



63 Kilrymont Road, St. Andrews, KY16 8DQ

Offers Over £550,000



Beautiful 6 Bedroom 2 Reception Detached Villa FINISHED TO A HIGH STANDARD on an ELEVATED PLOT with COUNTRYSIDE VIEWS to the rear and off-street parking in a desirable location. Within easy walking distance of supermarkets, hospital, town centre, Fife Coastal Path and East Sands beach and leisure centre, with several award-winning Golf Courses nearby making this a truly amazing lifestyle choice. Accommodation: Hall, sitting room, dining room, luxury kitchen, master bedroom with ensuite shower room, 5 further bedrooms, W.C and a bathroom. DG. GCH. Garage and Driveway. Landscaped Gardens. PERSONAL PROPERTY 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 a bright and welcoming hallway. Carpeted stairs lead to the upper landing. Cupboard provides hanging/storage space. Radiator. Laminate flooring.

KITCHEN

14'6" x 14'0" (4.44m x 4.29m)

Stunning, contemporary kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan above, eye level oven, microwave oven, dishwasher, fridge/freezer and Qooker instant hot water. Double-glazed windows to the side and rear overlooking the garden. Vertical radiator. Luxury vinyl tile flooring. UPVC door with opaque double-glazed window leads to the garden. Doorway to the integrated garage.

DINING ROOM

12'11" x 10'0" (3.94m x 3.05m)

Bright dining room open plan to the sitting room. Ample space for dining furniture. Coving. Vertical radiator. Laminate flooring. Floor to ceiling double-glazed patio doors provide access to the garden.

SITTING ROOM

16'7" x 12'11" (5.08m x 3.94m)

Spacious sitting room with double-glazed window to the front. Feature log burning stove set on a slate hearth. Coving. Radiator. Laminate flooring.

W.C

5'4" x 5'3" (1.63m x 1.61m)

2-piece suite comprising: W.C and vanity wash hand basin. Partially tiled. Tiled flooring.

BEDROOM 6

16'10" x 10'3" (5.15m x 3.14m)

Good-sized double bedroom with double-glazed windows to the front and side. 2 eaves storage cupboards. 2 radiators. Carpeted.

UPPER LANDING

Carpeted stairs with timber balustrade leads to the top floor landing. Cupboard provides shelving/storage space with additional under stair storage cupboard. Window to the side. Carpeted.

MASTER BEDROOM

13'6" x 12'10" (4.12m x 3.93m)

Bright double bedroom with double-glazed window to the rear overlooking the garden and fields. Fitted wardrobes and drawer units provide shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'4" x 4'7" (1.63m x 1.40m)

3-piece suite comprising: W.C, vanity wash hand basin and shower enclosure with sliding doors and thermostatic control shower. Fully tiled. Luxury vinyl tile flooring.

BEDROOM 2

13'3" x 10'10" (4.04m x 3.31m)

Additional double bedroom with double-glazed window to the front with a partial sea view. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

12'4" x 9'8" (3.76m x 2.95m)

Further double bedroom with double-glazed window to the front with a partial sea view. Cupboard provides storage space. Radiator. Carpeted.

BATHROOM

7'4" x 7'3" (2.26m x 2.22m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and P-shaped bath with a fixed screen and an electric shower above. Opaque double-glazed window to the side. Partially tiled. Vertical radiator. Luxury vinyl tile flooring.

TOP FLOOR LANDING

Cupboard houses the hot water cylinder. Velux window provides natural light. Eaves storage cupboard. Carpeted.

BEDROOM 4

14'9" x 10'11" (4.50m x 3.34m)

Spacious double bedroom with double-glazed window to the rear overlooking the garden and fields. Eaves storage cupboard. Radiator. Laminate flooring.

BEDROOM 5

14'9" x 9'4" (4.51m x 2.87m)

Further double bedroom with Velux window to the side. Radiator. Laminate flooring.

GARDEN

The front garden contains tiered borders containing established plants, shrubs and a tree. A monobloc driveway leads to the garage and provides additional off street parking. Timber gate to the side leads to the rear garden. The landscaped tiered rear garden has an area of lawn and borders containing an array of established plants, shrubs and trees providing colour throughout the seasons. A good-sized patio provides space for garden furniture and a BBQ to relax and enjoy time in the sun entertaining family and friends.

SUMMER HOUSE

9'0" x 9'0" (2.75m x 2.75m)

Bright summer house provides a cosy spot to enjoy recreation time in the garden throughout the year. Provision for power with timber flooring.

GARAGE

17'5" x 14'0" (5.33m x 4.28m)

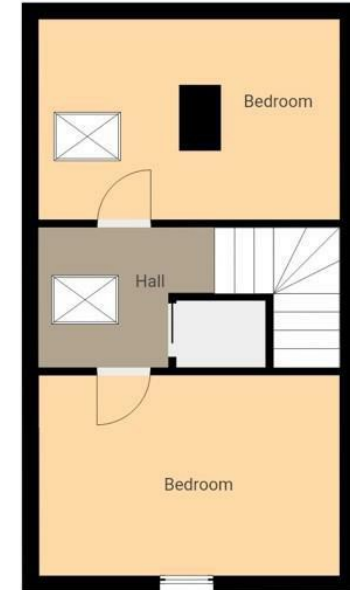
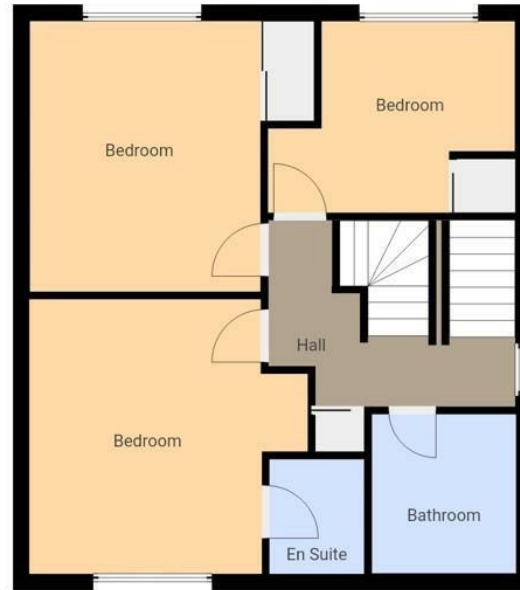
Integrated garage accessed via an electric roller door providing secure parking with ample additional storage space and a laundry area. Wall mounted gas central heating condensing boiler. Window to the rear. Provision for light, power and plumbing with concrete flooring.

AGENTS NOTES

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







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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		72	81	Scotland		65	76
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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