

Bradburne & Co

Chartered Surveyors, Estate Agents

**259 Lamond Drive
St Andrews
Fife**



SPACIOUS AND WELL PRESENTED SEMI-DETACHED HOUSE WITHIN WALKING DISTANCE OF ST ANDREWS TOWN CENTRE

Accommodation:-

Sitting Room, 4 Bedrooms, Dining Kitchen, Bathroom, W.C.

Gas Central Heating

Double Glazing

Front and Rear Gardens

Ample Off Street Parking

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

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GENERAL DESCRIPTION

259 Lamond Drive is a traditionally built semi-detached dwelling with gardens and ample car parking. The spacious house has four bedrooms, large sitting room and dining kitchen. It benefits from double glazing and central heating throughout. It has been recently used as student accommodation but would also suit family living, with ample scope for further extension. An HMO Licence was in place until February 2010.

SITUATION

259 Lamond Drive is at the West End close to two supermarkets and the Health Centre. St Andrews town centre and the world famous Old Course are within walking distance, as are Greyfriars and Canongate primary schools, Madras College and the University.

DIRECTIONS

From the West Port at the end of South Street head south down Largo Road. Lamond Drive is on the left and 259 is a short distance along on the right. The house has private parking and the post code for route planning is KY16 8RR.

PARTICULARS OF SALE

The property is entered through a Double Glazed front door into:

Vestibule (N)

3'3" x 3'2"
1.00m x 0.87m

Hall

8'8" x 6'4"
2.66m x 1.94m

Sitting Room (N)

14'2" x 12'11"
4.32m x 3.95

Living Flame gas fire with timber mantle and marble surround. Alcove cupboard housing electric meters and trips. Picture Rail. Radiator. Television point. Telephone point.

Dining Kitchen (S & E)

12'11" x 8'9"
3.95m x 2.67m

Floor and wall units. Stainless steel sink. *Hoover* fridge/freezer. *Bosch* dishwasher. *Hotpoint* washer/drier. *Proline* gas hob. *Baumatic* electric oven. *Ideal Elan 2* gas boiler. Door to back garden.

W.C. (S)

3'4" x 3'2"
1.02m x 0.96m

W.C. Wash hand basin. *Sector* extractor fan.

Bedroom 4 (N)

15'10" x 10'1"
4.83m x 3.08

Shelved alcove. Radiator. Telephone point. Computer point.

From the hall stairs lead to:-

Landing (S)

6'7" x 6'5"
2.02m x 1.96m

Radiator. Access to roof space. Cupboard housing hot water cylinder.

Bedroom 1 (N)

15'11" x 10'1"
4.86 x 3.08

Radiator. Cupboard with shelved and hanging space.

Bedroom 2 (N)

12'6" x 11'
3.82m x 3.37m

Radiator. Cupboard with shelved and hanging space.

Bedroom 3 (E)

12' x 7'10"
3.66m x 2.39m

Radiator

Bathroom (S)

8'6" x 4'9"
2.60m x 1.43m

W.C. Wash hand basin. Bath with *Mira Sport* shower over. Tower radiator. Tiled.

OUTSIDE

To the front and side is a gravelled parking area. To the rear is a private garden mainly laid to lawn with herbaceous borders, mature Cherry Trees and a shed.

Shed

9'8" x 6'9"
2.97m x 2.06m

Timber

GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Council Tax Band is band 'D.' The Council Tax payable at present is £1,511.57.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Offers over £220,000 are invited.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2010 Licence Number 100010747.