ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes

Woodlands , By Balmullo, KY16 0AN

Offers Over £385,000

Woodlands
By Balmullo
KY16 0AN

OFFERS OVER

£385,000

* Closing Date Set Thursday 22nd October at Noon* Rollos are delighted to present to the market Woodlands which is a delightful detached villa situated within extensive garden grounds within a rural location making this an ideal family home with traditional features throughout.
The property is located approx. 1 mile from the village of Balmullo and stunning views are offered around the property.
A door to the front leads into the entrance hallway and a door leads into the lounge which offers a feature fireplace and windows to the front and side, original ceiling beams. Doors from the lounge and sitting room lead into the dining kitchen which is fitted with dark base units, stainless steel sink and drainer, slot in electric cooker, fridge, freezer and washing machine. Window to the side and a door leads to the rear. Storage pantry.
Leading on from the kitchen is the sitting room which offers windows to the front and side and feature open fire.
From the lounge a staircase leads to the upper level.
Bedroom one offers a window to the side and cupboard.
Bedroom two offers windows to the front with open views and storage into the eaves.
Bedroom three offers a small window to the side.
The bathroom is fitted with a W.C., wash hand basin and bath. Window to the front.
The property offers oil central heating and single and double glazing.
A driveway leads to the detached garage which is accessed via an up and over door and courtesy door the side.
Timber log store and further storage. Timber shed.
The delightful gardens are enclosed with beech hedging and laid to lawn with a fenced Rose garden. Large greenhouse and Timber shed.
Various fruit trees.
Enclosed Hen run and further grassed area beyond.
Directions
When in Balmulllo village travel along out of the village on School Road, past Five Star Felines Cattery on the right and take the next road on the left. Thereafter Woodlands is situated on the righthand side.
https://what3words.com/lipstick.tuned.fishne

- Delightful Detached Family home built in 1904 with stunning open views over open Farmlands and beyond towards St Andrews
- Entrance hallway
- Dining kitchen
- Sitting room
- Lounge
- Three bedrooms
- Family bathroom
- Driveway leading to detached garage
- Delightful garden grounds
- Large hen run and grassed area beyond

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, Septic tank, Oil Central heating

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E
EPC RATING: E
FLOOR AREA: 1517.00 SQ FT

SHARP

Room Sizes

Approximate measurements

Sitting room	16'2" x 20'6"
Lounge	14'6" x 18'3"
Kitchen	16'2"x 18'9"
Bedroom	18'11" x 10'9"
Bedroom	10'2" x 11'1"
Bedroom	14'0" x 13'5"
Bathroom	9'10" x 6'1"
Garage	10'5" x 21'7"

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.

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