ROLLOS

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79 Kilrymont Road, St. Andrews, KY16 8DQ

Offers Over £290,000



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St. Andrews
KY16 8DQ

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Presented to the market in walk-in condition, 79 Kilrymont Road is an immaculate semi-detached villa, benefitting from 2 bedrooms, 2 public rooms, bathroom, shower room, garage and driveway. Set in a popular residential pocket of St Andrews, it is within walking distance of St Andrews' popular East Sands Beach and it's historic town centre with university, links golf courses, and varied shops and restaurants.

Newly decorated and floored throughout, the accommodation is formed over two levels. The ground floor comprises a reception hallway with under-stair cupboard, spacious living room, dining room, kitchen, bathroom and conservatory. The bright, front-facing, living room includes feature fireplace and opens onto the dining room, which overlooks the rear garden. The modern fitted kitchen has high-gloss units, complementary flooring, an integrated hob, oven, cooker hood and fridge-freezer, dishwasher, and a large pantry cupboard. A door from the kitchen leads to the conservatory, currently used as a utility space with washing machine and tumble dryer, and has direct access to the rear garden.

The fully tiled bathroom has a WC, wash hand basin, bath with overhead shower, and heated towel rail.

On the upper level, there are two king-sized bedrooms, with built-in storage, modern shower room and large cupboard. The large master bedroom is located at the rear, with open aspect views over neighbouring fields. The bedroom to the front of the property has views over rooftops to St Andrews town centre. The modern shower room has a WC, wash hand basin, shower cubicle, large heated towel rail, and access to eaves storage and combi boiler.

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

Externally, the front garden is tiered and laid to lawn, with a variety of established plantings. The enclosed rear garden offers a level patio seating area and lawn, with additional tiered areas with established plantings and plum and apple trees.







- Semi-detached villa
- Lounge
- Dining room
- Conservatory
- Kitchen
- Two bedrooms
- Bathroom & Shower room
- GFCH & DG
- Garden to 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 D
EPC RATING: D
FLOOR AREA: 861.11 SQ FT















Room Sizes

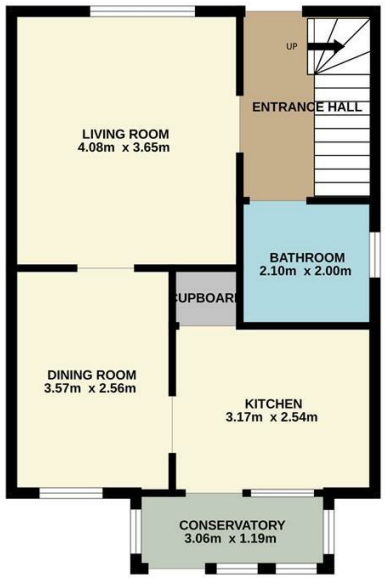
Approximate measurements

Living Room	13'4" x 11'11"
Dining Room	11'8" x 8'4"
Conservatory	10'0" x 3'10"
Kitchen	10'4" x 8'3"
Bedroom	14'3" x 9'10"
Bedroom	11'6" x 9'3"
Bathroom	6'10" x 6'6"
Shower Room	7'4" x 6'11"
Garage	18'8" x 10'11"



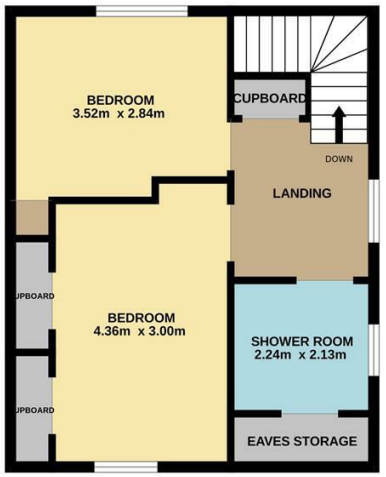


GROUND FLOOR





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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