



11 Borthwick Place, Balmullo, KY16 0EB

Offers Over £315,000



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£315,000**

Rollos are pleased to offer to the market this well-presented, modern, detached villa pleasantly situated within the popular village of Balmullo, conveniently placed for travel to both St Andrews and Dundee. The bright property benefits from off-street, driveway parking and garage. 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 accommodation is formed over two levels comprising on the ground floor: entrance hall, lounge which is open plan to the dining room, kitchen, utility room and WC / Cloaks. The lounge has a decorative fireplace and overlooks the front garden. The dining room has patio doors to the rear garden decked seating area. The kitchen has an integrated hob, oven and dishwasher, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Further storage is provided via a walk-in pantry cupboard. The utility room has floor units with doors to the WC

/ Cloaks and rear garden. The first floor accommodation comprises: four bedrooms and family bathroom. The master bedroom has built-in wardrobes, further cupboard and modern, en suite shower room. The en suite shower room consists of WC, wash hand basin and shower cubicle. All three remaining bedrooms are of a good size. Bedroom four is currently being used as an office / study. The bathroom suite consists of WC, wash hand basin and bath with shower over.

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

Externally, the garden to the front is laid with lawn bordered by a low hedge. A driveway leads to the garage. The enclosed, southerly facing rear garden has a charming decked seating area with sculpted lawn bordered by an array of various plants and shrubberies.

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





- Detached villa
- Lounge open plan to Dining room
- Kitchen & Utility room
- Master bedroom & En suite shower room
- Three further bedrooms
- Family bathroom & W.C. / Cloaks
- GFCH & DG
- Gardens to front & rear
- Driveway
- Garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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 F

EPC RATING: C

FLOOR AREA: 1076.39 SQ FT







Room Sizes

Approximate measurements

Lounge	12'5" x 14'6"
Dining Room	8'7" x 9'10"
Kitchen	9'10" x 9'10"
Utility Room	5'2" x 6'4"
W.C. / Cloaks	5'2" x 3'1"
Master Bedroom	12'6" x 13'4"
En Suite Shower Room	6'0" x 4'11"
Bedroom	8'2" x 13'3"
Bedroom	8'1" x 11'1"
Bedroom	8'9" x 8'10"
Bathroom	6'9" x 5'7"
Garage	8'1" x 17'6"



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

Contact our Property Department
at any of our offices.