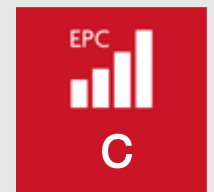
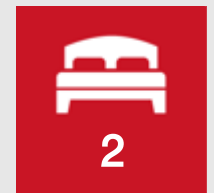
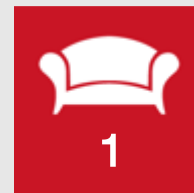




Thorntons
The right way to move

17 Lomond Place, Balmullo, St
Andrews, Fife KY16 0DL





Summary

Set in a peaceful residential cul-de-sac, this well-maintained two-bedroom semi-detached bungalow offers comfortable, single-storey living in the heart of Balmullo. The property comprises: spacious living room, a generous dining kitchen, two well-proportioned double bedrooms, and a contemporary shower room. Externally, the home enjoys a private rear garden with lawn and patio, a neat front garden, and a driveway leading to a detached garage. With great natural light, excellent storage, and potential for cosmetic updating, this home is ideal for downsizers, couples or small families seeking village living within easy reach of St Andrews, Leuchars and Cupar.

Features

- Semi-detached bungalow
- Spacious living room with picture window
- Generous dining kitchen
- Two double bedrooms
- Modern shower room
- Private rear garden with patio
- Detached garage plus driveway
- Gas central heating, double glazing, EPC; C
- Quiet cul-de-sac setting
- Close to shops, school & rail links

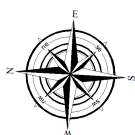
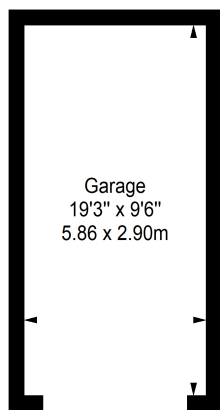
Room Measurements

Living Room: 17'9" x 11'2" / 5.42 x 3.40 m
 Dining Kitchen: 12'3" x 10'10" / 3.74 x 3.30 m
 Bedroom 1: 11'2" x 9'11" / 3.40 x 3.02 m
 Bedroom 2: 10'10" x 9'5" / 3.30 x 2.87 m
 Shower Room: 10'9" x 5'6" / 3.28 x 1.68 m
 Detached Garage: 19'3" x 9'6" / 5.86 x 2.90 m

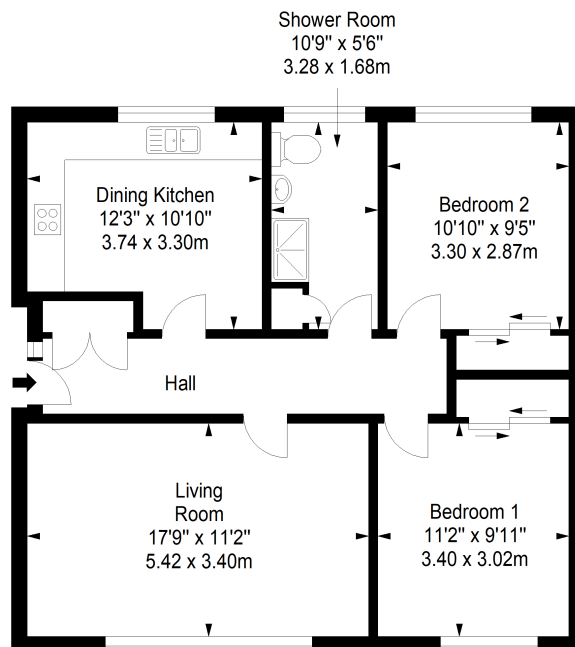


Floorplan

Garage
Approx. 17.0 sq. metres (183.0 sq. feet)



Ground Floor
Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 sq. feet)

Our Branches

ANSTRUTHER

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

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@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
dundeeea@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

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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