



20 Stewarts Resort, St. Andrews, KY16 8PE

Fixed Asking Price £179,000



20 Stewarts Resort St. Andrews KY16 8PE

FIXED ASKING PRICE
£179,000

Rollos are pleased to offer this luxury Lodge situated within the impressive Stewarts Resort in Cameron, which is a short travelling distance from the Home Of Golf, St Andrews (Under 4 miles).

This outstanding property has many extra features including a generously extended enclosed composite decking area with Jacuzzi hot-tub. The property is being sold fully furnished and equipped with all the accoutrements for use as a 'holiday rental' if desired. This includes fully stocked cupboards, crockery, pans, kitchen utensils and all new bedding. It also includes external garden furniture with a lockable storage bunker for garden cushions etc. Parking spaces for up to 4 cars.

The accommodation is formed over one level comprising; lounge with open plan dining and kitchen, two bedrooms (master with en-suite bathroom) and shower room. The large bright lounge has a vaulted ceiling, feature fireplace, wall mounted TV, side table and comfortable luxury 3-piece suite with large patio doors to the decked

seating area with hot tub. The modern kitchen has built-in appliances (cooker, dishwasher, microwave oven, washing machine/dryer, wine chiller), freestanding American style fridge/freezer, island with concealed power point and floor and wall mounted units with complementary work surfaces. The master bedroom has an en-suite bathroom and walk-in wardrobe. The second bedroom is a twin with two single beds and benefits from a built-in wardrobe. The shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle.

The property benefits from LPG fired central heating and double-glazing throughout.

Stewarts Resort is open 12 months of the year and this property has a leasehold of 39 years (as of March 2024). The development is 5-Star luxury and has an excellent range of on-site facilities which include restaurant, sauna/steam room, gym, golf practice simulator and play park as well as a regular bus/student shuttle service to and from St Andrews.





- Luxury lodge
- Living / Dining room
- Kitchen
- Master bedroom
- En suite bathroom
- Twin bedroom
- Shower room
- LPGCH&DG
- Extended deck with hot tub
- Fully furnished

INCLUDED

The property is being sold fully furnished.

SERVICES

Mains water, drainage, LPG and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND

EPC RATING:

FLOOR AREA: SQ FT







Room Sizes

Approximate measurements

Lounge	12'10" x 12'9"
Kitchen / Diner	12'10" x 8'6"
Bedroom	9'3" x 8'3"
En Suite Bathroom	6'5" x 4'11"
Bedroom	8'8" x 6'4"
Shower Room	6'7" x 3'5"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not guaranteed as to their operability or efficiency can be given.
Made with Metropix 62024



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.
You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.