



6 Wester Balrymonth Steadings, St Andrews, KY16 8NN
Offers over £400,000



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£400,000

Wester Balrymonth Steadings is a beautiful development of converted farm buildings, located only 2 miles from St Andrews with beautiful countryside views. St Andrews is famed for its University and championship golf courses and is a busy town in the east of Fife, with amenities including shops, bars, restaurants, schools, beaches, theatre, cinema, etc. To the south of the town, most easily accessible, are supermarket, local shops, community hospital and pharmacy, vets and much more.

Number 6 is a well presented villa, beautifully maintained, and benefitting from gas fired central heating backed up with sealed unit double glazing throughout. The property enjoys an east facing aspect, allowing the sun porch at the front entrance to be bathed in sunlight throughout the morning, while the back garden will enjoy the afternoon and evening sun. The large lounge is positioned to the front of the property with its window looking to the countryside, and an open fireplace providing heart to the room. There are glazed double doors opening to the dining room which in turn has patio doors opening to the rear garden. The kitchen is spacious, and well fitted with wall and floor units, integrated dishwasher, double oven, gas hob and fridge freezer. There is an island counter in the centre of the room providing a breakfast bar and further work top space. A door from here opens

into the utility which is fitted with units, a sink and drainer and the washing machine and tumble drier. From the utility room there are two further doors one opening to the integral garage and one opening to the back garden. Also at ground floor level is the cloak room which is fitted with wc and hand-basin.

Upstairs are all bedrooms and bathrooms. The master bedroom is a particularly spacious room with windows to the front of the property looking eastwards to enjoy the early morning sun and views to the countryside. It is fitted with built in wardrobes and benefits from an en suite shower room with shower cubicle with electric shower, wc and hand-basin. All three further bedrooms are good sized double rooms, with double wardrobes, providing masses of storage. The bathroom is fitted with a bath with mixer tap, wc and hand-basin.

The property has gardens to front and rear. The front garden is extensive and predominantly laid out in lawn with an area of driveway which provides parking for multiple vehicles and leads to the garage. The rear garden is positioned within the courtyard but still retains a high level of privacy with a high stone wall and fences. It is laid out with patio and stones for ease of maintenance and shrubs and bushes decorate. There is a plastic store for outside tools.





- Beautiful steadings conversion
- Spacious Accommodation
- Stunning location on outskirts of St Andrews
- Countryside views
- Lounge
- Dining Room
- Kitchen
- Utility
- Sun porch
- Cloakroom
- Large master bedroom with en suite
- Three further double bedrooms
- Family bathroom
- Gas fired central heating
- Sealed unit double glazing
- Integral garage, Driveway
- Gardens

INCLUDED

All carpets and floor coverings
Curtains and blinds
All white goods

SERVICES

Gas
Water
Electricity
Telephone

VIEWING

By Appointment Through Our St Andrews Office
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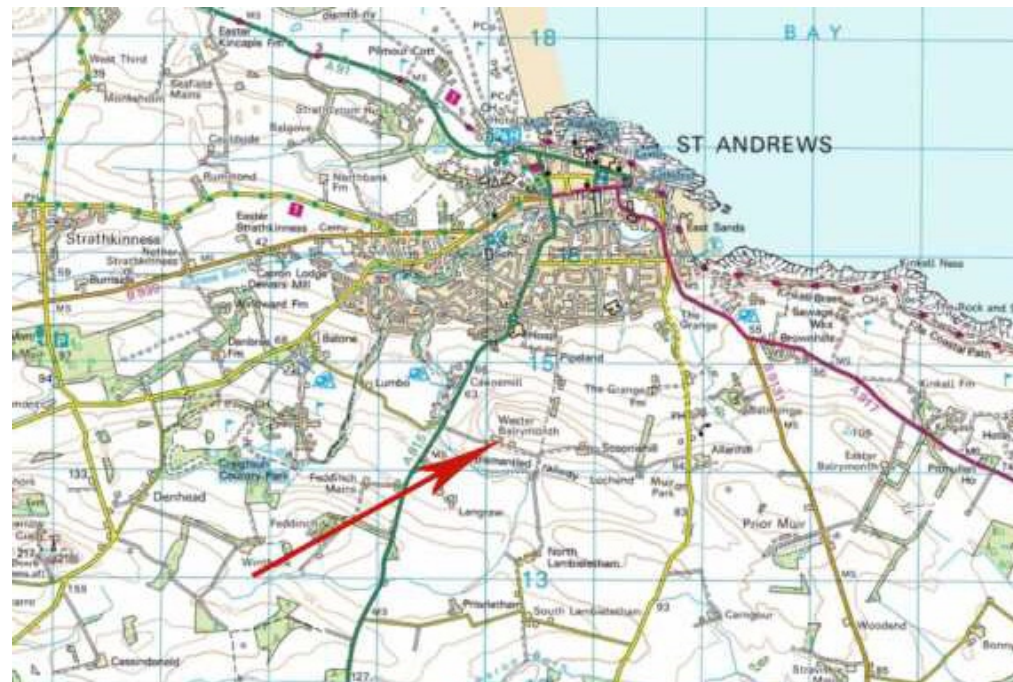
COUNCIL TAX BAND G

EPC RATING C

FLOOR AREA 173 sqm







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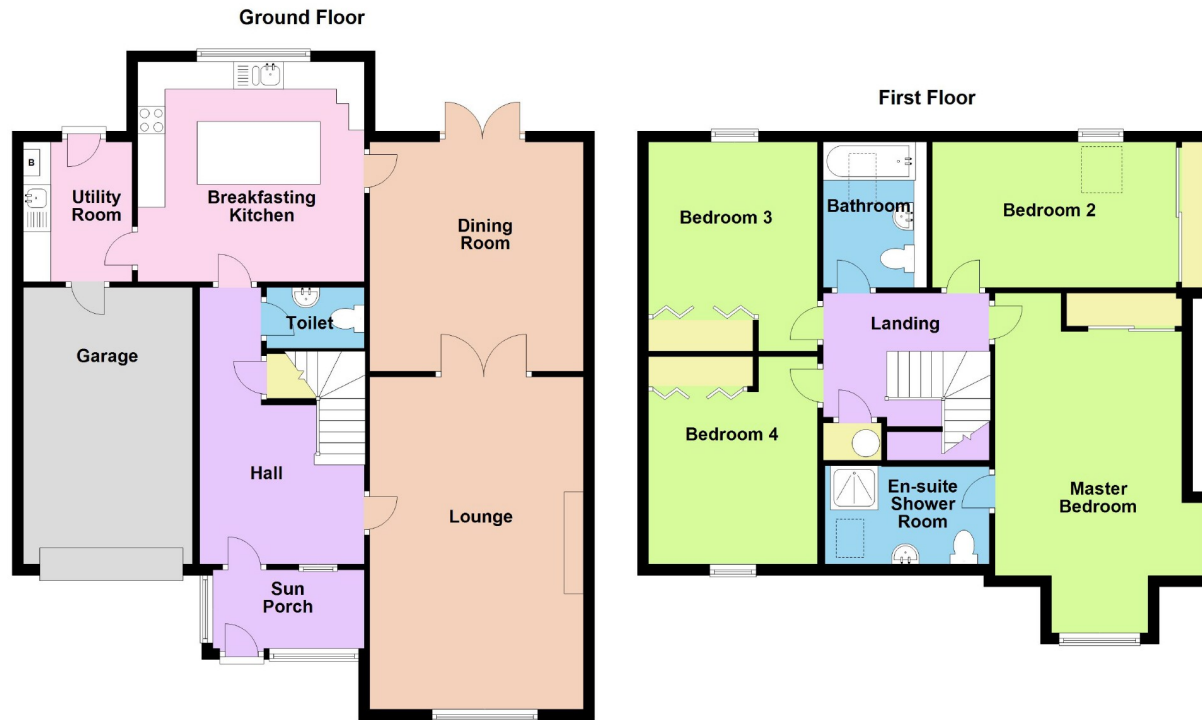


Room Sizes

Approximate measurements

Lounge	19'10" x 11'9"	6.04m x 3.59m
Dining Room	12'11" x 13'7"	3.93m x 4.15m
Kitchen	13'5" x 13'1"	4.10m x 3.99m
Utility	6'6" x 8'3"	1.98m x 2.51m
Cloakroom	3'7" x 5'10"	1.10m x 1.78m
Master bedroom	11'1" x 19'2"	3.39m x 5.84m
En suite	6'0" x 10'4"	1.83m x 3.15m
Bedroom 2	15'2" x 8'9"	4.63m x 2.66m
Bedroom 3	9'9" x 12'6"	2.97m x 3.82m
Bedroom 4	9'8" x 12'4"	2.95m x 3.77m
Bathroom	8'8" x 6'2"	2.65m x 1.89m





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