



20 Hillview Road, Balmullo, KY16 0DF

Offers Over £275,000



Spacious 3 Bedroom Link Detached Villa **READY TO MOVE IN** on an **ELEVATED PLOT** in the idyllic village of Balmullo. Located a short distance from the Primary School and amenities, and a short drive to Leuchars Train Station providing **EXCELLENT COMMUTER LINKS** for Edinburgh and Dundee and the University town of St Andrews the Home of Golf. Accommodation: Hall, lounge dining room, breakfasting kitchen, 3 double bedrooms and 2 shower rooms. DG. GCH. EV charge point. Gardens. Garage and Driveway. **PERSONAL PROPERTY** and **LOCATION TOUR** available online.



## LOCATION

Located 7 miles from 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 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 Bell Baxter in Cupar, which is one of 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 double-glazed UPVC door leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Carpeted/laminate flooring.

## LOUNGE DINING ROOM

21'6" x 14'8" (6.57m x 4.49m)

Spacious and bright lounge dining room with 2 double-glazed windows to the front. Ample space to create separate lounge and dining areas. 2 radiators. Laminate flooring.

## BREAKFASTING KITCHEN

13'7" x 11'8" (4.15m x 3.57m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Space for several freestanding appliances and dining furniture. Cupboard provides storage space. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring. Timber door leads to rear garden and garage.

## BEDROOM 3

16'9" x 9'5" (5.11m x 2.89m)

Good-sized double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

## LOWER SHOWER ROOM

8'5" x 5'4" (2.59m x 1.65m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a fixed screen and thermostatic control shower with a rainfall shower head. Velux window provides natural light. Partially tiled. Vertical radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. Walk-in wardrobe provides shelving/hanging/storage space. Carpeted.

## BEDROOM 1

13'9" x 11'4" (4.21m x 3.46m)

Spacious double bedroom with a double-glazed window to the rear overlooking the garden. Hatch provides access to the eave's storage space. Radiator. Carpeted.

## BEDROOM 2

12'0" x 11'4" (3.66m x 3.47m)

Bright additional double bedroom with a double-glazed window to the front with a pleasant outlook. Open wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

## UPPER SHOWER ROOM

6'8" x 4'4" ( 2.05m x 1.34m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Partially tiled. Radiator. Tiled flooring.

## GARDEN

To the front of the property is a laid to lawn garden with borders containing established plants and shrubs. A paved driveway to the side leads to the garage and provides additional off street parking. The tiered rear garden has areas of lawn and shingle with borders containing shrubs and

hedgerow. A patio provides an ideal spot for garden furniture to relax and enjoy time in the sun with family and friends.

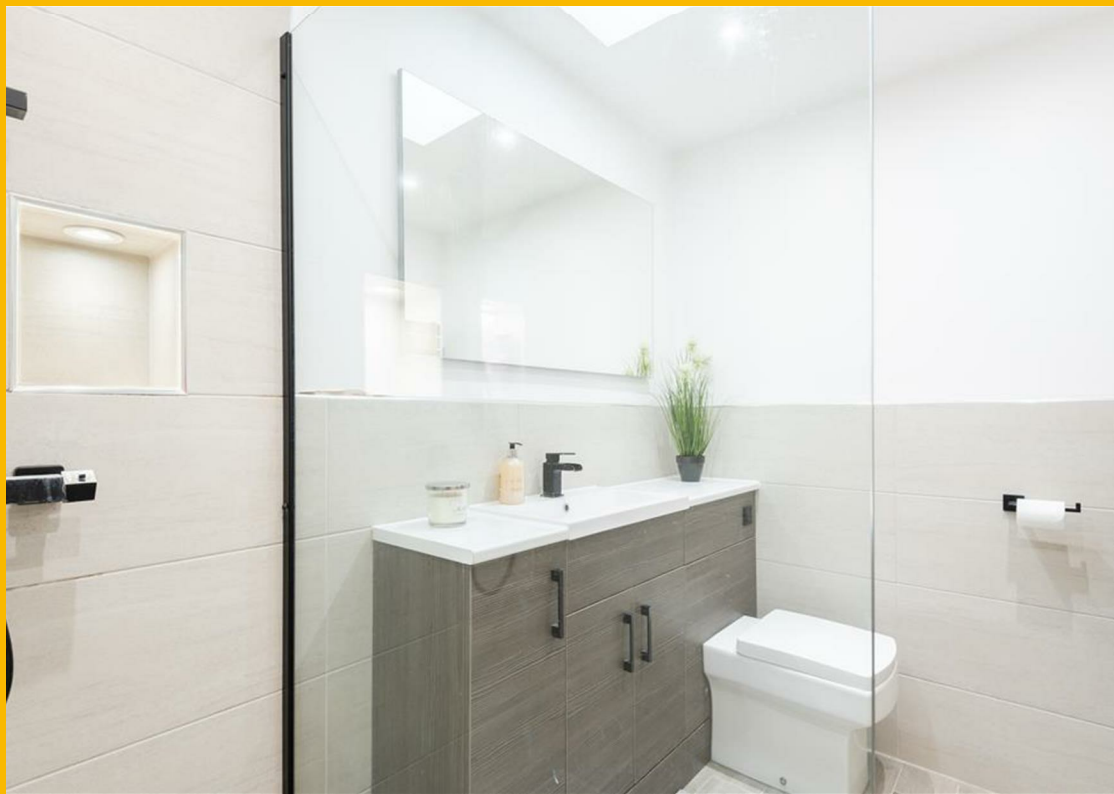
## GARAGE

16'5" x 9'0" (5.02m x 2.76m)

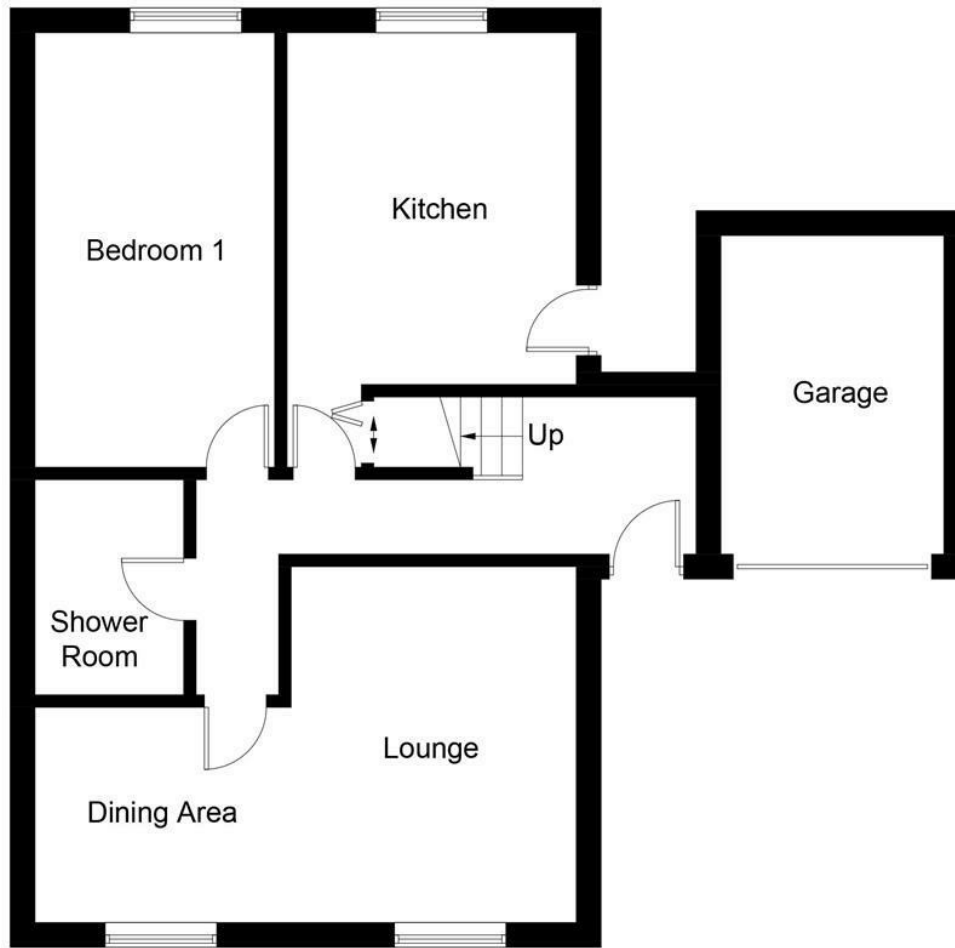
Good-sized garage accessed via a metal up and over door provides secure parking with additional storage space. Provision for light and power with concrete flooring. UPVC door provides additional access from the rear garden.

## AGENTS NOTES

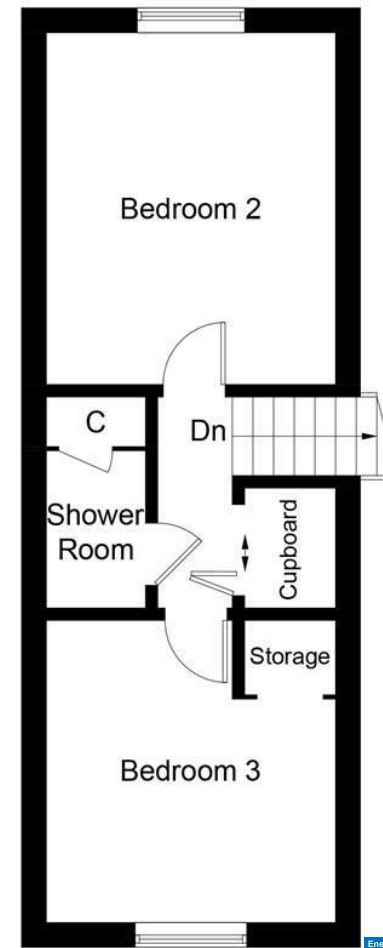
Please note that all room sizes are measured approximate to widest points.





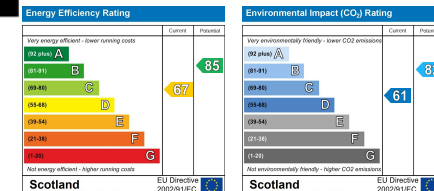


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1134208)



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