



Jonathan, St Rule's View, Balmullo, KY16 0GB

Fixed Asking Price £265,000



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Rollos are delighted to be the sole agent for Easy Living Development in the sale of their exciting new build development in the charming village of Balmullo. The development offers a range of two bedroom, semi-detached bungalows. The principal owner of these properties must be aged 55 years and over. The development offers for sale plots 3, 6, 7, 11, 16, 17, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32 & 33.

The "Jonathan" is a delightful, two bedroom, semi-detached bungalow with a spacious open plan kitchen / lounge with bi-fold doors leading out to the rear garden. This is further complemented by a separate utility room. Both bedrooms benefit from fitted wardrobes. Further ample storage is provided in both the utility room and hallway cupboards. It has a well-appointed bathroom, which includes a quadrant shower enclosure and separate bath.

A range of high quality German Bauformat kitchens and worktops is available along with NEFF appliances as well as high quality branded bathroom sanitaryware with a choice of

Porcelanosa tiling. A full specification sheet can be provided.

The property benefits from a highly efficient eco friendly air source heat pump system and Anthracite uPVC double glazed windows.

Externally, there is a lawn area and a private driveway for two cars, whilst the rear garden has a timber fence on three sides. As standard, there is also a double weatherproof socket and an outside tap.

Balmullo has a range of amenities and is conveniently placed for access to both historic St Andrews and the city of Dundee. Nearby Leuchars has a mainline train station.





- Semi-Detached Bungalow
- 55 & Over Age Limit (Principal Owner)
- Lounge / Open Plan Dining Kitchen
- Utility Room
- Two Bedrooms
- Bathroom
- Air Source Heating
- Double Glazing
- Driveway / EV Point
- Gardens

INCLUDED

N/A

SERVICES

N/A

VIEWING

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

COUNCIL TAX BAND NEW BUILD
EPC RATING:
FLOOR AREA: 753.47 SQ FT





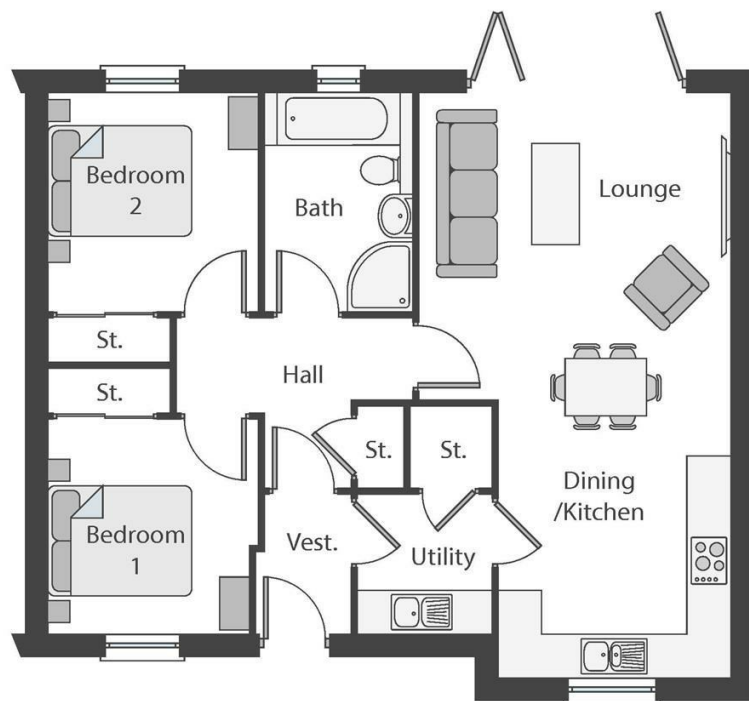


Room Sizes

Approximate measurements

Lounge / Kitchen	13'6" x 25'8"
Utility	6'7" x 6'1"
Bedroom 1	9'3" x 9'5"
Bedroom 2	9'3" x 9'5"
Bathroom	6'7" x 9'5"
Vestibule	4'2" x 6'1"
Hall	10'6" x 7'5"





Jonathan



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.