

# Bradburne & Co

Chartered Surveyors, Estate Agents

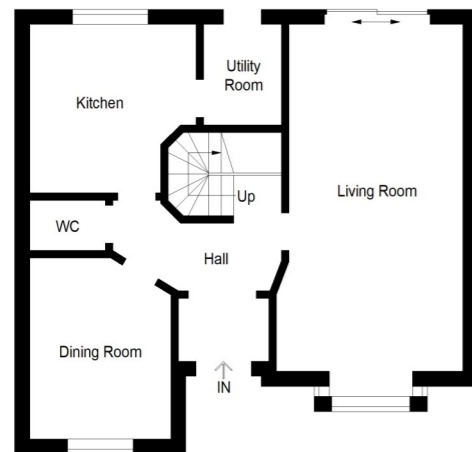
## OUTSIDE

The rear garden has a paved terrace and gravelled area surrounded by mature trees and is enclosed by timber fence. To the front of the property is a paved driveway leading to the garage and lawned area to the side. There is an outside tap.

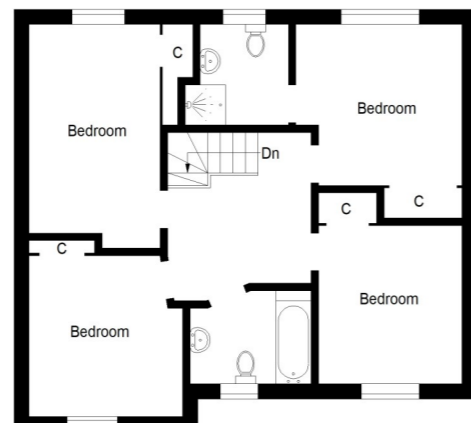
**Garage** Two up and over doors. Electric supply.  
**5.74m x 5.38m**  
**18'10" x 17'7"**



Approximate Gross Internal Area  
127.42 sq m / 1372 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:497800 / Ref:68180)

## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains electricity, gas, water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

## COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £2322.76.

## FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

## ASKING PRICE

Offers over £320,000 are invited.

## OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

## IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2018 Licence Number 100010747.

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Dundee 15 miles

Kirkcaldy 24 miles

Cupar 10 miles

Edinburgh 50 miles

## 53 Kilrymont Road, St Andrews, Fife



### DETACHED FAMILY HOME IN FASHIONABLE RESIDENTIAL AREA CLOSE TO DAY TO DAY AMENITIES

#### Accommodation:

Sitting Room, Dining Room, Kitchen, Utility Room,  
4 Bedrooms (1 En-Suite), Family Bathroom

**Gas Central Heating**  
**Double Glazing**  
**Detached Double Garage**  
**Gardens**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

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## GENERAL DESCRIPTION

53 Kilrymont Road is a modern detached family home on the edge of town with walking distance of supermarkets and schools.

On the ground floor is a central hallway leading to a bright sitting room, dining room, kitchen, utility room and WC. A curved staircase leads to a galleried landing with 4 bedrooms (1 en-suite) and a family bathroom. Outside is a detached double garage, lawned garden to the side and gravelled gardens front and rear.

## SITUATION

St Andrews provides comprehensive facilities including a wealth of shopping and leisure amenities including a theatre, cinema, leisure centre, the world famous golf courses and the university.

Primary schools are within walking distance and Madras College is also nearby. The nearest railway station is at Leuchars and Edinburgh can be reached in just over an hour by car.

## DIRECTIONS

From the centre of town follow Largo Road south and turn left onto Kilrymont Road. Opposite the school turn right into the shared parking area and number 53 is the middle house. For route planning the post code is KY16 8DQ.

## PARTICULARS OF SALE

The property is entered through a solid wood door with side glazed panel into:-

**Vestibule (N)** Telephone Point. Cupboard housing electric meter.  
1.23m x 0.88m  
4' x 2'10"

**Hallway** Smoke Alarm.  
11'1" x 6'9"  
3.39m x 2.07m

**Sitting Room (N)(S)** Leaded window. Sliding patio doors to garden. Two Radiators. Build in bookshelves. TV point. Telephone Point.  
6.91m x 3.74m  
22'8" x 12'3"



**Dining Room (N)** Leaded window. Radiator. Smoke alarm. Dining table and chairs.  
3.54m x 2.81m  
11'7" x 9'2"



**WC (N)(E)** WC. Wash hand basin.  
1.55m x 1.04m  
5'1" x 3'5"

**Kitchen (S)** Fitted floor and wall units. *Concept Solarspeed* Oven. *Beko* gas hob. *Blomberg* dishwasher. *Beko* fridge freezer. Telephone point. Radiator.  
3.33m x 3.31m  
10'11" x 10'10"



**Utility Room (S)** Half glazed door. *Netaheat* conventional boiler. *Hotpoint* washing machine. Understairs cupboard housing hotwater cylinder. Radiator.  
2m x 1.55m  
6'6" x 5'1"

## Stairs leading to upper landing:

**Landing** Radiator. Attic hatch. Smoke alarm.  
2.55m x 0.9m  
8'4" x 3'

**Bedroom 1 (S)** Wardrobe with sliding mirror doors. Radiator. Smoke alarm.  
3.4m x 3.14m  
11'1" x 10'3"



**En-suite (S)** Fitted units. *Mira 88* Shower. Wash hand basin. WC. Radiator.  
2.05m x 1.7m  
6'9" x 5'7"



**Bedroom 2 (N)(W)** Wardrobe with sliding mirror doors. Radiator.  
3.12m x 2.82m  
10'2" x 9'3"



**Bedroom 4 (S)(E)** Wardrobe with sliding mirror doors. Radiator.  
4.18m x 2.64m  
13'8" x 8'8"



**Bedroom 3 (N)** Wardrobe with sliding mirror doors. Radiator. Smoke alarm.  
3.08m x 3.02m  
10'1" x 9'10"



**Bathroom (N)(W)** Shower over bath. Wash hand basin. Fitted units. WC. Radiator. Extractor fan.  
2.35m x 2.18m  
7'8" x 7'2"

