



Thorntons
The right way to move

44 Lamond Drive, St Andrews,
Fife KY16 8DD





Summary

A well proportioned two-bedroom mid-terraced home located in an established residential area of St Andrews. This comfortable home offers a practical layout over two levels with the ground floor accommodating; living room, breakfasting kitchen and shower room. Upstairs you have the two bedrooms and two very useful store cupboards. Ideal for a range of buyers including first-time purchasers, downsizers, investors or families, the property provides excellent potential for modernisation. Externally the front garden offers a low-maintenance gravelled area with paved path and potential for off-street parking. The rear garden is enclosed with lawn, paving, and access to the rear boundary.

Features

- Mid terraced villa
- Bright living room with front aspect
- Breakfasting kitchen with garden access
- Two spacious double bedrooms
- Downstairs shower room
- Two large storage rooms upstairs
- GCH; DG
- Private front and rear gardens
- Scope for interior modernisation
- Convenient location for schools, transport, and town amenities

Room Measurements

Living Room: 13'0 x 11'9 (3.96m x 3.58m)
 Breakfasting Kitchen: 12'7 x 9'1 (3.84m x 2.76m)
 Bedroom 1: 12'8 x 9'6 (3.85m x 2.90m)
 Bedroom 2: 12'8 x 9'5 (3.85m x 2.88m)
 Shower Room: 6'5 x 5'7 (1.95m x 1.70m)
 Store: 6'8 x 5'9 (2.02m x 1.75m)
 Store: 6'8 x 6'0 (2.02m x 1.82m)



Floorplan

Ground Floor

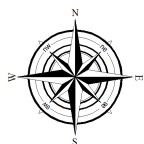
Approx. 40.5 sq. metres (435.9 sq. feet)

Shower Room
6'5" x 5'7"
1.95 x 1.70m

Breakfasting
Kitchen
12'7" x 9'1"
3.84 x 2.76m

Living
Room
13'0" x 11'9"
3.96 x 3.58m

Hall



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)

Store
6'8" x 5'9"
2.02 x 1.75m

Bedroom 2
12'8" x 9'5"
3.86 x 2.88m

Store
6'8" x 6'0"
2.02 x 1.82m

Bedroom 1
12'8" x 9'6"
3.85 x 2.90m

Total area: approx. 75.9 sq. metres (817.0 sq. feet)

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