



20b Burnside, Balmullo, KY16 0AW
Offers around £325,000



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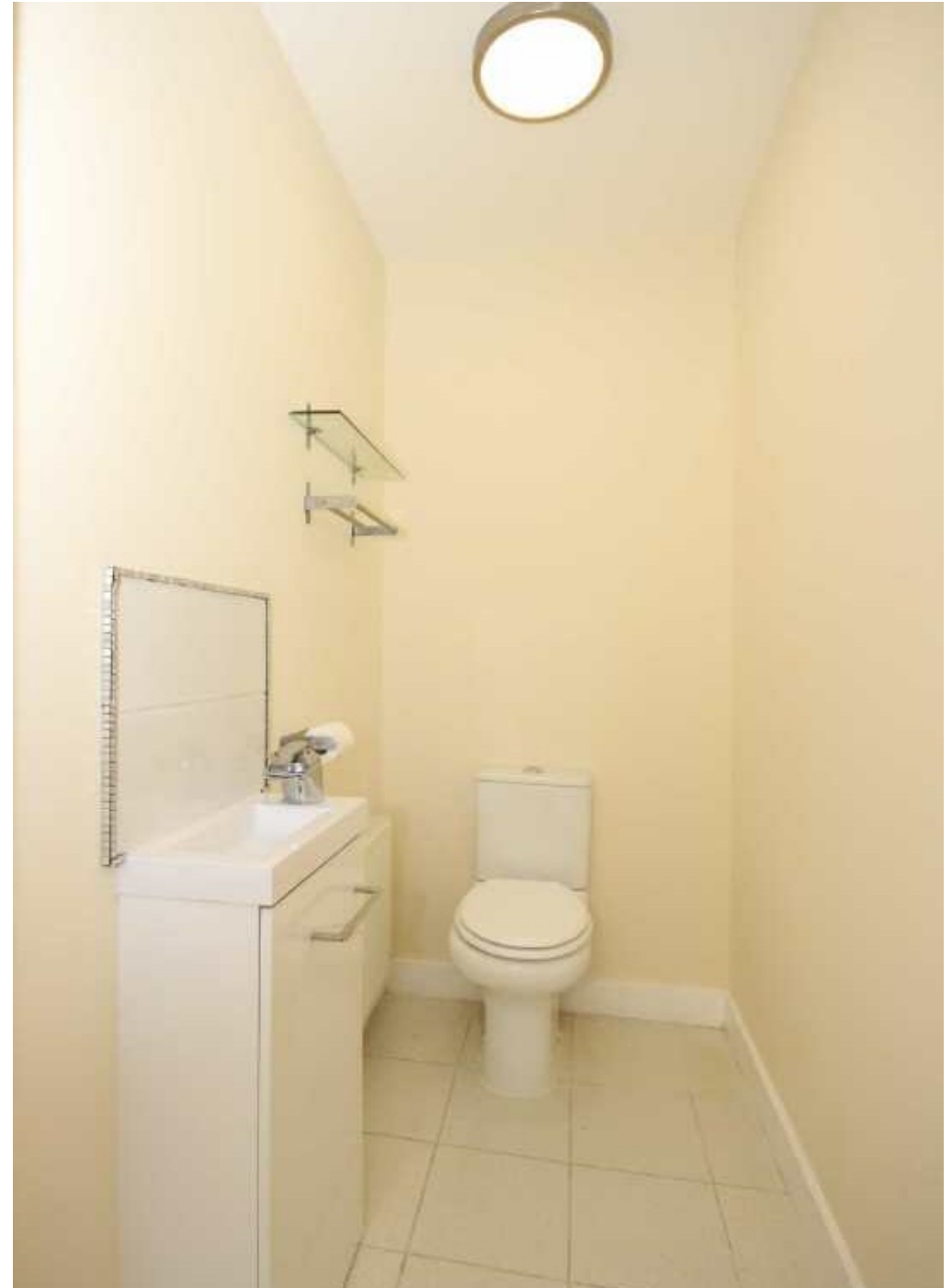
OFFERS AROUND
£325,000

This generously proportioned modern detached villa is located in a popular residential area of Balmullo within easy reach of all local amenities including primary school, doctors' surgery, local shop, pubs etc. Balmullo is well positioned for commuting to large centres including Dundee, St Andrews, Cupar and further afield via the main line railway station two miles away in Leuchars. The property comes to the market in good decorative order and offers flexible accommodation ideal for a large family home. It benefits from gas fired central heating backed up with sealed unit double glazing throughout. The glazed front door opens into the hallway and this along with the glass panelling makes the entrance bright and welcoming, and finished beautifully with recently sanded wooden flooring. The hallway gives access downstairs accommodation and to the stairs rising to the first floor.

The large lounge extends the full depth of the property with large windows to the front and patio doors opening to the rear garden. The dining kitchen is a particular feature of the property, fully fitted with quality wall and floor units and under-counter lighting, integrated gas hob, oven, microwave and warming tray, and island counter providing additional work space and storage. The free standing American style fridge freezer will be

included in the sale. Patio doors open from the dining area to the rear garden, and a further door opens to the utility. This is equipped with sink and drainer and plumbing for a washing machine. Doors open to the integral garage and to the rear garden. Also on ground floor level is the cloakroom fitted with a wc and wash hand basin. Upstairs are all the bedrooms and the bathroom. The master bedroom is to the rear of the property with a view to the quarry, and fitted with built-in double wardrobes with mirror fronted sliding doors. It also benefits from built-in speakers fitted to the ceiling. The en-suite is equipped with shower cubicle, wc, sink and benefits from a heated towel rail. All further bedrooms are good sized rooms, with bedrooms 3 and 4 benefitting from built-in wardrobes. The family bathroom is well fitted with bath, separate shower cubicle, wc and sink and also benefits from a heated towel rail.

The property enjoys large gardens and the front garden is laid out with monoblocked parking for multiple vehicles. There is an area to the side which is fully enclosed and paved, and the main rear garden is also fully enclosed with an area of patio, decking and rubber chipped children's play area. The remainder of the garden is laid out with AstroTurf for ease of maintenance. There are also two outdoor electrical sockets.





- Spacious detached villa
- Quiet cul-de-sac location
- Easy access to amenities
- Large lounge
- Generous dining kitchen
- Utility, Cloak room
- Master bedroom with en-suite
- Four further bedrooms
- Family bathroom
- GCH, DG
- Integral double garage
- Large driveway, Private garden

INCLUDED

All carpets and floor coverings
Curtains and blinds
Integrated appliances
Free standing fridge freezer

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

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FLOOR AREA 155 sqm

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Room Sizes

Approximate measurements

Lounge	12'9" x 20'8"	3.89 x 6.31
Kitchen	16'3" x 21'8"	4.96 x 6.61
Utility	7'5" x 10'2"	2.25 x 3.10
Cloakroom	6'0" x 3'8"	1.83 x 1.11
Master Bedroom	11'4" x 10'10"	3.46 x 3.30
En-Suite	4'6" x 6'5"	1.38 x 1.95
Bedroom 2	10'8" x 13'1"	3.24 x 3.99
Bedroom 3	9'11" x 10'10"	3.02 x 3.30
Bedroom 4	11'4" x 8'6"	3.45 x 2.60
Bedroom 5	9'7" x 7'7"	2.93 x 2.32
Family Bathroom	9'0" x 5'10"	2.74 x 1.77





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