



3 Kinkell Terrace

| St Andrews | KY168DS

Thorntons 
Let's get a move on!





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Description

Thorntons are delighted to bring to the market this 1920's semi-detached villa with many original features including two bay window formations to the front, two feature arches and picture rail in the entrance hallway and stripped, varnished floors throughout.





Description

Kinkell Terrace is ideally located for the East Sands Leisure Centre, a short walk to the town centre and easy access to local schools and supermarkets including Marks and Spencer Food, Aldi and Morrisons.

The accommodation comprises: entrance sun porch, entrance hall, sitting room, dining room, kitchen, three double bedrooms, bathroom and separate W.C.

The entrance sun porch is a lovely entry into the property and provides an additional seating area to enjoy the front garden on a bright day. The main entrance hall gives access off to the sitting room, dining room, bedroom, bathroom and stairs up to the first floor. The sitting room has a bay window to the front and feature free standing fireplace. The dining room also has the bay window to the front, ample space for formal dining suite and door leading through into the kitchen. The kitchen is fitted with modern base and wall units with free standing appliances and side door to the garden. The downstairs double bedroom is to the rear of the property with views over the garden and a separate family bathroom has three piece suite with low level bath with rain head shower over and w.c. The original second bedroom is now a small hallway with the stairs leading up to the first floor, this area has ample space for study/office area, with window to rear making this a bright space. Upstairs there are two good sized double bedrooms with dormer windows to the rear allowing views of the sea from both rooms. Eaves access storage and one with fitted wardrobe.



No. 3 is set in delightful gardens with a large monoblock driveway to the front leading to a single garage and the sun porch, there are two areas of lawn and well stocked borders. The rear garden is fully enclosed, making it ideal for small children or pets. There is a good sized area of lawn, well stocked borders, summer house, studio/potting shed with power and light and a timber shed.

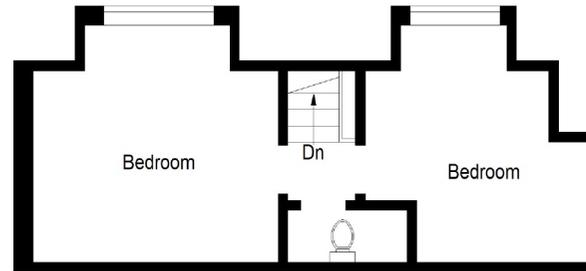




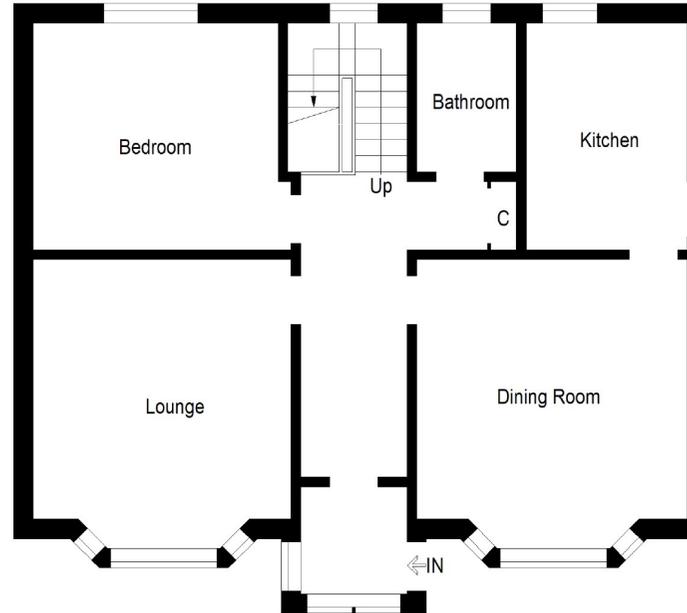


Entrance Sun Porch	9'2 x 8'11	2.79m x 2.72m
Entrance Hall	13'1 x 7'0	3.99m x 2.13m
Sitting Room	14'10 x 13'4	4.52m x 4.06m
Dining Room	14'8 x 13'7	4.47m x 4.14m
Kitchen	11'5 x 7'6	3.48m x 2.29m
Study	10'8 x 8'2	3.25m x 2.49m
Bedroom 1	11'8 x 11'0	3.56m x 3.35m
Bedroom 2	12'11 x 10'4	3.94m x 3.15m
Bedroom 3	12'11 x 10'3	3.94m x 3.12m
Bathroom	8'1 x 5'0	2.46m x 1.52m
Cloakroom	5'8 x 3'7	1.73m x 1.09m

Approximate Gross Internal Area
109.1 sq m / 1174 sq ft



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:548116 / Ref:70128)

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