



210 Lamond Drive, St Andrews, KY16 8RR  
Offers over £230,000

# 210 Lamond Drive St Andrews KY16 8RR

**OFFERS OVER**  
**£230,000**

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 comes to the market in good decorative order and benefits from gas fired central heating 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 is to the front of the property and is a spacious room with a wood effect vinyl flooring, press 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 garden.

Also ground floor level is bedroom three which is a spacious double room with window to the side. Upstairs are the two further bedrooms and the bathroom. Both bedrooms are generous double rooms. Bedroom one is to the front, with dual aspect windows and a press cupboard, and bedroom three is to the rear, with a fitted airing cupboard. The bathroom is equipped with a bath, separate shower cubicle, WC and sink. It also benefits from a heated towel rail and is extensively

tiled. On the landing there is a large cupboard providing ample storage.

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

The property has an HMO licence for 3 persons and has been successfully let for a number of years, achieving £1560 pcm. It would therefore make an excellent buy-to-let investment.







- Semi Detached Villa
- Excellent location
- HMO licence for 3 persons
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Gas fired central heating
- Sealed unit double glazing
- Gardens

#### INCLUDED

Carpets and floor coverings  
Curtains and blinds  
White goods  
Furniture

#### SERVICES

Gas  
Water  
Electricity  
Drainage

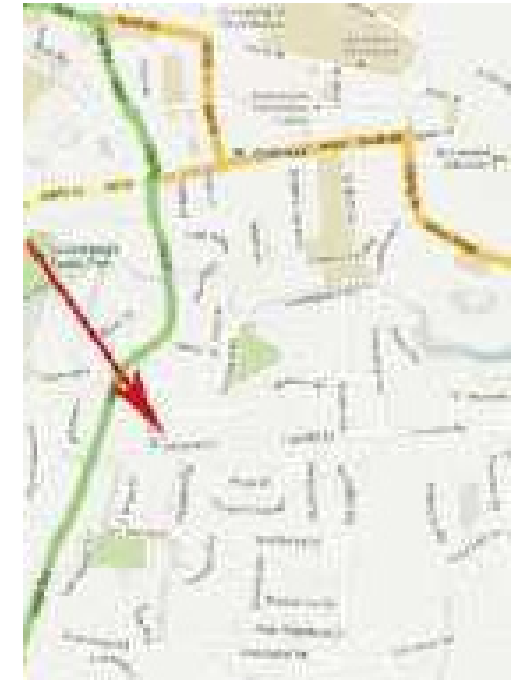
#### VIEWING

By Appointment Through Our St Andrews Office  
Telephone: 01334 477700

#### COUNCIL TAX BAND C

EPC RATING D

FLOOR AREA 97 sqm

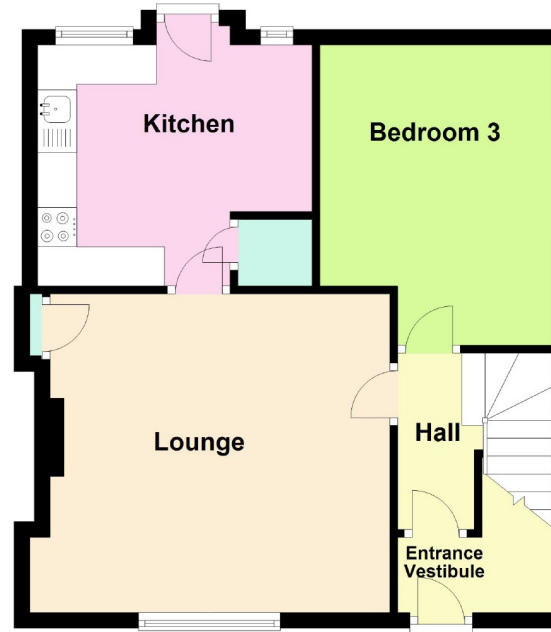


## Room Sizes

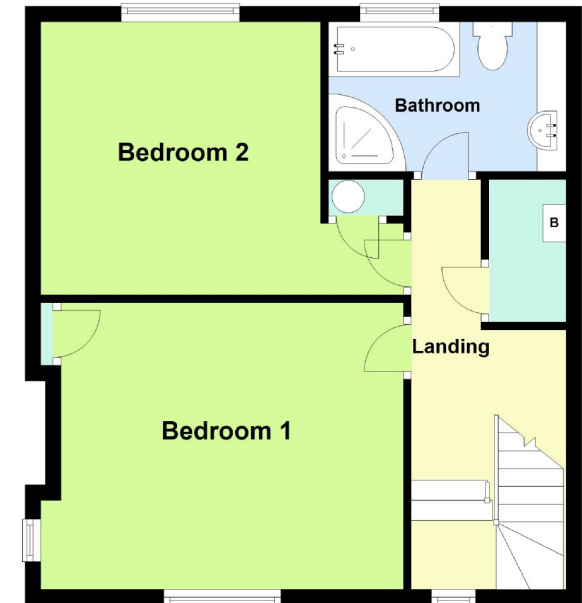
*Approximate measurements*

Lounge	14'2" x 13'3"	4.33m x 4.05m
Kitchen	11'7" x 10'2"	3.53m x 3.09m
Bedroom 1	12'1" x 14'4"	3.69m x 4.38m
Bedroom 2	11'6" x 11'8"	3.50m x 3.55m
Bedroom 3	9'10" x 12'7"	3.00m x 3.84m
Bathroom	9'9" x 6'3"	2.96m x 1.90m

**Ground Floor**



**First Floor**



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**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**AUCHTERMUCHTY**

36 Cupar Road, Auchtermuchty,  
Fife KY14 7DD  
T: 01337 828775  
E: auchtermuchty@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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