



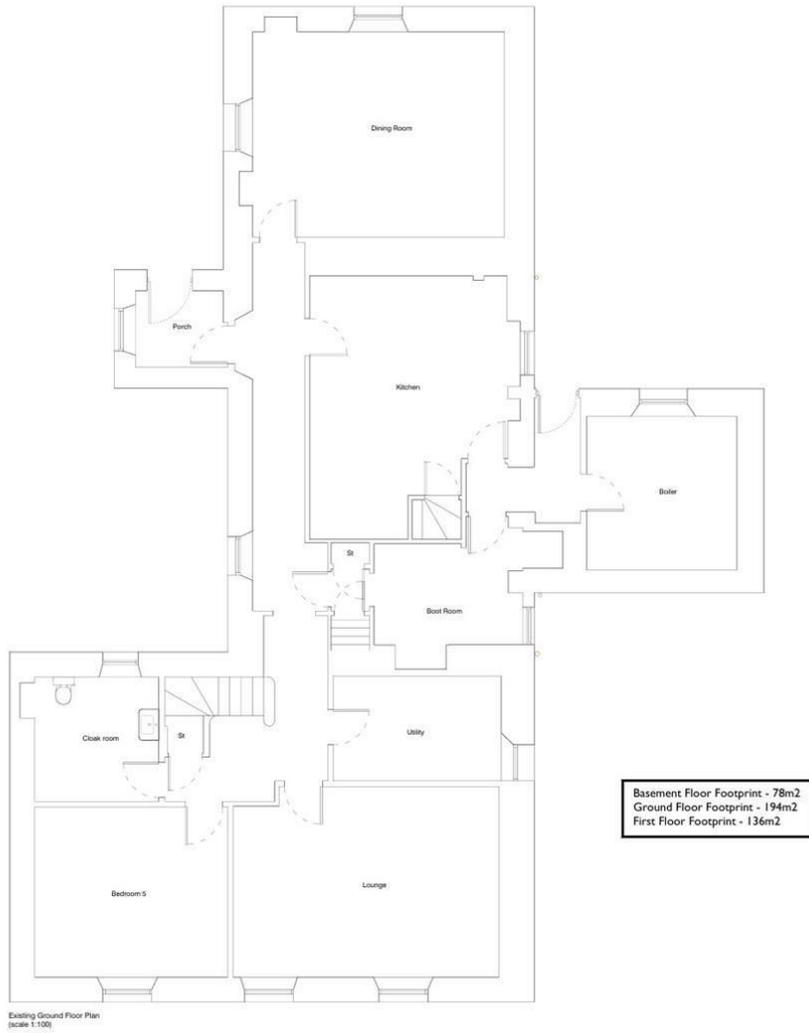
## The Farmhouse Toll Road, Balmullo, KY16 0AD

**£3,750 Per month**

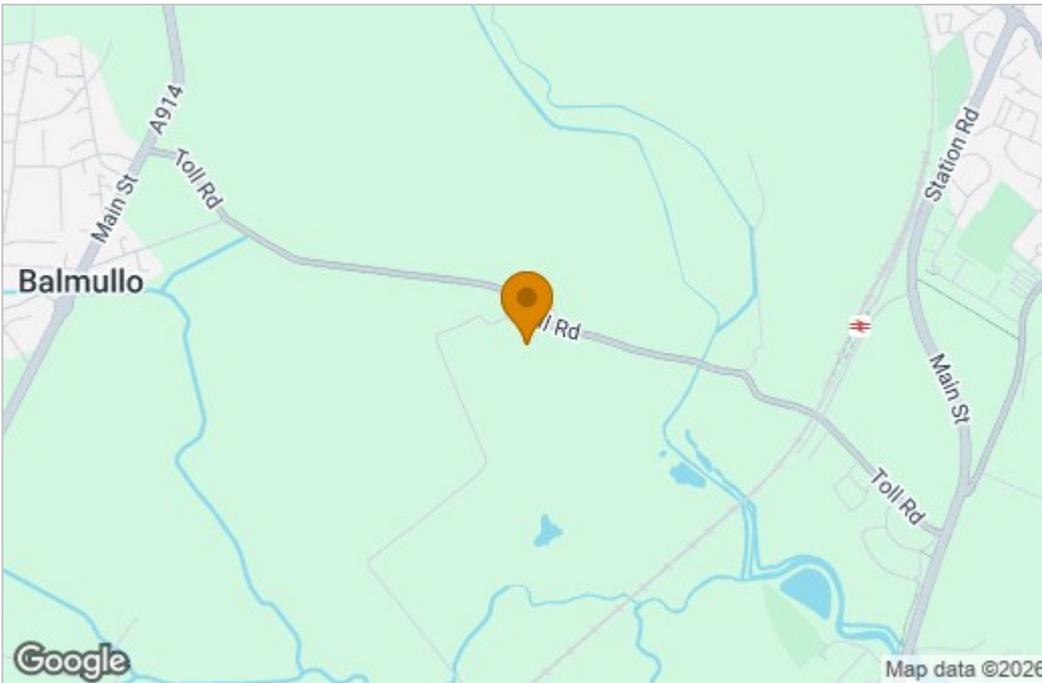
Having recently undergone an extensive refurbishment programme, Pusk Farmhouse, comes to the rentals market in pristine condition and retains all its original features. The property, which is on the edge of a working farm, is a 5-minute drive to Leuchars railway station with the vibrant university town 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



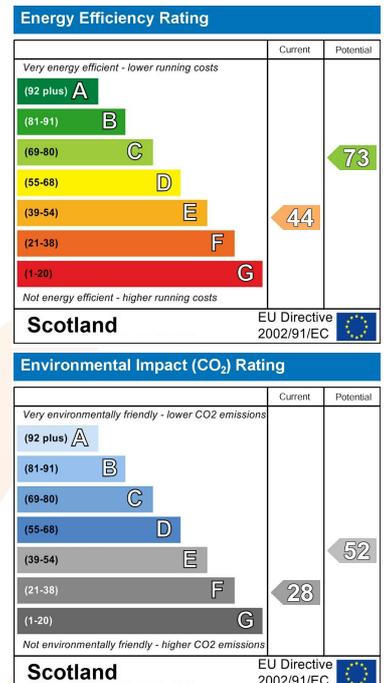
# Floor Plan



# Area Map



# Energy Efficiency Graph



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