




McEwan Fraser Legal

Solicitors & Estate Agents

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13 The Mount

BALMULLO, ST ANDREWS, FIFE, KY16 0DA



St Andrews

The popular and peaceful village of Balmullo offers a range of services that includes a Post Office and shopping. Dundee city centre and the historic University town of St Andrews are a fifteen minute commute. Leuchars main line railway station is two miles away providing a fast link to Edinburgh and Aberdeen. All amenities such as primary school and play park are situated close by local shop/Post Office, doctors surgery and village inn are within walking distance. Well positioned for bus route to Cupar, St.Andrews and Dundee.

St Andrews Castle, St Andrews Golf Course, St Andrews Cathedral



The Property

13 The Mount certainly offers a great location within the popular village of Bulmullo. The Bungalow has been nicely maintained by the present owner but would benefit from some upgrading, and offers generous accommodation. Sitting on a good size corner plot with single garage, driveway and garden ground, the house has great potential for extending both upwards and outwards.

The accommodation briefly comprises of a hall with good storage, a lounge/dining room, kitchen, bathroom and three bedrooms with master benefiting from an en-suite toilet and wash hand basin. The lounge is spacious and comfortable with clearly defined dining area and offers dual aspect to the gardens whilst three large windows flood the room with natural daylight. The kitchen provides ample floor and wall units. A door from the kitchen leads to the rear garden where a sunroom has been created between the house and the garage, a perfect spot to enjoy the garden from in all weathers.

To the other side of the house sit three bedrooms, all with built-in storage, and the family bathroom. The master bedroom is located to the rear of the house and provides comfort by way of an en-suite toilet and wash hand basin. The garden is bound by a neat tall hedge, this area has been created with privacy and entertaining in mind, a great spot to spend a lazy summer's day. The drive offers parking and the single garage complete the picture.



Details

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.05m (13'3")
Kitchen	4.00m (13'1") x 2.95m (9'8")
Dining Area	4.05m (13'3") x 2.35m (7'9")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
En-suite WC	2.10m (6'11") x 1.05m (3'5")
Bedroom 2	3.65m (12') x 3.60m (11'10")
Bedroom 3	2.75m (9') x 2.65m (8'8")
Bathroom	3.15m (10'4") x 1.70m (5'7")

Gross internal floor area (m²) – 93m²
EPC Rating – E

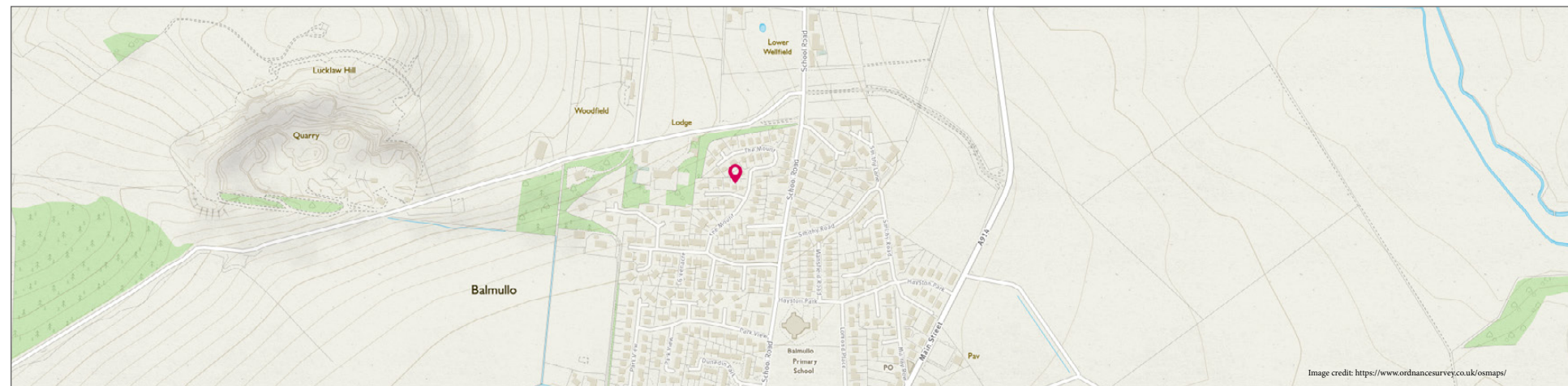


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