



255 Lamond Drive, St. Andrews, KY16 8RR

Offers Over £250,000



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St. Andrews
KY16 8RR

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£250,000

Rollos are pleased to offer this mid-terraced villa situated in a popular residential area and within a short walk of St Andrews' fine historic centre. St Andrews has a wide range of world class facilities including university, shopping, restaurant and golf amenities. The property is also within a short walk of three supermarkets.

The accommodation is formed over two levels comprising on the ground floor; entrance vestibule which in turn leads to the entrance hallway, lounge, kitchen and rear hall with useful under stair cupboard. The lounge overlooks the front garden and has a recess with half section cupboard below. The kitchen has a built-in cooker, space for appliances and floor and wall mounted units with complementary work surfaces. The first floor accommodation comprises; two double bedrooms and shower room. The modern shower room suite consists of WC, wash hand basin and shower cubicle with attractive wet wall.

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

Externally the garden to the front is laid with low maintenance chips and various conifers. To the rear, the garden is laid with lawn with various established plants and shrubberies.

The property may suit those seeking accommodation for student term, investor or private residence.

Rollos highly recommend an early inspection to appreciate the location and accommodation on offer.





- Mid-terraced villa
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas fired central heating
- Double-glazing
- Gardens to front & rear

INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

SERVICES

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

VIEWING

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

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 818.06 SQ FT







Room Sizes

Approximate measurements

Lounge	15'7" x 13'0"
Kitchen	12'11" x 7'6"
Bedroom	16'7" x 9'10"
Bedroom	13'3" x 9'4"
Shower Room	6'6" x 6'3"

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.