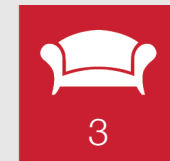




11 Hillview  
Road

Balmullo, Fife, KY16 0DE





## Summary

Forming part of an established residential development in the village of Balmullo, this four-bedroom, two-bathroom detached house offers spacious living areas and is sure to appeal to a wealth of buyers, especially growing families. The home is accompanied by lovely gardens and excellent private parking. Furthermore, it lies close to the reliable village amenities Balmullo has to offer, including a shop for everyday essentials, a primary school, the Balmullo Inn, and outdoor spaces including a children's playground and the scenic surrounding countryside.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Detached house in the village of Balmullo
- Spacious and versatile accommodation
- Entrance vestibule and hall with storage
- South-facing living room with garden access
- Large, versatile dining room
- Bright fitted kitchen with external access
- Spacious, multipurpose family room
- Three good-sized double bedrooms
- Fourth bedroom/home office
- Well-maintained front and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing



"The home offers a wealth of living space with multiple, versatile reception areas, sure to appeal to families."



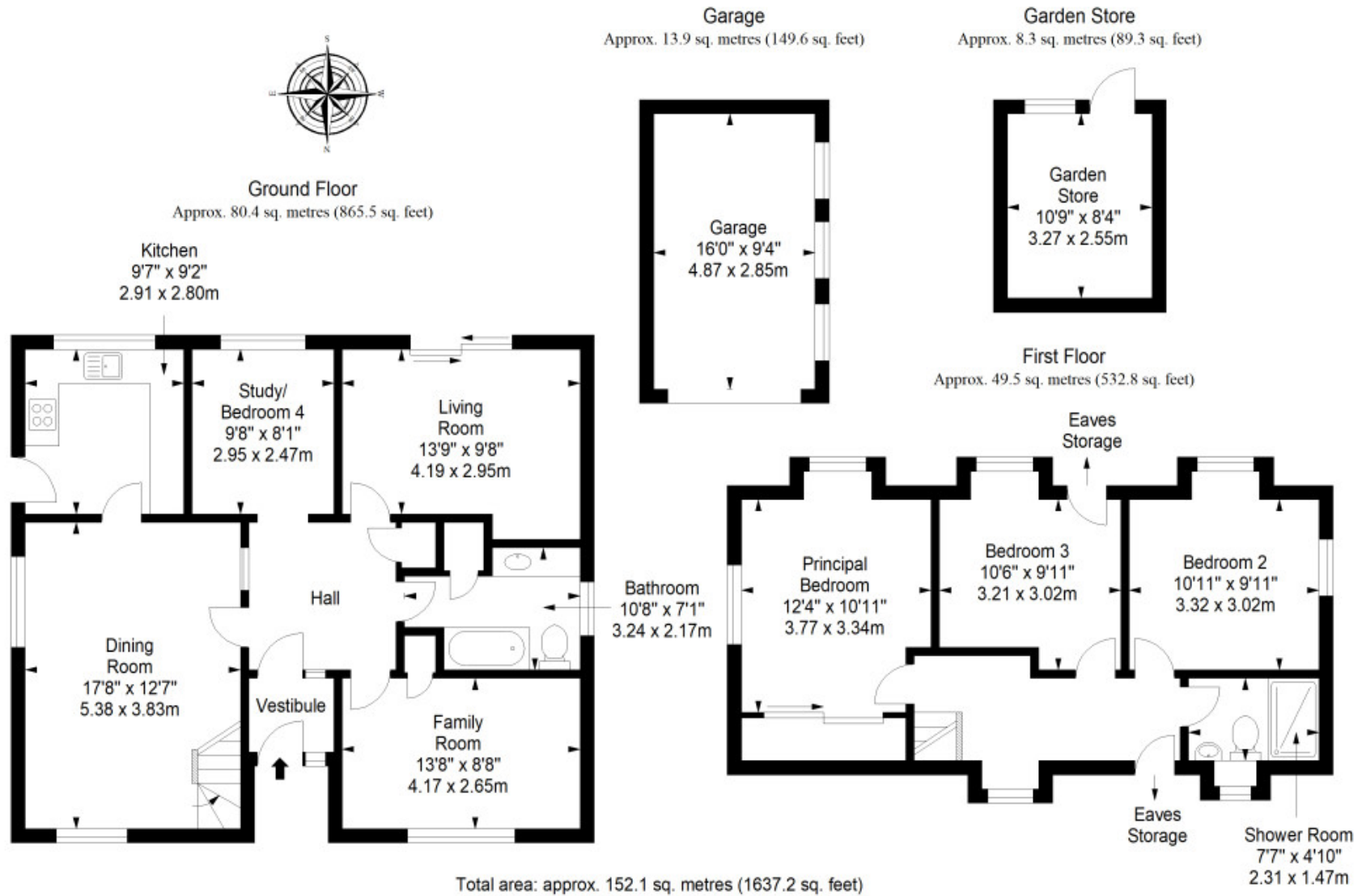




"The home is accompanied by well-maintained gardens and excellent private parking, and it lies close to village amenities."



# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburgea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland