



31 Hillview Road, Balmullo, KY16 0DF
Offers over £260,000



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OFFERS OVER
£260,000

A delightful and spacious extended bungalow positioned at the end of a quiet cul-de-sac with no passing traffic. There is easy access to the amenities of Balmullo, such as primary school, doctors' surgery, shop, pub, community centre etc. Balmullo is well situated for commuting to larger centres such as Dundee, St Andrews and Cupar, as well as Edinburgh and Aberdeen via the mainline railway station in Leuchars, only 2 miles away. The house comes to the market in good decorative order and benefits from gas central heating backed up with sealed unit double glazing throughout. The front door opens through the vestibule into a large hall giving access to all accommodation.

The lounge/dining room is a very spacious room, spanning from front to rear of the property with large windows to the front and patio doors to the rear opening on to the sun deck. In the lounge there is a fireplace housing an open fire. The modern kitchen/diner is also positioned to the rear, beautifully bright with large windows to one aspect and patio doors to the other again opening on to the sun deck in the garden. The kitchen is divided from the dining area by a counter providing extra worktop space and storage cabinets and there is an integrated oven and hob. From the kitchen a door opens to the utility which is shelved for use as a pantry for extra kitchen storage and also plumbed for a washing machine

and tumble dryer.

The master bedroom is also to the rear in the extended section of the house and is a particularly spacious double room with built-in wardrobes. It benefits from an en-suite shower room with double shower cubicle, wash hand basin and wc. All three further bedrooms are good sized double rooms with built-in wardrobes. The family bathroom is well-equipped with a bath with over bath shower, wc and basin with waterfall mixer taps. It is lined with wet wall panelling and is modern in style. Further storage is found in the hall where there is a large cupboard, and the partially floored loft is accessed from a hatch with Ramsay ladder.

The gardens are a particular feature of the property. The front is laid out with stone chips to provide a large driveway for the parking of multiple vehicles and the single garage is positioned to the side with an up and over door and a pedestrian door to the rear opening to the garden. The rear garden enjoys a sheltered position protected by surrounding trees and backing on to fields. It is totally private and completely enclosed. There is a patio to one side and an area of decking next to the other to best enjoy the sunshine all day. The remainder of the garden is chiefly laid out in lawn with mature and well-established shrubs and bushes. There is a shed which will be included.





- Spacious detached Bungalow
- End of quiet cul-de-sac
- Peaceful location
- Lounge/Dining room
- Breakfasting kitchen
- Master bedroom with en-suite
- 3 further bedrooms
- Family bathroom
- Gas fired central heating
- Sealed unit double glazing
- Large driveway, Garage
- Private, secluded gardens

INCLUDED

All carpets and floor coverings
Blinds
Integrated appliances

SERVICES

Mains Gas
Water
Electricity
Mains Drainage

VIEWING

By Appointment Through Our St Andrews Office
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COUNCIL TAX BAND E
EPC RATING D
FLOOR AREA 128 sqm







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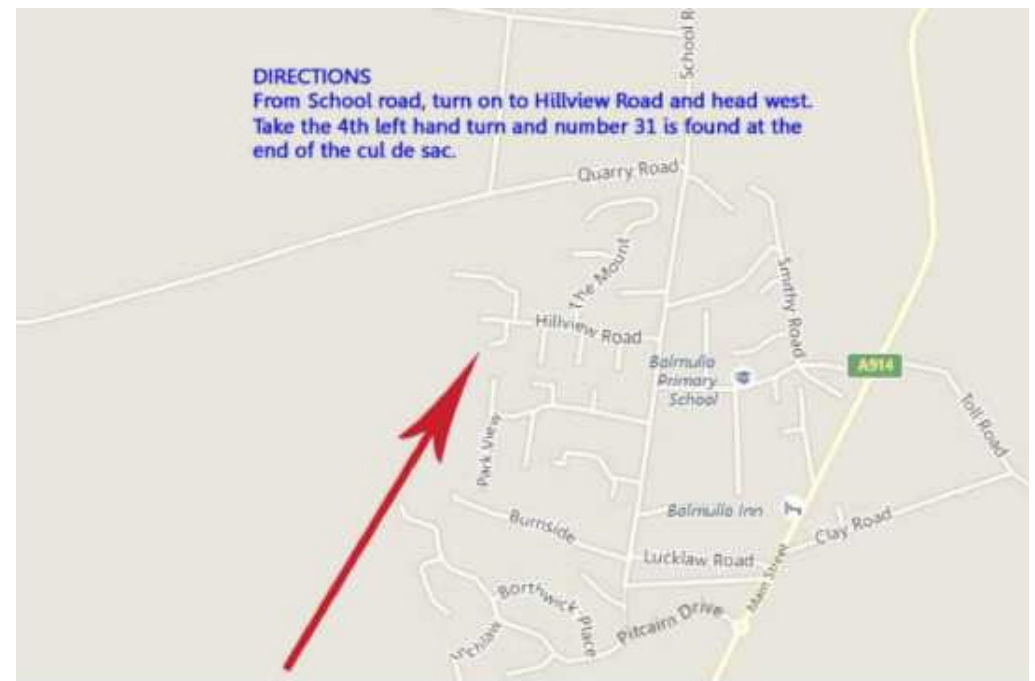


Room Sizes

Approximate measurements

At longest and widest points

Living room/dining room	27'5" x 12'10"	8.35m x 3.90m
Breakfasting kitchen	9'5" x 22'10"	2.87m x 6.95m
Utility	7'7" x 5'7"	2.30m x 1.70m
Master bedroom	15'1" x 13'5"	4.60m x 4.10m
En-suite	7'7" x 5'7"	2.30m x 1.70m
Bedroom 2	10'2" x 10'2"	3.10m x 3.10m
Bedroom 3	11'10" x 10'2"	3.60m x 3.10m
Bedroom 4	8'10" x 8'10"	2.70m x 2.70m
Family bathroom	5'7" x 8'10"	1.70m x 2.70m



Plan demonstrative only



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