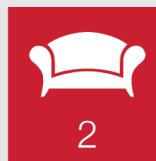




**Thorntons**   
The right way to move

## Hillside, Burnside, Balmullo

St Andrews, Fife  
KY16 0AW



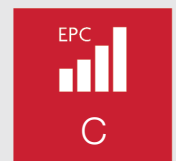
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Hillside is a spacious three-bedroom detached residence that enjoys a peaceful village location, close to St Andrews and Dundee. Tucked away within attractive gardens, it boasts an elevated south-facing position with idyllic countryside views, and the interiors maximise this serene outlook and sunny aspect. The home offers excellent space, versatility, and practicality, making it ideal for families, and there is ample private parking with a driveway and integrated garage. A buyer also has appealing opportunities to personalise the property through modernisation and potential reconfiguration.

Upon entering, an airy reception hall features a cloakroom with a handy WC. The hall, accessible from the garage, leads to two reception rooms. The living room is flooded with natural light from extensive south-facing glazing. It serves as a year-round area with garden access and a cosy open fire. The neighbouring dining room also faces south and provides a spacious family and entertaining area with convenient kitchen access.

## Features

- Secluded south-facing setting with elevated views
- Spacious detached house with scope for upgrading
- Reception hall with storage, WC, and garage access
- Two south-facing reception areas for relaxation and dining
- Bright kitchen with useful utility room
- Three double bedrooms with storage
- Shower room in the principal suite
- Three-piece family bathroom
- Generous suntrap gardens with a scenic outlook
- Integral single garage and large private driveway
- Gas central heating and double-glazing





"The spacious and versatile interiors offer superb potential and enjoy a south-facing position, plus idyllic rural views."







The bright kitchen boasts a classic country-style design in neutral tones. It is equipped with a freestanding electric cooker and fridge, while an undercounter washing machine is discreetly housed in a large adjoining utility room with external access.

The principal suite completes the ground floor, comprising a spacious dual-aspect bedroom with built-in storage and a shower room. Two further bright and airy double bedrooms are located upstairs, accessible via a naturally lit landing, and each features double built-in wardrobes. Also on this level is a light-filled bathroom accompanied by deep storage. The property benefits from double glazing as well as gas central heating.

Outside, the mature gardens face south, overlooking pastoral fields with unspoilt vistas as far as the eye can see. These verdant grounds provide true seclusion and include a sheltered seating area and expanses of lawn bordered by established trees and shrubs. The generous plot also features a multi-vehicle gravelled driveway leading to the integral single garage.

Extras: The sale includes all fitted floor and window coverings, light fixtures, and appliances, except the freezer.









## Balmullo, St Andrews

Balmullo is a popular village and is well placed for commuting to St Andrews and Cupar, Dundee, Glenrothes and Edinburgh.

The mainline railway station at Leuchars is only one and a half miles away and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

There are numerous golf courses in the area such as Drumoig, St Michaels, Scotsraig and, of course, the seven St Andrews Links courses including the Old Course.

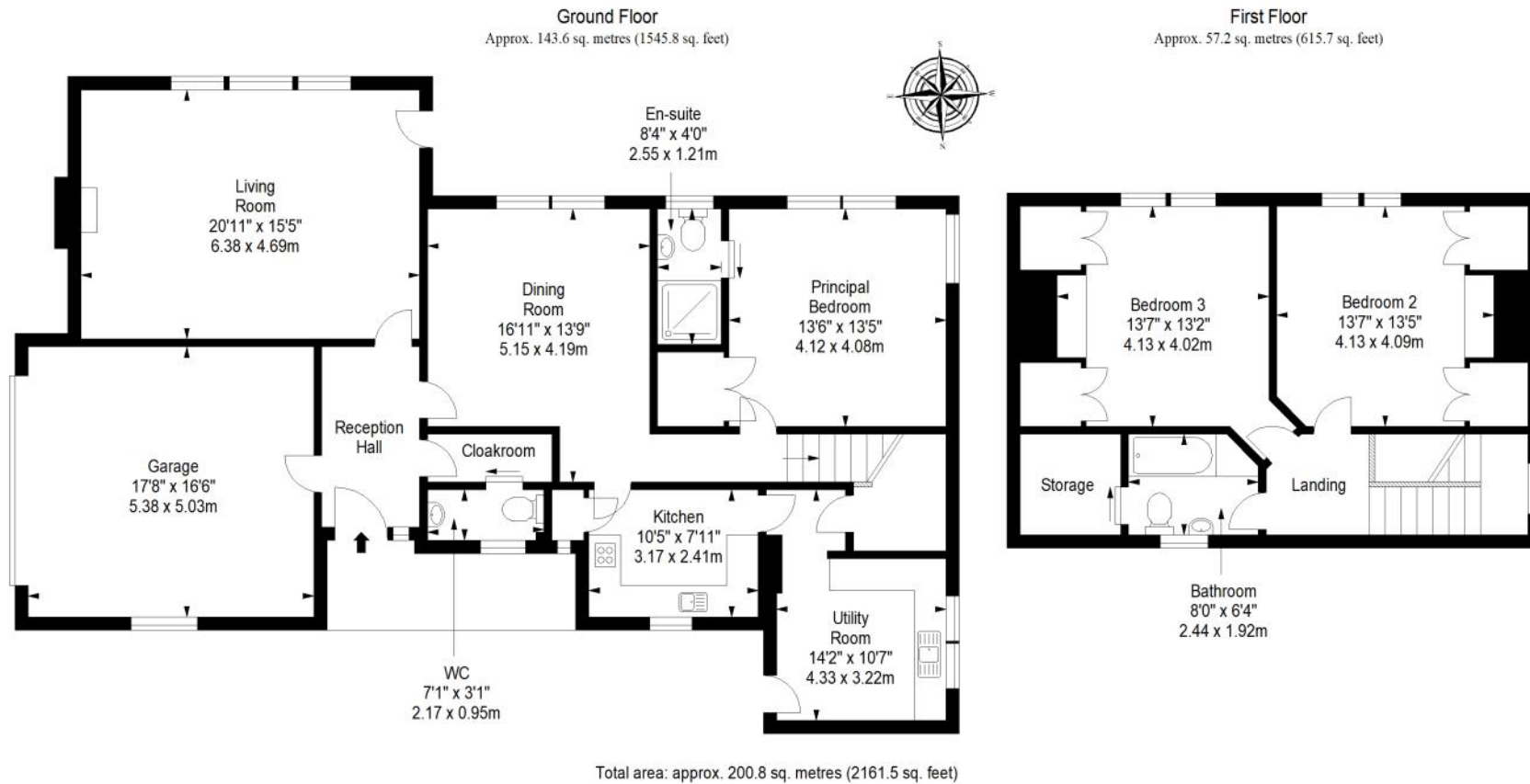
Local amenities include an excellent primary school, doctors' surgery, village inn, and convenience store.

### Travel Directions:

Upon approaching Balmullo from Dairise, at the first roundabout turn left into Pitcairn Drive. Take the first right and the second left into Burnside. Continue through onto a narrow road, which turns to gravel. Continue up, passing Meadowside, and Hillside is the last house on the left.



# Floorplan





# Thorntons<sup>↑</sup>

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