

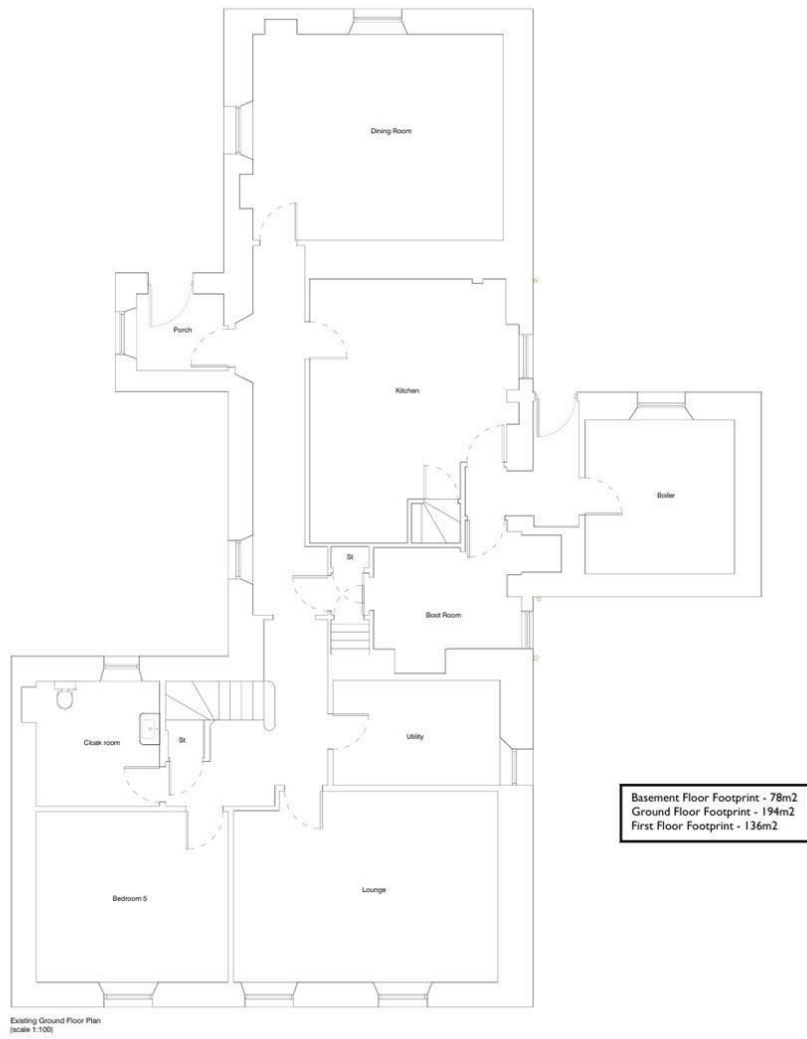


The Farmhouse Toll Road, Balmullo, KY16 0AD

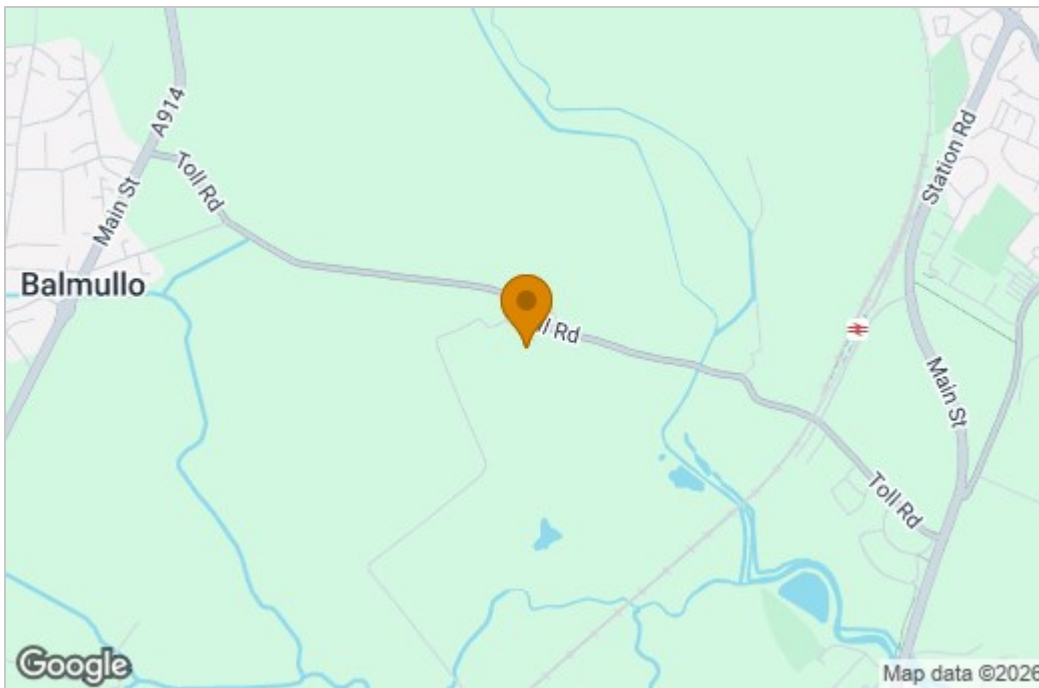
£3,750 Per month

Having recently undergone an extensive refurbishment programme, Pusk Farmhouse, comes to the rentals market in pristine condition and retains all its original features. The property, which is on the edge of a working farm, is a 5-minute drive to Leuchars railway station with the vibrant university town of St Andrews a mere 10 minute drive or easy cycle. The house faces south and sits in an elevated position enjoying stunning panoramic views. The property over 2 levels comprises: Hall, drawing room with working fireplace, sitting room with an open fireplace, downstairs cloakroom, playroom/study/bedroom 5. Main double bedroom with ensuite bathroom with a separate walk-in shower cubicle, 3 further double bedrooms, 2 family bathrooms both with baths. Eat in kitchen with an Everhot, utility room and boot room. Good storage throughout. Gas fired central heating. 2 well behaved dogs considered, sorry no cats. Large walled garden. Grazing for 2 horses could be available by separation negotiation. Long Let Available, subject to the outcome of satisfactory references. EPC E. LL Reg No: 99042/250/08420

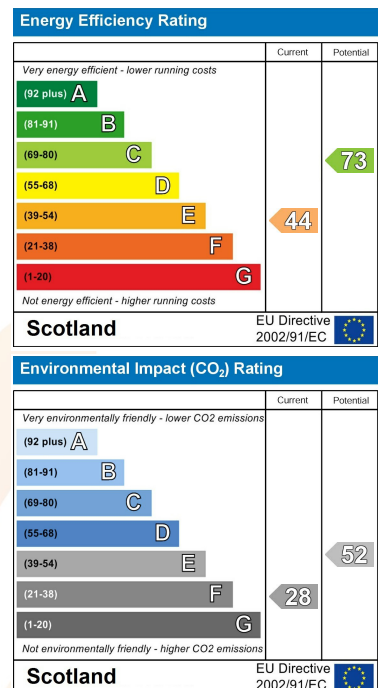
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.