





7 Balone Steading

St Andrews, Fife, KY16 8NS

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This end-terrace house forms part of a characterful steading conversion just outside St Andrews, offering four bedrooms, two reception rooms, a large dining kitchen, and two bathrooms (plus a separate WC), as well as a well-maintained, sunny garden, a garage, and a driveway.

A characterful stone turret fronts the house, where the front door opens into an entrance hall with built-in storage, a useful WC, and space for coat/shoe storage and items of furniture. Leading off the hall to the left are the living room and formal dining room, which enjoy a sociable open-plan layout – perfect for everyday family life and entertaining alike! Both rooms are illuminated by south-facing windows flooding the spaces with sunshine and framing garden views, with the living room featuring a characterful, near full-height arched window with a door opening onto the garden. The living room also features a beautiful fireplace. The kitchen is conveniently connected to the living room and offers ample space for an additional seated dining area. A small west-facing, paved outdoor seating area can be accessed via doors from the dining kitchen.

Features

- End-terrace house just outside St Andrews
- Part of a characterful steading conversion
- Entrance hall with storage and WC/utility room
- Open-plan living room and formal dining room
- West-facing paved outdoor seating area
- Attractive, modern dining kitchen
- Four bedrooms with built-in wardrobes
- One en-suite bathroom
- Separate family bathroom
- Well-maintained, south-facing garden
- Attached single garage and private driveway
- Gas central heating and double glazing



"This end-terrace house represents the perfect family home, with spacious and flexible accommodation."





The kitchen comes very well-appointed with contemporary gloss-white cabinetry, including a central island, plentiful workspace, and metro-tiled splashbacks, with integrated appliances comprising an oven and grill, a gas hob, a fridge/freezer, and a dishwasher. The WC in the hall doubles as a utility room, with cabinetry and space for a washing machine. The home's four bedrooms are on the first floor, approached via a staircase and landing with a snug area. The sleeping areas are all well-proportioned and accompanied by built-in wardrobes, the principal bedroom has an en-suite bathroom with bedroom 2 benefiting from a fitted dressing table. Finally, a separate bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a well-maintained, enviably south-facing garden, featuring a partial wall border, an immaculate lawn, a large patio for outdoor seating, and a wealth of leafy, colourful shrubbery. Excellent private parking is provided by an attached single garage and a driveway. Extras: All fitted floor coverings, window coverings, light fittings (except dining room), and integrated kitchen appliances will be included in the sale.



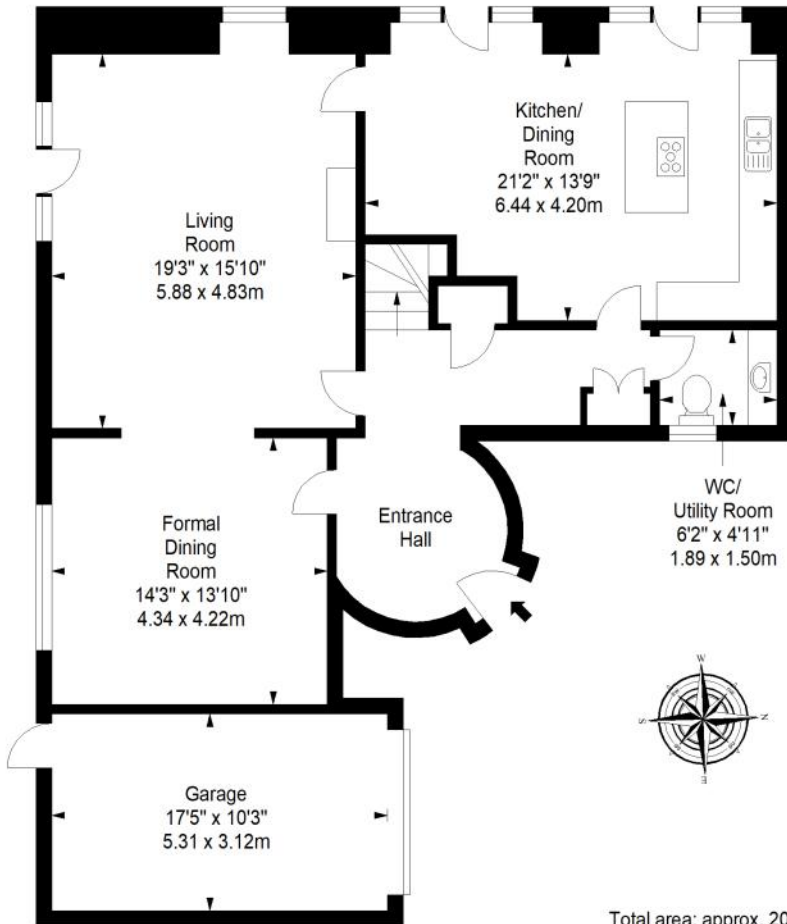


St Andrews

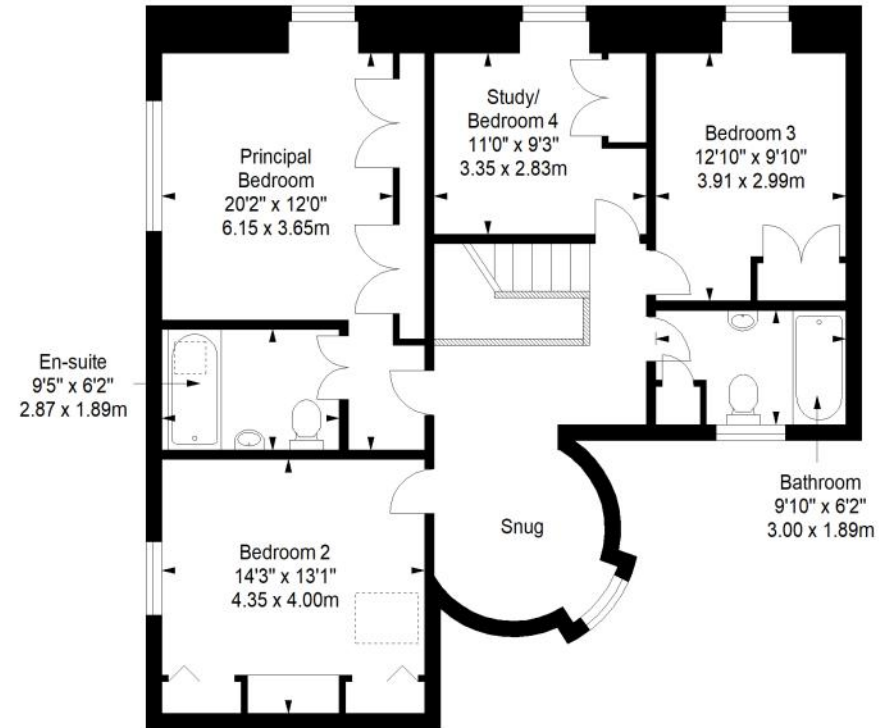
World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.

Floorplan

Ground Floor
Approx. 113.9 sq. metres (1226.0 sq. feet)



First Floor
Approx. 92.0 sq. metres (990.3 sq. feet)



Total area: approx. 205.9 sq. metres (2216.3 sq. feet)



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