



210 Lamond Drive, St Andrews, KY16 8RR  
Offers over £250,000





# 210 Lamond Drive St Andrews KY16 8RR

**OFFERS OVER**  
**£250,000**

210 Lamond Drive is a spacious semi - detached villa in a popular residential area of St Andrews with easy access to the town centre, with its university, golf courses, shops, bars and restaurants, and is within an easy walk of several local amenities. The property has been successfully let for many years and it would therefore make an excellent buy-to-let investment, however it also lends itself to being a superb family home.

The property comes to the market in excellent decorative order and benefits from gas fired central heating from a new boiler, backed up with sealed unit double glazing throughout.

The front door opens to a vestibule into the hall, which gives access to ground floor accommodation and the stairway. The lounge sits to the front of the property and is a spacious room with a wood effect flooring, small cupboards and gas fireplace. From the lounge, a door opens to the kitchen which is well fitted and in good condition, with freestanding appliances. From here, a door opens to the rear garden. Also ground floor level is bedroom three, which is a spacious double room with window to the side.

Upstairs are two further bedrooms and the family

bathroom. Both bedrooms are well proportioned double rooms. Bedroom one is to the front with dual aspect windows and a small cupboard. Bedroom three is to the rear with a fitted linen cupboard. The bathroom is fitted with a bath, separate shower cubicle, WC and wash hand basin. It also benefits from a heated towel rail and is tiled. On the landing there is a large cupboard providing excellent storage.

Outside there are gardens to front and rear. The front is separated from the street by a fence and hedge and is laid with gravel for ease of maintenance. A path leads to the front door and around to the rear of the house. The rear garden has an area of lawn and a patio and has a shed which will be included in the sale price.

All furniture will be available by separate negotiation.







- Semi detached villa
- Hallway
- Living room
- Kitchen
- Three bedrooms
- Family bathroom
- GFCH & DG
- Gardens front & rear

#### INCLUDED

All fitted carpets, fitted floor coverings and garden shed will be included in the sale.

#### SERVICES

Mains water, drainage, gas and electricity are connected to the property

#### VIEWING

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND C**

**EPC RATING C**

**FLOOR AREA 97 sqm**

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# Room Sizes

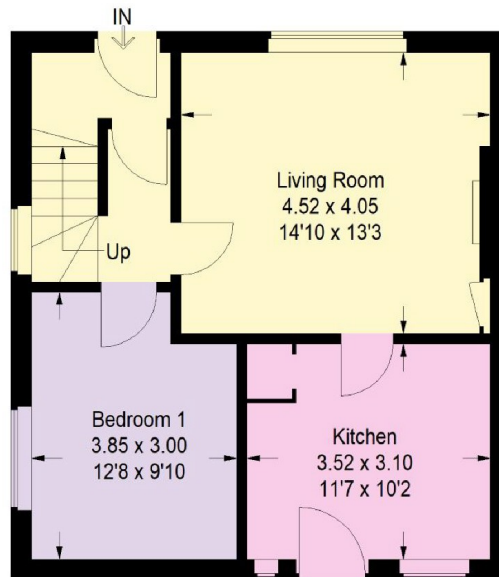
Approximate measurements

Living Room	14'10" x 13'3"	4.52 x 4.05
Kitchen	11'7" x 10'2"	3.52 x 3.10
Bedroom	12'8" x 9'10"	3.85 x 3.00
Bedroom	14'3" x 12'0"	4.34 x 3.67
Bedroom	11'9" x 11'7"	3.57 x 3.52
Bathroom	9'9" x 6'3"	2.96 x 1.90

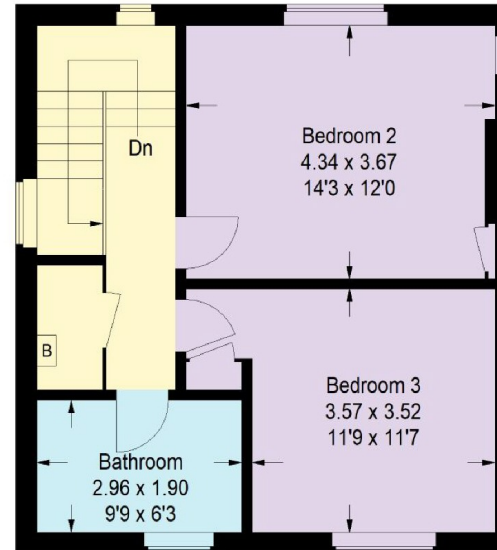


## 210 Lamond Drive, St. Andrews

Approximate Gross Internal Area = 97 sq m / 1044 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID760416)



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at any of our offices.