



81 Kilrymont Road, St. Andrews, KY16 8DQ
Offers Over £300,000

 **Fife
Properties**

Well-presented 3 Bedroom Semi-Detached Villa on an ELEVATED PLOT with a separate EXTERNAL HOME OFFICE, located in the UNIVERSITY TOWN of St Andrews, also known as 'The Home of Golf', with a choice of several world-renowned Golf Courses, Beaches and the Fife Coastal Path nearby. Accommodation: Hall, living room, kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. Driveway and Converted Garage/Home office. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.



LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it's the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it's truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairway with double-glazed window to the front and timber balustrade leads to the upper landing. Under stair storage area. Radiator. Laminate flooring.

LIVING ROOM

13'4" x 11'7" (4.08m x 3.55m)

Bright living room with double-glazed window to the front. Coving. Radiator. Laminate flooring. Doorways to the downstairs bedroom and kitchen.

BEDROOM 3

11'9" x 8'2" (3.59m x 2.51m)

Downstairs double bedroom with double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring.

KITCHEN

10'4" x 8'5" (3.15m x 2.59m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated

appliances include a gas hob, extractor fan above and an oven below. Double-glazed window to the rear overlooking the garden. Wall mounted gas central heating condensing combi boiler. Heated towel rail. Laminate flooring. UPVC door provides access to the rear garden.

BATHROOM

6'9" x 6'5" (2.08m x 1.98m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and an electric shower unit. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Bright upper landing with double-glazed window to the side. Cupboard provides storage space. Carpeted.

BEDROOM 1

15'4" x 11'5" (4.69m x 3.49m)

Spacious double bedroom with double-glazed window to the front with a view towards St Andrews town centre. Separate fitted and built-in wardrobes provide ample shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'0" x 6'10" (3.06m x 2.10m)

Additional double bedroom with double-glazed window to the side. Hatch provides access to the roof space. Eaves storage cupboard. Radiator. Carpeted.

GARDEN

To the front of the property is a laid to lawn garden with borders containing established plants and shrubs. To the side of the garden is a mono bloc driveway providing off street parking and leads to the converted garage / home office. A metal gate provides access to the enclosed rear garden. The rear garden is landscaped to create separate areas of lawn and patio spaces ideal for garden furniture to relax and enjoy recreation time in the sun. The garden contains borders bursting with colourful plants, shrubs and trees with a path leading to the top of the garden where you

can enjoy views towards St Andrews town centre. A timber shed provides outdoor storage.

HOME OFFICE

18'2" x 12'7" (5.55m x 3.86m)

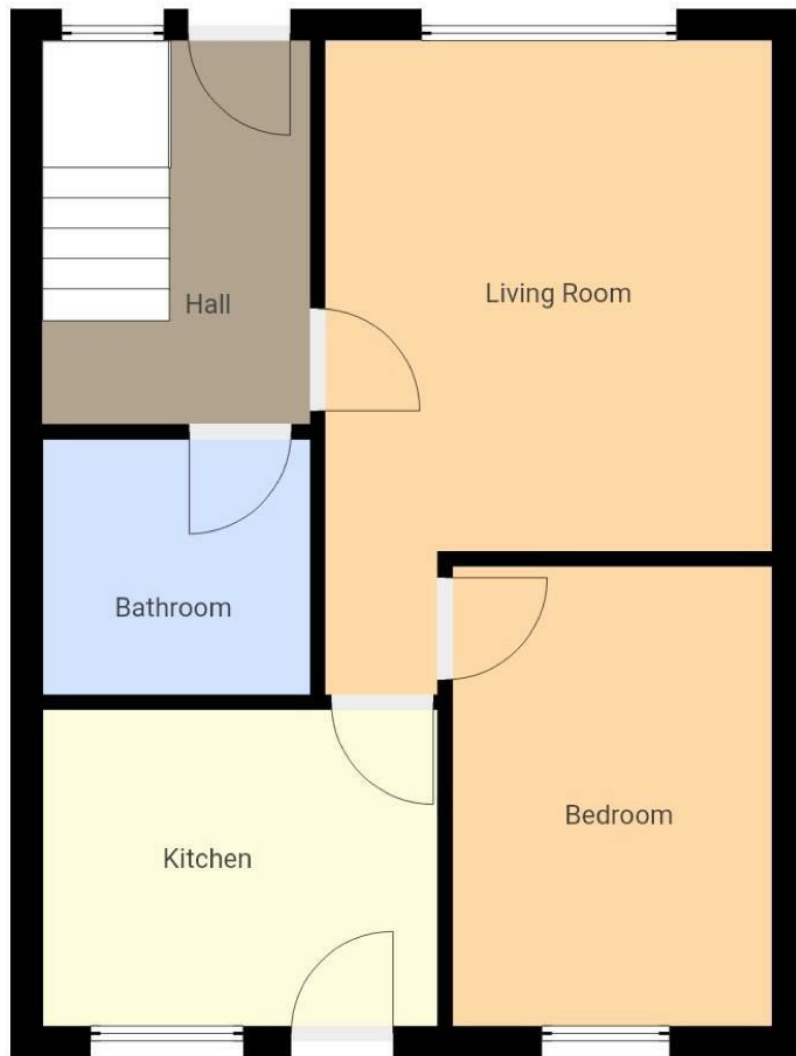
Fully lined, insulated and floored converted garage accessed via metal double doors provides an ideal home office space. Provision for light and power with electric panel heating. Laminate flooring.

AGENTS NOTES

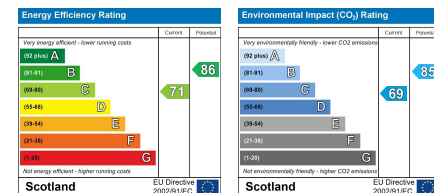
Please note that all room sizes are measured approximate to widest points.







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