



6 Milton Farm Cottage, Balmullo, KY16 0AB

Offers Over £240,000



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£240,000

Rollos are delighted to offer to the market this charming semi-detached cottage set within a semi-rural location between Balmullo and Leuchars and benefitting from off street parking for two cars. The rear of the property enjoys countryside views and is conveniently placed for access to Leuchars train station, Balmullo and the historic town of St Andrews, which offers a wide range of amenities including restaurants, shops, golf and university facilities.

The accommodation is formed over one level comprising: main reception hallway, lounge, kitchen / diner, three bedrooms and shower room. The large, dual aspect lounge overlooks both the front and rear gardens, feature fireplace and recess press with shelving. The kitchen / diner has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door connects to the rear garden. All three bedrooms are double size with the bright master bedroom benefiting from a dual aspect. The modern shower room suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas fired central heating and double glazing.

Externally, the garden to the front is laid to lawn with various established plants and shrubberies. To the side, a chipped driveway provides off street parking for two cars. The garden to the rear also has an area of lawn with mature plantings as well as having a patio seating area and a store. There are also further pleasant seating areas with two decked areas and a summerhouse, all of which are in an elevated position to fully appreciate the surrounding countryside.

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





- Semi-detached cottage
- Dual aspect lounge
- Kitchen / diner
- Three double bedrooms
- Shower room
- GFCH & DG
- Gardens to front, side & rear
- Driveway parking for two cars

INCLUDED

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

SERVICES

Mains water, electricity and gas are connected to the property. Drainage is to a septic tank.

VIEWING

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

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 925.70 SQ FT







Room Sizes

Approximate measurements

Lounge	16'7" x 11'6"
Kitchen / Diner	13'5" x 8'2"
Bedroom	16'11" x 12'2"
Bedroom	16'2" x 8'4"
Bedroom	12'11" x 7'4"
Shower Room	6'3" x 5'4"



GROUND 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.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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