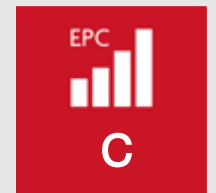
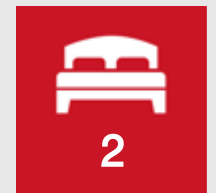




4 The Mount, Balmullo, St
Andrews, Fife KY16 0DA





Summary

Bright and well-proportioned bungalow which offers single-floor living with spacious rooms, a side conservatory extension, and a detached garage. Gravel frontage provides off-street parking, while the surrounding garden grounds include a shed and greenhouse. The accommodation comprises: hall, living room, kitchen, shower room, two double bedrooms (one of which is currently used / suitable as a dining room), and a conservatory accessed from the living room. Ideal for those seeking compact, low-maintenance single-storey accommodation in a desirable village location. Please note: Some items of furniture are available through separate negotiation. Selected items within the shed, garage, and greenhouse are included in the sale. White goods in the kitchen will require replacement.

Features

- Detached bungalow
- Spacious living room, access to the conservatory
- Kitchen with ample floor and wall units
- Two double bedrooms both with storage
- Conservatory to the side, providing additional living space
- Practical shower room
- GCH; DG; EPC - C
- Gravel driveway providing access to detached garage
- Private, well-defined garden areas
- Ideal home for a retired couple or small young family

Room Measurements

Living Room: 13'8 x 12'3 (4.17m x 3.73m)

Kitchen: 9'2 x 9'1 (2.80m x 2.76m)

Conservatory: 11'2 x 9'6 (3.40m x 2.90m)

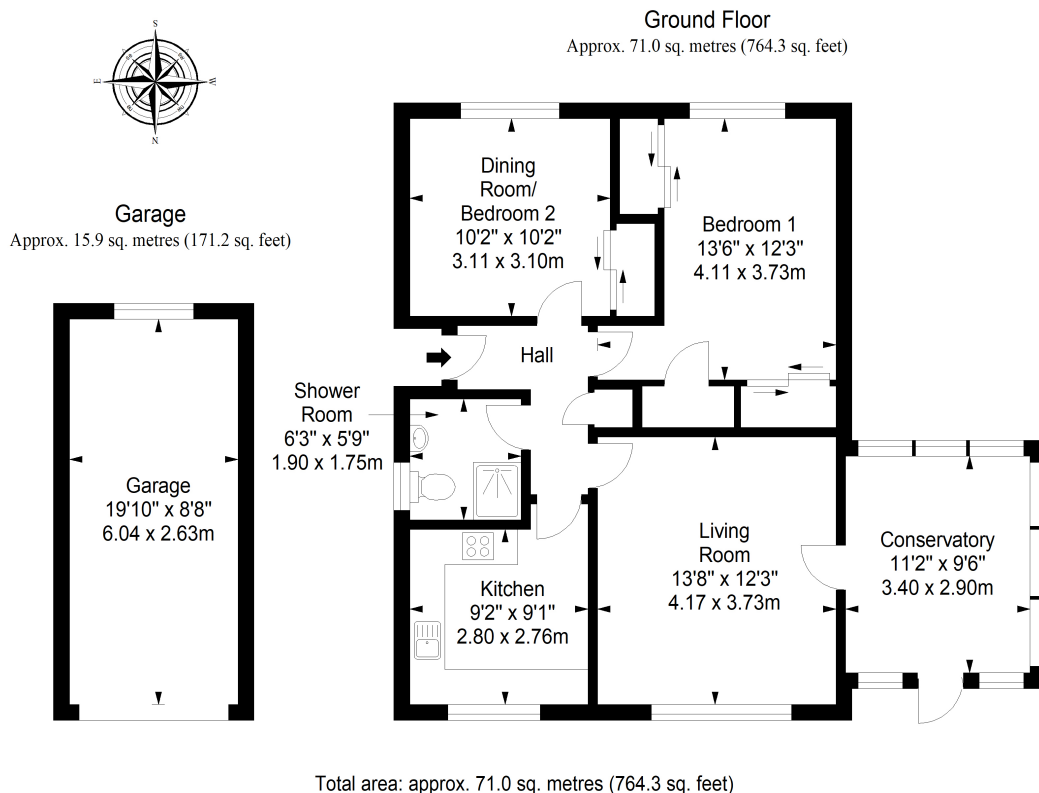
Bedroom 1: 13'6 x 12'3 (4.11m x 3.73m)

Dining Room/Bedroom 2: 10'2 x 10'2 (3.11m x 3.10m)

Shower Room: 6'3 x 5'9 (1.90m x 1.75m)



Floorplan



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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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