



35 The Mount, Balmullo, KY16 0DA

Offers Over £220,000



35 The Mount Balmullo KY16 0DA

OFFERS OVER
£220,000

Rollos are delighted to offer to the market this immaculately presented, detached villa, situated within a popular residential area of Balmullo and positioned on a generous corner plot. The property is conveniently placed for local amenities, which includes primary schooling, shopping and post office facilities whilst Leuchars train station is also positioned nearby. St Andrews is within a short travelling distance (7 Miles) and offers a wider range of amenities including world class golfing and university.

The bright, tastefully decorated accommodation is formed over two levels comprising on the ground floor: main reception hallway with useful cupboard, lounge, kitchen and shower room. The lounge has a pleasant elevated outlook over Balmullo and opens to a dining area suitable for entertaining. The impressive, modern kitchen has an integrated SMEG gas hob and NEFF double oven and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The modern shower room suite consists of WC, wash hand basin with vanity unit below and double shower cubicle. The

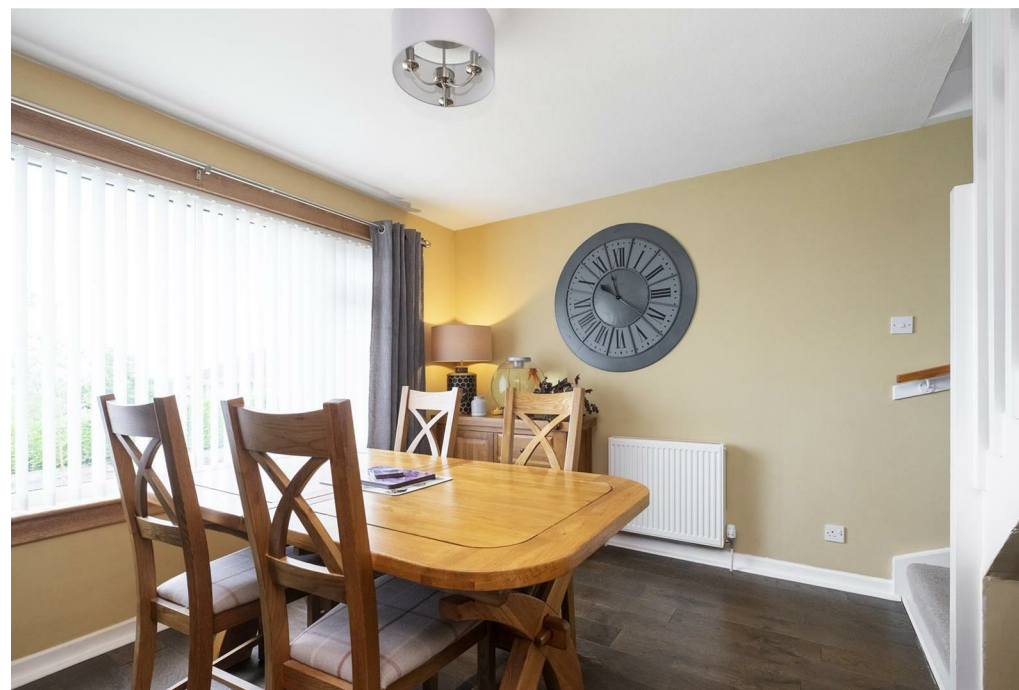
first floor accommodation comprises: two double bedrooms, one with built-in wardrobes and the other enjoying views over the rolling countryside beyond.

The property benefits from gas-fired central heating and doubleglazing.

Externally, the front garden is laid predominantly to lawn. To the rear, the beautiful, enclosed garden has patio seating areas, an array of established plantings and two separate areas of lawn. The garage is positioned to the side of the property and is accessed by an up and over door as well as a pedestrian door into the garden.

There is a chipped driveway leading to the garage with space for up to three cars.

Rollos highly recommend an early inspection to appreciate the condition and location on offer.





- Detached villa
- Lounge / Diner
- Kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Gardens to front & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 721.18 SQ FT







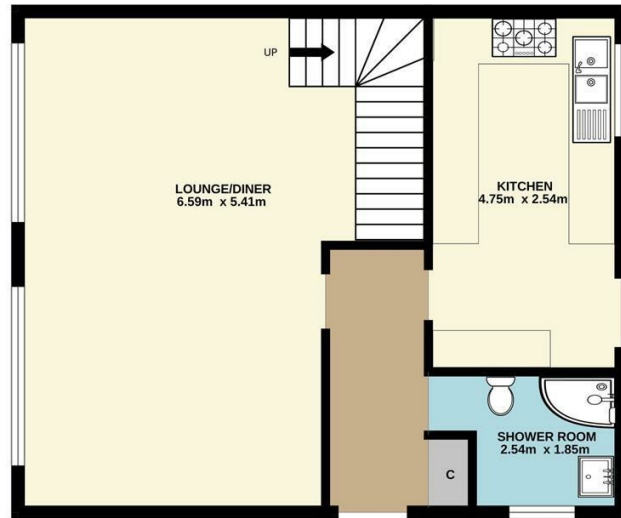
Room Sizes

Approximate measurements

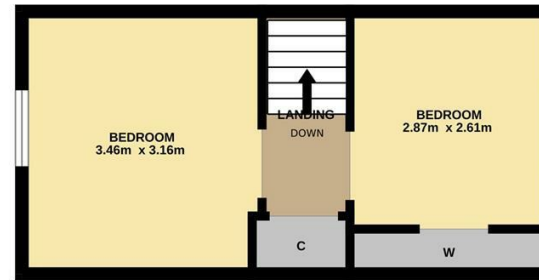
Lounge / Diner	21'7" x 17'8"
Kitchen	15'7" x 8'3"
Bedroom	11'4" x 10'4"
Bedroom	9'4" x 8'6"
Shower Room	8'3" x 6'0"



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.
Made with Metropix ©2024



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.