

Blackadders



Flat 1 67, Lamond Drive,  
St Andrews, KY16 8DD

Ground Floor Flat

Sought After Location

Close to Amenities

Quality Features

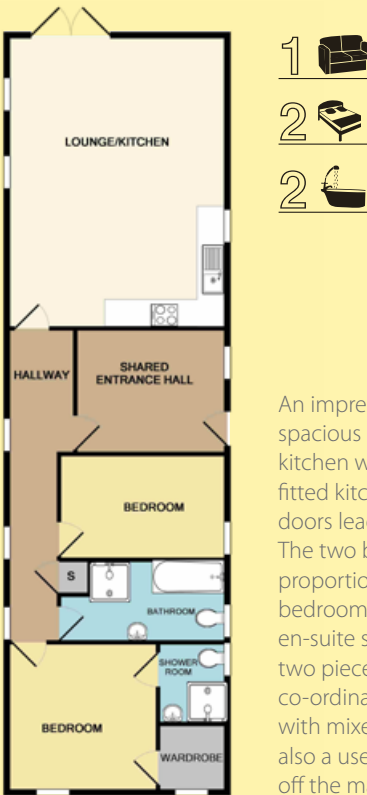
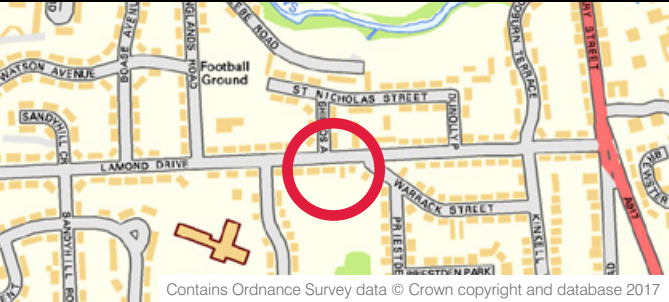
Gas Central Heating

Double Glazing

Private Parking

This is an attractive new build ground floor flat well situated lying within walking distance of St Andrews town centre. St Andrews itself is renowned worldwide as the home of golf and the old course is a regular host of the open championship. Its university has established a reputation for excellence and is one of Europe's leading and most distinctive centres for teaching and research. Both the golf courses and university are within reach of this property. Leuchars railway station (4 miles) lies on the main Aberdeen to London line, with Edinburgh Airport lying 50 miles away. Dundee Airport, which has a daily flight to Stansted, lies only 15 minutes to the north.

The subjects comprise spacious accommodation comprising lounge/kitchen, hallway, two bedrooms (master en-suite) and bathroom. Standard quality features include a contemporary modern fitted kitchen with induction hob, oven and extractor, gas fired central heating, double glazing, bathroom with white three piece contemporary suite with tiled floor and shower over, satin wood finishings, private off street parking and a price to include all fitted carpets and floorcoverings.



An impressive and very spacious living area open to kitchen with well equipped fitted kitchen and French doors leading to the outside. The two bedrooms are well proportioned with the master bedroom featuring the en-suite shower room with two piece suite and separate co-ordinating shower cabinet with mixer shower. There is also a useful walk-in wardrobe off the main bedroom.

(Ground Floor – 2 Bedrooms)

Lounge/Kitchen	4.94m x 6.55m	(16'2" x 21'6")
Bedroom 1	3.26m x 3.32m	(10'8" x 10'11")
En-Suite	1.52m x 1.80m	(5'0" x 5'11")
Bedroom 2	2.33m x 3.73m	(7'8" x 12'3")
Bathroom	1.90m x 3.73m	(6'3" x 12'3")

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Aberdeen  
AB11 6EN  
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Tel: 01241 876620

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Tel: 0131 202 1868

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