



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 "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

EPC RATING:

FLOOR AREA: 753.47 SQ FT





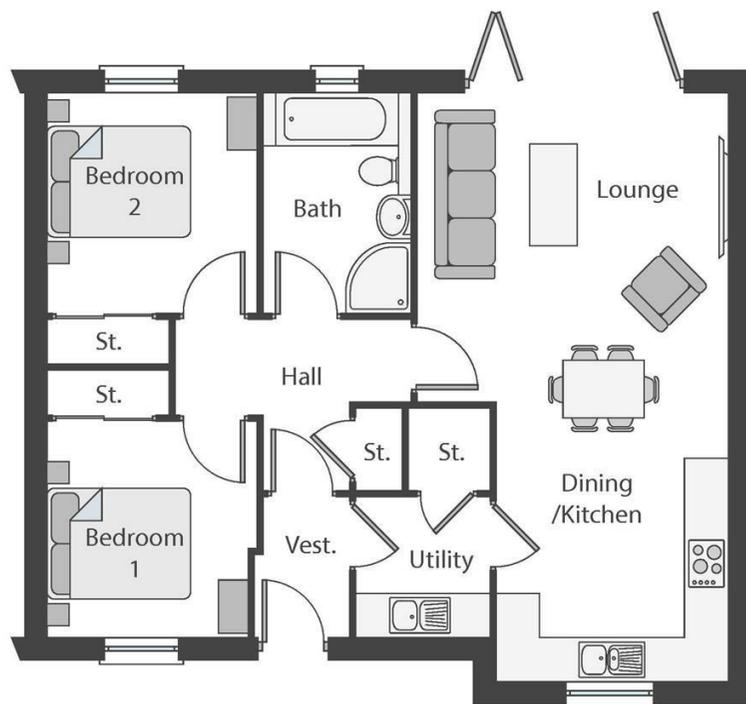


Room Sizes

Approximate measurements

Lounge	13'8" x 13'8"
Kitchen / Dining	10'5" x 18'7"
Utility	6'8" x 6'0"
Bedroom 1	12'9" x 9'6"
Bedroom 2	11'5" x 9'3"
Bathroom	6'8" x 9'6"
Vestibule	4'2" x 6'0"
Hall	12'1" x 7'5"





Jonathan



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.