



5 Balrymonth Court, St. Andrews, KY16 8XT

Offers Over £325,000



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OFFERS OVER
£325,000

5 Balrymonth Court is a well-presented, detached bungalow in a pleasant cul-de-sac, conveniently located within close proximity to several supermarkets, St Andrews hospital, GP clinics and a local veterinary practice. The historic centre of St Andrews with world class amenities is also within easy travelling distance. The property offers off-street parking via a driveway and garage.

The accommodation is arranged on one level and comprises: an entrance vestibule, main reception hall with two useful built-in cupboards, living room, kitchen, two double bedrooms, study and bathroom. The bright living room overlooks the rear garden, provides space for dining and opens into the rear porch, which offers a door out to the rear garden. The modern kitchen has space for freestanding appliances and is fitted with floor and wall mounted units with complementary work surfaces. Both double bedrooms have built-in mirrored wardrobes, while the study overlooks the front garden. The bathroom suite comprises a WC, wash-hand basin and bath with shower over.

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

Externally, a driveway at the front leads to a good-sized garage, which has light and power. The enclosed rear garden offers a high degree of privacy and is mainly laid to patio, with a variety of established plants, trees and shrubs.

Rollos highly recommends an early viewing to appreciate the accommodation on offer and the location of the property.





- Detached bungalow
- Living room
- Kitchen
- Two double bedrooms
- Study
- Bathroom
- GFCH & DG
- Gardens to front & rear
- Driveway
- Garage

INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

SERVICES

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

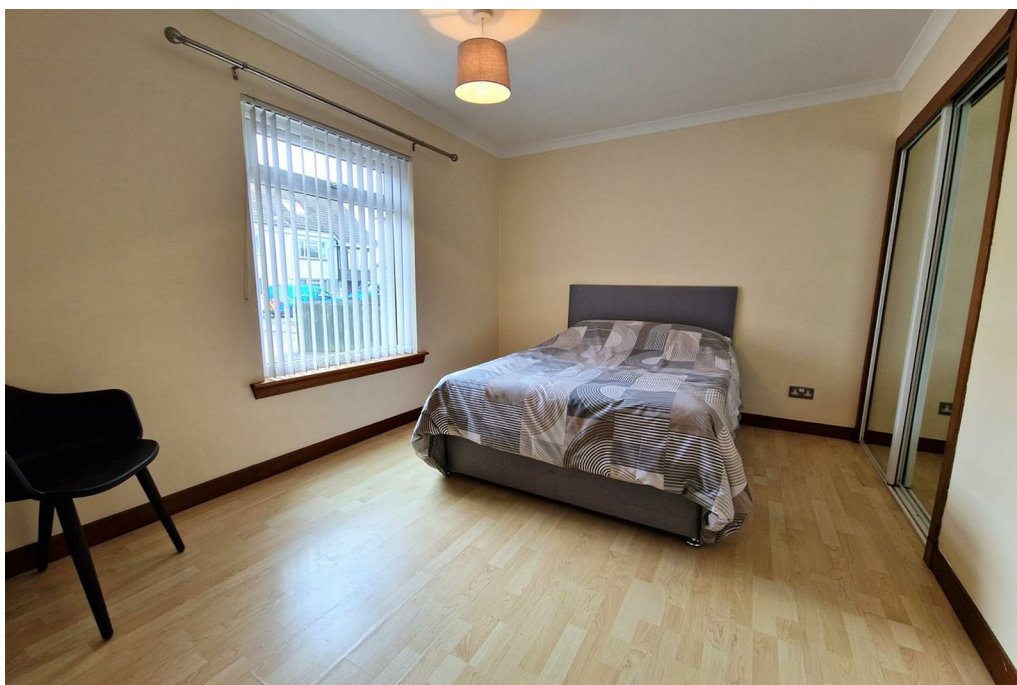
VIEWING

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

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 818.06 SQ FT







Room Sizes

Approximate measurements

Living Room	15'9" x 12'3"
Kitchen	12'0" x 7'1"
Study	9'1" x 6'11"
Bedroom	12'1" x 9'10"
Bedroom	12'1" x 9'9"
Bathroom	6'10" x 6'9"
Garage	20'8" x 9'10"



GROUND FLOOR
92.3 sq.m. approx.



TOTAL FLOOR AREA: 92.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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