ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



40 Kilrymont Road, St. Andrews, KY16 8DE

Offers Over £385,000



40 Kilrymont Road
St. Andrews
KY16 8DE

OFFERS OVER

£385,000

40 Kilrymont Road is a detached villa offering flexible accommodation and is set within a popular residential area close to good local amenities whilst the historic centre of St Andrews is within only a short travelling distance.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, reception hallway with attractive wood panelling and under stair cupboard, lounge, dining room, kitchen, breakfast area, two bedrooms and bathroom. The lounge overlooks the front garden and has a feature fireplace and picture rail. The dining room overlooks the rear garden, has a feature fireplace and opens through to the kitchen. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Further storage is provided by a pantry cupboard. The breakfast area is positioned off the kitchen and overlooks the rear garden. The master bedroom is of a generous size and may be utilised as a further public room if required. The bathroom suite consists of WC, wash hand basin and bath with shower over. A solid wood staircase connects to an office / study area on the first floor, which in turn leads to a generous double bedroom with en suite shower room comprising WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating and double glazing.

Externally, the front garden provides off street parking via a driveway, which in turn connects to the detached garage. The enclosed garden to the rear has a patio seating area and decked area. The garden also contains various established plants and shrubberies.

Rollos highly recommend an early inspection to appreciate the accommodation on offer.







- Detached extended villa
- Lounge
- Dining room
- Kitchen with Breakfast area
- Master bedroom, En suite & Study area
- Two further bedrooms
- Bathroom
- GFCH & DG
- Gardens front & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E
EPC RATING: D
FLOOR AREA: 1410.07 SQ FT



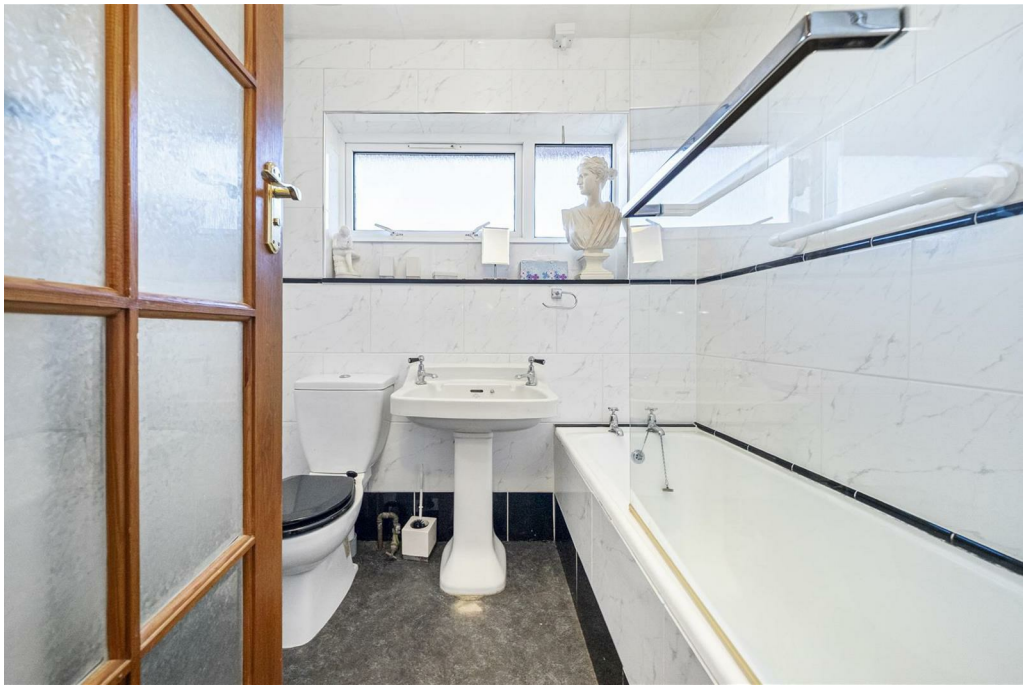












Room Sizes

Approximate measurements

Lounge	11'7" x 12'7"
Dining Room	14'11" x 11'11"
Kitchen	8'1" x 11'5"
Breakfast Area	8'6" x 8'11"
Bedroom	10'5" x 14'11"
Bedroom	10'4" x 10'10"
Bedroom	14'11" x 15'0"
Study	17'11" x 14'9"
Bathroom	6'10" x 5'11"
Shower Room	8'8" x 5'2"

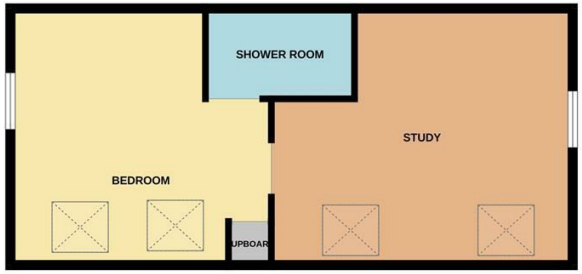




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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