



11 Kilrymont Road, St Andrews, KY16 8DE
Offers over £355,000

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£355,000

This spacious detached property is positioned in a highly desirable residential area of St Andrews within easy walking distance of local amenities such as primary and secondary schools, East Sands Leisure Centre and beach, and with easy access to the town centre with its university, golf courses, shops, bars, restaurants etc.

The property has been extended to the rear and into the roof, providing flexible accommodation laid out over two floors, renovated to a high standard with quality finishes including oak doors, wooden floors, etc. At ground floor is the kitchen, the lounge, dining room/bedroom 4, master bedroom with en-suite shower room, bathroom and bedroom two. Upstairs is a spacious landing which gives access to bedroom three, a shower room and to the large store room.

The lounge is a particularly spacious room to the rear of the property with a living flame gas fireplace and patio doors opening to the garden.

The kitchen is well fitted with wall and floor units, a country chef range style oven with eight-burner gas hob, a shelved pantry and freestanding appliances which will be included. The area to the rear of the kitchen is fitted with a second sink, washing machine and tumble dryer to provide a utility area and from here a door opens to the back garden. A further door opens from the kitchen to the dining room/ bedroom four. This multipurpose

room is spacious and has a window to the side and patio doors that open to the garden.

The master bedroom has a window to the front and an area to the rear fitted as a dressing area with built in wardrobes, and an en-suite shower room fitted with shower, w.c and sink. Also at ground floor level is the family bathroom with corner bath, w.c and sink with vanity units, and bedroom two which has wooden floor, a shelved cupboard and dual aspect windows to front and side.

Upstairs is bedroom three, a spacious double room with windows offering views over the town to the sea. The landing is large and could be suitable for a number of uses including office space or play area. The landing gives access to the shower room which is fitted with wc, sink and shower, and the large walk-in store room.

The property has gardens to front and rear. To the front it is laid out in lawn and separated from the street by a low wall and iron gates which open to the driveway, providing parking for multiple vehicles. The drive leads to the side and rear of the house to the garage, next to which, a gate opens to the back garden which is fully enclosed and has an area of patio, lawn and stone chips. There is a gate which gives access to the park behind the houses.

The garden offers a high degree of privacy and enjoys the sun for the majority of the day.





- Spacious detached property
- Highly desirable residential area
- Easy access to town centre and local amenities
- Lounge
- Kitchen, Dining room
- Master bedroom with en-suite
- Two further bedrooms
- Bathroom, Shower room
- Large store room
- Gas fired central heating
- Sealed unit double glazing
- Garage, Driveway, Gardens

INCLUDED

All carpets and floor coverings
Curtains and blinds
White goods
Furniture

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND F
EPC RATING D
FLOOR AREA 156 sqm



