



Murphy's Law Lucklawhill, Balmullo, KY16 0BQ

Offers Over £340,000



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Murphy's Law is an extended, semi-detached villa situated within the semi-rural hamlet of Lucklawhill on the periphery of Balmullo. The property requires some upgrading and offers well-proportioned accommodation. The villa has a generous sized plot of ground, which may suit those seeking to develop. The village of Balmullo offers primary schooling, shop and public house facilities whilst nearby Leuchars has a mainline train station. St Andrews is within a short travelling distance offering a wide range of world class amenities.

The house offers split level accommodation comprising: entrance hall, lounge, dining kitchen, three double bedrooms, bathroom and shower room. The lounge has a feature fireplace and French doors leading out to the garden. The kitchen has a vaulted ceiling, free standing range style cooker and floor and wall mounted units with complementary work surfaces. A walk-in utility area in the kitchen has a hatch offering access to the large floored attic area, which may be suitable for conversion, subject to the necessary consents. The large master bedroom

has built-in storage and access to a balcony, which offers impressive views towards the Eden Estuary and St Andrews beyond. The second bedroom benefits from a walk-in cupboard. The bathroom suite consists of WC, wash hand basin and bath. The shower room suite consists of WC, wash hand basin and shower cubicle.

The property has LPG fired central heating and double glazing.

Externally, a chipped driveway provides off street parking and access to the property. The garden areas are mainly of lawn with various plantings. A plot adjacent to the property may be suitable for development, subject to the necessary planning consents.

Rollos recommend an early inspection of this property to appreciate the location on offer.





- Extended semi-detached villa
- Lounge
- Kitchen / Diner
- Three double bedrooms
- Bathroom & Shower room
- Large floored attic area
- LPG central heating & DG
- Driveway & Garden grounds

INCLUDED

All fitted carpets, fitted floor coverings and freestanding range style cooker will be included in the marketing price.

SERVICES

Mains water and electricity 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 E

EPC RATING: D

FLOOR AREA: 1539.24 SQ FT







Room Sizes

Approximate measurements

Lounge	14'11" x 18'4"
Kitchen / Dining	32'6" x 14'0"
Bedroom	9'4" x 12'8"
Bathroom	5'6" x 9'4"
Bedroom	11'9" x 11'1"
Bedroom	13'3" x 14'4"
Office	5'8" x 10'11"
Shower Room	5'7" x 14'0"



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.
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without any obligation.

Contact our Property Department
at any of our offices.

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