

Thorntons

8 Balrymonth Court,
St Andrews KY16 8XT



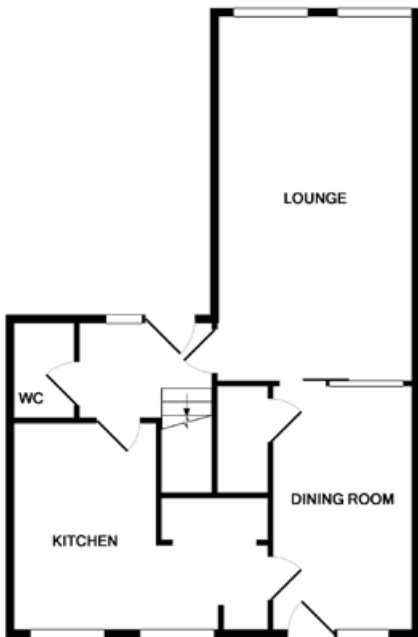
8 Balrymonth Court is a substantial terraced property which does require some upgrading to create a spacious, comfortable home. The accommodation is set over two levels with excellent sized sitting and dining rooms on the ground floor with three bedrooms and access to a roof sun terrace on the first floor.

The accommodation on the ground floor comprises entrance hall, sitting room, dining room, kitchen and cloakroom. Upstairs there are three bedrooms, bathroom and sun terrace.

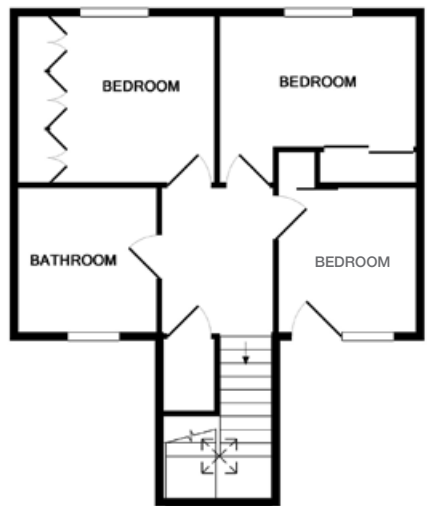
The entrance hall gives access to the sitting room, kitchen and cloakroom. The sitting room has a large picture double glazed window to the front and glazed sliding doors into the dining room. This room again has a large window and door to the rear, ample space for formal dining suite and door through to the kitchen. L-shaped kitchen requiring upgrading but provides adequate space for numerous base and wall units and excellent work surfaces. A downstairs cloakroom is located in the entrance hall. The stairs off the hall give access up to the first floor landing.

Upstairs there are two double bedrooms, a single bedroom and separate family bathroom. The two double bedrooms have fitted wardrobes and look to the front of the property and the single bedroom to the rear gives direct access onto the sun terrace giving views down to the centre of St Andrews.

8 Balrymonth Court benefits from an off-street car port to the front, gas central heating and is located within walking distance of the hospital and major supermarket, along with being on a main bus route in to the centre of the town.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 108.0 SQ.M. (1163 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Room Dimensions

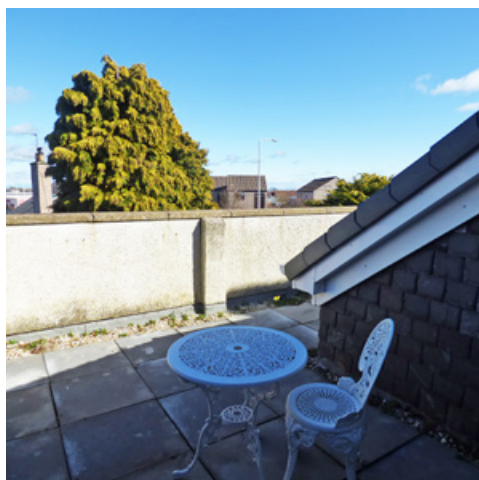
Entrance Hall		
Sitting Room	20'7" x 11'6"	6.32m x 3.52m
Dining Room	14'1" x 8'2"	4.30m x 2.51m
Kitchen	13'7" at widest point x 12'3" at widest point	4.38m at widest point x 3.74m at widest point
Bedroom 1	11'10" x 9'2"	3.61m x 2.79m
Bedroom 2	11'10" x 11'2"	3.61m x 3.40m
Bedroom 3	8'10" x 8'0"	2.69m x 2.44m
Bathroom	8'7" x 7'9"	2.63m x 2.37m
Cloakroom	5'6" x 3'9"	1.67m x 1.16m

Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).





St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

In detail the accommodation comprises:

Entrance to the property is via an enclosed carport with a small / low step up to entrance door.

Entrance Hall

Radiator. Pendant light fitting. Carpet floor covering. Doors to cloakroom, kitchen and sitting room. Staircase to first floor.

Sitting Room

Two large windows to front. Two radiators. Pendant light fitting. Carpet floor covering. Sliding opaque glazed doors to dining room.

Dining Room

Large window to rear. Fitted shelved cupboard with light fitting. Radiator. Pendant light fitting. Carpet floor covering. Door to kitchen. Double glazed door to rear.

Kitchen

Two large windows to rear. Fitted units at base and wall level with co-ordinating work surfaces. Stainless steel sink. Space for free standing cooker. Breakfast bar area. Cupboard housing the water tank. Recessed central heating boiler. Space and plumbing for washing machine. Large under stairs storage recess area which could house the fridge freezer. Radiator. Fluorescent light. Vinyl floor covering.

Cloakroom

Coloured WC and pedestal wash hand basin with tiled splash back. Extractor fan. Radiator. Vinyl floor covering.

Staircase with a left hand landing and Velux skylight to first floor landing.



First Floor Landing

Hatch to roof space. Large fitted cupboard with light fitting. Radiator. Pendant light fitting. Carpet floor covering. Doors to three bedrooms and bathroom.

Bedroom 1

Single glazed window to front with views up Largo Road towards the hills. Full wall of fitted wardrobes with hanging and shelving storage. Radiator. Pendant light fitting. Carpet floor covering

Bedroom 2

Single glazed window to front with views up Largo Road towards the hills. Two fitted wardrobes with sliding doors. Radiator. Pendant light fitting. Carpet floor covering.

Bedroom 3

Single glazed window. Half glazed door to roof terrace. Fitted wardrobe with sliding doors. Radiator. Ceiling light fitting. Carpet floor covering.

Bathroom

Opaque single glazed window to rear. WC, pedestal wash hand basin and bath. Step up to recess shower cabinet with glazed door. Tiled to dado height. Radiator. Wall mounted heater. Light fitting. Vinyl floor covering.

Exterior

To the front is an enclosed carport and a small area of garden which is laid to lawn.

To the rear is a small strip of garden ground which has the drying green.

First floor paved sun terrace providing private seating area giving views towards the town centre and beyond.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. Any white goods included will not come with any guarantees.

Other Information

Partial double glazing and gas central heating.

Council Tax Band "F"

EPC Rating "D"

Directions

From our office on Bell Street turn left onto St Mary's Street and left again onto City Road, straight ahead at the next roundabout onto Bridge Street and onto Largo Road. At the roundabout for the Hospital and Morrisons, turn right onto John Knox Road and then take the first right into Crawford Gardens and first right into Balrymonth Court. No. 8 is located at the end of the road on the left. A For Sale board will be in evidence.



Thorntons

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PSPC



TSPC



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Fife Solicitors Property Centre

SPC SCOTLAND
spcscotland.co.uk



2 Public



3 Bed



2 Bath



Off Street
Parking



EPC Rating



Thorntons is a trading name of Thorntons Law 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.