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Plot 1 Balmule Farm
Dunfermline
Postcode: KY12 0RZ

maloco + associates are truly delighted to present to the market this unique and rarely available newly completed traditional stone built detached villa. The property benefits from stunning countryside views and is surrounded by a limited number of properties of similar calibre.

The property benefits from being sold with two acres of land making this the ideal purchase opportunity for the equestrian enthusiast.

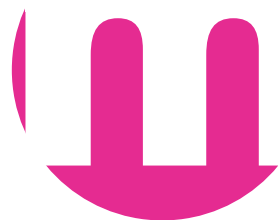
The property itself has been completed to an unwaveringly high standard of accommodation and is entered via a large 25' reception hall with a most attractive stairway incorporating a blend of wood and metal work leading to the upper level.

OFFERS OVER: £360,000

maloco +
associates

a winning team

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

GENERAL DESCRIPTION CONTINUED

There is a generously proportioned lounge with dual aspect windows and French doors leading directly to the gardens. The dining kitchen comes complete with a full range of high gloss finish floor and wall mounted units with work surfaces and splash back tiling. There is ample room for a dining table and associated furnishings within the kitchen area.

Additionally on the ground floor is a separate utility room with stable door leading directly outside, separate shower room comprising of WC, wash hand basin and shower unit and a downstairs office/study.

To the upper level there are four good sized bedrooms with the master benefiting from an en suite shower room and the family bathroom comprises of WC, wash hand basin and bath completing the accommodation on offer. The property benefits from double glazed sash and case windows and an oil fired central heating system and there are garden grounds surrounding which are mainly laid to lawn with separate gravel sections and off street parking is provided.

In summary early viewings are highly recommended to fully appreciate this stunning stone built villa in order to fully appreciate the standard of finish and internal layout and the external lands surrounding.

LOCATION

Balmule Farm is situated to the north of Dunfermline within a rural situation with stunning countryside views surrounding from all aspects. Balmule Farm lies a short distance from Dunfermline where there is a wide range of shopping facilities including the Kingsgate covered shopping centre and pedestrianised precinct. For the commuter easy access can be gained to both Forth and Kincardine bridges. For those who enjoy the outdoors there are equestrian facilities nearby and in particular the purchasers of this property will benefit from free use of the indoor and outdoor equestrian arenas within the development.

TRAVEL DIRECTIONS

Travelling from Dunfermline town centre proceed from Sinclair Gardens roundabout in a westerly direction towards Glen Bridge. At the second set of traffic lights turn right into Pilmuir Street. Travel straight over the mini roundabout and proceed towards Wellwood. Travel past Wellwood and turn right under the railway bridge. Continue along travelling over the stone built bridge and first right into Balmule Farm where Plot 1 is indicated by our For Sale Board.

ACCOMMODATION

HALL	25'0" X 6'6"
LOUNGE	36'10" X 10'9"
DINING KITCHEN	26'5" X 12'2"
UTILITY ROOM	8'9" X 6'2"
SHOWER ROOM	8'3" X 5'5"

BEDROOM ONE	15'6" X 9'8"
BEDROOM TWO	11'4" X 12'9"
BEDROOM THREE	14'8" X 13'2"
BEDROOM FOUR	14'3" X 14'2"
BATHROOM	11'6" X 6'2"

GARDENS AND GROUNDS

DOUBLE GLAZING

CENTRAL HEATING

VENDORS

Ms Kemp

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

OFFERS

Offers should be submitted in writing to:-

maloco + associates Solicitors & Estate Agents

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline

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