



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 17 Brucefield Terrace

Lumphinnans, Cowdenbeath, KY4 8AD

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Introducing a beautiful two-bedroom main-door upper villa which is situated close to the open countryside in the village of Lumphinnans, just moments from Cowdenbeath. Elegantly presented throughout, this charming home incorporates stylish décor and modern finishings. It further boasts a quality kitchen and bathroom, and an excellent degree of versatility to meet a range of lifestyles, including professionals, couples, and small families alike. It also benefits from a large, fully-enclosed private garden that features a neat lawn, patio stones, and a decked area – perfect for summer dining.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, a fridge/freezer, and a washing machine to be included in the sale.

## Property Summary

- An upper villa with stylish interiors
- Situated in the village of Lumphinnans
- Private main-door entrance
- Stairs leading up to the bright hall
- Spacious living room
- Fitted kitchen that is well appointed
- Large double bedroom with storage
- Versatile second bedroom/study/office
- 3pc bathroom with overhead rainfall shower
- Attic access for further storage
- Private garden that is landscaped
- Generous garden shed storage
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £95,000







Spacious living room and a fitted kitchen that is well appointed







3pc bathroom with  
overhead rainfall shower  
and attic access for  
further storage





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**dream property!**



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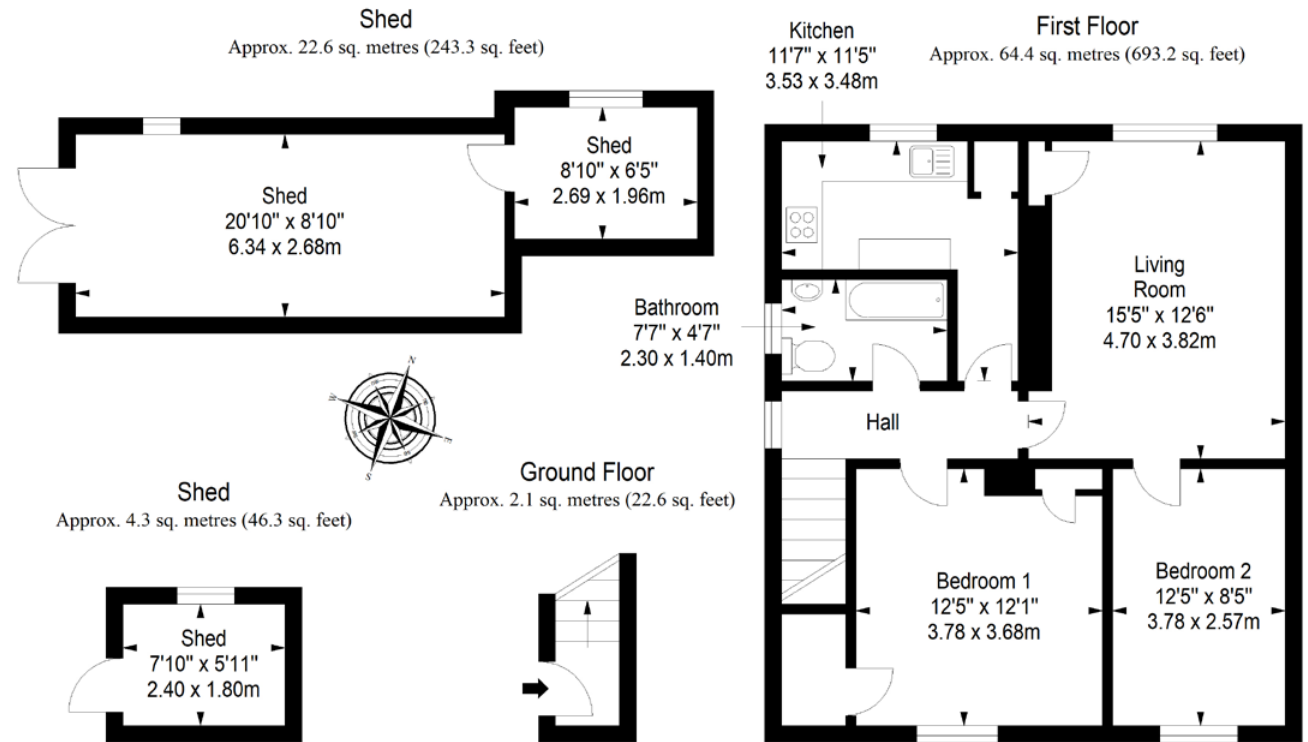
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**espc** CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 66.5 sq. metres (715.8 sq. feet)