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

Fixed Asking Price £235,000



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Balmullo
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Rollos are delighted to offer to the market this exciting development of semi-detached bungalows situated within the charming village of Balmullo. The principal owner of these properties must be aged 55 years and over.

The "Nina" is an excellent home, which is deceptively spacious, with a bright lounge with French doors leading out to the rear garden, a welcoming, fully fitted kitchen with appliances, two well-apportioned bedrooms, both of which have fitted wardrobes, and a shower room providing comfortable living.

A range of high quality German Bauformat kitchens and worktops are available along with NEFF and Hotpoint 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
- High End Kitchen
- 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: 645.84 SQ FT















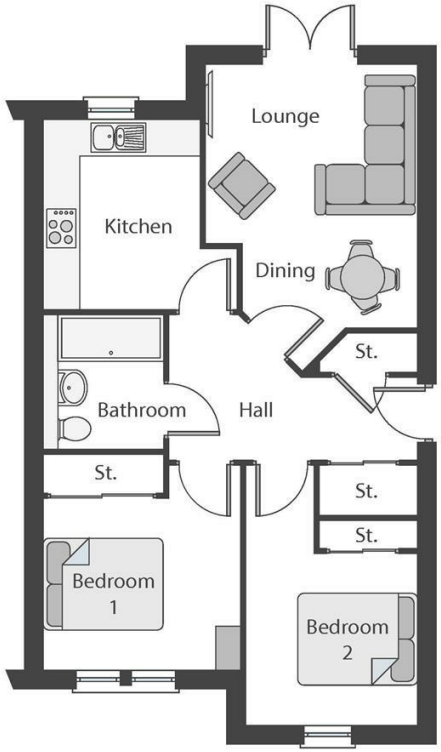
Room Sizes

Approximate measurements

Lounge	10'9" x 13'11"
Kitchen	8'1" x 9'11"
Bedroom 1	10'3" x 9'1"
Bedroom 2	8'8" x 13'6"
Bathroom	6'4" x 7'2"
Hall	13'0" x 7'9"







nina

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free valuation and quotation
without any obligation.

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