



**Thorntons**   
The right way to move

48 Pitcairn Drive,  
Balmullo

St Andrews, Fife, KY16 0DZ





## Summary

Enjoying a peaceful village setting just 20 minutes' drive from St Andrews and Dundee, this detached chalet bungalow promises a wonderfully spacious and versatile family home, accompanied by a sunny enclosed garden, a private driveway, and a detached garage. Presented in excellent move-in condition, the interior boasts four double bedrooms with storage, a principal en-suite shower room, a bathroom, a ground-floor WC and utility room, an impressive reception room, and a social breakfasting kitchen/family room.

Extras: Included in the sale are all fitted flooring, window coverings, and light fittings.

## Features

- Generous detached chalet bungalow
- Reception hall with WC
- Sizeable living/dining room
- Breakfasting kitchen/family room with utility room (both with garden access)
- Four double bedrooms with storage (potential for a home study)
- Principal en-suite shower room
- Bathroom with a shower-over-bath
- South-facing gardens, enclosed to the rear
- Private driveway
- Detached single garage
- Gas central heating and double glazing



“This spacious family home is ready for its new owners and tastefully presented with subtle décor and chic contemporary fittings.”







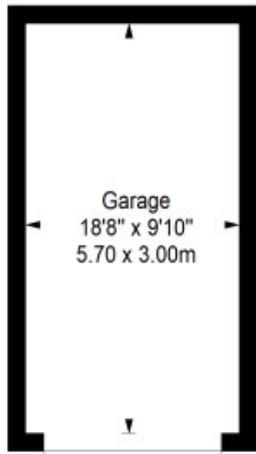


“The peaceful village of Balmullo lies within picturesque countryside, a short drive from the coast and Dundee’s city amenities.”

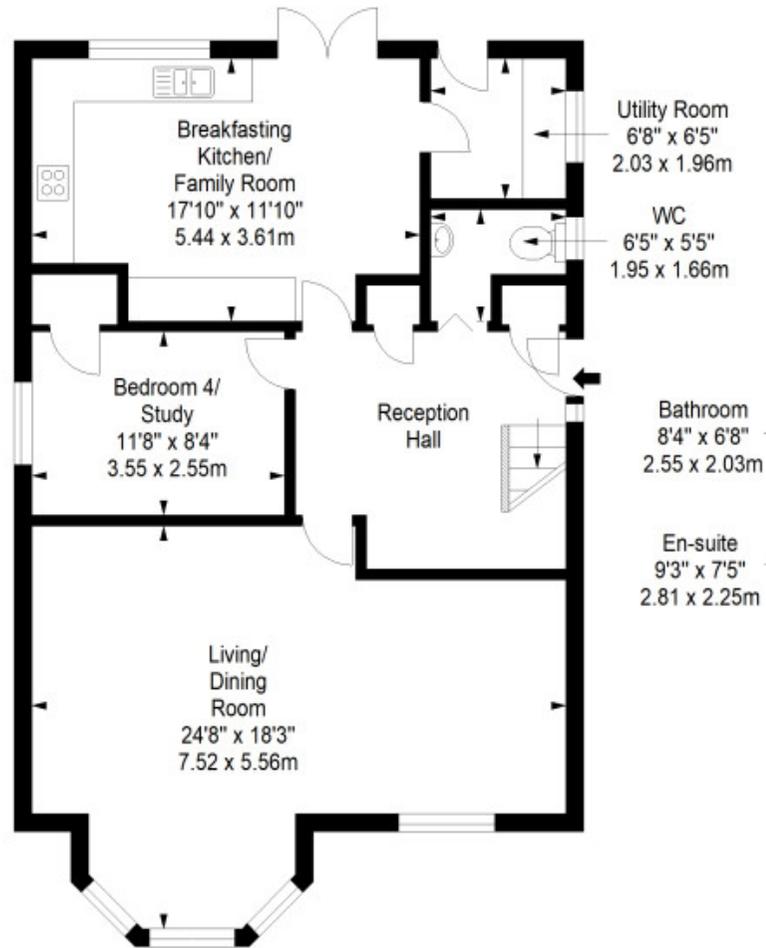


# Floorplan

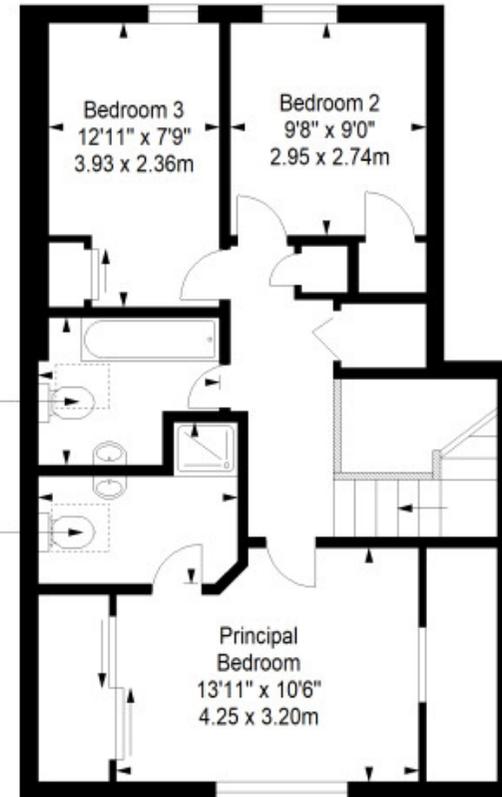
**Garage**  
Approx. 17.1 sq. metres (184.0 sq. feet)



**Ground Floor**  
Approx. 82.8 sq. metres (891.3 sq. feet)



**First Floor**  
Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 162.3 sq. metres (1747.0 sq. feet)



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