



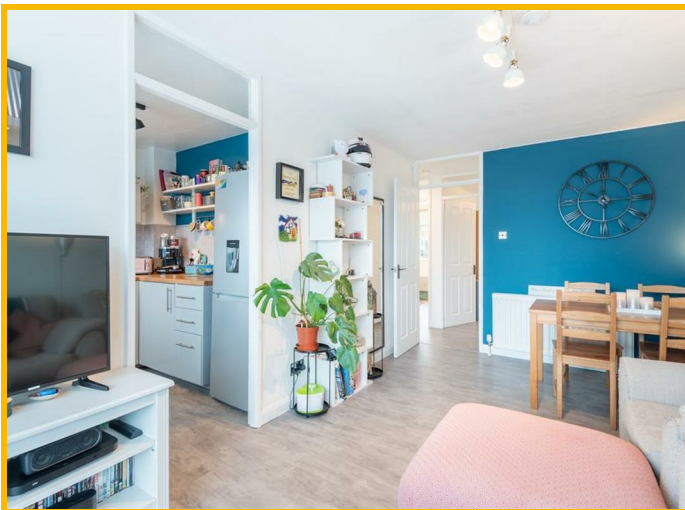
24 Hillview Road, Balmullo, St. Andrews, KY16 0DF

Offers Over £190,000





RECENTLY MODERNISED 2 Bedroom Semi-Detached Bungalow finished to a HIGH STANDARD within easy walking distance of local amenities including Primary School and shop. Short drive to Cupar (approx. 6.5 miles) and St Andrews (approx. 7.6 miles) providing all essential amenities and Secondary Education. Leuchars Train Station is less than 2 miles away offering EXCELLENT COMMUTER LINKS in addition to the A92 ideal for Dundee/Edinburgh routes. Accommodation: Hall, lounge dining room, kitchen, 2 double bedrooms and a bathroom. Triple-glazing throughout. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



## LOCATION

Located around 7 miles from the historic university town of St Andrews with its world-famous golf courses the Idyllic village of Balmullo provides the perfect countryside setting with the convenience of day to day commuting via Leuchars railway station or the A92 to Edinburgh or Dundee. There is a local grocery store and Balmullo Public Inn with main shopping facilities located less than 6 miles away in Cupar. Nursery/primary education is provided locally which has a sterling reputation with secondary education at Bell Baxter in Cupar, which is one of Fife's top performing schools. Recreationally there are so many fantastic golf courses nearby at St Michaels, Drumoig and St Andrews plus the beach and nature reserve of Tentsmuir forest including the Fife coastal path makes this an excellent location for cyclists, runners and walkers. Overall, the village of Balmullo is a great lifestyle choice.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the hallway. Cupboard provides walk-in shelving/storage space with an access hatch to the partially floored attic. Alcove with cupboard below. Radiator. Laminate flooring.

## LOUNGE DINING ROOM

15'7" x 10'0" (4.77m x 3.05m)

Bright lounge dining room with triple-glazed window to the front. Radiator. Laminate flooring. Doorway to the kitchen.

## KITCHEN

9'1" x 7'6" ( 2.77m x 2.30m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include electric hob, extractor fan above and oven below. Space for freestanding appliances. Triple-glazed window to the front. Laminate flooring.

## BEDROOM 1

10'8" x 10'0" (3.26m x 3.05m)

Double bedroom with triple-glazed window to the rear overlooking the garden. Radiator. Laminate flooring

## BEDROOM 2

10'3" x 7'6" ( 3.13m x 2.29m)

Additional double bedroom currently utilised as a home office with triple-glazed window to the rear overlooking the garden. Radiator. Laminate flooring.

## BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and bath with a pivot screen and thermostatic control shower above. Triple-glazed opaque window to the side. Cupboard houses the gas central heating condensing combi boiler with additional storage space below. Fully wet walled. Vertical radiator. Luxury Vinyl Tile.

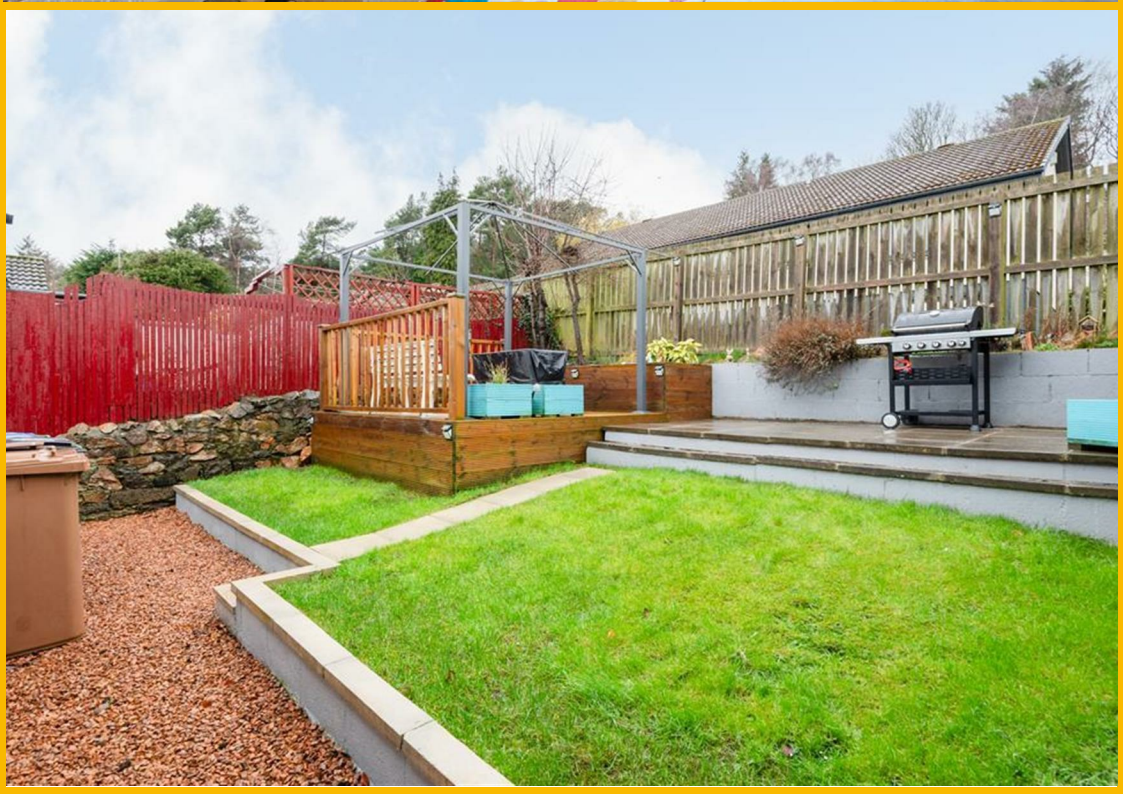
## GARDEN

To the front of the property is an area of lawn with a surrounding border containing established plants and shrubs with a gravel driveway to the side providing ample off-street parking. The tiered rear garden is ideal for entertaining family and friends with raised timber decking and a paved patio ideal for seating and dining furniture to relax and enjoy time in the sun. The garden has a timber fence and hedgerow surround with an area of lawn and raised borders containing established plants, shrubs, trees and a pond. Shed provides storage space.

## AGENTS NOTES

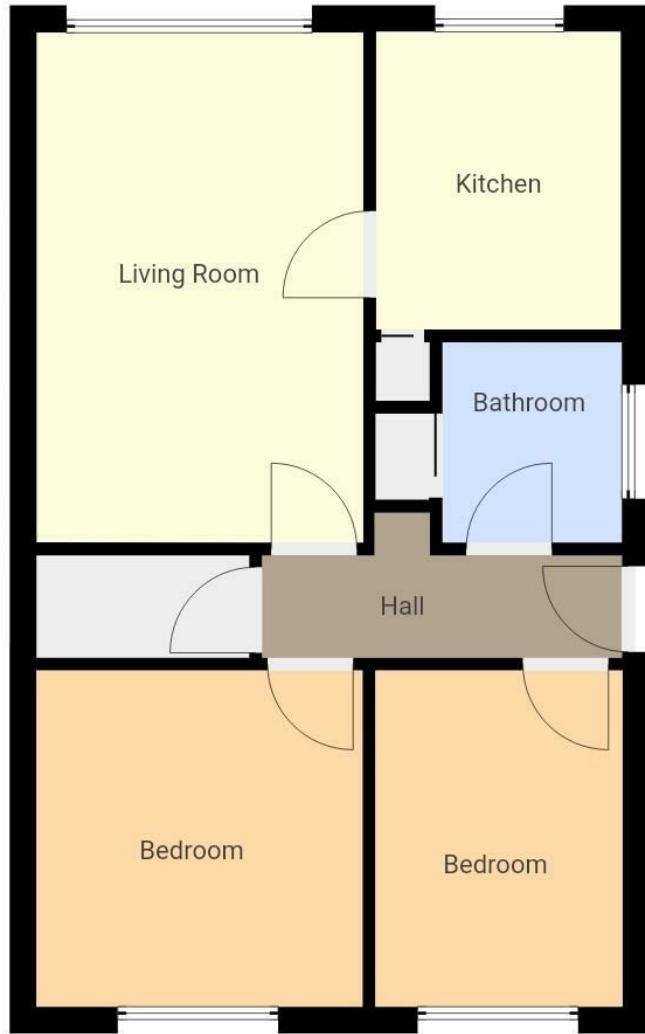
Please note that all room sizes are measured approximate to widest points.



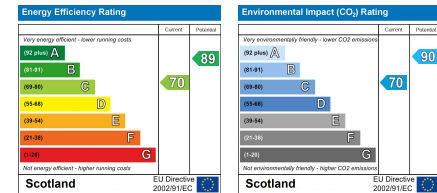








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