



10 Borthwick Place, Balmullo, KY16 0EB
Offers over £279,000



10 Borthwick Place Balmullo KY16 0EB

OFFERS OVER
£279,000

This generously proportioned detached villa comes to the market in excellent decorative order, and is well positioned in a popular residential area of Balmullo with easy access to the local amenities including shop, doctors' surgery, primary school and pub. Balmullo itself is well situated for commuting to large centres including Dundee, St Andrews, Cupar and further afield via the mainline railway station two miles away in Leuchars. Number 10 is a spacious family home, with a living accommodation that flows beautifully, and generously proportioned bedrooms with plenty of storage. It benefits from gas fired central heating backed up by sealed unit double glazing throughout.

On the ground floor, the large lounge is positioned to the front of the property, and glazed double doors open to the dining room, which in turn has further doors opening to the kitchen and to the garden room. The garden room has been newly constructed to replace the previous conservatory and so enjoys the benefits of improved insulation and fresh decoration. It is fitted with power and light, and doors open to the garden.

The kitchen is an L shaped room providing an area for a breakfast table separate from the kitchen space. It is fitted with modern high gloss walnut wall and floor units, with integrated dishwasher and fridge freezer, and the free standing cooker

will be included.

From here a further door opens to the utility, fitted with washing machine, tumble dryer and sink and drainer, and from where doors open to the garden and to the integral garage. Also at ground floor level is the cloakroom which is fitted with wc and sink.

Upstairs are the four bedrooms and family bathroom. The master bedroom is spacious and fitted with a cupboard and a wardrobe, and an en-suite shower room equipped with wc, sink and double shower cubicle. Bedroom 2 is also positioned to the front and fitted with a wall of wardrobes. Bedrooms 3 and 4 are to the rear of the property and are both spacious rooms. The modern bathroom is equipped with a P shaped bath with over bath dual headed shower and screen, a wc and sink. On the landing there is a cupboard and a hatch giving access to the loft for further storage. The property has gardens to front and rear. The front garden is laid to lawn with a monoblock driveway leading to the garage and a stone path to the front door. The rear garden is fully enclosed and predominately laid out with lawn, with an area of patio to one corner providing an ideal spot for outdoor seating and al fresco dining. A rockery borders a stone chipped area which provides a perfect location for a rotary clothes airer, and there are borders to all edges with shrubs and bushes.





- Beautifully presented detached villa
- Generously proportioned
- Excellent location
- Large lounge, Dining room
- New garden room
- Breakfasting kitchen
- Master bedroom with en-suite shower room
- 3 further bedrooms
- Family bathroom
- Integral garage
- Gardens to front and rear, Driveway
- GCH, DG

INCLUDED

All carpets and fitted floor coverings
Blinds
Fireplace in lounge
Integrated fridge freezer and dishwasher
Freestanding cooker
Washing machine and tumble dryer are available by separate negotiation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND F
EPC RATING C
FLOOR AREA 143 sqm

Legal advice for the whole of your life



ROLLOS

www.rollos.co.uk

f t







*Advice for the
whole of your life*



ROLLOS

www.rollos.co.uk



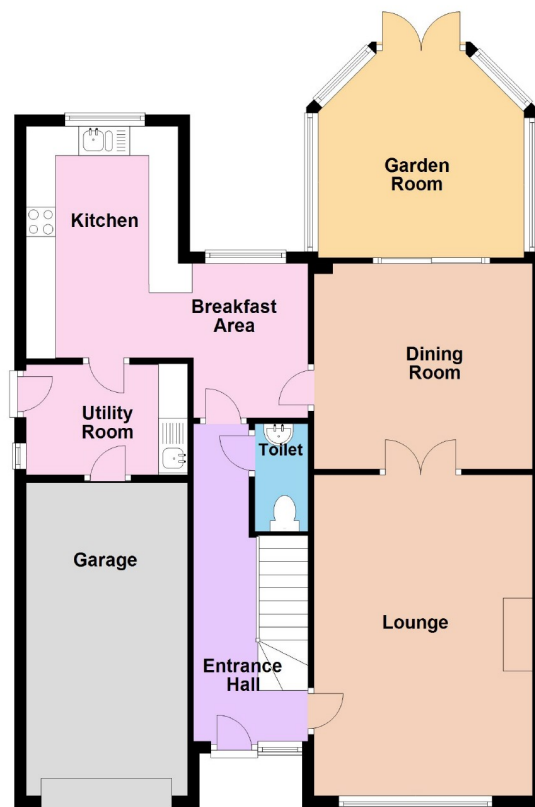
Room Sizes

Approximate measurements

Lounge	12'1" x 17'9"	3.68m x 5.41m
Dining Room	12'1" x 11'5"	3.68m x 3.48m
Garden Room	11'5" x 11'11"	3.47m x 3.64m
Kitchen	12'2" x 11'11"	3.72m x 3.63m
Utility	9'0" x 6'2"	2.74m x 1.89m
Cloakroom	10'10" x 2'9"	3.29m x 0.84m
Master Bedroom	12'3" x 12'2"	3.73m x 3.72m
Master En-Suite	5'0" x 5'10"	1.52m x 1.77m
Bedroom 2	12'3" x 10'10"	3.74m x 3.30m
Bedroom 3	7'7" x 11'9"	2.30m x 3.57m
Bedroom 4	8'11" x 9'2"	2.73m x 2.80m
Bathroom	7'2" x 5'3"	2.18m x 1.60m



Ground Floor



First Floor



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.