



Arthur, St Rule's View, Balmullo, KY16 0GB

Fixed Asking Price £235,000



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Rollos are delighted to offer to the market this exciting development of semi-detached bungalows situated within the charming village of Balmullo. The principal owner of these properties must be aged 55 years and over.

The "Arthur" is a delightful, two bedroom bungalow and is an ideal home for someone looking to downsize. The property is deceptively spacious with a welcoming open plan lounge / kitchen with feature French doors leading out to the rear garden. The kitchen area is fully fitted with a selection of floor and wall units & integrated appliances as standard. An inviting entrance hallway, two well-apportioned bedrooms, both of which have fitted wardrobes, and a spacious shower room with large walk-in shower complete this gem of a home.

A range of high quality German Bauformat kitchens and worktops are available along with NEFF and Hotpoint appliances as well as high quality branded bathroom sanitaryware with a choice of Porcelanosa tiling. A full specification sheet can be provided.

The property benefits from a highly efficient eco friendly air source heat pump system and Anthracite uPVC double glazed windows.

Externally, there is a lawn area and a private driveway for two cars, whilst the rear garden has a timber fence on three sides. As standard, there is also a double weatherproof socket and an outside tap.

Balmullo has a range of amenities and is conveniently placed for access to both historic St Andrews and the city of Dundee. Nearby Leuchars has a mainline train station.





- Semi-Detached Bungalow
- 55 & Over Age Limit (Principal Owner)
- Lounge / Open Plan Kitchen
- Two Bedrooms
- Bathroom
- Driveway / EV Point
- Air Source Heating
- Double Glazing
- High End Finishings
- Gardens

INCLUDED

N/A

SERVICES

N/A

VIEWING

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

COUNCIL TAX BAND

EPC RATING:

FLOOR AREA: 645.84 SQ FT







ST.
RULE'S
VIEW

Room Sizes

Approximate measurements

Lounge / Kitchen	19'5" x 13'8"
Bedroom 1	10'5" x 8'9"
Bedroom 2	8'5" x 13'5"
Bathroom	6'2" x 7'2"
Hall	12'8" x 7'9"



Arthur



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.