

22 The Mount

BALMULLO, FIFE, KY16 ODA



EXCELLENT FOUR BEDROOM HOME IN NEED OF SOME MODERNISATION



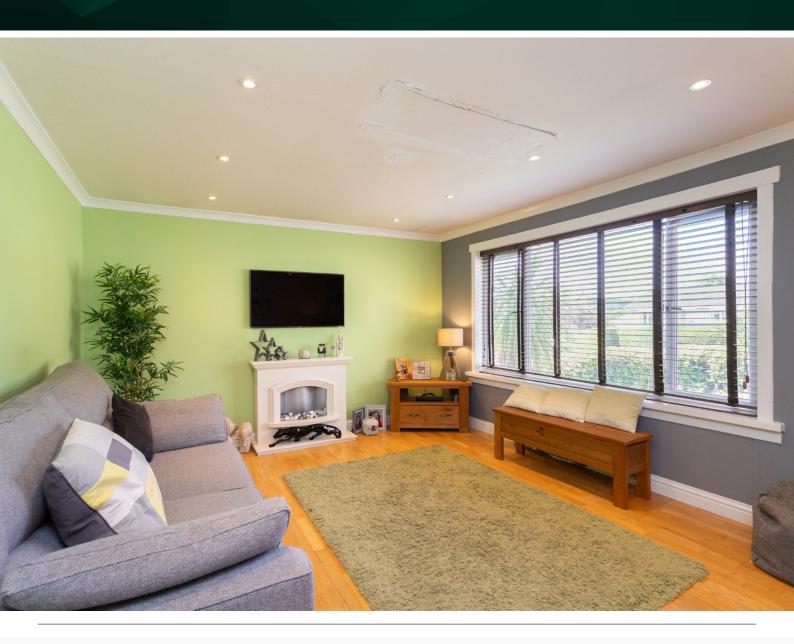


www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer to the market this four-bedroom, detached house, situated within a popular residential area. The room dimensions are generous, and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been maintained by the current owners and offers comfortable accommodation. it would make for a fantastic family home. The property itself needs some TLC.

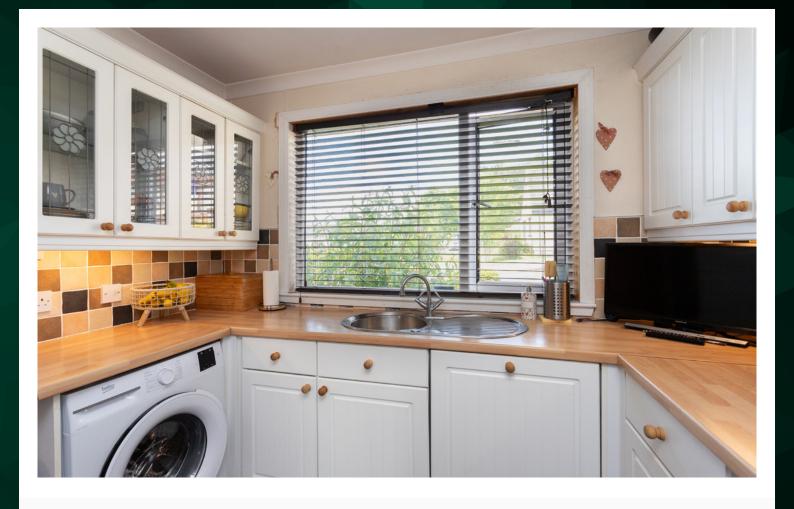
Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the open planned dining area, which has ample space for a table and six chairs for more formal dining with friends and family with French doors leading to the rear gardens.











The kitchen has been fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood.



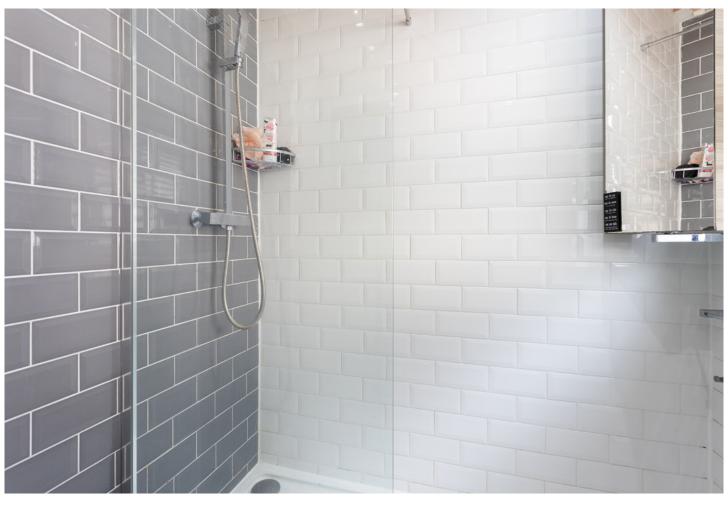


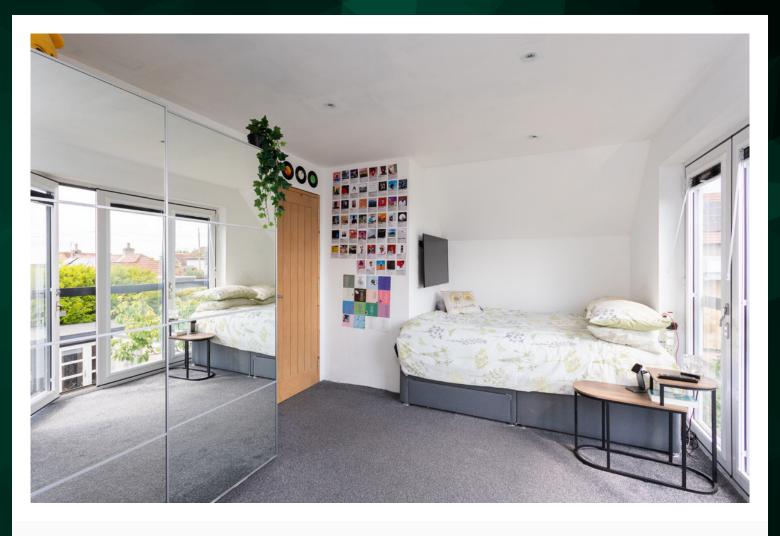
Bedrooms three and four are located on the ground level. A contemporary, modern fully tiled threepiece family bathroom completes the ground level.











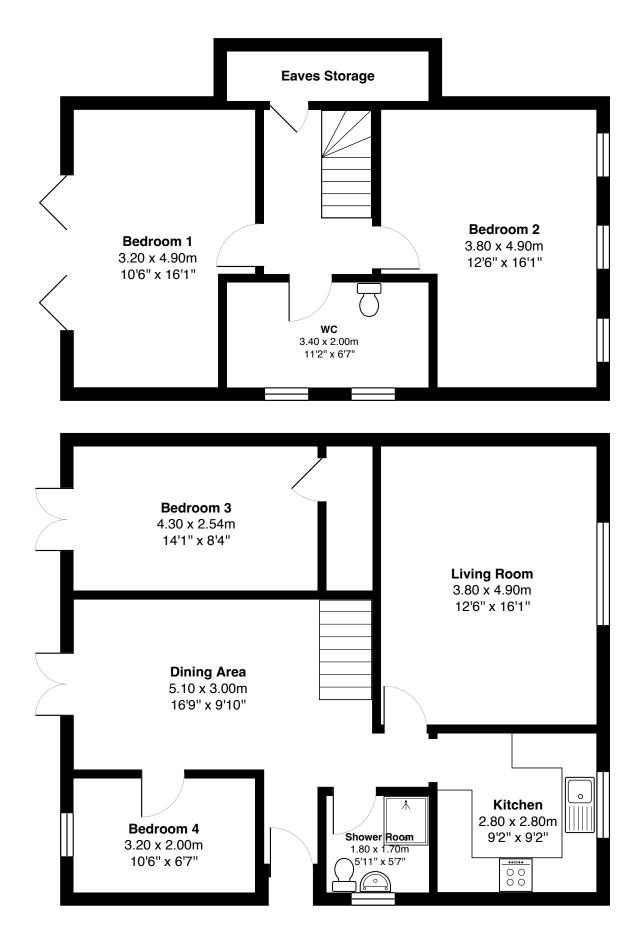
The upper level compromises a useful WC that is perfect for those requiring to work from home and two well-proportioned double bedrooms.











Gross internal floor area (m²): 109m²

EPC Rating: C



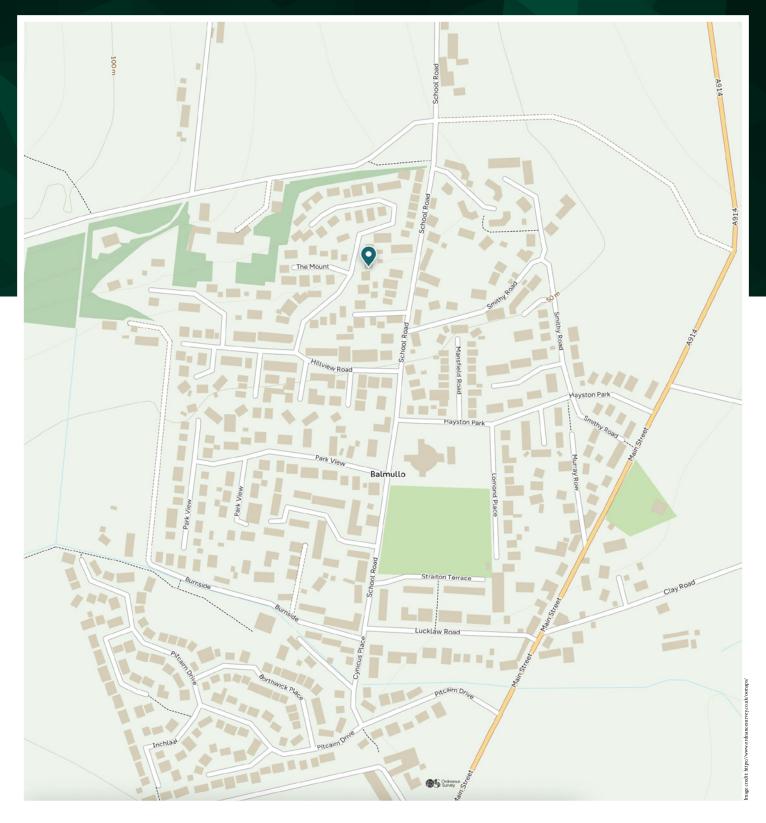




There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for up to three vehicles. There is also an external detached garage that has lighting and power.

The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout. The property has scope to extend with the correct planning.

Viewing is highly recommended to appreciate the accommodation on offer.





Solicitors & Estate Agents

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk







Text and description JAY STEIN Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design **ALAN SUTHERLAND** Designer

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