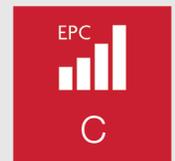




11 Kilrymont
Place,

St Andrews, Fife,
KY16 8DH





Summary

Introducing a spacious semi-detached home set on a corner plot in St Andrews. This home offers a bright living room, an open kitchen and dining room, and four bedrooms. Two of the bedrooms benefit from walk-in wardrobes, storage cupboards and en-suites, while the ground-floor rooms provide further options for guests or working from home. A shower room, eaves storage, and a hall with understairs storage. Externally, the home features private gardens, a driveway, and a garage. It is an excellent investment opportunity with a current HMO license for 4 people. Extras: All fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer and a washer dryer are included. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price.

Features

- Semi-detached house on a corner plot
- Current HMO license for four people
- Part of residential development in St Andrews
- Entrance hall with understairs storage
- Spacious living room
- Well-appointed kitchen/dining room
- Two double bedrooms with walk-in wardrobes and en-suites
- Two ground-floor bedrooms
- Generous eaves storage
- Modern shower room with a towel warmer
- Private gardens to the front, side, and rear
- Private driveway and garage
- Gas central heating and double glazing



"This appealing family home in highly sought-after St Andrews boasts four double bedrooms, a large reception room, an open-plan kitchen and dining room, and three bathrooms."



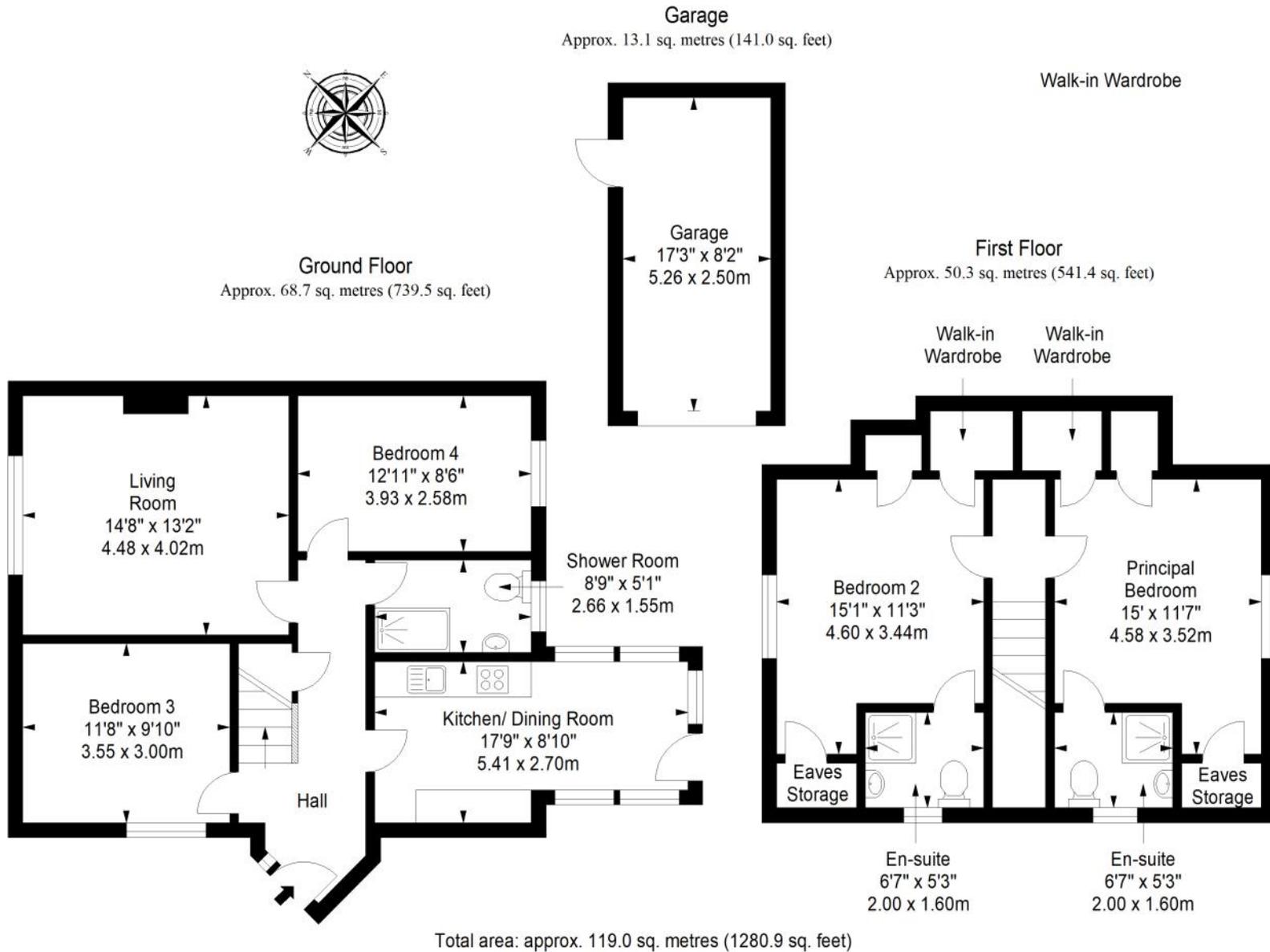




“11 Kilrymont Place in St Andrews boasts proximity to excellent local amenities, shops, transport links, and is easy walking distance to the beach and town centre.”



Floorplan





Thorntons

The right way to move

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