



Rosebank, Lucklawhill, Balmullo, Fife, KY16 0BQ



Rosebank is situated in the small charming hamlet of Lucklawhill close to the village of Balmullo and enjoys an enviable commanding position with superb views over the Fife countryside towards the Eden Estuary, St Andrews and the sea beyond.

St Andrews, the Home of Golf, is less than seven miles away. The historic town is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1411, excellent public and private schooling for all ages, the Byre Theatre, beautiful award winning beaches, historic buildings and a wide variety of specialist shops and restaurants.

There are many golf courses in the area, including the seven courses managed by the St Andrews Links Trust, and newer courses at Kingsbarns and St Andrews Bay. St Andrews has a good range of shops and supermarkets and a community hospital.

The house is easily accessed from Edinburgh and its airport. Dundee Airport, with daily scheduled services to London Stansted, is less than 10 miles to the north. There is a mainline railway stations at Leuchars (2.4 miles).





Rosebank is a fantastic family home which has recently been extended and extensively renovated to provide exceptional contemporary accommodation. The house sits in a wonderful elevated position with fabulous views over the neighbouring farmland of Fife to the Eden Estuary and St Andrews beyond.

From the covered entrance porch a half glazed door opens to the entrance hall off which is a stylish cloakroom with limestone tiles and wash hand basin. From the entrance hall double doors lead to the split-level sitting room. The upper area could be utilised as a study area and from here there is access to the luxury living dining kitchen and bedroom corridor. A glass balustrade and steps leads down to the sitting area with its bio fuel fire set in a limestone hearth and bespoke built-in television cabinet. From the sitting room patio doors lead to one of the front patio areas.

The stunning living dining kitchen features a range of fitted base units and central island with solid wood surfaces, an integrated Belfast sink and a programmable electric four oven Aga. The open plan living dining kitchen with its large full height window and two sets of patio doors provide a great deal of natural light. The patio doors give access onto the side terracotta terrace with its feature glass balustrade. Also adjacent to the kitchen is the utility room which has fitted units, a large walk-in pantry and stable style door to side.

The bedroom corridor leads off from the raised mezzanine/study area. At the end of this corridor there is a luxurious split-level master bedroom suite, with the lower level fitted with a large bespoke wardrobe and double patio doors giving access to the garden. The master bedroom benefits from the most attractive en suite bathroom with WC, traditional style wash hand basin, contemporary roll top bath and large shower cubicle. The corridor has three further double bedrooms all with feature wood panelling and a stylish shower room with a WC, two wash hand basins set in feature granite shelf and large shower cubicle.

The property benefits from underfloor electric heating to all public rooms, (with the exception of the living room) & bathrooms with radiators to the bedrooms. The property also benefits from double glazing throughout.



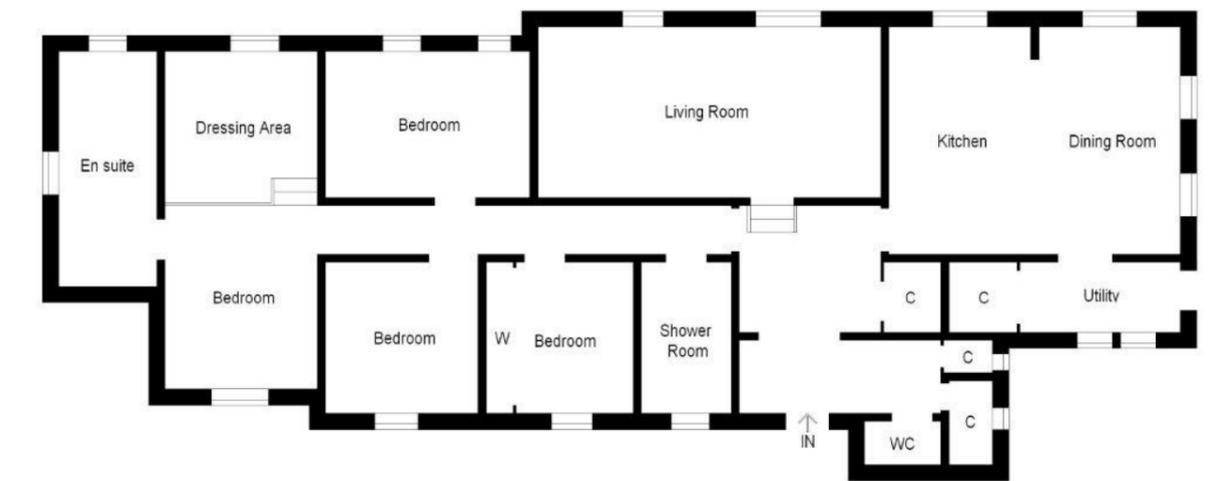






Rosebank, Lucklawhill, Balmullo, Fife, KY16 0BQ Room Dimensions

Entrance Hall	14'6 x 6'0	(4.42m x 1.83m)
Sitting Room	19'7 x 13'2	(5.97m x 4.01m)
Mezzanine/Study	9'1 x 8'0	(2.77m x 2.44m)
Living/Dining Kitchen	21'9 x 17'2	(6.63m x 5.23m)
Utility Room	16'2 x 5'6	(4.93m x 1.68m)
Master Bedroom	22'5 x 11'4	(6.83m x 3.45m)
En-Suite Bathroom	14'11 x 7'8	(4.55m x 2.34m)
Bedroom 2	17'8 x 10'8	(5.38m x 3.25m)
Bedroom 3	10'0 x 10'4	(3.05m x 3.15m)
Bedroom 4	10'9 x 9'9	(3.28m x 2.97m)
Shower Room	10'8 x 5'10	(3.25m x 1.78m)
Cloakroom	4'11 x 4'0	(1.50m x 1.22m)



Rosebank is approached from a red stone chipped driveway to the rear of the property where there is generous parking and access to the main entrance door. The house sits in wonderful garden grounds extending to an acre in size mainly laid to lawn with mature evergreen hedging to either side giving shelter and privacy. The principal gardens are situated to the front of the house below various terracotta terraces, accessed from the living dining kitchen, sitting room and master bedroom. The garden and terraces all benefit from the wonderful views to south and west.

To the side of the property there is a large I-shaped timber built office, with its own raised decked area accessed from patio doors.

Illustration For Identification Purposes Only. Not To Scale (ID278522 / Ref:57205)





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