



28 Borthwick Place, Balmullo, KY16 0EB

Offers Over £240,000



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**OFFERS OVER**  
**£240,000**

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Number twenty-eight is an immaculately presented Semi Detached Villa which is located within a popular Estate within the village of Balmullo, conveniently placed for travel to both St Andrews and Dundee.

Balmullo has a range of services which include a primary school, GP surgery, shop with post office, bowling club, bar / restaurant whilst the mainline train station of Leuchars is within a short travelling distance.

The property is entered into the entrance vestibule where there is the W.C. with wash hand basin and opaque window to the front.

A door from the vestibule leads into the bright lounge. A glazed door leads into the dining kitchen.

The kitchen is fitted with wood base and wall units, co ordinating worksurfaces, stainless steel sink and drainer. Gas hob and electric oven. Space for fridge freezer and washing machine. Space to dine. Large storage cupboard. A window over looks and patio doors leads to the rear garden. From the lounge a staircase leads to the upper level.

Bedroom one offers a window to the front and

wardrobe facilities.

Bedroom two offers a window to the rear and storage cupboard.

Bedroom three offers a window to the front and storage cupboard.

Within the hallway there is access to the floored attic which offers light.

The bathroom is fitted with a W..C, wash hand basin and bath with over bath mixer shower.

Opaque window to the rear.

To the front the garden is laid out for ease of maintenance with chipped, driveway parking to the side for several vehicles leading to the detached garage which is accessed via an up and over door with power and light.

The enclosed gardens to the rear are mainly laid to lawn with a decked section and borders a open grassed area where a gate leads onto from the garden.





- Immaculately presented Semi Detached villa with open aspect to the rear
- Entrance vestibule
- W.C.
- Lounge
- Dining kitchen
- Three bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Driveway leading to detached garage
- Enclosed garden to the rear

### **INCLUDED**

All fitted carpets and fitted floor coverings. floor coverings.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 818.00 SQ FT**







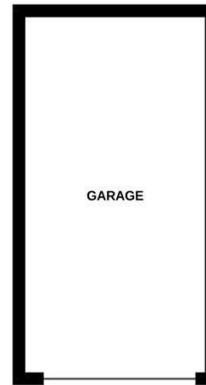
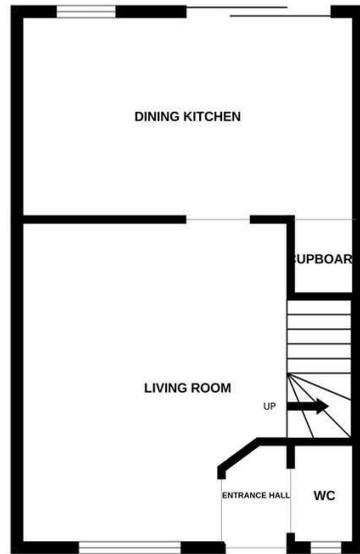
## Room Sizes

*Approximate measurements*

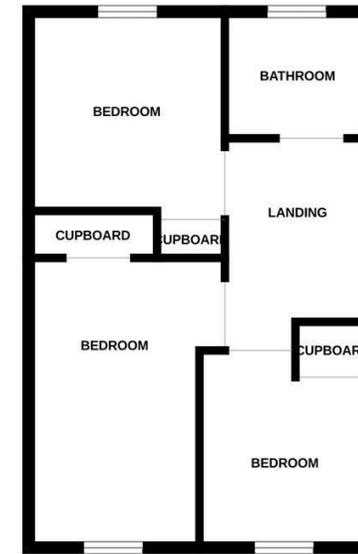
|                |               |
|----------------|---------------|
| Dining kitchen | 15'10" x 9'6" |
| Living room    | 12'7" x 15'1" |
| W.C.           | 3'1" x 6'3"   |
| Bathroom       | 6'6" x 5'7"   |
| Bedroom        | 8'0" x 7'9"   |
| Bedroom        | 7'11" x 13'3" |
| Bedroom        | 9'2" x 9'8"   |



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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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.