



20 Stewarts Resort, St. Andrews, KY16 8PE

Offers Over £125,000



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OFFERS OVER
£125,000

Rollos are pleased to offer this luxury Lodge situated within the impressive Stewarts Resort in Cameron, which is a short travelling distance from the Home Of Golf, St Andrews (Under 4 miles).

This outstanding property has many extra features including a generously extended enclosed composite decking area with Jacuzzi hot-tub. The property is being sold fully furnished and equipped with all the accoutrements for use as a 'holiday rental' if desired. This includes fully stocked cupboards, crockery, pans, kitchen utensils and all new bedding. It also includes external garden furniture with a lockable storage bunker for garden cushions etc. Parking spaces for up to 4 cars.

The accommodation is formed over one level comprising; lounge with open plan dining and kitchen, two bedrooms (master with en-suite bathroom) and shower room. The large bright lounge has a vaulted ceiling, feature fireplace, wall mounted TV, side table and comfortable luxury 3-piece suite with large patio doors to the decked

seating area with hot tub. The modern kitchen has built-in appliances (cooker, dishwasher, microwave oven, washing machine/dryer, wine chiller), freestanding American style fridge/freezer, island with concealed power point and floor and wall mounted units with complementary work surfaces. The master bedroom has an en-suite bathroom and walk-in wardrobe. The second bedroom is a twin with two single beds and benefits from a built-in wardrobe. The shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle.

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

Stewarts Resort is open 12 months of the year and this property has a leasehold of 39 years (as of March 2024). The development is 5-Star luxury and has an excellent range of on-site facilities which include restaurant, sauna/steam room, gym, golf practice simulator and play park as well as a regular bus/student shuttle service to and from St Andrews.





- Luxury lodge
- Living / Dining room
- Kitchen
- Master bedroom
- En suite bathroom
- Twin bedroom
- Shower room
- LPGCH&DG
- Extended deck with hot tub
- Fully furnished

INCLUDED

The property is being sold fully furnished.

SERVICES

Mains water, drainage, LPG and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND

EPC RATING:

FLOOR AREA: SQ FT







Room Sizes

Approximate measurements

| | |
|-------------------|----------------|
| Lounge | 12'10" x 12'9" |
| Kitchen / Diner | 12'10" x 8'6" |
| Bedroom | 9'3" x 8'3" |
| En Suite Bathroom | 6'5" x 4'11" |
| Bedroom | 8'8" x 6'4" |
| Shower Room | 6'7" x 3'5" |



GROUND FLOOR



Whilst 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 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 not guaranteed as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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