



180 LAMOND DRIVE ST. ANDREWS, KY16 8JP

£230,000
FREEHOLD

Exciting New For Sale.... Superb fully renovated main door Upper Flat perfectly positioned for local shops, supermarkets, post office, ideal for students with average monthly rental yield of £1500. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a move in condition home potentially available furnished if required comprising: Entrance - Landing With Access To Loft - Bright Lounge - Two Generous Double Bedrooms - Modern Fitted Breakfasting Kitchen & Appliances - Modern Bathroom with Shower. Benefitting from DG- GCH (Worcester Boiler installed 2023 annually serviced) EPC C - HOME REPORT £230,000. Externally maintained garden to side & rear. Early Viewing Highly Recommended.



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180 LAMOND DRIVE

- SUPERB MAIN DOOR UPPER FLAT IN SOUGHT AFTER LOCATION
- DG- GCH (Worcester Boiler installed 2023 annually serviced) EPC C
- BRIGHT LOUNGE
- TWO GENEROUS DOUBLE BEDROOMS
- MODERN BREAKFASTING KITCHEN
- MODERN BATHROOM/WC
- ENCLOSED GARDENS
- RENTAL YIELD APPROX £1500 PER MONTH
- PERFECT FOR BUS ROUTE/ SHOPS/ AMENITIES
- IDEAL STUDENT ACCOMMODATION



FULL DESCRIPTION

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LOCATION

St Andrews is a historic town situated on the east coast of Fife, Scotland, facing the North Sea. It is renowned as the "Home of Golf" and is also famous for its prestigious university, the University of St Andrews. The town is approximately 30 miles (48 km) northeast of Edinburgh and 10 miles (16 km) southeast of Dundee. Whether you're visiting for its rich history, world-class golf, or vibrant cultural scene, St Andrews provides a comprehensive array of amenities, restaurants, bars, theatre leisure facilities

ENTRANCE

Security door with stairs to main landing.

LANDING

Hatch access to loft. Smoke detector. Carpet,

LOUNGE

Spacious main public room with shelved alcove. 2 DG windows to front with fitted blinds. Smoke detector. Electric fireplace. Carpet.

MODERN BREAKFASTING KITCHEN

Range of modern wall & base cabinets with soft close function, wipe clean worktop surface, inset sink. Integrated ceramic hob, oven. Appliances to include washing machine, tumble dryer, fridge freezer. Deep pantry cupboard. 2 DG window to rear. Fitted blinds. Smoke/ heat detector.

BEDROOM 1

Generously proportioned main double bedroom with deep wardrobe. 2 DG windows to front with fitted blinds. Carpet.

BEDROOM 2

Bright second double bedroom with shallow store. DG window to rear with fitted blind. Carpet.

MODERN BATHROOM

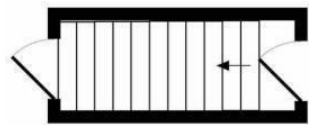
Comprising bath with overhead power mains shower, rail & curtain. Wash hand basin, low level wc. Tiled wall to ceiling height. Frost DG window. Extractor fan. Chrome towel radiator.

EXTERNAL

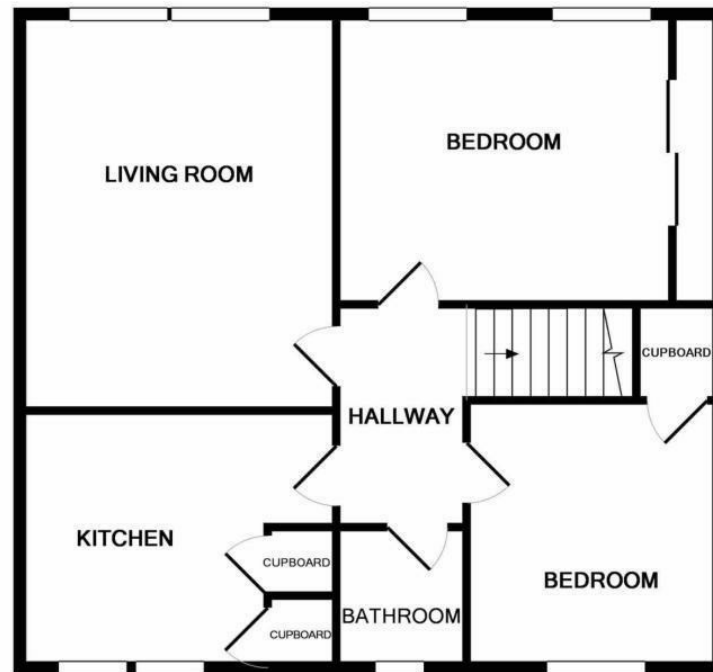
Stone chipped side garden leads to rear mainly lawned bordered by established plants & shrubs. Bin store.

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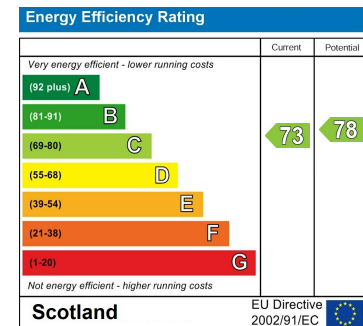


ENTRANCE FLOOR



1ST FLOOR

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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