



4 Kinburn Place,
St Andrews KY16 9DT

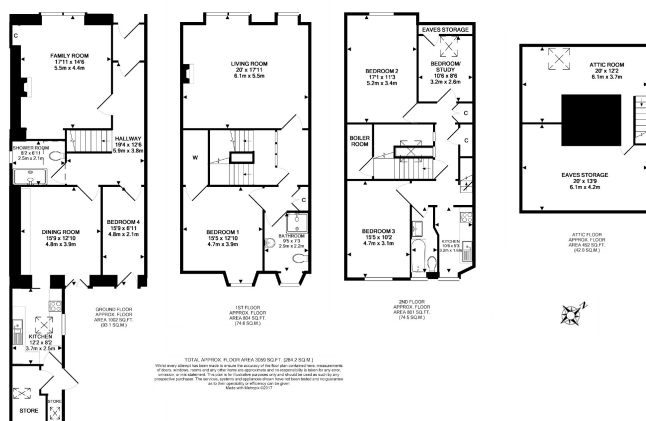
Offers Over £725,000

- Terraced Villa
- Lounge
- Dining Room
- Family Room

- Kitchen
- 4 Bedrooms
- 2 Bathrooms
- Shower Room



Impressive Victorian style villa in an enviable, central location offering spacious, flexible accommodation over three levels. Located a short distance from the centre of town overlooking the charming St Andrews museum which home to the Cafe in the Park. Large, timber part glazed door into tiled entrance vestibule. Spacious inner hallway giving access to lounge, dining room, bedroom / study, wet room and upper level. Generous lounge with large window overlooking Kennedy gardens. Tiled fire place with electric living flame fire. Arched recess and fitted shelving. Dining room with base and wall mounted units. Glass sliding door access to the kitchen and patio door access to the rear garden. Kitchen, also with base and wall mounted units, 1 ½ bowl sink, space for white goods. Tiled flooring. Rear porch with convenient walk-in cloaks storage and additional cold store. Traditional stairway to upper levels with ceiling window flooding stairwell with natural light. Beautiful, bright and spacious formal lounge with gas fire set in marble fire-place and wonderful corncicing and ceiling rose. Views towards St Andrews Museum. Generous double bedroom with walk-in dressing room. Shower room with Mira Sport electric shower.



Thorntons is a trading name of Thorntons LLP. 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.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

