



**ROLLOS**

**25 LAMOND DRIVE**

**ST ANDREWS KY16 8BD**

- Semi-detached villa
  - HMO licence for 3 persons
  - Excellent location close to beach
  - Easy access to amenities
- Hall, Lounge
  - Breakfasting kitchen
  - Bathroom
  - Master bedroom with en-suite
- Two further bedrooms
  - Gas fired central heating
  - Sealed unit double glazing
  - Gardens to front and rear

25 Lamond Drive is a spacious semi-detached villa in a popular residential area within a very short walk of East Sands beach and leisure centre and with easy access to local amenities including primary and secondary schools and town centre with its university, golf courses, shops, restaurants etc. The property comes to the market in good decorative order and is fully compliant for current HMO regulations and has a current HMO licence for 3 persons. It has been successfully let for a number of years achieving £1,200 per calendar month. It benefits from gas fired central heating backed up with sealed unit double glazing throughout. The large lounge is positioned to the front of the property with a window looking to the front garden. It has a fireplace which has been boarded up but could be re-opened and developed if desired, and it is fitted with display shelves and there is a door that opens to the kitchen. The kitchen is fitted with wall and floor units and has freestanding appliances, and a large utility cupboard which houses the washing machine. There is space for a dining table and chairs and a door opens to the back garden. Also on ground floor level is the bathroom. This is equipped with a three piece suite comprising bath with over bath electric shower and screen, w.c and sink. It benefits from a heated towel rail and is tiled to walls and floor. Upstairs are all three bedrooms. The master bedroom is to the front of the property and is fitted with a double wardrobe and an en-suite shower room which is equipped with a w.c, wash hand basin and shower cubicle. The two further bedrooms are positioned to the rear of the property and bedroom two has a double wardrobe and a cupboard with shelves. The property has gardens to the front and to the rear. The front garden is laid out with stones and has bushes to decorate. A path leads to the front door and to the side where a gate opens to the rear garden. The area closest to the house is laid to patio and a set of steps lead to a raised level where it is laid out in lawn. It is fully enclosed with fences and hedges and there is a shed to the side of the house which will be included.

ROOM SIZES	
Lounge	4.57m x 3.55m (15'0" x 11'8")
Kitchen	4.28m x 2.45m (14'1" x 8'0")
Utility	1.65m x 0.94m (5'5" x 3'1")
Bathroom	2.36m x 1.77m (7'9" x 5'10")
Bedroom 1	3.71m x 3.66m (12'2" x 12'0")
En-Suite	1.87m x 1.24m (6'2" x 4'1")
Bedroom 2	3.38m x 2.86m (11'1" x 9'5")
Bedroom 3	3.05m x 2.46m (10'0" x 8'1")

**INCLUDED**

All carpets and floor coverings  
Curtains and blinds  
Furniture and white goods available by separate negotiation

**SERVICES**

Gas  
Water  
Electricity  
Drainage

**VIEWING**

By Appointment Through Our St Andrews Office  
Telephone  
01334 477700

**COUNCIL TAX BAND C**

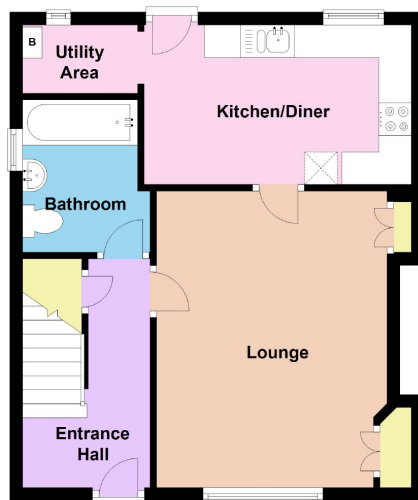
**EPC RATING D**

**FLOOR AREA 86sq m**





Ground Floor, demonstrative only



First Floor, demonstrative only



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