



**Thorntons**   
The right way to move

## 13 Anderson Drive, Balmullo

St Andrews, Fife  
KY16 0ED



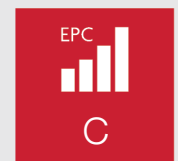
1



4



2



EPC

C





## Summary

This detached four-bedroom family home offers bright and airy interiors with a modern neutral finish and exceptional practicality, featuring built-in storage, a family bathroom, an en-suite shower room, and a third WC. It also boasts a bright breakfast kitchen with a utility room, and a spacious southwest-facing reception room – both with access to the gardens. The property sits on a neatly maintained plot with attractive gardens overlooking open countryside and benefits from a driveway and attached double garage for ample private parking.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

## Features

- Picturesque village setting
- Modern detached family home
- Porch and welcoming hall with storage and WC
- Spacious dual-aspect living/dining room with garden access
- Bright breakfast kitchen with garden access via a utility room
- Four spacious bedrooms (three with storage)
- Bright wet room in the principal suite
- Bright three-piece bathroom
- Manicured gardens with country views
- Private driveway and attached double garage
- Gas central heating and full double glazing





"A peaceful village setting close to  
St Andrews and Dundee,  
well-connected by road and local  
rail links."











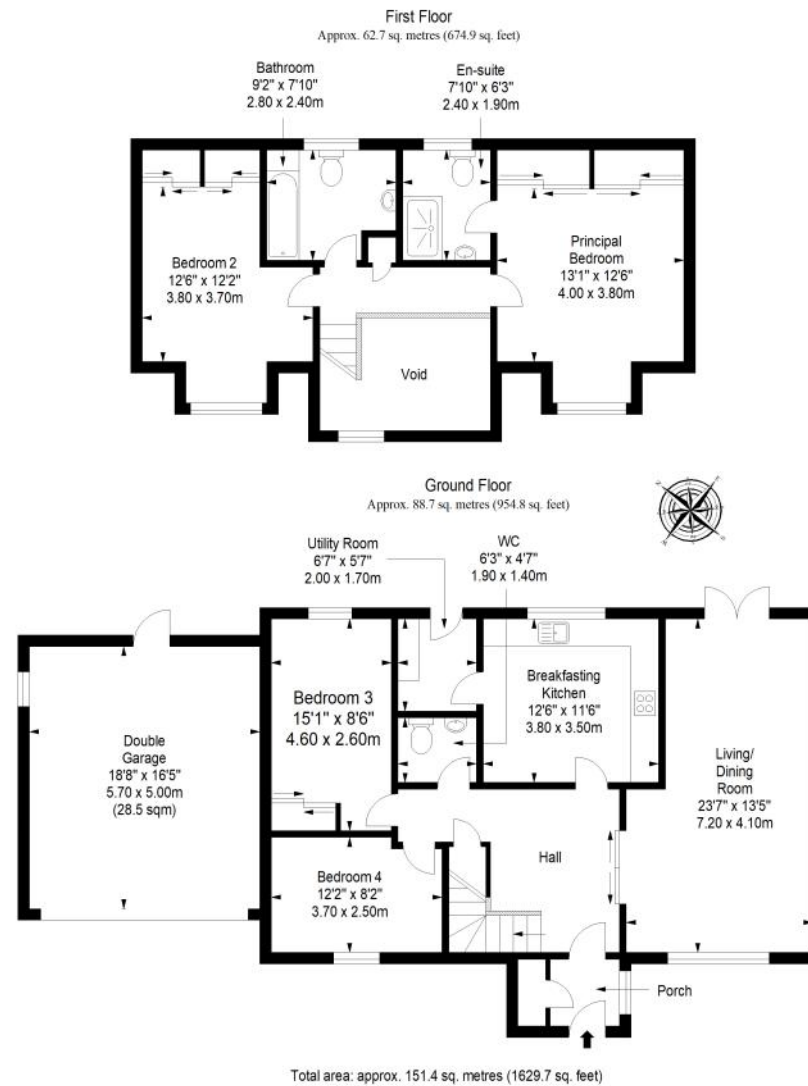
"The detached family home boasts ample parking and attractive gardens surrounded by picturesque countryside."







# Floorplan





# Thorntons<sup>↑</sup>

The right way to move

## Our Branches

### ANSTRUTHER

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

### ARBROATH

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

### BONNYRIGG

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

### CUPAR

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

### DUNDEE

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

### EDINBURGH

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

### PERTH

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

### ST ANDREWS

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

### FORFAR

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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