



19 Park View, Balmullo, St. Andrews, KY16 0DN

Offers Over £300,000



BEAUTIFUL 3 Bedroom 2 Reception 2 Bathroom Detached Villa FINISHED TO A HIGH STANDARD situated on a CORNER PLOT in the quite village of Balmullo with stunning COUNTRYSIDE VIEWS. Just a short drive to Cupar, Leuchars, and St Andrews for local amenities including Train Station, University/Secondary/Primary education, shops, health/leisure facilities, bars/restaurants, beaches, and golf courses offering family living. Accommodation: Hall, sitting room, conservatory, open plan kitchen dining room, 3 double bedrooms and 2 shower rooms. DG. GCH. Gardens. Driveway. Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Located 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/post office and the 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 and side window. Under stair cupboard provides hanging/shelving/storage space. Coving. Radiator. Laminate flooring. Carpeted stairs with timber balustrade lead to the upper landing.

SITTING ROOM

18'4" x 12'2" (5.59m x 3.71m)

Bright sitting room with double-glazed bay window to the front with stunning countryside views. Feature fireplace with an electric fire set in a stone effect surround and hearth. Coving. Radiator. Laminate flooring. Double-glazed patio doors lead to the conservatory.

CONSERVATORY

14'9" x 7'4" (4.50m x 2.26m)

Spacious Conservatory with wrap around double-glazed windows. Tiled flooring. Double-glazed patio doors lead to the rear garden.

KITCHEN

18'1" x 8'10" (5.52m x 2.70m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include hob, chimney style extractor fan above, twin eye level ovens, and a dishwasher. Double-glazed window to the rear. Coving. Radiator. Laminate flooring. Open plan to the dining area.

DINING AREA

9'8" x 7'9" (2.97m x 2.38m)

Bright dining area with double-glazed windows to the rear and side. Radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden.

BEDROOM 3

12'2" x 11'5" (3.73m x 3.50m)

Good sized double bedroom with double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Coving. Radiator. Laminate flooring.

SHOWER ROOM

8'8" x 6'2" (2.66m x 1.89m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with pivot doors and thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Vertical radiator. Vinyl flooring.

UPPER LANDING

Attic hatch provides access to the roof space. 2 cupboards provide hanging/shelving/storage space. Coving. Carpeted.

BEDROOM 1

10'9" x 8'10" (3.30m x 2.70m)

Good sized double bedroom with double-glazed window to the rear. 2 cupboards provide hanging/shelving/storage space. Coving. Radiator. Laminate flooring.

BEDROOM 2

13'5" x 11'1" (4.11m x 3.40m)

Additional double bedroom with double-glazed window to the

front with beautiful hillside views. Alcove provides hanging/shelving/storage space. Coving. Radiator. Laminate flooring.

SHOWER ROOM

7'5" x 6'1" (2.28m x 1.87m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and thermostatic control shower. Partially wet walled/tiled. Coving. Vertical radiator. Tiled flooring.

GARDEN

Situated on a corner plot the front garden is mainly laid to lawn with borders containing established hedgerow, mature plants, shrubs, and trees and provides a seating area where you can enjoy the beautiful countryside views. To the side is a paved walkway which leads to the entrance and the side garden, which is mainly laid to lawn with borders containing mature plants and shrubs with a metal gate which leads to the driveway and rear garden. Further to the side is a stone chipped driveway which leads to the garage and rear garden which is accessed via an additional metal gate. The rear garden is low maintenance laid with gravel with raised borders containing mature plants, herbs and shrubs. Timber decked area provides outside seating and dining options. Enclosed within a brick wall, timber fence surround, this tranquil garden provides the ideal place to relax and enjoy recreational time in the sun. To the opposite side is a further metal gate which leads to the front garden.

GARAGE

16'10" x 9'1" (5.15m x 2.79m)

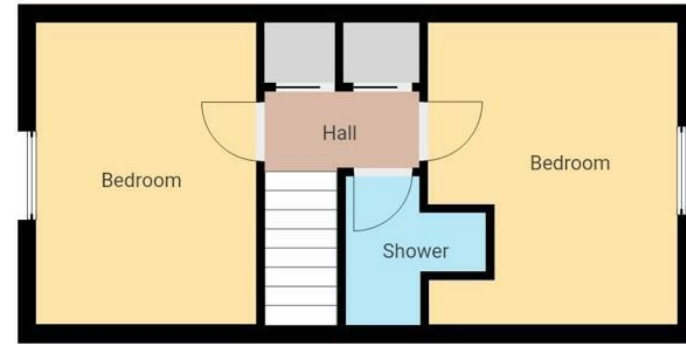
Accessed via a metal up and over door the spacious garage provides secure parking and additional storage. Provision for light and power. Concrete flooring.

AGENTS NOTES

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







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C		68
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		83
81-91	B		
69-80	C		63
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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