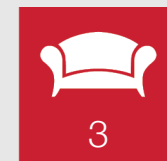




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9 Kilrymont Road

St Andrews, Fife, KY16 8DE



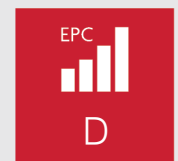
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3



2



D



Summary

Situated within an established residential area of exclusive St Andrews, this three bedroom, two-bathroom detached house offers spacious living areas and is accompanied by generous gardens and excellent private parking by way of a garage and a driveway. The home would benefit from a degree of modernisation, giving the new owner an exciting blank canvas to put their own stamp on. The home is ideally placed for easy access to the outstanding amenities the town has to offer, such as a wide range of shops, schools, the renowned university, transport links, and a wealth of outdoor space, including the beach.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

Features

- Detached house in St Andrews
- Excellent opportunity of modernisation
- Entrance vestibule and hall with storage
- West-facing living room
- Garden-facing dining room
- Kitchen with adjoining conservatory
- Three double bedrooms
- Attic room with potential for conversion
- Ground-floor bathroom
- First-floor shower room
- Mature front garden and large rear garden
- Detached garage and driveway
- Gas central heating and double glazing



"This three-bedroom, two-bathroom detached house offers an excellent opportunity for the new owner to style to their own taste."



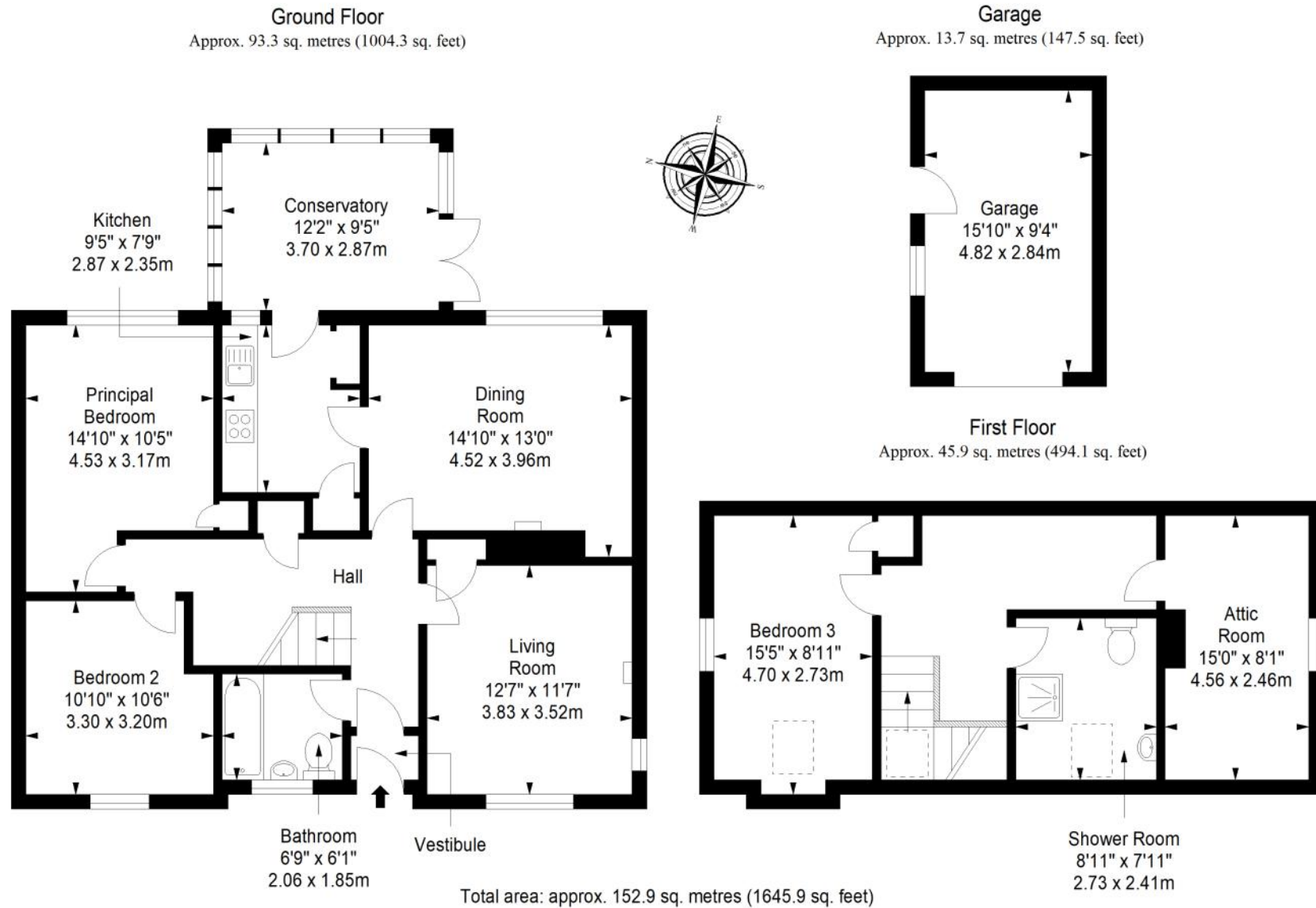




"The home occupies a generous plot, with spacious front and rear gardens, a detached single garage, and a private driveway."



Floorplan





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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
pertheaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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