

FT & DC
WALLACE

19 Balrymonth Court St Andrews

Offers over £240,000



Located in the busy coastal town of St Andrews, known throughout the world as the Home of Golf. Also home to many historic locations including the University, cathedral, castle and amazing beaches. The many golf courses in St Andrews and other first rate courses at nearby Dumbarrie, Lundin Links, Charleton, Crail and Kingsbarns provide a vast choice for the golfer. The town centre offers an array of shops, cafes, restaurants and bars. The surrounding area provides an abundance of choice of quality eateries. Supermarkets are available within easy walking distance to this property. The East Neuk villages are only a short drive away as is Dundee, all of which are popular in their own right. St Andrews offers excellent bus links and the railway station at nearby Leuchars is on the main Aberdeen to London line and provides fast links to both Aberdeen and Edinburgh.

The property is a ground floor flat with three bedrooms in a block of four situated in a long established, quiet residential development. The surrounding garden grounds and public parking area make it a pleasant location to live. A security door leads into the entrance hall which offers access to the rear garden and to the stairs leading to the upper properties. The front door to number 19 leads into the hall which in turn, provides access to all the rooms. Two large storage cupboards are positioned close to the kitchen. The property is in need of upgrading.

Lounge **4.62m x 3.68m**
Good sized lounge with double window formation offering view to car park. Bright room. Radiators.



Kitchen **3.68m x 2.14m**
Double aspect windows providing a good deal of light to the kitchen. Fitted base and wall units with worktops. Stainless steel sink and drainer. Radiator.



Shower Room **2.14m x 2.09m**
Spacious shower room consisting of wc, wash hand basin and corner shower cubicle with sliding glass doors and electric Mira shower fitting. Recently fitted ceramic wall tiling.

Bedroom 1 **3.50m x 2.99m**
Double bedroom with window to the rear garden. Fitted double wardrobe. Radiator.

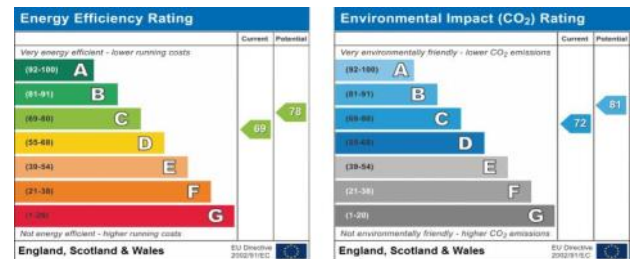


Bedroom 2 **3.50m x 2.95m**
Double bedroom with window to rear garden. Single fitted wardrobe. Radiator.

Bedroom 3 **2.75m x 2.18m**
Single room located to the front of the property. Radiator.

Council Tax - Band "E" for 2026-27.

Energy Performance Certificate



Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.