

BALMULLO

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ANDERSON DRIVE

KY16 0ED



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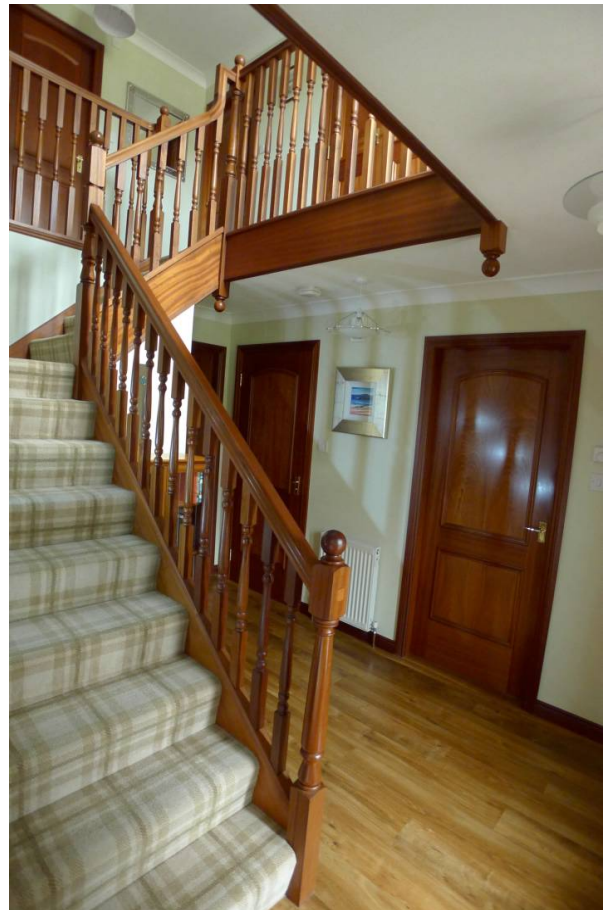
Pagan Osborne is delighted to offer this immaculately presented executive detached villa located within a popular private residential area in the charming village of Balmullo. The property is situated at the end of a cul-de-sac and benefits from a driveway which can park up to four cars.



Entry leads to the main reception hallway which has doors to the lounge, dining room, kitchen, WC/Cloaks and a spindle balustrade staircase which opens to a double height area. The lounge has a fireplace with gas fire and has a pleasant outlook over the front garden. The large dining room can comfortably seat up to ten people.

The feature of the house is the contemporary German Leicht kitchen created by an award winning company. It includes a cooking island with composite stone worktop which also incorporates a flush fitted induction hob, sink, Quooker tap which provides instant boiling water, dishwasher and floor storage units. At the head of the kitchen there are bespoke units, featuring innovative storage solutions. Fitted within this is a Siemens self-cleaning oven, combination steam oven with warming drawer below and an integrated fridge. The kitchen area also benefits from low voltage LED lighting and a feature tubular wall mounted radiator. The kitchen has space for a dining table and is open plan to the family room.

The family room forms part of an extension and has a part vaulted ceiling with Velux window, rear and side facing windows which overlook the private enclosed garden and provide views to Lucklaw Hill. A door from the family room leads to the utility room. The utility room has space for white goods, floor mounted units. The WC/Cloakroom comprises WC and wash hand basin.





The first floor accommodation consists of four double bedrooms, two of which are en-suite, family bathroom and two built in cupboards. The generous master bedroom, which has views to the Balmullo hillside and community woodlands, has large built in mirrored wardrobes and a door that connects to the beautiful en-suite bathroom. This modern en-suite comprises WC, wash hand basin, bath and double shower cubicle.

Bedroom two overlooks the rear garden, has built in mirrored wardrobes and benefits from an en-suite shower room. This en-suite comprises WC, wash hand basin and shower cubicle. The two remaining bedrooms are both double and both benefit from built in mirrored wardrobes. The family bathroom is tiled to half height with a suite comprising WC, wash hand basin, bath and shower cubicle.







Externally there is a monoblock driveway for 4 cars which extends to the garage. The front garden is laid with lawn with various conifers. The enclosed garden to the rear is laid with lawn with various conifers and shrubbery borders. The rear garden also has a patio area. The property is completed by gas central heating and double glazing.





Extras: All carpets, light fittings, blinds, built in appliances, fixtures and fittings shall be left as part of the sale.

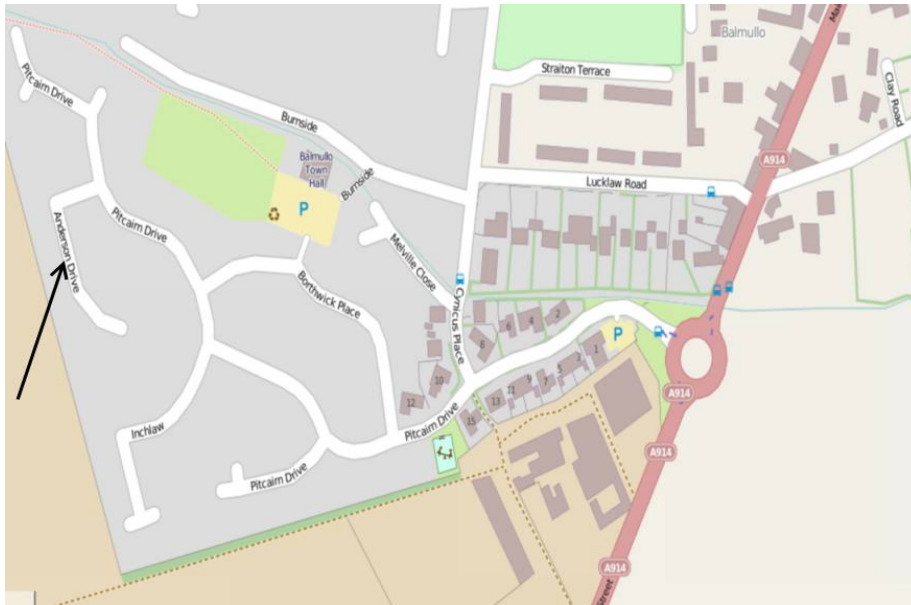
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Viewing: By appointment through Pagan Osborne on 01334 656525.

Council tax band: F

The popular village of Balmullo has a range of services which includes local primary schooling, post office and shopping. Dundee city centre and the historic university town of St Andrews are a 15 minute commute. Leuchars main line railway station is 2 miles away. The village is bounded by open countryside and community woodland walks. Pagan Osborne highly recommends an early inspection to appreciate the accommodation on offer and a Home Report is available upon request.





Travel Directions

Upon entering Balmullo from Dairsie, turn left at the roundabout into Pitcairn Drive. On Pitcairn Drive continue forward and turn right at the junction which continues as Pitcairn Drive. Take the next exit on the left into Anderson drive and follow this road along whereby a for sale board on the left hand side indicates the property.

©OpenStreetMap



GROUND FLOOR



1ST FLOOR

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