



7 Miners Rise,  
Ballingry, Lochgelly, KY5 8BT



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Enjoying tranquil countryside views is this most impressive mid terraced house located on the periphery of Ballingry village. Forming part of the Whitewood Meadows development the house was completed to a high standard in 2023 and offers bright and spacious interiors with gas central heating and double glazed windows.

The accommodation includes an entrance hallway with deep storage cupboard and a cloakroom with two piece white suite and window to front. The lounge / diner and kitchen enjoy an open plan design with front and rear windows and French style doors lead to the garden. There is an understairs storage cupboard and the kitchen is fitted with a range of modern base and wall units with oven, hob, hood, fridge/freezer, dishwasher and washing machine. The upper landing has a storage cupboard and leads to three double bedrooms and a bathroom with three piece white suite with shower over the bath and window to rear.

Externally, to the front is a lock block driveway providing off street parking. The rear garden ground is fully enclosed with patio area offering a blank canvas for the new owner to create their own outdoor space.

Early viewing of this superb, contemporary home is essential to fully appreciate the spacious accommodation and attractive outlook.

### Area Description

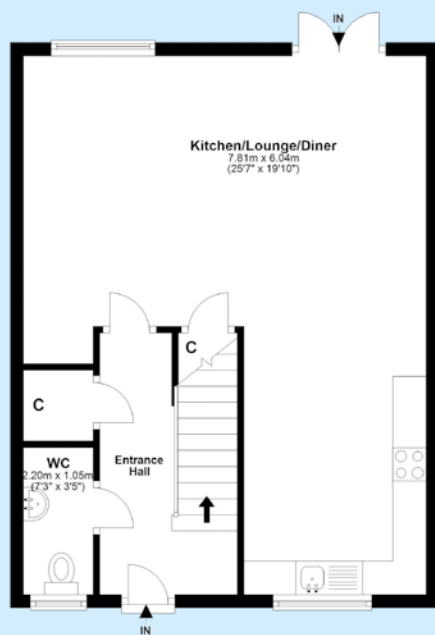
Located in the Fife rolling countryside, Ballingry is a popular village with a range of local amenities including shops and takeaways and a primary school. Secondary schooling is at nearby Lochgelly.

Lochgelly is few mile to the North of the Queensferry Crossing linking Fife to Edinburgh and beyond. There is a train station at Lochgelly providing quick and easy commuting. The larger towns of Dunfermline and Kirkcaldy are nearby with a wide array of amenities on offer.

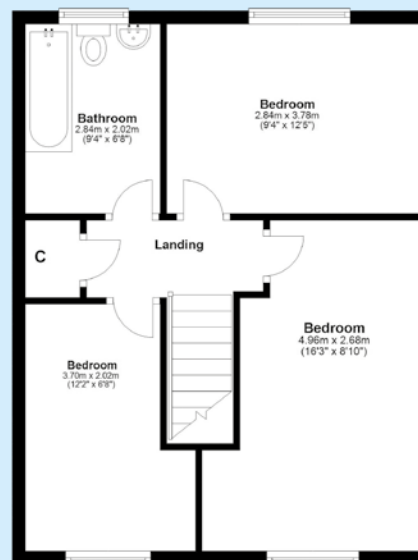
Lochore Meadows Country Park and Cluny Clays are havens for leisurely strolls and outdoor activities including horse riding, driving range, shooting, fishing and a variety of water sports.



Ground floor



First floor



## Accommodation

Lounge:	3.5m x 5.36m	(11'6" x 17'7")
Kitchen:	1.93m x 4.85m	(6'4" x 15'11")
Bedroom 1:	2.72m x 4.3m	(8'11" x 14'1")
Bedroom 2:	2.7m x 3.53m	(8'10" x 11'7")
Bathroom:	1.83m x 2m	(6' x 6'7")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

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## Agent's Note

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