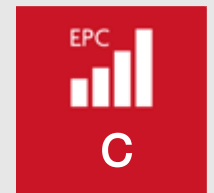
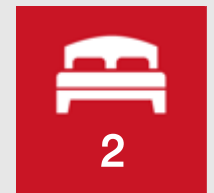




**Thorntons**  
The right way to move

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







## Summary

Set in a peaceful residential cul-de-sac, this well-maintained two-bedroom 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

- Detached single-storey home
- 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

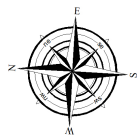
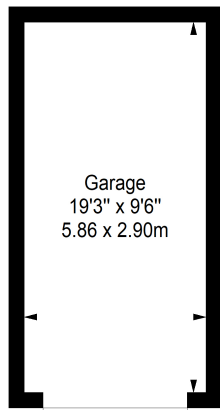




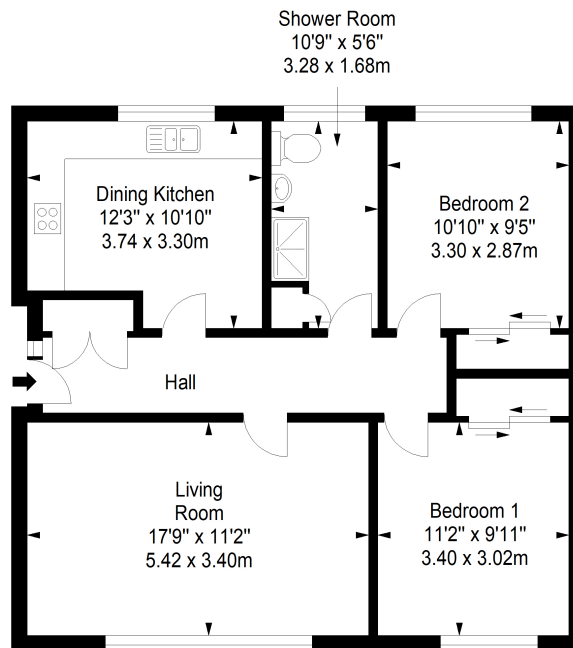


# Floorplan

**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)

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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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