



219 Lamond Drive, St. Andrews, KY16 8JP

Offers Over £225,000



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St. Andrews
KY16 8JP

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£225,000

219 Lamond Drive is a first floor apartment with off street parking situated within a popular residential area close to the historic centre and East Sands beach. The property is conveniently placed for access to good local amenities whilst the centre offers world class facilities including golf and university.

The accommodation comprises: entrance hall with stairs to the main reception hallway, lounge, kitchen, two bedrooms and bathroom. The bright lounge overlooks the rear garden area. The modern kitchen has a integrated gas hob and electric oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. Further storage is provided by a built-in cupboard. Both double bedrooms are of a generous size. The bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over.

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

To the side is a monoblock driveway for several

cars. The garden to the rear is laid with lawn with various plants and shrubberies.

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





- First floor flat
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- GFCH & DG
- Garden to rear
- Paved driveway to side

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances 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

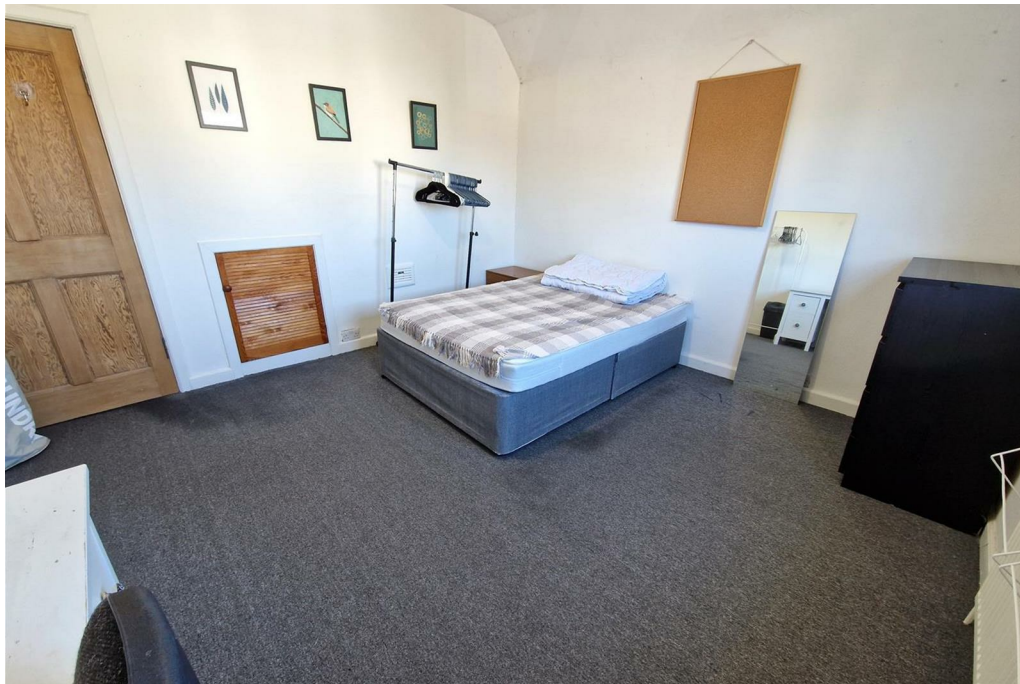
COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 785.77 SQ FT







Room Sizes

Approximate measurements

Lounge	15'0" x 11'11"
Kitchen	12'11" x 8'9"
Bedroom	13'0" x 11'11"
Bedroom	12'6" x 12'0"
Bathroom	8'11" x 5'10"



219 Lamond Drive, St Andrews

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft

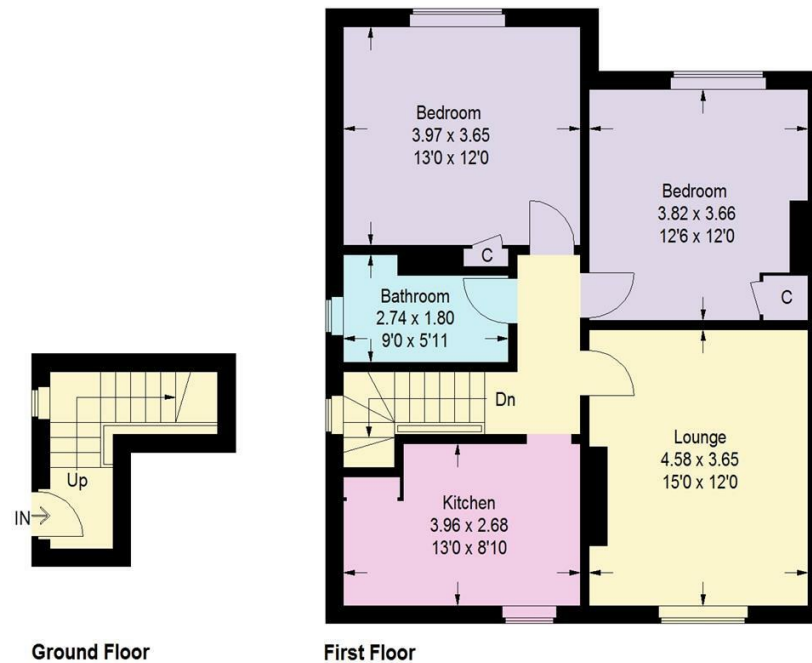


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1197782)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.