



Impressive detached bungalow with spectacular views to the rear over the Fife countryside towards St Andrews and to the Tay coastline and beyond to Carnoustie.

Number 1 McWalters Field is an extended bungalow set in a quiet cul-de-sac of four properties. This property has been finished to a very high standard with oak doors, finishes and flooring, along with triple glazing and gas central heating.

The reception hall of this capacious home leads to the main living accommodation and through to the bedroom wing. Not only is the main house spacious and adaptable, an extension to the side has added a self-contained annex with its own entrance, driveway and area of garden – perfect for elderly relatives, running a business from or for a young adult looking for some independence. All in all this a magnificent family home.

The main house accommodation comprises entrance vestibule, reception hall, spacious sitting room, dining room, study area, dining kitchen, sunroom, utility, laundry room and two cloakrooms. The bedroom wing has two en suite bedrooms, two further double bedrooms and a family bathroom.



The annex comprises large dining kitchen, sitting room, double bedroom and shower room.

The gardens are landscaped, and laid out in various patios and decked areas to enjoy the views. The property benefits from a monoblock driveway leading to a double garage and another drive to the front of the annex.

Viewing is highly recommended to appreciate all this property has to offer.

Location

Balmullo is a popular village and is well placed for commuting to St Andrews and Cupar, Dundee, Glenrothes and Edinburgh. The mainline railway station at Leuchars is only one and a half miles away and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee. There are numerous golf courses in the area such as Drumoig, St Michaels, Scotsraig and, of course, the seven St Andrews Links courses including the Old Course. Local amenities include an excellent primary school, doctors' surgery, village inn, shop and post office.



Exterior

Garden is accessed from either the utility or sitting room French doors. A ramp leads down from the double garage gate.

Decked area with ramp leading to landscaped garden laid to planted beds and stone chipped pathways. Trellis archway gives access to a further garden with mature planted borders. Chipped pathways leading to two greenhouses, decked BBQ area. Paved patio area. Lawn area with drying green. Gate to Annex garden.

Garden area to the front of the Annexe has monoblock driveway for two cars. Raised flowerbeds to the front and side with a paved pathway leading to the rear.

Annex Garden

Shed. Side gate. Pathway to decked area.

Double Garage

Monoblock driveway. Electric roller door. Power and light.



1 McWalters Field, Balmullo KY16 0FH

Room Dimensions

Entrance Vestibule		
Reception Hallway		
Sitting Room	25'9" x 19'6"	7.85m x 5.94m
Dining Room	15'3" x 10'3"	4.65m x 3.14m
Dining Kitchen	18'8" x 11'6"	5.69m x 3.50m
Bedroom 1	15'7" x 10'10"	4.75m x 3.30m
En Suite Bathroom	10'8" x 7'1"	3.27m x 2.17m
Bedroom 2	14'7" x 10'10"	4.44m x 3.32m
En Suite Shower Room	8'3" x 3'3"	2.53m x 1.00m
Bedroom 3	13'4" x 12'5"	4.06m x 3.79m
Bedroom 4	11'3" x 10'9"	3.43m x 3.29m
Sunroom	9'2" x 7'10"	2.79m x 2.39m
Bathroom	10'9" x 9'9"	3.32m x 3.01m
Cloakroom	6'7" x 4'10"	2.02m x 1.48m
Utility Room	8'5" x 6'2"	2.58m x 1.89m
Cloakroom	7'10" x 3'4"	2.39m x 1.02m
Laundry Room	10'7" x 7'10"	3.22m x 2.40m
Annex		
Dining Kitchen	19'11" x 11'8"	6.07m x 3.56m
Sitting Room	20'3" x 19'11"	6.19m x 6.08m
Shower Room	7'10" x 7'0"	2.40m x 2.14m
Bedroom	17'10" x 11'2"	5.44m x 3.41m
Rear Vestibule		



Illustration For Identification Purposes Only. Not To Scale (ID144545 / Ref.46562)

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In detail the accommodation comprises:

Entrance Vestibule

Coat hooks. Ceiling light fitting. 'Karndean' style flooring. Half glazed door to reception hallway.

Reception Hallway

Fitted cupboard. Two radiators. Two ceiling light fittings. Solid oak floor. Double oak half glazed doors leading through a study area to dining kitchen. Oak half glazed doors to sitting room. Doors to dining room and bedroom hallway.



Sitting Room

Four windows to front. Two windows to rear. French doors to rear garden. Sea views to the rear. Focal point Marble fireplace and surround with recess area for TV. Ceiling cornice. Two radiators. Two pendant light fittings. Solid oak floor.



Dining Room

Two windows to rear. Cornice. Radiator. Ceiling down lighters. Solid oak floor covering.



Cloakroom

Opaque window to front. WC and pedestal wash hand basin with tiled splash back. Cornice. Radiator. Light fitting. Solid oak floor.

Dining Kitchen

Two windows to rear. Separate dining area with large solid oak breakfast bar. Fitted wall units. Recess for large fridge freezer which is available by separate negotiation. Solid oak worktop. Cornice. Radiator. Ceiling down lighters. Door to utility room.

Kitchen has fitted units at base and wall level with co-ordinating solid oak work surfaces and splash back tiling. Ceramic sink. Large gas 'Range



Master' cooker. Large 'Range Master' extractor hood. Integrated microwave. Integrated dishwasher. Glazed display cabinets. Display shelving. Cornice. Wall spotlight. Under unit lighting. Ceiling down lighters. Solid oak floor. Archway to sunroom.

Sunroom

Double glazed windows on all side overlooking the garden and towards the countryside beyond. View over to Carnoustie. Radiator. Ceiling down lighters. Solid oak floor.



Utility Room

Window to side. Fitted base and wall cupboards with co-ordinating work surfaces and splash back tiling. Ceramic sink with fitted cupboard below. Space and plumbing for washing machine. Halogen spotlight track. Door to WC and laundry room. Door to garden.

Cloakroom

Opaque window to rear. WC and pedestal wash hand basin with tiled splash back. Radiator. Ceiling light fitting. Solid oak floor.

Laundry Room

Window to side. Fitted cupboard housing the central heating boiler and water tank. Fitted shelving. Fitted drying rails and racks. Radiator. Halogen spotlight track. Solid oak floor.

Oak half glazed door to bedroom hallway.

Bedroom Hallway

Shelved linen cupboard. Access hatch to loft space. Cornice. Radiator. Three ceiling light fittings. Solid oak floor. Doors to bathroom and four double bedrooms. Door to annex.

Bathroom

Opaque window to front. WC, pedestal wash hand basin and bath. Fully tiled glazed shower cubicle with mains power shower. Tiled to dado height. Cornice. Radiator. Down lighters. Solid oak floor.



Bedroom 3

Window to rear with views over the countryside and beyond. Fitted wardrobe with hanging and shelving storage. Cornice. Radiator. Pendant light fitting. Solid oak floor.

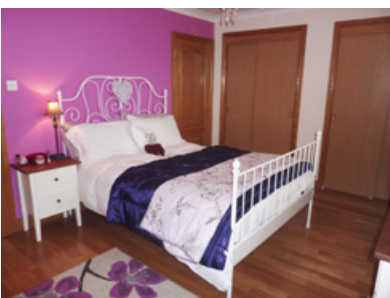


Bedroom 4

Window to rear with views over the countryside and beyond. Fitted wardrobe with oak doors. Cornice. Radiator. Pendant light fitting. Solid oak floor.

Bedroom 2

Window to side with views over the countryside and beyond. Two fitted wardrobes with sliding doors. Cornice. Radiator. Pendant light fitting. Solid oak floor. Door to en suite shower room.



En Suite Shower Room

Opaque window to rear. Fully tiled shower cabinet with glazed screen. WC and pedestal wash hand basin with tiling to dado height. Extractor fan. Radiator. Light fitting. Solid oak floor.

Bedroom 1

Two windows to front. Two fitted wardrobes with sliding doors. Cornice. Radiator. Pendant light fitting. Solid oak floor. Door to en suite bathroom.



En Suite Bathroom

Window to the front. W.C., vanity wash hand basin, corner bath with shower tap attachment. Separate walk in shower cabinet with wet wall panelling and glazed enclosure. Tiled walls to dado height. Oak flooring. Radiator. Ceiling light fitting and fan.

Annex

Door from bedroom hallway to adjoining hallway with door to bedroom 2.

Hallway

Coat hooks. Shelving storage. Solid oak floor. Door to main annex.

Dining Kitchen

Window to front. Fitted cupboard with central heating boiler and water tank. Dining area has ample space for dining table and chairs. Solid oak floor. Opaque glazed door with opaque glazed side panel to front.



Kitchen area has fitted solid wood units at base and wall level with solid wood worktops and co-ordinating tiling. Sink unit. Gas hob with extractor hood. Breakfast bar area with plumbing for washing machine and tumble dryer. Dishwasher. Integrated CDA double oven. Space for fridge freezer. Cornice. Under unit lighting. Ceiling down lighters. Panel glazed oak door to sitting room.

Sitting Room

Three large windows giving panoramic views round the coastline, countryside and beyond towards Caroustie. Wall mounted electric fire with settings for wall mounted TV above. Cornice. Down lighters. Two radiators. Carpet floor covering. Double glazed French doors to decked area. Door to inner hallway.



Rear Vestibule

Fitted shelving. Fitted cupboards. Carpet floor covering. Half glazed door to rear garden.

Inner Hallway

Small study area with glazed window to rear. Fitted shelving. Desk area. Fitted cupboards. Two fitted shelved cupboards. Cornice. Access hatch to loft space. Radiator. Down lighters. Carpet floor covering. Door to shower room and bedroom.

Shower Room

Opaque glazed window to front. WC and pedestal wash hand basin. Fully tiled shower cabinet with glazed door. Mirror cabinet with lighting. Tiled to dado height elsewhere. Extractor fan. Radiator. Light fitting. Tiled floor covering.

Bedroom

Two windows to front. Full wall of fitted wardrobes. Cornice. Radiator. Down lighters. Carpet floor covering.



Cellar

Garden storage area. Power and light.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. Gas 'Range . Master' cooker. Large fridge freezer which is available by separate negotiation. Washing machine available by separate negotiation.

Other Information

Triple glazing and gas central heating.

Council Tax Band "G"

EPC Rating "C"

Directions

On entering Balmullo from Dairsie/St. Andrews on the A914 Main Street. Travel straight ahead at the roundabout and turn left into Hayston Park, turn right onto School Road. McWalters Field is the second turning on the right hand side. No 1 is the first property on the left hand side. A For Sale board will be in evidence.

Thorntons

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4 Public



Double Garage



5 Bed



EPC Rating



4 Bath



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