



Miners Rise, Ballingry

**Offers over £164,995**

# Miners Rise, Ballingry

Wonderful 2-Bedroom Terraced Home Built in 2023 - 2 Private Parking Bays

Allan England's award-winning team are proud to welcome to the market this lovely move in condition 2-Bed Terraced Villa situated within the Village of Ballingry, West Fife. Built in 2023 and still within NHBC warranty, the property offers bright and spacious living accommodation comprising on the ground floor: entrance hall, inviting family lounge with built in cupboard, open plan modern kitchen/diner with integrated fridge freezer, oven/hob and Cloaks/WC. The upper level offers 2 generous bedrooms both with double fitted wardrobes and modern family bathroom. Externally, the property boasts garden grounds to the front and rear with 2 private parking bays. Solar panels. Early viewing is highly recommended to ensure you don't miss out!

EPC RATING - B

COUNCIL TAX BAND - C

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Ballingry is a popular residential area with many local amenities such as shops, banking and schools. The area benefits from its close proximity to Lochore Meadows Country Park which boasts a 9-hole golf course, horse riding and wind surfing, Ballingry also boasts its beautiful views across surrounding Countryside and hills. For the commuter Lochore has nearby links to the A92 allowing access to all local towns such as Dunfermline and Kirkcaldy and the City of Edinburgh. Lochgelly train station is also nearby.





**SITUATION - Ballingry**

**ENTRANCE HALLWAY**

**LOUNGE**

14'9" x 13'4" (approx) (4.51m x 4.08m (approx))

**OPEN PLAN KITCHEN/DINER**

13'1" x 10'4" (approx) (4.01m x 3.16m (approx))

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

17'3" x 8'9" (approx) (5.28m x 2.67m (approx))

**BEDROOM 2**

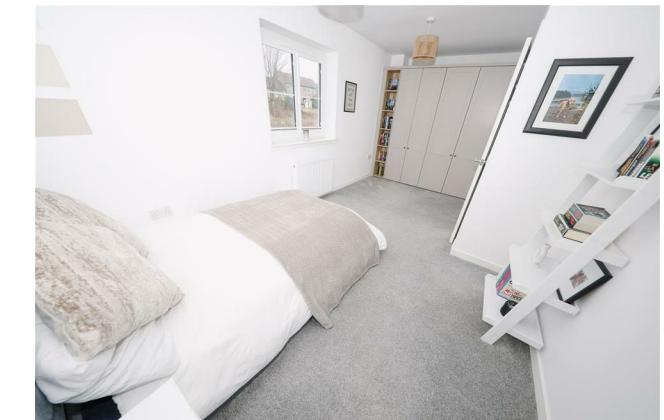
16'2" x 9'4" (approx) (4.95m x 2.87m (approx))

**FAMILY BATHROOM**

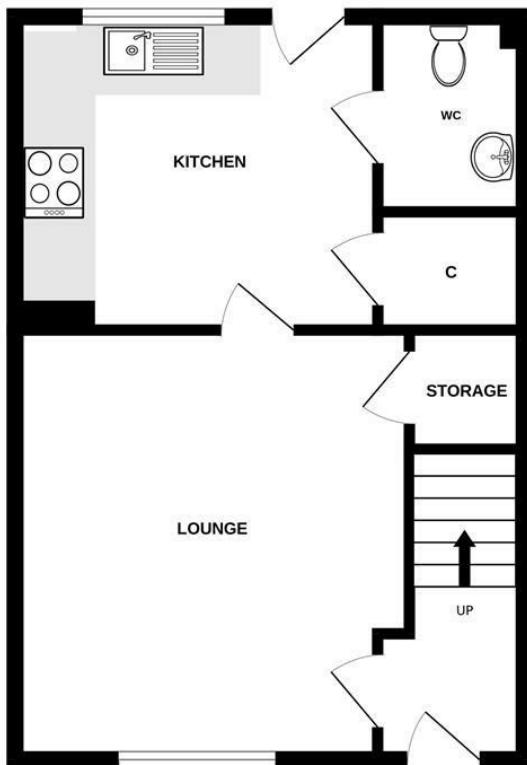
6'6" x 6'6" (approx) (2.00m x 2.00m (approx))

**2 PRIVATE PARKING BAYS**

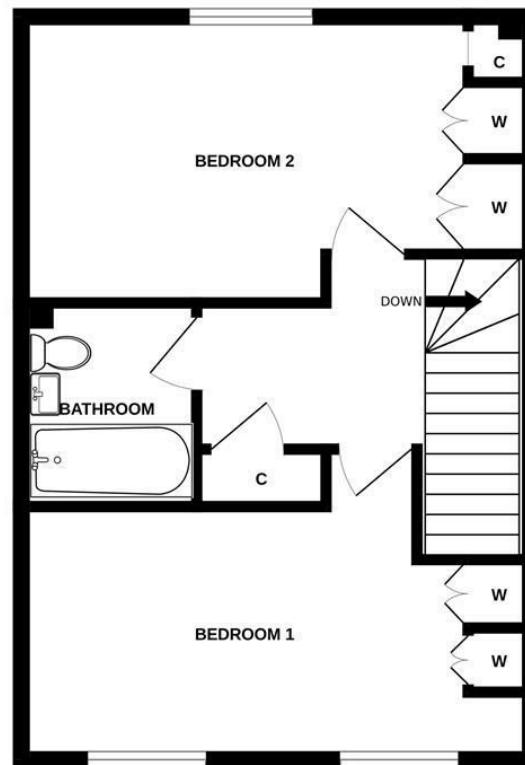
**INFORMATION**



GROUND FLOOR



1ST FLOOR



Whilst 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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Contact Allan England's Team  
**01592 752 944**

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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