



7 Wester Balrymonth Steading,
St Andrews KY16 8NN

This superb property, with fine views over the rolling countryside, is enviably situated within a small select development on the outskirts of St Andrews, ideally located for those wishing to enjoy the many amenities of this ever popular town whilst living in a tranquil rural environment.

Although the property was originally converted from stone built agricultural buildings to a high specification steadying property by the award winning Headon Developments it has been substantially upgraded by the present owners to the exceptional property it is today. The property has many charming features from the elegant sitting room with its feature wood burning stove and double French doors leading to the open plan living dining luxury bespoke kitchen with Rangemaster stove and integrated appliances. From here double French doors open to the private sheltered landscaped garden.

The beautifully presented and refurbished accommodation currently comprising on the ground floor: reception hall with feature slate tiled flooring, sitting room, living dining kitchen, utility room with door to courtyard, and cloakroom, and on the upper floor: master bedroom with luxury en suite shower room, three further double bedrooms with fitted wardrobes and family bathroom. The sale includes the fixed fitted floorcoverings and window blinds.

To front of the property there is a shared monoblocked driveway which leads to the garage and main entrance door. The front garden has a south east facing stone chipped patio where you can relax and enjoy the morning sun, whilst overlooking the charming countryside. The garden is laid to lawn surrounded by a stone chips border interspersed by with an attractive variety of shrubs. To the rear of the property there is a landscaped terrace and gravel garden with pedestrian gate to a shared courtyard. EPC - C.

- Steading Property
- Reception Hall & Sitting Room
- Living/Dining/Kitchen & Utility
- Master Bed & Ensuite Shower room
- 3 Further Double Bedrooms
- Family Bathroom
- Cloakroom
- GCH, DG, EPC C
- Garden and Courtyard
- Garage & Monoblock Driveway



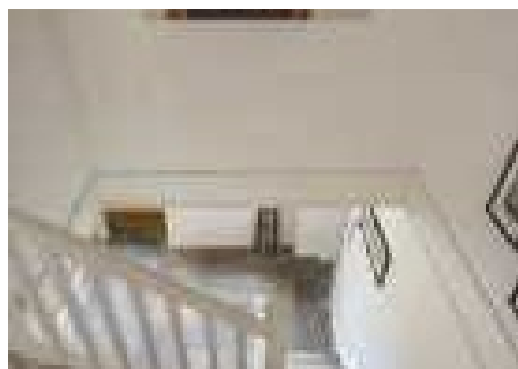
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Reception Hall 10'5 x 9'8 (3.18m x 2.95m)

Sitting Room 19'7 x 13'3 (5.97m x 4.04m)

Living/Dining/Kitchen 27'11 x 13'9 (8.51m x 4.19m)

Utility Room 6'4 x 2'9 (1.93m x 0.84m)

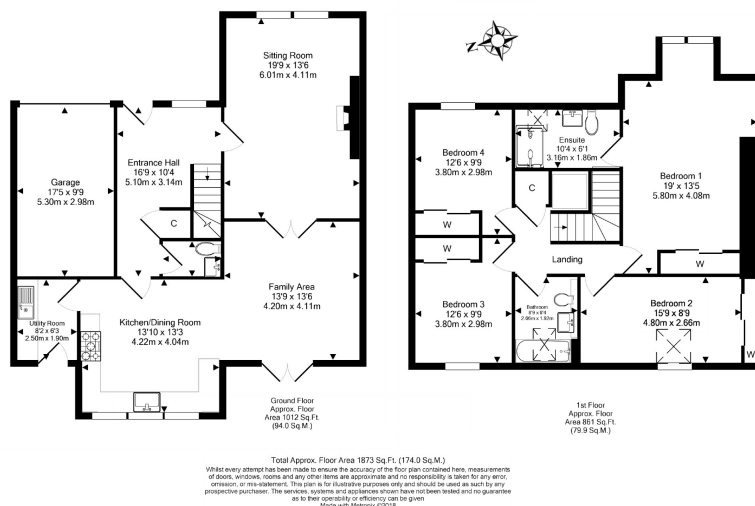
Master Bedroom 20'4 x 13'3 (6.20m x 4.04m)

En Suite Shower Room 10'1 x 6'0 (3.07m x 1.83m)

Bedroom 2 15'5 x 8'9 (4.70m x 2.67m)

Bedroom 3 12'5 x 9'9 (3.78m x 2.97m)

Bedroom 4 12'5 x 9'10 (3.78m x 3.00m)



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