



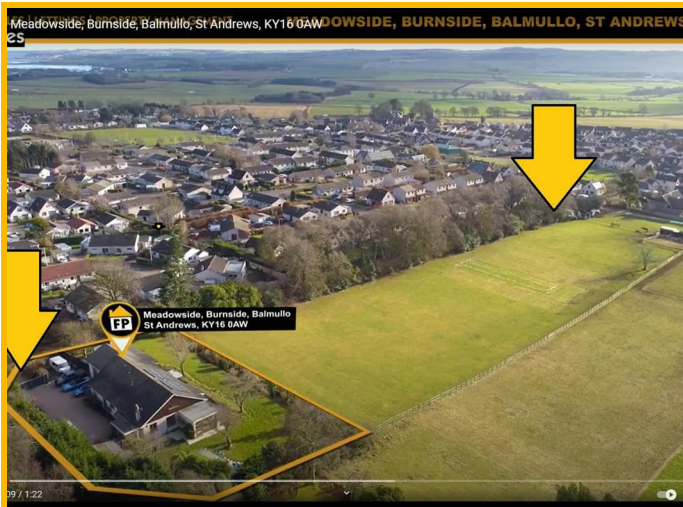
**Meadowside, Burnside, Balmullo, St. Andrews, Fife, KY16 0AW**

**Offers Over £595,000**





Stunning 5 Bedroom 3 Reception 4 Bathroom EXECUTIVE DETACHED BUNGALOW finished to an EXTREMELY HIGH STANDARD situated on a SUBSTANTIAL PLOT, approx. half an acre, with AMAZING VIEWS. Located in the idyllic village of Balmullo with great commuting links to Dundee, St Andrews and Edinburgh via the train or road. Accommodation: Hall, sitting room, sunroom, dining kitchen, laundry room, master suite with ensuite bathroom and dressing room, 4 further double bedrooms, 2 shower rooms and a bathroom. GCH. DG. Photovoltaic Solar panels. Gardens. Driveway. DOUBLE GARAGE & SINGLE GARAGE. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

Close to the historic university town of St Andrews with its world-famous golf courses the idyllic village of Balmullo provides the perfect countryside setting with the convenience of day to day commuting via Leuchars railway station or the A92 to Edinburgh or Dundee. There is a local grocery store/post office and the Balmullo Public Inn with main shopping facilities located less than 6 miles away in Cupar. Nursery/primary education is provided locally which has a sterling reputation with secondary education at Madras Academy St Andrews & Bell Baxter in Cupar, which are Fife's top performing schools. Recreationally there are so many fantastic golf courses nearby at St Michaels, Drumoig and St Andrews plus the beach and nature reserve of Tentsmuir forest including the Fife coastal path makes this an excellent location for cyclists, runners and walkers. Overall, the village of Balmullo is a great lifestyle choice.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door leading into a spacious vestibule. Pocket doors lead into the main hall. Coving. Carpeted.

## SHOWER ROOM

7'10" x 6'7" (2.40m x 2.03m )

Contemporary 3-piece suite comprises: W.C, vanity wash hand basin and shower enclosure with pivot screen and thermostatic control. 2 opaque double-glazed windows to the rear. Fully tiled. Radiator. Vinyl flooring.

## SITTING ROOM

21'1" x 17'5" (6.45m x 5.33m )

Stunning reception room with double-glazed bay window to the front providing amazing countryside views. Feature log burning stove set on a slate hearth. Coving. Radiator. Carpeted. Patio doors lead to the sunroom. Pocket doors lead to the dining kitchen.

## SUNROOM

12'2" x 12'2" (3.73m x 3.71m )

Bright sunroom with double-glazed wrap around windows with stunning countryside views. Fixed shelving provides storage space. Tiled slate flooring. 2 sliding double-glazed doors provide access to the patio and garden.

## DINING KITCHEN

25'1" x 12'7" (7.67m x 3.85m )

Spacious fitted kitchen comprises: Wall mounted, floor standing units with contrasting quartz worktops and tiled splashbacks. Dual plate Aga with additional flat plate and ovens below. Integrated eye level electric oven with hide away door. Ample space for dining furniture. 2 double-glazed windows to the side. Pantry cupboard provides storage. Coving. LVT flooring. Doorway to the laundry room. Timber door provides access to the exterior driveway.

## LAUNDRY

7'3" x 4'3" (2.21m x 1.32m )

Convenient laundry room with wall mounted, floor standing units with contrasting quartz worktops and tiled splashbacks. Double-glazed window to the rear. Vinyl flooring.

## INNER HALL

3 large cupboards provide an abundance of shelving/storage space. Hatch with fixed metal ladder provides access to the partially floored attic suitable for storage and houses the gas fired system condensing boiler, inverter for the photovoltaic panels and the pressurised hot water cylinder. Double-glazed window to the rear. 2 radiators. Carpeted.

## MASTER BEDROOM

20'5" x 12'9" (6.23m x 3.91m )

Beautifully presented double bedroom / lounge area with double-glazed window to the rear and patio doors to the front providing access to a decked patio with stunning countryside views. Feature solid fuel burning stove set in a cast iron surround with timber mantle and slate hearth. Coving. 2 radiators. Carpeted.

## MASTER DRESSING AREA

11'4" x 7'10" (3.47m x 2.40m )

Walk-through dressing area with fitted wardrobe providing hanging/shelving/storage space. Walk-in cupboard with an abundance of hanging/shelving/storage space. Partial coving. Radiator. Carpeted. Doorway to ensuite shower room.

## ENSUITE SHOWER ROOM

11'4" x 7'10" (3.46m x 2.40m )

Luxury 5-piece bathroom comprises: W.C, bidet, vanity his and her wash hand basin, jacuzzi bath and shower enclosure with sliding doors and thermostatic Spa multi-jet shower. Double-glazed window to the front overlooking the garden and countryside. Partially tiled. Vertical towel radiator. Vinyl flooring.

## BEDROOM 2

12'7" x 10'9" (3.85m x 3.29m )

Spacious double bedroom with double-glazed window to the front overlooking the garden and countryside. Dressing area with fitted furniture provides hanging/shelving/storage space and a dressing table. Coving. Radiator. Carpeted.

## BEDROOM 3

12'3" x 11'10" (3.74m x 3.61m )

Additional double bedroom with double-glazed window to the rear overlooking the garden and countryside. Walk-in wardrobe provides hanging/shelving/storage space. Coving. Radiator. Carpeted.

## BEDROOM 4

13'11" x 10'3" (4.26m x 3.13m )

Further double bedroom with double-glazed window to the rear. Fitted wardrobe provides hanging/shelving/storage space. Coving. Radiator. Carpeted.

## BEDROOM 5

11'10" x 7'11" (3.63m x 2.43m)

Double bedroom with double-glazed window to the side. Coving. Radiator. Carpeted.

## BATHROOM

8'10" x 5'6" (2.71m x 1.70m )

Contemporary 3-piece suite comprises: W.C, wash hand basin and bath with fixed rail and electric shower. Partially tiled. Heated towel rail. Vinyl flooring.

## SHOWER ROOM

8'11" x 6'8" (2.72m x 2.05m )

Contemporary 3-piece suite comprises: W.C, vanity wash hand basin and shower enclosure with pivot screen and electric shower. Fixed cupboards provide storage space. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Vinyl flooring.

## GARDEN

This garden is a truly spectacular space to enjoy down time and entertaining with friends and family. From the main private tree lined avenue, accessed through an electric security gate the rear garden is mainly a stone chipped driveway providing ample parking for multiple vehicles. Borders and embankments contain a variety of established shrubs and trees providing privacy. Double garage and additional timber garage provide secure parking and storage. Timber gates to both sides of the property provide access to the south facing front garden. The front garden is mainly laid to lawn with borders containing an array of plants, shrubs and trees. Granite paved path leading along the front of the property with several patio areas allows ample space for garden furniture to relax and enjoy the views over the countryside. The front garden benefits from feature down lighting and outdoor power points. There is a log store to the side, greenhouse and timber shed for storage. 6 ft timber secure fencing completes the boundaries.

## GARAGE

Double garage accessed via up-and-over timber doors providing secure parking for multiple vehicles with ample space for additional storage, also a single garage.. Provision for light and power with a concrete floor. A timber door to the side provides access to the rear garden.

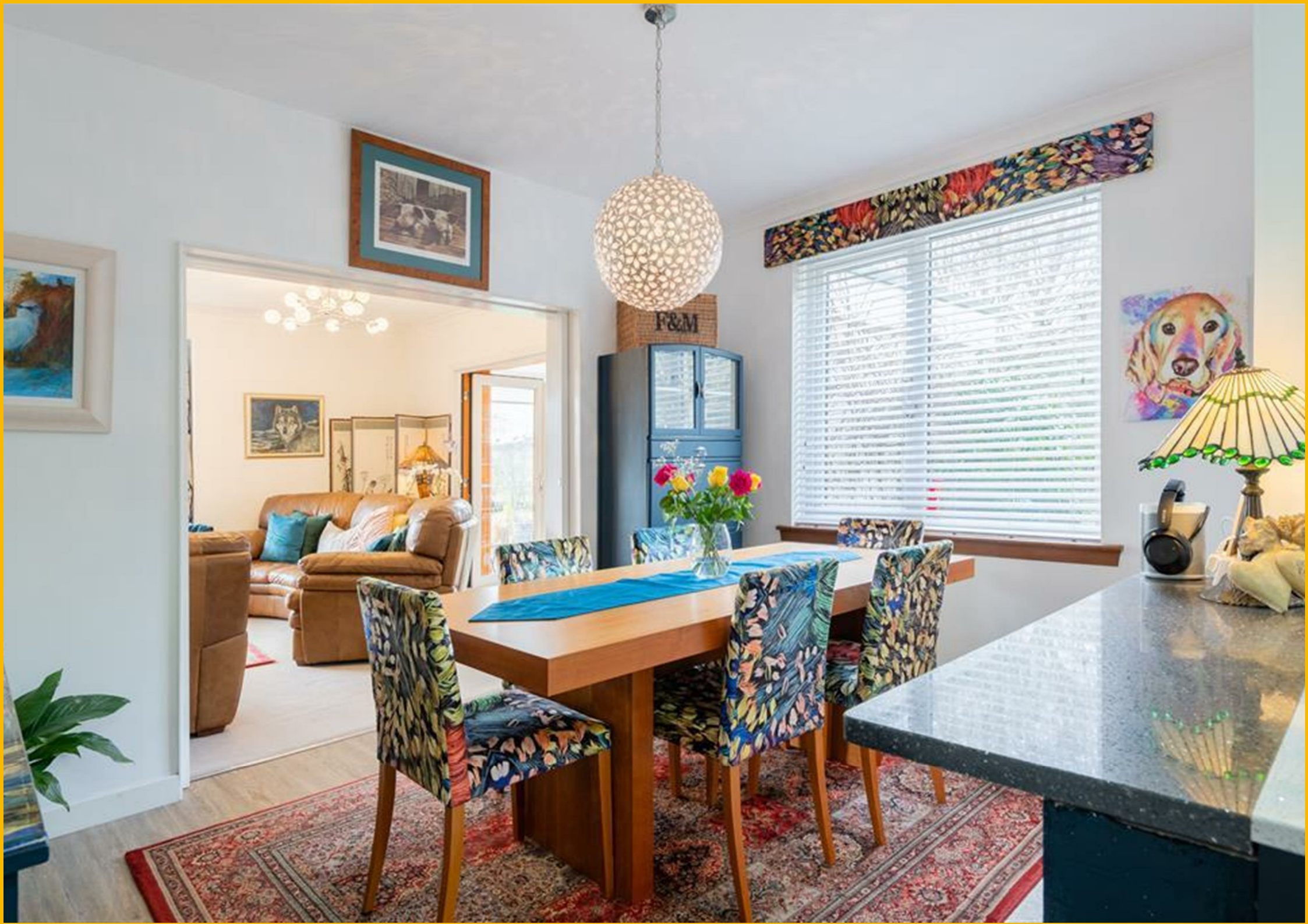
## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.



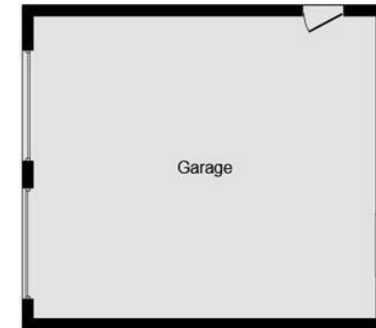








**Floor Plan**



**Garage**

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Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		90	92-100	A	84	
81-91	B			81-91	B		
69-80	C	68		69-80	C		
55-68	D			55-68	D	60	
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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