



43 Main Street, Balmullo, KY16 0AE

Offers Over £295,000



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Balmullo
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43 Main Street is a charming, detached bungalow in the popular village of Balmullo, enjoying countryside views towards St Andrews and benefiting from a detached double garage. The property is ideally placed for commuting to St Andrews and Dundee with Leuchars mainline train station being close by.

The bright accommodation comprises: hallway with useful built-in cupboard, lounge, dining room, kitchen, three bedrooms, shower room and WC / cloaks. The lounge enjoys pleasant countryside views and has French doors leading through to the dining room. The dining room offers a door leading out to the rear garden. Another door leads through to the kitchen, which includes an integrated hob, double oven and fridge / freezer, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. All three bedrooms benefit from built-in mirrored wardrobes. The modern shower room includes a WC, wash hand basin with vanity unit below and large shower cubicle. The WC / cloaks also includes a back to wall WC and vanity unit with

wash hand basin.

The property benefits from gas-fired central heating and double glazing.

Externally, the established front and side gardens have been landscaped with mature plants and shrubs. A charming patio offers an attractive seating area, while a driveway leads to the detached double garage, which has an electric door, power and electric supply.

Planning Permission was previously granted to extend into the attic space and to the side of the property. Although this has now expired, details can be found on the Fife Council planning portal using reference 23/00916/FULL.

Rollos highly recommend early viewing to fully appreciate the accommodation and location on offer.





- Detached bungalow
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Shower room & W.C.
- GFCH & DG
- Gardens to front & sides
- Driveway
- Double garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1140.97 SQ FT







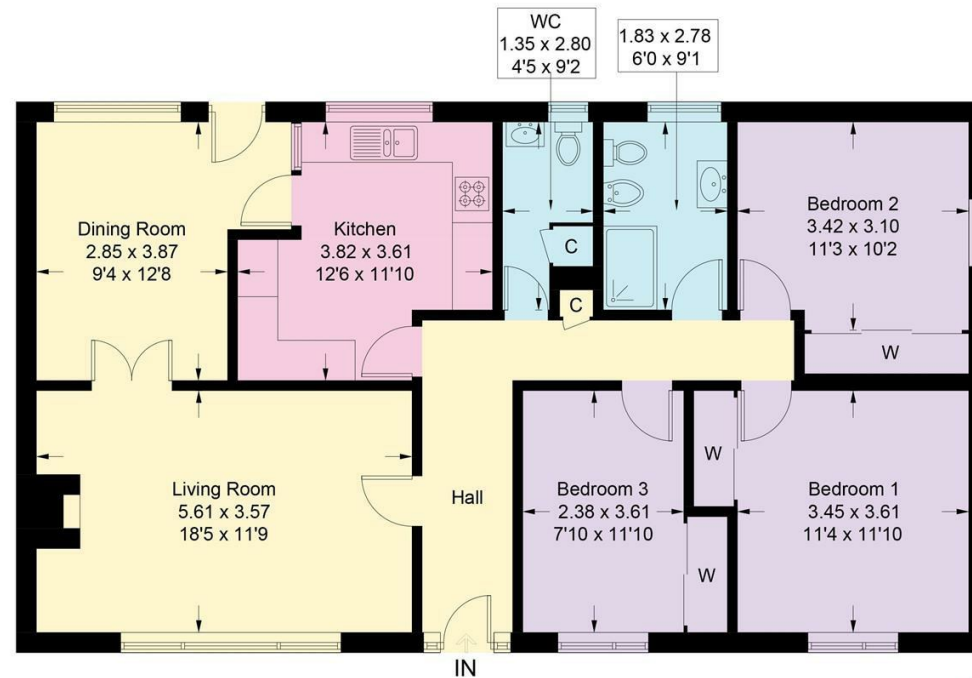
Room Sizes

Approximate measurements

Lounge	18'4" x 11'8"
Dining Room	9'4" x 12'8"
Kitchen	12'6" x 11'10"
Bedroom	11'3" x 11'10"
Bedroom	11'2" x 10'2"
Bedroom	7'9" x 11'10"
Shower Room	6'0" x 9'1"
W.C.	4'5" x 9'2"



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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322105)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.