



**Thorntons**   
The right way to move

220 Lamond Drive,  
St Andrews

Fife, KY16 8RR





## Summary

Appealing to investors, with an HMO license and tenancy in place, this traditional semi-detached house features a south-facing reception room adjoining a modern kitchen, a principal suite with a shower room, two further double bedrooms, a four-piece bathroom, and a handy WC. The property benefits from private parking, a generous enclosed garden, and a prime location within walking distance of St Andrews' central amenities, renowned university, and beach.

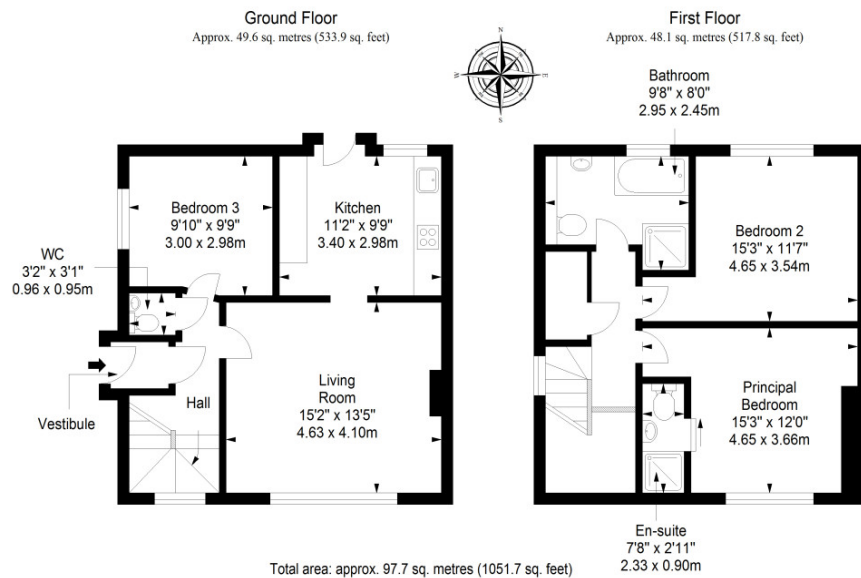
Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

## Features

- Coastal university town
- HMO and tenancy in place
- Traditional semi-detached house
- Vestibule and hall with WC
- Sunny and spacious living/dining room
- Modern kitchen with garden access
- Principal suite with shower room
- Two further double bedrooms
- Bathroom with shower and bath
- Front and rear gardens
- Private driveway
- Gas central heating and double glazing



# Floorplan



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