



# 66 Lamberton Place

St Andrews, Fife, KY16 8YF

















### Summary

Forming part of an established residential development in exclusive St Andrews, this two-bedroom end-terrace house is accompanied by good-sized low-maintenance gardens and private parking by way of a timber-frame garage and a driveway. It now offers an exciting opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on. St Andrews is home to fantastic amenities which are all within easy reach of the property, including shops, schools, the university, transport links, world-class golf courses, and the beach.

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

### **Features**

- End-terrace house in St Andrews
- Opportunity for modernisation and upgrades
- Entrance vestibule and hall with storage
- Semi open-plan, dual-aspect living room and dining room
- Kitchen with garden access
- Versatile box room
- Two double bedrooms
- Bright shower room
- Low-maintenance front and rear gardens
- Detached timber-frame garage and driveway
- Gas central heating system
- Double-glazed windows









### Floorplan

#### Garage Ground Floor Approx. 13.8 sq. metres (148.6 sq. feet) Approx. 48.7 sq. metres (524.2 sq. feet) 15'10" x 6'2" 4.83 x 1.87m Living Room 14' x 10'7" 4.27 x 3.22m 5.10 x 2.70m Dining Box Room 7'6" x 6'7" 10'6" x 7'10" 2.29 x 2.00m 3.20 x 2.39m

#### First Floor Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

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.

## **Thorntons** The right way to move

# Our Branches

#### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@thorntons-law.co.uk

#### **ARBROATH**

165 High Street, Arbroath, DD1 1DR 01241 876633 arbroathea@thorntons-law.co.uk

#### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA 0131 663 7135 bonnyriggea@thorntons-law.co.uk

#### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinburghea@thorntons-law.co.uk

#### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY 01334 656564 cuparea@thorntons-law.co.uk

#### DUNDEE

Whitehall House, 33 Yeaman Shore Dundee DD1 4BJ 01382 200099 dundeeea@thorntons-law.co.uk

#### **FORFAR**

53 East High Street, Forfar, DD8 2EL 01307 466886 forfarea@thorntons-law.co.uk

#### MONTROSE

55 High Street, Montrose, DD10 8LR 01674 673444 montroseea@thorntons-law.co.uk

#### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA 01738 443456 perthea@thorntons-law.co.uk

#### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR 01334 474200 standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland







