

Lawyers and Estate Agents



25 LOMOND PLACE, BALMULLO, FIFE, KY16 0DL

25 Lomond Place is a delightful 3 bedroom detached bungalow nestled at the end of a quiet cul de sac in a much sought after residential area of Balmullo. The property offers spacious family accommodation comprising 3 bedrooms and 2 public rooms. Some modernising and upgrading is required. The property is set within attractive and generous garden grounds complete with single car garage, large brick built shed, greenhouse and private driveway. The popular village of Balmullo is well placed for commuting to St Andrews, Cupar, Dundee, Glenrothes and Edinburgh. The mainline railway station at Leuchars is a short distance away and provides a fast link to both Dundee and Edinburgh. Local amenities are all within easy walking distance and include an excellent primary school, doctors' surgery, village inn, shop and post office.



OFFERS OVER £190,000

25 Lomond Place comprises entrance hallway, generous sized lounge, conservatory, 3 bedrooms (2 double), kitchen and shower room with a quirky but flexible layout. The property lies close to the heart of the village within sheltered 'wrap around' garden grounds offering plenty of scope for family life or the keen gardener. The village of Balmullo enjoys excellent accessibility which together with the main line railway station located at Leuchars make this an ideal location for the commuter. In addition to this there is a good local bus route.

SUMMARY OF FEATURES:

- Delightful detached bungalow
- Some modernising and upgrading required
- 2 good sized public rooms
- 3 bedrooms and shower room
- Double glazing, electric CH & partial under floor heating
- Extensive gardens grounds with garage, large shed, potting shed and greenhouse
- Private driveway



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Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft

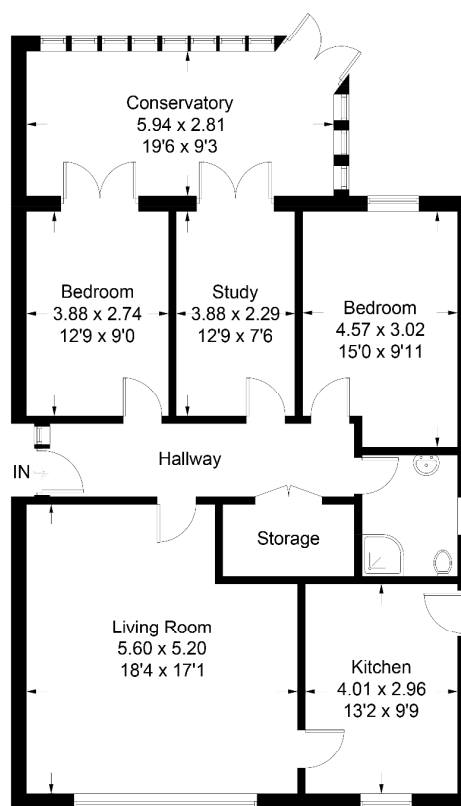


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID536358)



ENERGY RATING - E

COUNCIL TAX BAND - D

DIRECTIONS. Whilst travelling north on the A914 into Balmullo, at the roundabout take the first exit to stay on the A914. Turn left onto Hayston Park and left again onto Lomond Place. The property is located at the end of the road. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.