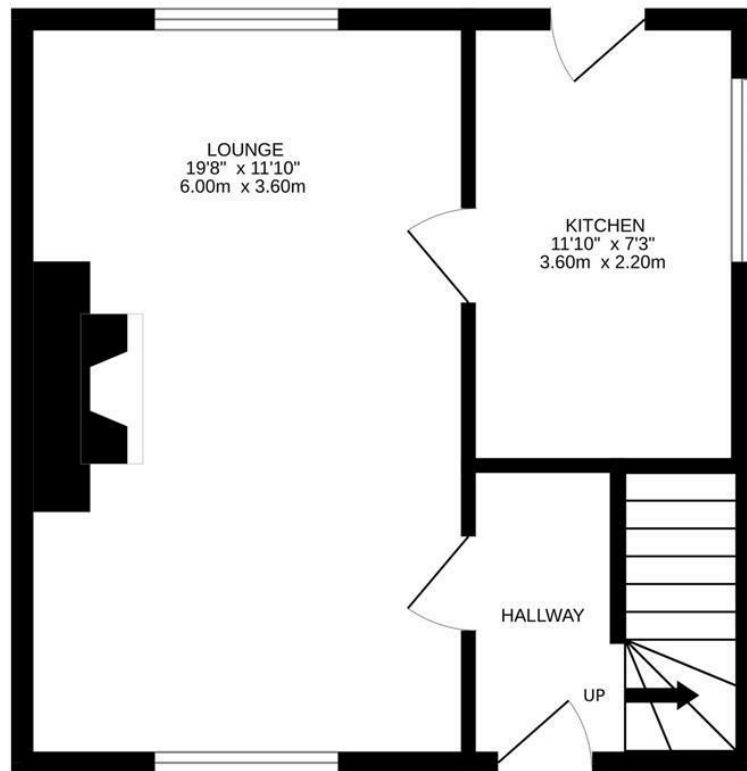
<https://w3w.co/blast.duet.doubts>
Council Tax Band A
EER Band: C
Water: Mains
Sewage: Mains
Heating: Gas Mains

Lumphinnans is a charming village in central Fife, perfectly placed between Cowdenbeath and Lochgelly, offering the best of small community living with excellent transport links. Families will appreciate the local primary and community school, with secondary schooling at Beath High School in nearby Cowdenbeath, as well as leisure facilities including a sports hub, bowling club, and football team. Everyday amenities are within easy reach, and the wider Fife region is well connected by road and public transport for commuting. Surrounded by open countryside, green space and walking routes such as Lumphinnans Pond, the village offers a great balance of convenience, outdoor recreation and community spirit, making it an ideal location for family life or those seeking a quieter pace within easy reach of larger towns and cities.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

