



Thorntons
The right way to move

2 Greenacre, Balmullo, St
Andrews, Fife KY16 0DG





Summary

Well-presented detached chalet-style villa, situated within a quiet residential cul-de-sac in the popular village of Balmullo, offers flexible and spacious accommodation comprising; welcoming entrance hall, bright and generously proportioned living room, separate dining room, breakfasting kitchen, modern shower room, versatile study/bedroom three, sunroom, two further double bedrooms and a separate WC. Externally, the property benefits from neatly maintained gardens, a private patio area, detached garage and separate garden shed providing excellent storage.

Features

- Detached chalet-style villa within quiet cul-de-sac
- Flexible 3-bedroom accommodation
- Spacious living room with large front-facing window
- Separate dining room
- Bright breakfasting kitchen
- Modern contemporary shower room
- Useful ground floor study/bedroom
- Sunroom overlooking the garden
- GCH; DG; EPC - C
- Detached garage and external shed

Room Measurements

Living Room: 15'7" x 12'2" (4.76m x 3.72m)

Dining Room: 10'5" x 10'2" (3.17m x 3.11m)

Breakfasting Kitchen: 11'1" x 10'3" (3.37m x 3.13m)

Sunroom: 9'6" x 8'0" (2.90m x 2.43m)

Study/Bedroom 3: 11'10" x 9'0" (3.61m x 2.75m)

Shower Room: 6'6" x 5'9" (1.97m x 1.76m)

Principal Bedroom: 11'5" x 10'6" (3.49m x 3.19m)

Bedroom 2: 11'6" x 9'2" (3.50m x 2.79m)

WC: 5'4" x 3'1" (1.63m x 0.93m)



The property is ideally suited to a range of buyers including families, downsizers and those seeking versatile living space close to St Andrews and Dundee.



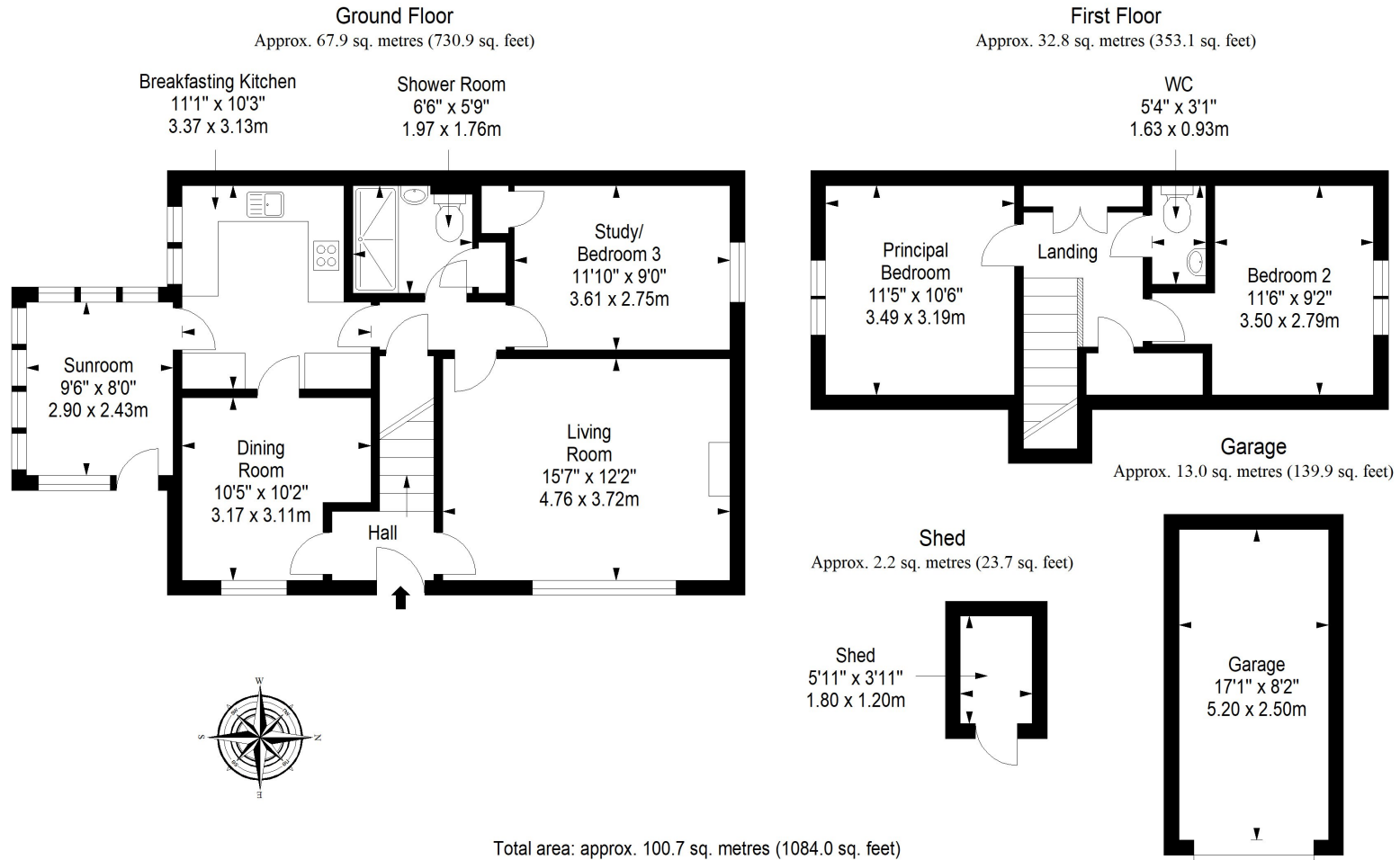




The home is located within an established and desirable residential area.



Floorplan



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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