



10 Balrymonth Court, St Andrews,
Fife, KY16 8XT

This is an excellent opportunity to purchase a substantial property, within minutes walk of supermarkets, schools, community hospital and close to all of St Andrews superb amenities.

The property extends on the first floor to sitting room overlooking the front garden, dining room with door to the rear garden, well equipped breakfasting kitchen and cloakroom/WC. Stairs lead to the first floor landing offering two useful fitted cupboards, three bedroom all featuring fitted wardrobes and one offering a private terrace giving views toward St Andrews town centre. The first floor is completed by the family bathroom.

The property benefits from gas central heating and partial double glazing. To the front of the property there is an enclosed car port and an easily maintained front garden laid to chip interspersed with mature planting. To the rear is secluded a paved courtyard garden perfect for entertaining.

- Terraced Villa
- Excellent Location
- Quiet Cul de Sac
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Cloakroom
- Drive & Carport
- Paved 1st Floor Sun Terrace
- Front Garden & Rear Courtyard
- GCH
- EPC Rating D



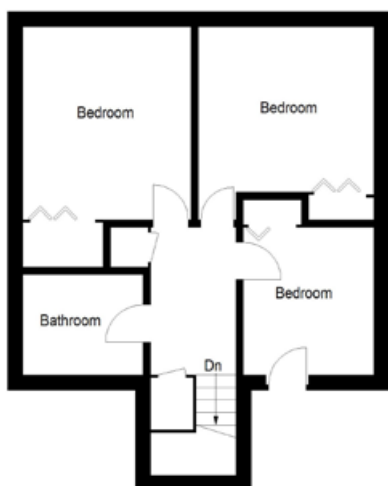
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Room Dimensions

Sitting Room	6.45m x 3.41m	(21'2" x 11'2")
Dining Room	4.47m x 2.40m	(14'8" x 7'10")
Kitchen	4.45m x 3.69m	(14'7" x 12'1")
Bedroom One	3.50m x 3.62m	(11'6" x 11'11")
Bedroom Two	3.50m x 3.62m	(11'6" x 11'11")
Bedroom Three	2.85m x 2.46m	(9'4" x 8'1")
Bathroom	2.60m x 2.37m	(8'6" x 7'9")
Cloak Room	1.64m x 1.04m	(5'5" x 3'5")



Ground Floor



First Floor

Illustrative only. Not to scale.



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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