



Druimfas, 19 Balgove Road, Gauldry, DD6 8SH
Offers over £400,000



Druimfas 19 Balgove Road Gauldry DD6 8SH

**OFFERS OVER
£400,000**

"Druimfas" is a superb, bright, spacious detached bungalow, situated on a very large elevated plot with mature landscaped gardens. Gauldry is a small village between Cupar and Dundee and despite its countryside position it remains accessible to main centres such as Dundee, Perth, St Andrews and Cupar.

The accommodation is entered via a wooden glazed door, to the entrance vestibule with attractive solid oak flooring. Beyond there is an attractive door leading to the inner hallway. The hallway offers excellent cupboard space. The amazing lounge offers a fabulous family space with feature gas fire and stone surround. Within the lounge a bay windowed seating area has stunning views of the landscaped gardens. From this room stairs lead down to a snug or play area with French doors to the side garden and also has the benefit of a fire.

The kitchen is fitted with light coloured base and wall units with complimenting work surfaces and island for socialising, there is also a dining area within the kitchen. There is an integrated double oven with gas hob, integrated fryer and room for freestanding dishwasher and fridge freezer which will be included with the sale price.

The master bedroom is situated to the rear of the property and is fitted with built in storage and offers the benefit of a modern shower room with

w.c and wash hand basin. Bedrooms two and three sit next to the master and also offer super storage and a family bathroom is located between the rooms offering a bath, w.c and wash hand basin. The property has the added benefit of a third w.c which offers a shower, w.c and wash hand basin. There is a utility area to the rear of the property which is fitted with wall and floor units and has freestanding washing machine, tumble dryer and fridge freezer all of which will be included with the sale and from here a door opens into the large double garage with electric door offering power and light.

There is a gas fired central heating system and all windows are double-glazed.

To the front of the property there is a long driveway, which offers parking for several vehicles and leads to the integrated garage, which is accessed by an up and over door.

Within the private enclosed gardens there are stunning shrubs, bushes and trees and a feature pond with bridge and feature walls made up of the existing cottage which once sat on the plot. To the rear of the property sits a planting house and a single wooden garage. The property would make an ideal family home yet offers the buyers potential to develop subject to planning consents.





- Superb spacious detached bungalow
- Vestibule & Hallway
- Lounge
- Snug / Playroom
- Kitchen & Utility
- Master bedroom en suite
- 2 Further bedrooms
- Bathroom
- Double garage & Driveway
- Enclosed private garden grounds

INCLUDED

All fitted carpets, fitted floor coverings, dishwasher and fridge freezer within the kitchen. Washing machine, Tumble dryer and fridge freezer within the utility

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND F

EPC RATING D

FLOOR AREA 172 sqm







Room Sizes

Approximate measurements

Living room	27'9" x 21'8"	8.45 x 6.60
Sitting room	9'10" x 7'7"	3.00 x 2.30
Kitchen / Dining room	13'9" x 19'4"	4.20 x 5.90
Master Bedroom	10'10" x 14'9"	3.30 x 4.50
Shower room	5'7" x 7'3"	1.70 x 2.20
Bedroom	10'6" x 14'9"	3.20 x 4.50
Bedroom	13'1" x 12'10"	4.00 x 3.90
Bathroom	5'7" x 7'3"	1.70 x 2.20
Utility	6'11" x 16'5"	2.10 x 5.00
Shower room	6'11" x 8'2"	2.10 x 2.50



19 Balgove Road, Gauldry

Approximate Gross Internal Area (Including Garage)
204.6 sq m / 2202 sq ft

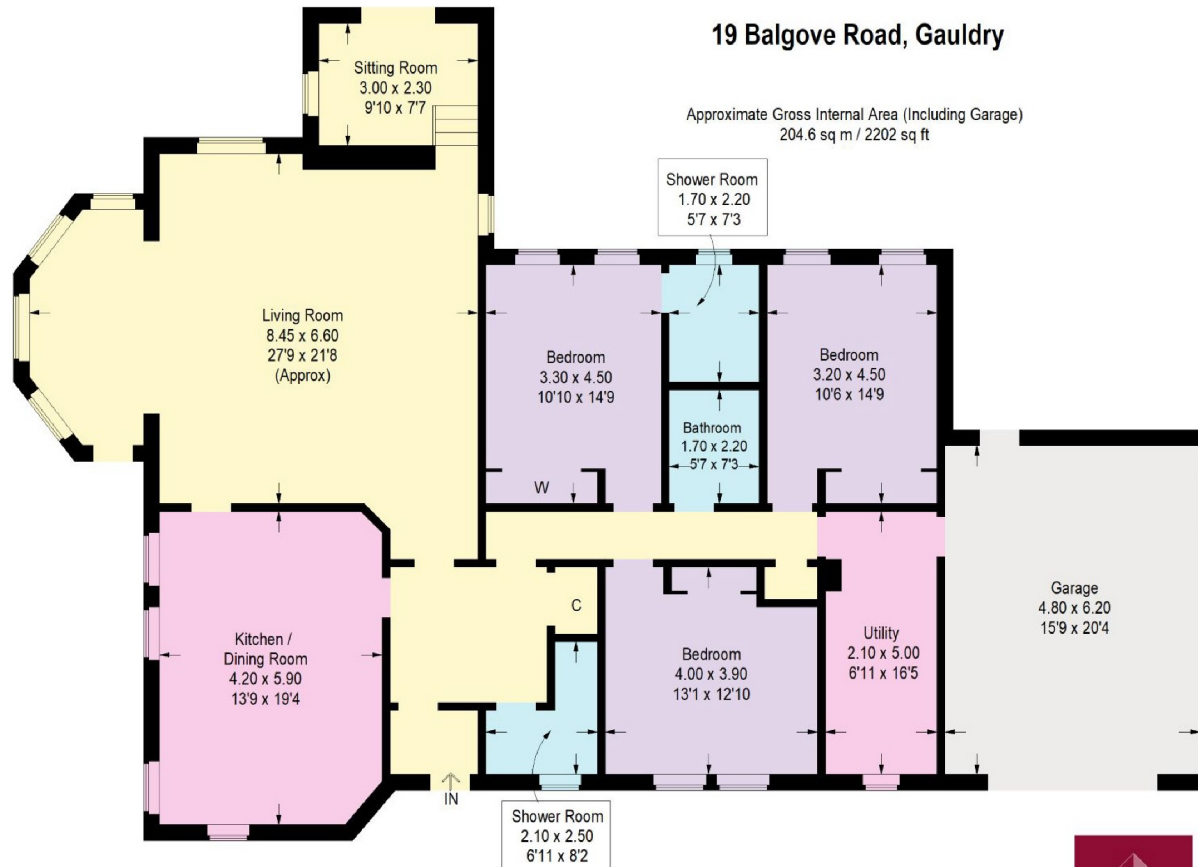


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