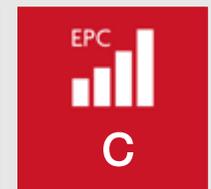




Thorntons 
The right way to move

241 Lamond Drive, St Andrews,
Fife KY16 8RR





Summary

241 Lamond Drive is a well-proportioned two-bedroom ground floor property in a quiet and established area of St Andrews. The accommodation offers comfortable single-level living with clearly defined living and sleeping areas. The property is accessed via a vestibule leading into a central hallway which provides access to all principal rooms. The accommodation comprises a bright living/dining room, a separate kitchen with adjoining store, two well-sized bedrooms, and a modern wet room designed for accessibility. The property also benefits from front and rear gardens, offering outdoor space suitable for relaxation and gardening. Overall, the property presents an excellent opportunity for buyers seeking a home within close proximity to the historic town centre, local amenities and the University of St Andrews.

Features

- Ground floor two-bedroom flat
- Spacious living/ dining room
- Separate fitted kitchen with additional store
- Two well-proportioned bedrooms
- Accessible wet room
- Private front and rear garden areas
- Located in a quiet residential area of St Andrews
- Convenient access to town centre, schools, shops and transport links
- Ideal for first time buyers or buy to let investors.
- GCH, DG, EPC C

Room Measurements

Living / Dining Room 15'0" x 12'0" (4.56m x 3.65m)

Kitchen 8'11" x 8'9" (2.73m x 2.66m)

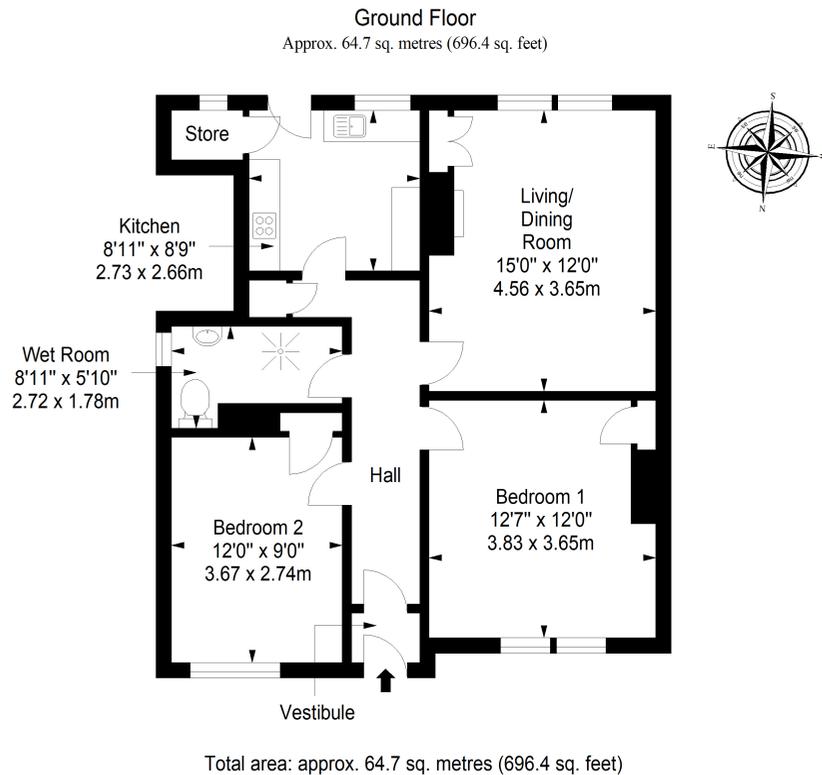
Bedroom 1 12'7" x 12'0" (3.83m x 3.65m)

Bedroom 2 12'0" x 9'0" (3.67m x 2.74m)

Wet Room 8'11" x 5'10" (2.72m x 1.78m)



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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