



7 Wester Balrymonth Steading

| St Andrews | KY16 8NN

Thorntons 
Let's get a move on!





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Description

This superb property, with fine views over the rolling countryside, is enviably situated within a small select development on the outskirts of St Andrews, ideally located for those wishing to enjoy the many amenities of this ever popular town whilst living in a tranquil rural environment.





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Although the property was originally converted from stone built agricultural buildings to a high specification steading property by the award winning Headon Developments it has been substantially upgraded by the present owners to the exceptional property it is today. The property has many charming features from the elegant sitting room with its feature wood burning stove and double French doors leading to the open plan living dining luxury bespoke kitchen with Rangemaster stove and integrated appliances. From here double French doors open to the private sheltered landscaped garden.

The beautifully presented and refurbished accommodation currently comprising on the ground floor: reception hall with feature slate tiled flooring, sitting room, living dining kitchen, utility room with door to courtyard, and cloakroom, and on the upper floor: master bedroom with luxury en suite shower room, three further double bedrooms with fitted wardrobes and family bathroom. The sale includes the fixed fitted floorcoverings and window blinds.

To front of the property there is a shared monoblocked driveway which leads to the garage and main entrance door. The front garden has a south east facing stone chipped patio where you can relax and enjoy the morning sun, whilst overlooking the charming countryside. The garden is laid to lawn surrounded by a stone chips border interspersed by with an attractive variety of shrubs. To the rear of the property there is a landscaped terrace and gravel garden with pedestrian gate to a shared courtyard. EPC - C.

Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

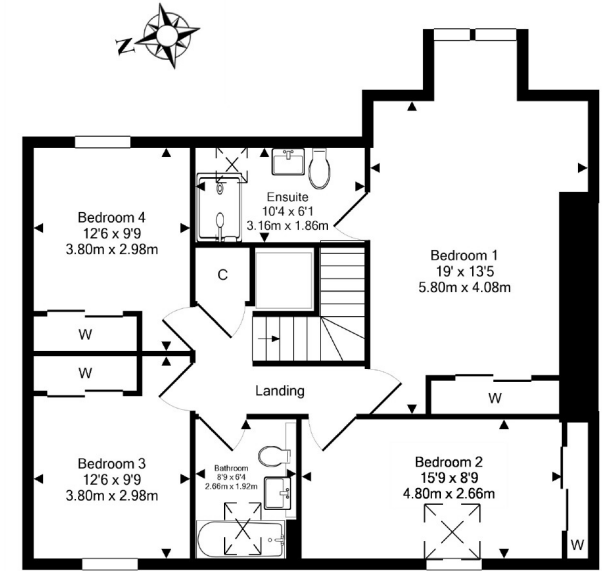
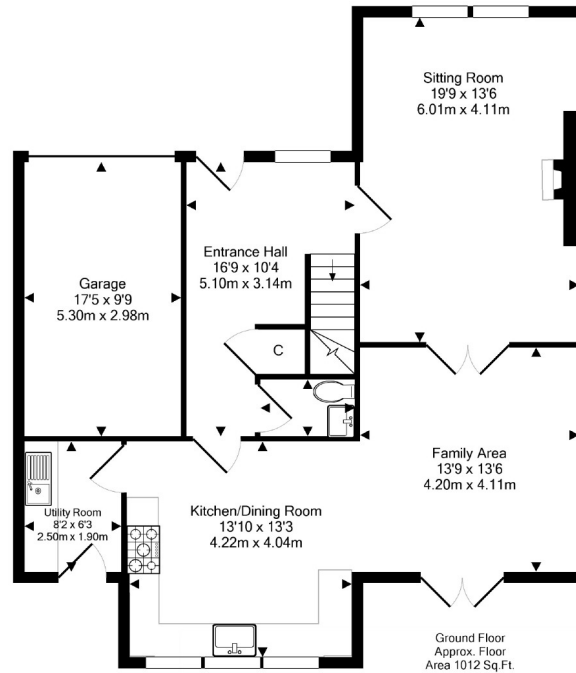
Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are







Total Approx. Floor Area 1873 Sq. Ft. (174.0 Sq. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Reception Hall	10'5 x 9'8	3.18m x 2.95m
Sitting Room	19'7 x 13'3	5.97m x 4.04m
Living/Dining/Kitchen	27'11 x 13'9	8.51m x 4.19m
Utility Room	6'4 x 2'9	1.93m x 0.84m
Master Bedroom	20'4 x 13'3	6.20m x 4.04m
En Suite Shower Room	10'1 x 6'0	3.07m x 1.83m
Bedroom 2	15'5 x 8'9	4.70m x 2.67m
Bedroom 3	12'5 x 9'9	3.78m x 2.97m
Bedroom 4	12'5 x 9'10	3.78m x 3.00m
Bathroom	8'7 x 6'3	2.62m x 1.91m
Cloakroom	5'7 x 3'7	1.70m x 1.09m