



Flat 6 Cammo Lodge, 30-32 City Road, St. Andrews, KY16 9HW
Offers Over £375,000



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Flat 6 Cammo Lodge is a charming, first-floor apartment, situated in a conservation area within the centre of St Andrews enjoying partial views towards the Hamilton Grand and the Old Course Hotel. The property offers generous, proportioned accommodation and is conveniently placed for access to the town's excellent amenities including shops, restaurants, golf and university facilities.

The accommodation comprises: main reception hallway with useful built-in cupboard, lounge, kitchen, two bedrooms and shower room. The large lounge has ornate cornice to the ceiling, space for dining and has partial views to the Hamilton Grand. The modern kitchen has an integrated oven and hob, space for freestanding appliances and floor and wall mounted units with complementary worksurfaces. Both bedrooms are doubles and are positioned to the rear of the property and enjoy partial views toward the Old Course Hotel. The modern shower room suite consists of WC, wash hand basin and walk-in shower cubicle.

The property benefits from gas fired central heating and partial 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, the property has access to well maintained communal garden grounds which are laid with lawn with established plants and trees.





- First floor apartment
- In conservation area
- Lounge
- Kitchen
- Two bedrooms
- Shower room
- GFCH & Partial 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: 1054.86 SQ FT





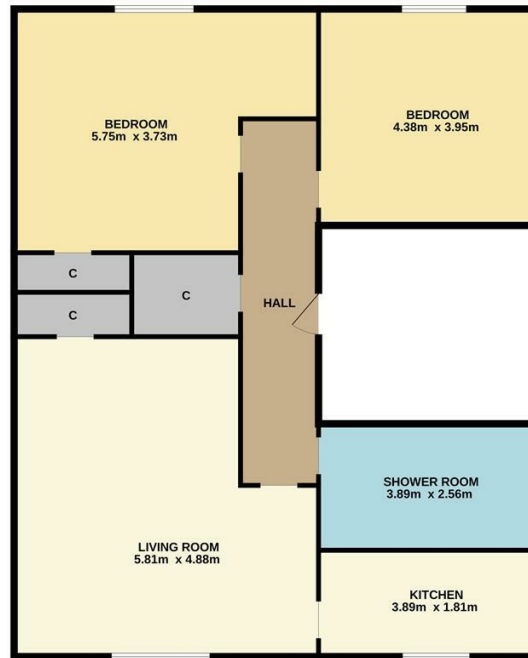


Room Sizes

Approximate measurements

Lounge	19'0" x 16'0"
Kitchen	12'9" x 5'11"
Bedroom	18'10" x 12'2"
Bedroom	14'4" x 12'11"
Shower Room	12'9" x 8'4"

GROUND 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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