

19 Seamark Place

BALLINGRY, LOCHGELLY, KY5 8PY



*Three-bedroom terraced property with communal close
and a South facing back garden with open views*



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This is an excellent opportunity to acquire a terraced, three-bedroom villa with gardens back and front. This home is presented in immaculate order with touches of glamour and modern decor. Ready to walk into, this home has a south-facing back garden with an open outlook.

THE LOUNGE/DINER



The property briefly comprises an entrance hallway and a spacious and comfortable lounge/diner with tiled flooring, ample space for a dining table and chairs and windows to the front and rear overlooking the gardens. This room is ideal for relaxing, socialising and enjoying a meal.



THE KITCHEN



The lounge leads through to the kitchen which is of a good size and has ample modern wall, and base, fitted units with space for a table and chairs. The kitchen also has a door giving access to the garden. Included in the sale are built under electric oven and a gas hob with a cooker hood, a washing machine, and a fridge freezer with a drinks dispenser.





The upper level opens to three good-sized bedrooms. The main bedroom benefits from built-in wardrobes. Also on the upper floor is the family bathroom with a shower over the bath. A great-sized family home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

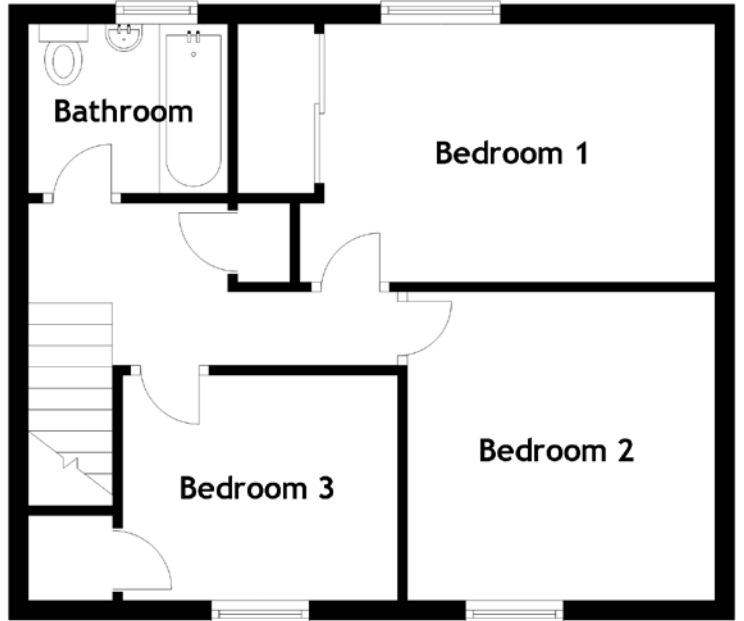
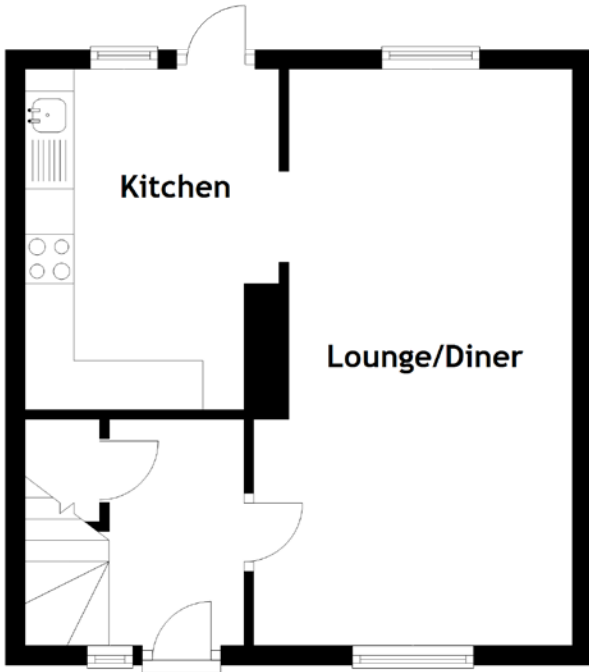


The property boasts a mono-blocked front garden and a south-facing back garden that offers an open outlook and views of the surrounding countryside. The garden is well-maintained and has a patio area for outdoor dining and relaxation.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

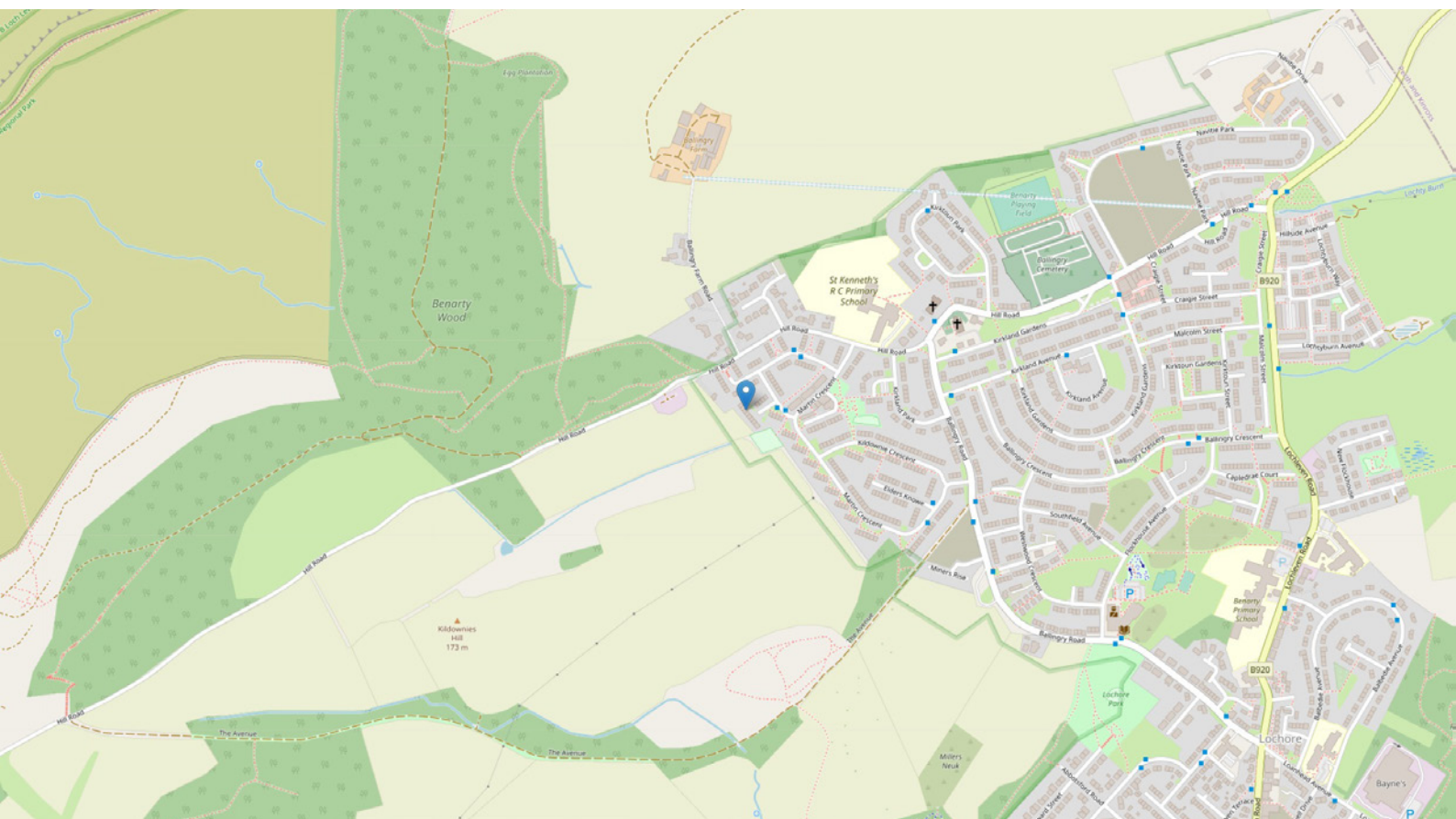


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 5.89m (19'4") x 3.26m (10'8")
 Kitchen 3.48m (11'5") x 2.60m (8'6")
 Bedroom 1 4.25m (13'11") x 2.64m (8'8")

Bedroom 2 3.20m (10'6") x 3.15m (10'4")
 Bedroom 3 2.81m (9'3") x 2.30m (7'7")
 Bathroom 2.04m (6'8") x 1.73m (5'8")

Gross internal floor area (m²): 74m²
 EPC Rating: C



THE LOCATION

Ballingry is a popular small village located between Loch Leven and Loch Ore which has a host of local amenities including, local shops, banks and a primary school. Secondary schooling is at Lochgelly.





Lochgelly lies a few miles North of the Forth Road Bridge and only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh. Within this area there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services. But for a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby. For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with a driving range, shooting, fishing and a variety of water sports including windsurfing. Dunfermline is home to the Fife Leisure Park offering facilities such as a multi screen cinema, bowling alley, gym, garden centre, bingo hall and numerous restaurants.



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