



186 Lamond Drive, St. Andrews, KY16 8RR

Offers Over £175,000

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St. Andrews
KY16 8RR

OFFERS OVER
£175,000

186 Lamond Drive is a first-floor apartment requiring full renovation, offering an ideal opportunity for buyers seeking a restoration project with potential. Located in a popular area, the property is within easy reach of St Andrews' historic centre and its variety of shops, restaurants, and world-class university and golf facilities.

The accommodation comprises: living room, kitchen, two bedrooms and bathroom. The living room has two windows to the front of the property, while the kitchen includes a pantry store cupboard. The master bedroom offers built-in storage. The bathroom is fitted with a WC, wash-hand basin and bath with shower over.

The property benefits from electric heating and double glazing.

Outside, a lawned side garden extends around to the rear of the property.





- First floor apartment
- In need of full renovation
- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Electric heating & Double glazing
- Gardens to side & rear

INCLUDED

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

SERVICES

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

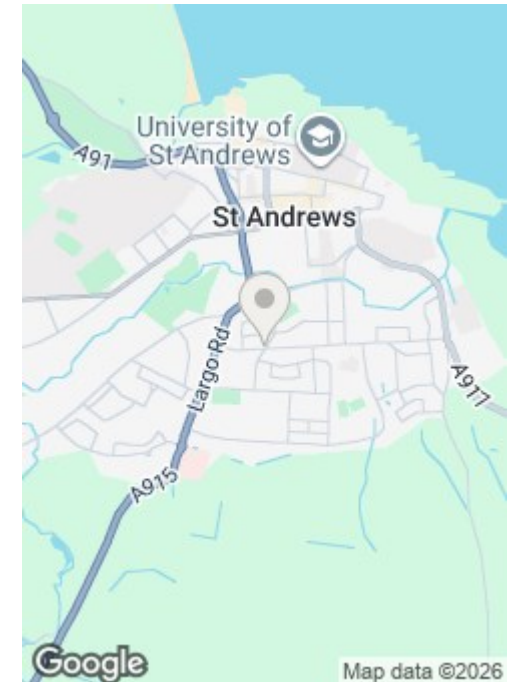
VIEWING

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

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 785.77 sq ft



Room Sizes

Approximate measurements

Living Room	15'1" x 11'5"
Kitchen	11'5" x 9'10"
Bedroom	14'7" x 9'10"
Bedroom	12'1" x 9'6"
Bathroom	7'10" x 5'10"

FIRST FLOOR
71.4 sq.m. approx.



TOTAL FLOOR AREA: 71.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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free valuation and quotation
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Contact our Property Department
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