




McEwan Fraser Legal
Solicitors & Estate Agents
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28 Pitcairn Drive

BALMULLO, KY16 0DZ



The Location

BALMULLO, KY16 0DZ

The popular and peaceful village of Balmullo offers 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 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 the bus route to Cupar, St.Andrews and Dundee.





28 Pitcairn Drive

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It is all about the location! Number 28 Pitcairn Drive certainly offers a great location within the popular village of Balmullo. The house has been beautifully maintained by the present owner and offers generous accommodation over two floors. Sitting on a good size plot with a single garage and driveway with neat gardens to the front and rear, the house welcomes your arrival into the spacious hall. Double “envelope” doors slide to reveal the lounge and dining room, where French doors lead to the garden. The Lounge is spacious and comfortable with a clearly defined dining area and offers a dual aspect to the gardens.

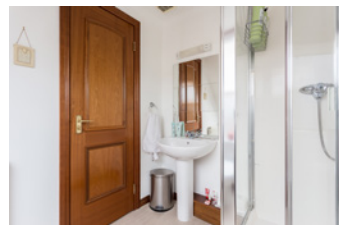
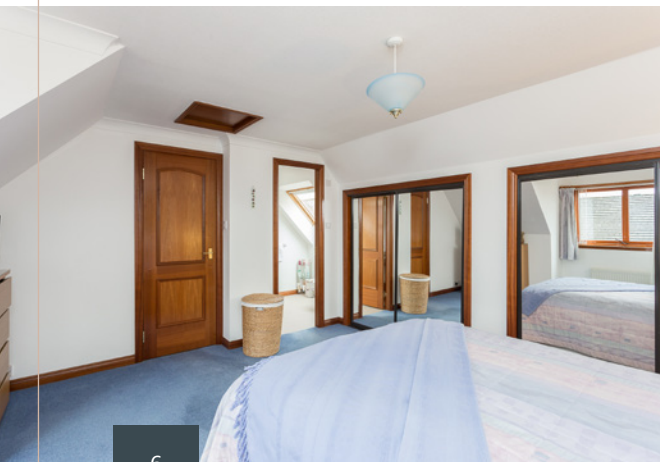
The kitchen is gloriously stocked with wall and floor mounted cabinets and ample work surface for even the most ardent cook. There is plenty of space for the breakfast table and chairs. A door from here leads to the utility and onwards to the garden. Two bedrooms and a cloakroom with W.C., are on the ground floor.

On the upper level are two bedrooms, each with built-in storage, and the Principle bedroom benefits from an en-suite shower room. The family bathroom holds a three-piece white suite with a bath and a shower over the bath, protected by a glazed screen.

The rear garden is bound by wooden fencing. A patio ‘neuk’ has been created with privacy and entertaining in mind - a great spot to spend a lazy summer’s day.

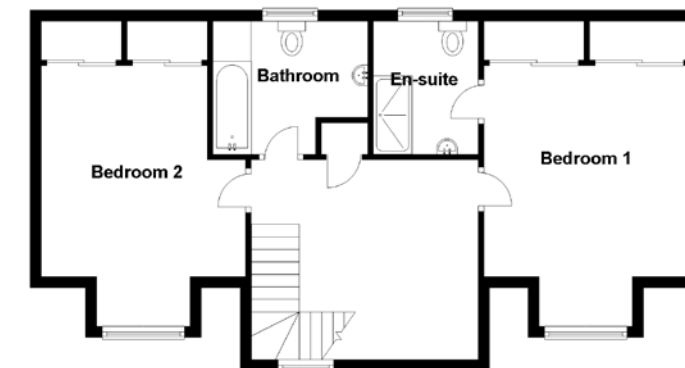
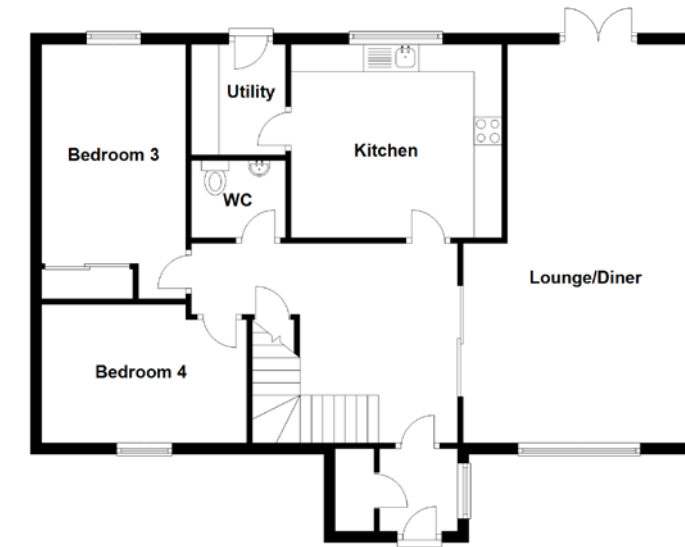
Off-street parking for several cars and a single, detached garage complete the picture. This property is immaculately presented throughout and has been a much-loved family home.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

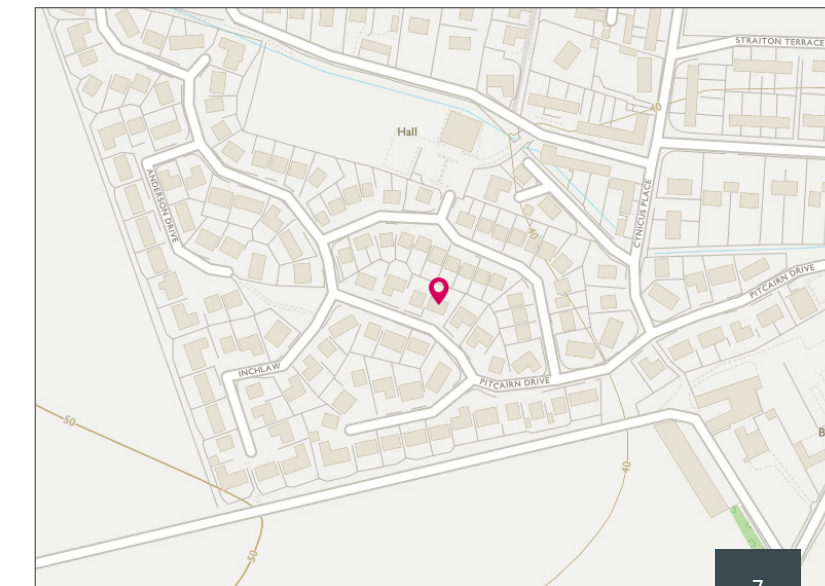


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	7.20m (23'7") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 3.50m (11'6")
Utility	2.00m (6'7") x 1.70m (5'7")
Bedroom 3	4.60m (15'1") x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 2.50m (8'2")
WC	1.90m (6'3") x 1.40m (4'7")

First Floor	
Bedroom 1	4.00m (13'1") x 3.80m (12'6")
En-suite	2.40m (7'10") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bathroom	2.80m (9'2") x 2.40m (7'10")

Gross internal floor area (m²): 142m² | EPC Rating: C



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