



1 Summerhill, Balmullo, KY16 0DB  
Offers over £185,000

# 1 Summerhill Balmullo KY16 0DB

**OFFERS OVER**  
**£185,000**

1 Summerhill is an attractive detached bungalow positioned at the end of a quiet cul de sac with no passing traffic. It is in an excellent location within a popular residential area of Balmullo, with easy access to local amenities including primary school, shops, etc. Balmullo is in an excellent commuting village for larger centres including Dundee, Cupar and St Andrews and indeed further afield via the conveniently positioned train station at Leuchars only two miles away.

1 Summerhill comes to the market in good order and benefits from gas fired central heating and backed up with sealed unit double glazing throughout.

The accommodation is all on one level and has benefitted modernisation and upgrading in recent years, including works carried out to the bathroom and kitchen, quality wooden flooring in many areas and new carpets and blinds.

The open plan kitchen and lounge is to the front of the property with patio doors opening to the front garden. It is well decorated and the kitchen is fitted with a De Longi range cooker, double sink and wall and floor units.

All three bedrooms are positioned to the rear of the property, and bedroom one enjoys patio doors opening to the rear garden. This room also benefits from a large built in wardrobe providing ample storage. There is further storage provided in the

hall where there is a very large cupboard.

The modern bathroom is equipped with a bath with bath shower and screen, wet wall panels to the walls, sink and wc and a heated towel rail.

The property stands in good sized gardens to front and rear. To the front it is laid out with stones for ease of maintenance with a wall separating it from the road. Iron gates open to the driveway providing ample parking for multiple vehicles and the driveway extends to the rear towards the garage. The rear garden is fully enclosed by walls and fences with an area of decking closest to the house with the remainder of the sunny garden laid with lawn. The garage has a pedestrian door from the garden.







- Detached bungalow
- End of quiet cul de sac
- No passing traffic
- Easy access for amenities including primary school and shops
- Lounge and dining kitchen
- Three bedrooms
- Bathroom
- Gas fired central heating
- Sealed unit double glazing
- Gardens to front and rear
- Driveway
- Garage

#### **INCLUDED**

All carpets and floor coverings  
Curtains and blinds

#### **SERVICES**

Gas  
Water  
Electricity  
Drainage

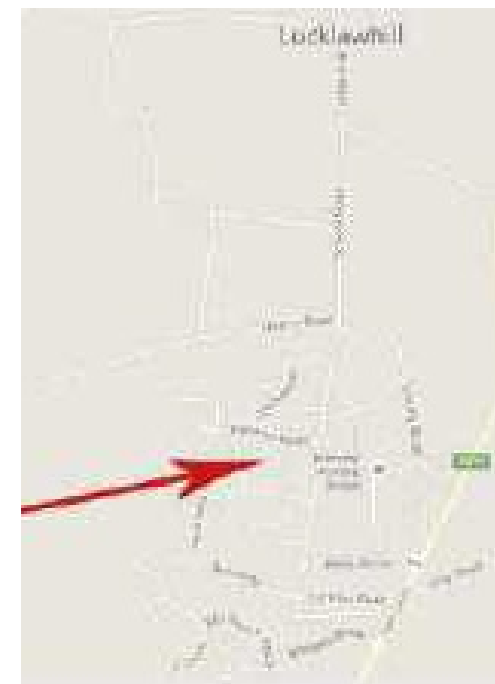
#### **VIEWING**

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

#### **COUNCIL TAX BAND D**

#### **EPC RATING D**

**FLOOR AREA 69 sqm**

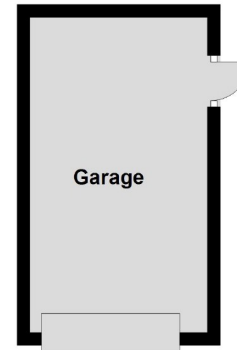


## Room Sizes

*Approximate measurements*

Kitchen area	9'9" x 8'9"	2.96m x 2.67m
Lounge area	12'3" x 16'0"	3.74m x 4.88m
Bedroom 1	8'4" x 13'7"	2.55m x 4.13m
Bedroom 2	7'7" x 10'4"	2.32m x 3.15m
Bedroom 3	8'10" x 10'4"	2.69m x 3.15m
Bathroom	6'2" x 5'7"	1.89m x 1.70m

Plan demonstrative only



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