



Thorntons 
The right way to move

53 Kilrymont Road
St Andrews

Fife, KY16 8DQ





Summary

Complemented by a south-facing enclosed garden, a private driveway, and a large garage, this modern detached house offers a generous four-bedroom, two-bathroom home with a peaceful situation on the outskirts of desirable St Andrews. The family-orientated interiors are tastefully decorated and include a spacious living/dining room, a second versatile reception room, and a breakfasting kitchen with a utility room – with the main living area and kitchen enjoying a southerly-facing aspect and garden access.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Desirable coastal town setting
- Generous modern detached house
- Vestibule with storage and hall with WC
- Dual-aspect living/dining room with garden access
- Versatile formal dining room
- Sunny breakfasting kitchen with garden access via a utility room
- Four spacious bedrooms (three with storage)
- Deluxe principal en-suite shower room
- Bright bathroom with shower-over-bath
- Enclosed south-facing garden
- Private driveway and detached garage/store
- Gas central heating and double glazing



“The kitchen and living room open onto a suntrap enclosed garden, while a large garage and driveway provide superb private parking.”



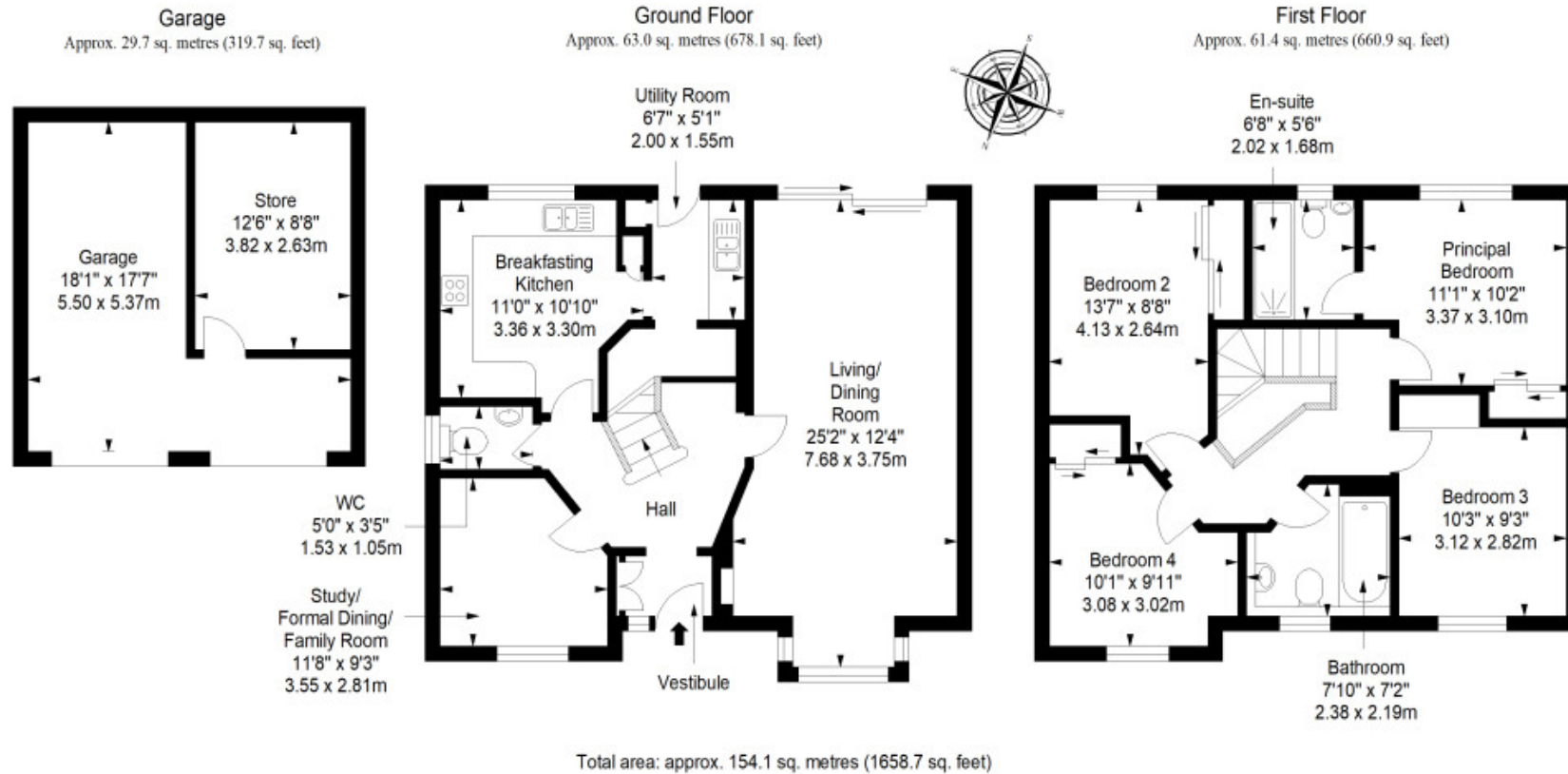




“The spacious family home lies on the rural fringes of town, within walking distance of its sandy beach and central amenities.”



Floorplan





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