



149 Lamond Drive, St. Andrews, KY16 8DA

Offers Over £235,000



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St. Andrews  
KY16 8DA

**OFFERS OVER**  
**£235,000**

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149 Lamond Drive is a particularly attractive, ground floor apartment, presented to the market in move-in condition and situated within a popular residential area. The property is conveniently placed within a short travelling distance to most amenities, which include the historic centre, shops, recreational facilities and East Sands beach. The property also benefits from a well maintained, private enclosed garden with charming deck seating area.

The accommodation is formed over one level comprising: entrance vestibule, hallway, lounge, kitchen, two double bedrooms and shower room. The bright lounge has a feature recess with shelving and French doors opening out to the decked seating area. The modern kitchen has space for appliances, floor and wall mounted units with complimentary work surfaces, offers space to dine and two built-in cupboards. A door opens to the rear garden. Both bedrooms are doubles and each benefits from built-in wardrobes and have pleasant views towards St Andrews. The modern shower room suite consists of WC, wash hand basin with vanity unit below and

shower cubicle. The flat is tastefully decorated throughout.

The property benefits from gas-fired central heating and double glazing.

Externally the garden to the front is laid with decorative low maintenance chips, sculpted lawn and various plantings. There may be an option to create off street parking, subject to the necessary planning consents, as there is a lowered kerb adjacent to the garden. The impressive, enclosed garden to the rear has patio and decked seating areas, decorative low maintenance chips, various plants and garden shed.

Rollos highly recommend an early inspection to appreciate the accommodation, condition and location on offer.





- Ground floor flat
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas-fired central heating
- Double glazing
- Gardens to front & rear

### **INCLUDED**

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

### **SERVICES**

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

### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

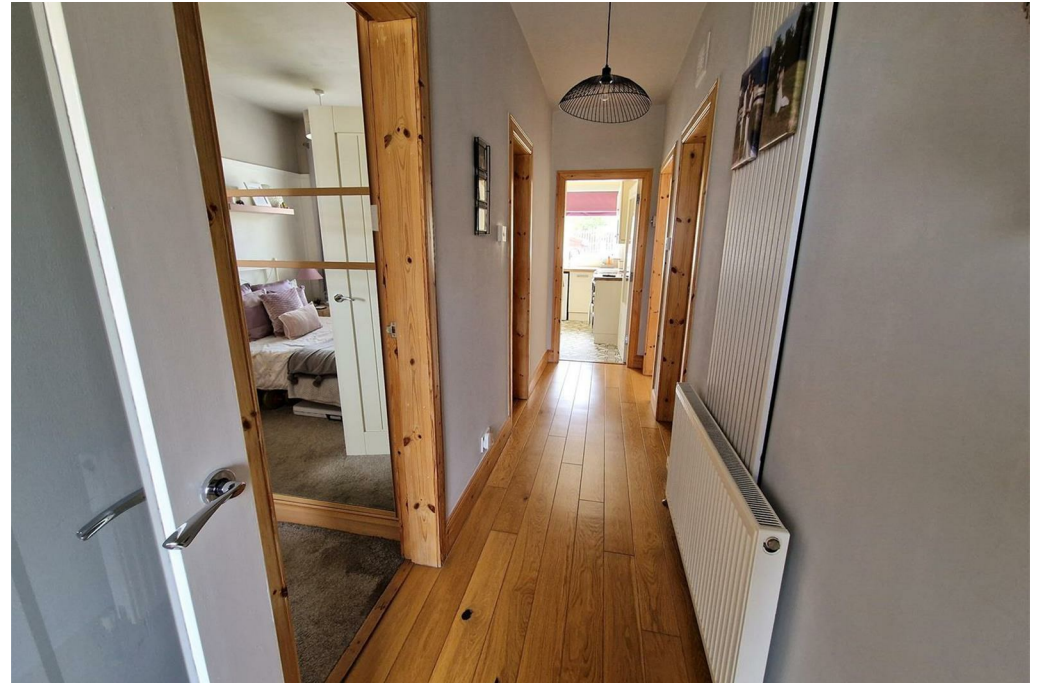
**COUNCIL TAX BAND B**

**EPC RATING: C**

**FLOOR AREA: 667.36 SQ FT**







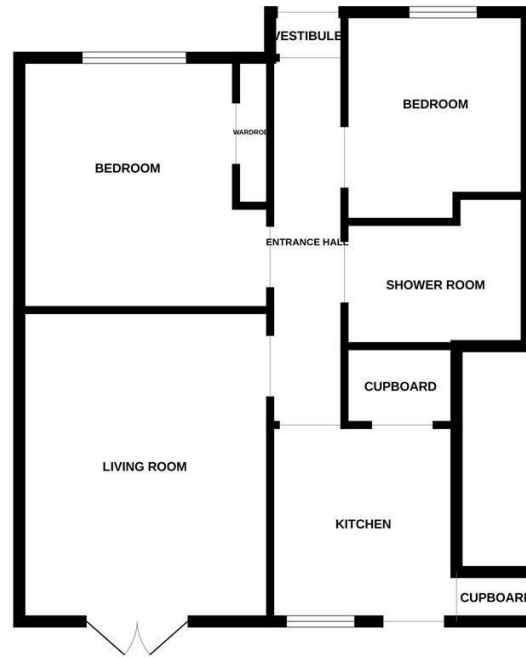
## Room Sizes

*Approximate measurements*

Lounge	12'2" x 15'2"
Kitchen	9'0" x 8'8"
Bedroom	12'1" x 12'4"
Bedroom	8'11" x 10'3"
Shower Room	8'11" x 6'0"



GROUND FLOOR  
62.4 sq.m. approx.



TOTAL FLOOR AREA: 62.4 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.