



**Thorntons**   
The right way to move

## 31 The Mount Balmullo

St Andrews, Fife  
KY16 ODA







## Summary

This two-bedroom detached bungalow forms part of an established development in Balmullo. It is within commuting distance of St Andrews and Dundee and accessible in under 17 minutes by car in both directions. This home is ideal for buyers looking for an alternative to city living while still being within easy reach of the city. The home comes with a sun-filled living room with attractive wood flooring, a modern kitchen with fitted units, a sunny principal bedroom and a versatile second bedroom (currently used as a home office). The home has a shower room. Externally, there are private gardens, with the rear garden enjoying an elevated position and south-facing aspect and a drying area, plus a private driveway. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

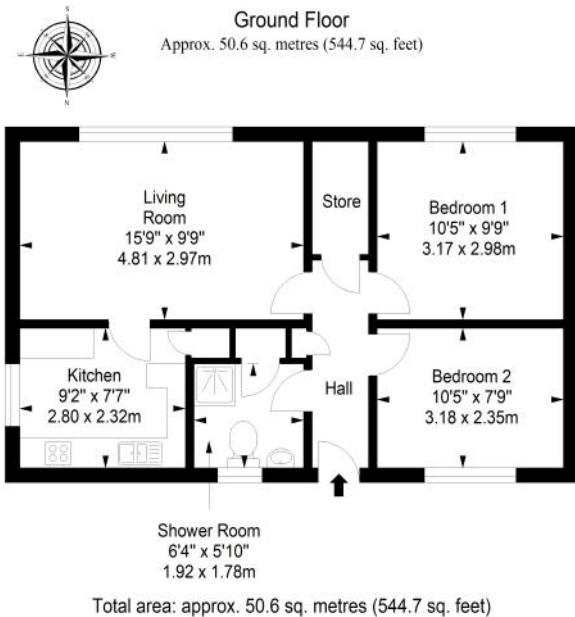
## Features

- Appealing detached bungalow
- Sought-after village location in Balmullo
- Within easy commuting distance of St Andrews
- Entrance hall with storage
- Generous living room with a sunny aspect
- Modern kitchen with fitted units
- South-facing main bedroom
- Versatile second bedroom
- Three-piece shower room
- Private gardens to the front and rear
- Private drying area
- Private driveway parking
- Gas central heating and double glazing





# 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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