



Flat 8 Cammo Lodge, 30-32 City Road, St. Andrews, KY16 9HW
Offers Over £485,000



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£485,000

8 Cammo Lodge is an immaculately presented, ground floor apartment forming part of a large traditional building in a conservation area close to the Old Course. Situated within the centre of St Andrews, the property offers generously proportioned accommodation and has access to well maintained communal gardens. The flat is conveniently placed for access to St Andrews' amenities including shops, restaurants and university facilities.

The single level accommodation comprises: own front door and vestibule, reception hallway, lounge, dining kitchen, two bedrooms and shower room. The large reception hall could also be used as a dining area and benefits from two useful store cupboards. The lounge has a bay window overlooking the gardens and there is a recess, which once housed a fireplace. This room also has space for dining. The impressive kitchen has built-in hob and oven, dishwasher and washing machine, space for freestanding appliances and gloss floor and wall mounted units with complementary work surfaces. The master bedroom overlooks the communal gardens. The second bedroom has a recess, which may extend

into the external stores providing an en-suite, subject to necessary planning consents. The shower room suite consists of WC, wash hand basin with vanity unit below and walk-in shower cubicle with wet wall surround.

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

Externally there are two stores adjacent to the property with light, power and water supply, one of which contains the boiler system. The well maintained, communal gardens are laid to lawn with various established trees.

A Specialist Report is available with the Home Report detailing the works required to the external structure and internal communal areas of the whole building. The costs for these repairs would be shared equally by the owners of all 8 flats in the block and maybe covered by insurance. The Specialist Report confirms that Flat 8 is unaffected by water ingress.





- Ground floor apartment
- In conservation area
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas-fired central heating
- Double glazing
- Two external stores
- 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

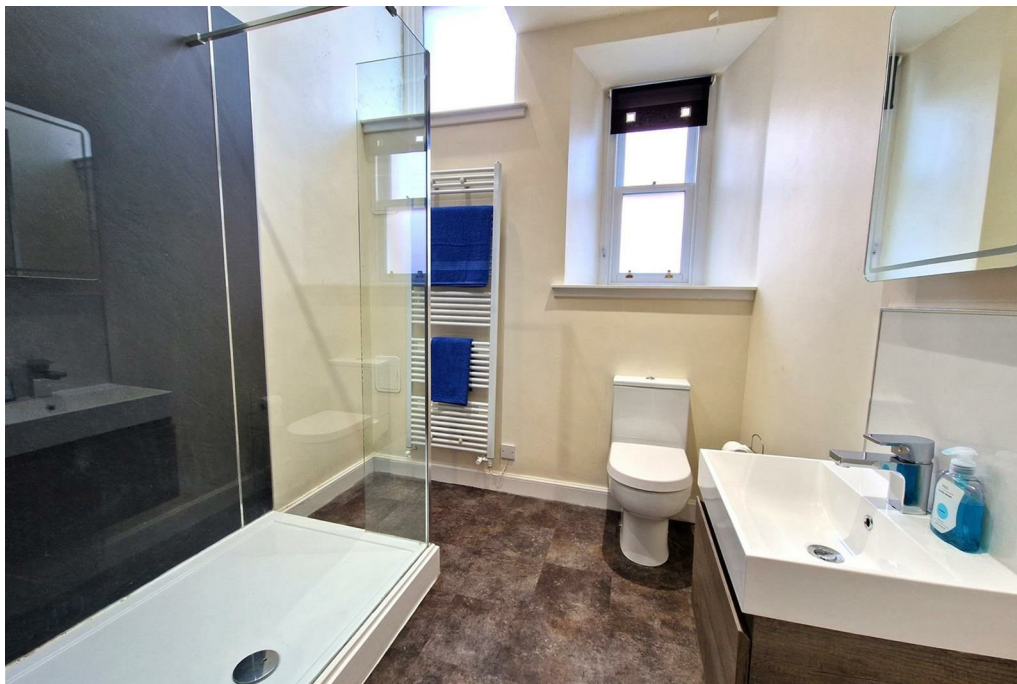
COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 1130.21 SQ FT







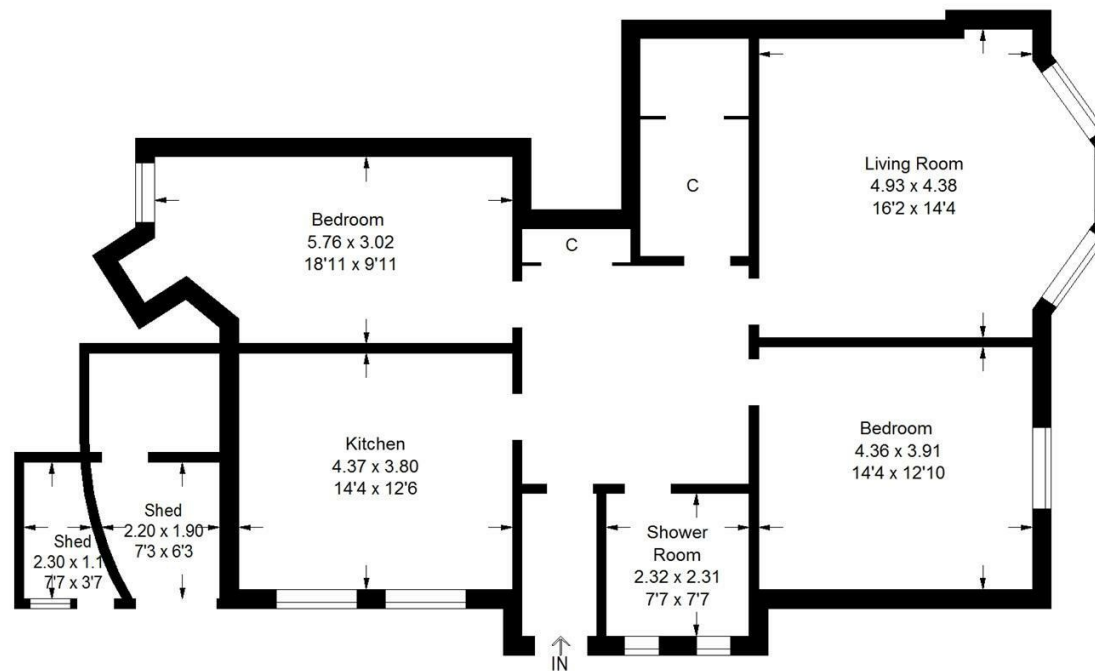
Room Sizes

Approximate measurements

Lounge	16'2" x 14'4"
Kitchen	14'4" x 12'5"
Bedroom	14'3" x 12'9"
Bedroom	18'10" x 9'10"
Shower Room	7'7" x 7'6"
External Store	7'2" x 6'2"
External Store	7'6" x 3'7"



Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft
Shed = 10.6 sq m / 114 sq ft
Total = 117.6 sq m / 1266 sq ft



Ground Floor Flat

Illustration For Identification Purposes Only. Not To Scale (ID:1213816 / Ref:90811)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.