



136 Lamond Drive, St. Andrews, KY16 8JP

Offers Over £248,500



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St. Andrews
KY16 8JP

OFFERS OVER
£248,500

Rollos are pleased to offer to the market this well presented, ground floor apartment situated within a sought after residential area of St Andrews close to excellent local amenities and the East Sands beach. The historic centre of St Andrews is within a short travelling distance offering a wide range of outstanding amenities including shops, restaurants, university and world class golf facilities.

The bright accommodation is formed over one level comprising: entrance vestibule, main reception hallway with built-in cupboard, lounge, dining kitchen, three bedrooms and shower room. The lounge has a feature fireplace, space for dining and a recess with half section cupboard below. The dining kitchen has a built-in hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The three double bedrooms each benefit from built-in storage. The current owners are presently using one of the bedrooms as a dining room. The modern shower room suite consists of WC, wash hand basin with vanity

unit below and shower cubicle with attractive wet wall surround.

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

Externally, the garden to the front is laid with decorative low maintenance chips and has various established plantings. This garden may be utilised as a driveway subject to lowered kerb and the necessary planning consents. The garden to the rear has mature plantings, low maintenance chips and a shed.

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





- Ground floor apartment
- Lounge
- Dining kitchen
- Three double bedrooms
- Shower room
- GFCH & DG
- Gardens to front & rear
- Potential to create off-street parking

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 C

EPC RATING: C

FLOOR AREA: 893.40 SQ FT



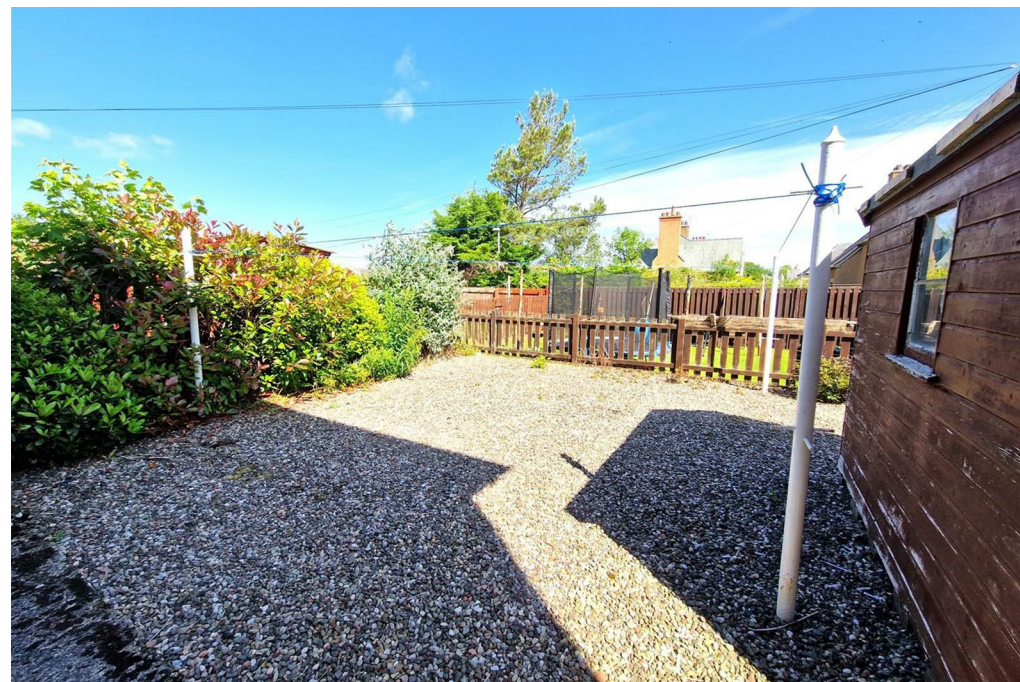




Room Sizes

Approximate measurements

Living Room	14'3" x 12'9"
Dining Kitchen	10'0" x 13'5"
Bedroom	10'9" x 13'9"
Bedroom	10'2" x 10'2"
Bedroom	10'9" x 10'2"
Shower Room	8'0" x 4'9"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided as to their own satisfaction. Plans and measurements shown here are for reference only and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/23



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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