

OUTSIDE

At the front there is a gravelled driveway with parking for 4 cars.

To the rear there is a paved terrace with timber decking and a drying yard with rotary airer.

To the side is private drive leading to the garage.

Garage *Gliderol* roller door.
4.47m x 3.28m
14'8" x 10'9"

Utility Room *Hotpoint* tumble dryer. *Bush* washing machine. *Frigidaire* freezer.
(N) 3.19m x 1.81m
10'5" x 6'



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band D. The annual Council Tax payable at present is £1,535.33.

FIXTURES AND FITTINGS

The sale includes furniture, floor coverings, kitchen appliances and contents.

ASKING PRICE

Offers over £250,000 are invited.

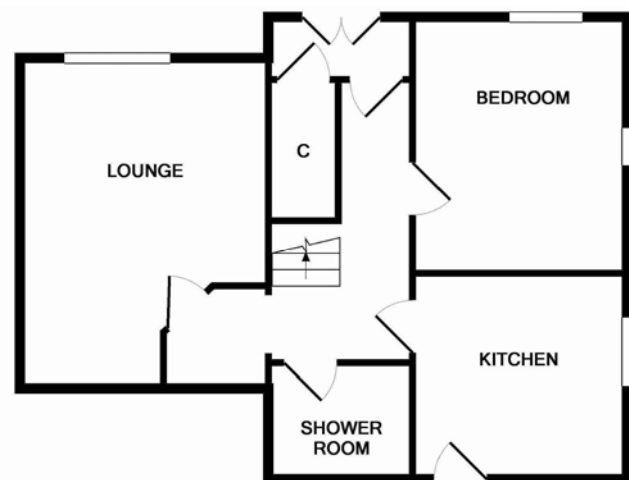
OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN. Fax 01334 474399.

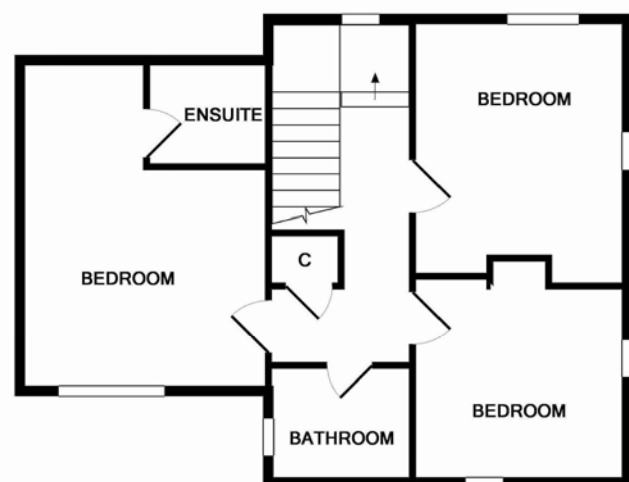
IMPORTANT NOTICE

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.

A 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 2015 Licence Number 100010747.



GROUND FLOOR



1ST FLOOR

120 Lamond Drive
St Andrews, Fife



**SPACIOUS AND FULLY MODERNISED SEMI DETACHED HOUSE
WITHIN WALKING DISTANCE OF TOWN CENTRE**

Accommodation:

Sitting/Dining Room, 4 Bedrooms (1 En-Suite),
Kitchen, Utility Room, Bathroom & Shower Room

Gas Central Heating Double Glazing
HMO Compliant for 4 persons
Garage & Driveway with parking for 4 cars
Garden

GENERAL DESCRIPTION

120 Lamond Drive is a spacious 4 bedroomed home with ample gardens. It has been renovated to a high standard throughout with panelled ceilings, laminated floors and fully tiled bathrooms. It is HMO compliant for 4 persons and currently generating a good rent until 1st July 2016. The property is fully double glazed and has gas central heating throughout.

SITUATION

120 Lamond Drive is situated on the south side of town. The centre of town is only a short walk away. St Andrews provides all day to day facilities and amenities including shopping, leisure centres, cinema, theatre, choice of restaurants and world famous University. The Home of Golf also boasts 6 links golf courses and numerous other courses close by. Leuchars (4 miles) has a mainline railway station and Edinburgh can be reached by car in just over an hour.

DIRECTIONS

From the West Port at the end of South Street head south down Largo Road. Take third turning on the left, into Lamond Drive and 120 Lamond Drive is located on the left. For route planning the post code is KY16 8DA.

PARTICULARS OF SALE

The property is entered through part glazed double hard wood doors into:-

Vestibule
2.06m x 0.92m
6'9" x 3'

Walk in cupboard housing fuse box and electric meter.

Hallway
3.94m x 2.06m
12'11" x 6'9"

Radiator. Smoke alarm.



Sitting/Dining Room (S)
4.73m x 3.56m
15'6" x 11'8"

Radiator. TV Point. Telephone Point.



Kitchen (W)
3m x 2.94m
9'10" x 9'8"

Fitted floor and wall units. Breakfast Bar. Tiled walls. Stainless steel sink and drainer. *Officina* gas hob. *Executive* electric oven. *Faber* extractor fan. *Beko* fridge and slimline dishwasher.



Bedroom 2 (S) (W)
3.65m x 3.05m
12' x 10'

Radiator. TV Point. Telephone Point. Smoke alarm.



Shower Room
1.9 x 1.67m
6'2" x 5'5"

Corner shower cubicle with shower. Wash hand basin. W.C. Extractor fan. Heated towel rail.

Upstairs Landing (S)
3.96m x 1m
13'x 3'1"

Cupboard housing boiler. *Potterton* heating control. Carbon monoxide alarm.

Master Bedroom (N)
3.58m x 3.1m
11'09" x 10'2"

Wooden shelving. Radiator. Smoke alarm



En-suite Shower Room
1.56m x 1.53m
5'1" x 5'

Corner shower cubicle with shower. Wash hand basin. W.C. Extractor fan. Heated towel rail.

Bedroom 3 (S) (W)
3.74m x 3.06m
12'3" x 10'

Built in wardrobe with shelves and hanging space. Radiator. Smoke alarm.



Bedroom 4 (N) (W)
3.05m x 2.95m
10'x 9'8"

Wooden shelving. Radiator. Smoke alarm.



Bathroom (E)
2.03m x 1.69m
5'6" x 6'8"

Bath with shower over. Wash hand basin. W.C. Light with shaving point. Extractor Fan. Heated towel rail.

