



Flat 3 Cammo Lodge, 30-32 City Road, St. Andrews, KY16 9HW  
Offers Over £395,000







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**OFFERS OVER**  
**£395,000**

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3 Cammo Lodge is a first floor apartment set within a prominent central building in St Andrews. The property is in a conservation area and is conveniently placed for easy access to the town's excellent amenities which include shopping, banking, bars, restaurants, university and Old Course facilities.

There is an HMO Licence for three people, which is subject to renewal upon completion of the building works. For the avoidance of doubt, the work shall not be carried out by the present owner and the valuation has taken this into account. Prospective purchasers may need to seek legal advice.

The accommodation comprises: main reception hallway with built-in cupboard, lounge, kitchen, three bedrooms and bathroom. The large lounge has two built-in cupboards, feature fireplace, space for dining and enjoys partial views of the Hamilton Grand. The modern kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. The bedrooms are

positioned to the rear of the property overlooking the shared rear gardens. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from gas-fired central heating with a mix of single and secondary glazing.

The building requires repairs and an estimate has been prepared in a specialist report commissioned for the property factors. The estimate is £ 16,983.66 per flat to be partly claimed via insurance. A Home Report containing the Specialist Report is available on request.

Externally there are well maintained communal grounds mostly laid to lawn with mature plants and trees.







- First floor apartment
- In conservation area
- HMO for three people
- Open plan living / dining room
- Kitchen
- Three bedrooms
- Bathroom
- Gas-fired central heating
- Sash & case windows with secondary glazing
- Communal gardens

### 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 D**

**EPC RATING: C**

**FLOOR AREA: 1065.62 SQ FT**













## Room Sizes

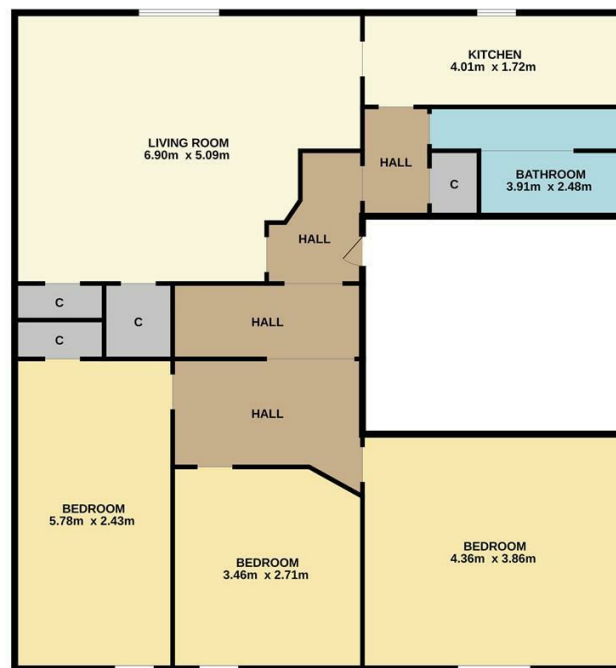
*Approximate measurements*

Living / Dining Room	22'7" x 16'8"
Kitchen	13'1" x 5'7"
Bedroom	18'11" x 7'11"
Bedroom	11'4" x 8'10"
Bedroom	14'3" x 12'7"
Bathroom	12'9" x 8'1"





## GROUND FLOOR



While 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 misstatement. This plan is for guidance purposes only and should be used as such for 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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