



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

Fixed Asking Price £235,000



Arthur, St Rule's View Balmullo KY16 0GB

FIXED ASKING PRICE
£235,000

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 development offers for sale plots 23, 34 & 35.

The "Arthur" is a delightful, two bedroom bungalow and is an ideal home for someone looking to downsize. The property is deceptively spacious with a welcoming open plan lounge / kitchen with feature French doors leading out to the rear garden. The kitchen area is fully fitted with a selection of floor and wall units & integrated appliances as standard. An inviting entrance hallway, two well-apportioned bedrooms, both of which have fitted wardrobes, and a spacious shower room with large walk-in shower complete this gem of a home.

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 / Open Plan Kitchen
- Two Bedrooms
- Bathroom
- Driveway / EV Point
- Air Source Heating
- Double Glazing
- High End Finishings
- Gardens

INCLUDED

N/A

SERVICES

N/A

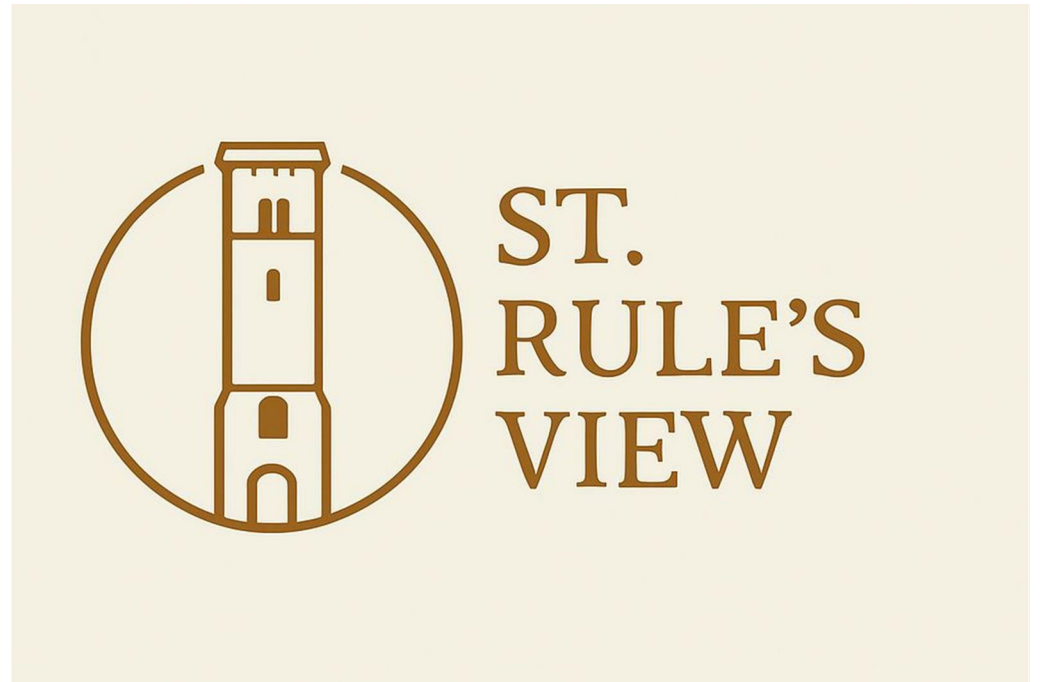
VIEWING

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 / Kitchen	19'5" x 13'10"
Bedroom 1	10'5" x 8'11"
Bedroom 2	8'9" x 13'6"
Bathroom	6'4" x 7'2"
Hall	12'9" x 7'9"





Arthur



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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

Contact our Property Department
at any of our offices.