

Blackadders



Flat 2, 67, Lamond Drive,
St Andrews, KY16 8DD

From

£210,000



- First Floor New Flat**
- Sought After Location**
- Close to Amenities**
- Quality Features**
- Lounge/Kitchen**
- Double Bedroom**
- Bathroom**
- Gas Central Heating**
- Double Glazing**
- Private Parking**

We are delighted to offer to the market this recently completed new first floor flat affording deceptively spacious and comfortable accommodation on one level. The subjects are particularly well situated within an established and popular residential area and lies 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. The 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 are accessed via secure entry phone system to lower hallway with useful communal store area. The first floor accommodation itself comprises hallway with built in

cupboard, impressive lounge/kitchen, bedroom and bathroom. The lounge/kitchen is particularly impressive with full length windows providing an array of natural light with an attractive aspect to the front and feature vaulted ceiling. The kitchen is extremely well equipped with quality contemporary gloss wall and floor storage units with integral gas hob, oven, plumbing for automatic washing machine and freestanding fridge/freezer which shall remain as part of the sale. The bedroom is a good size double with both opaque and Velux windows benefiting also from built in mirrored wardrobes. The spacious bathroom has a three piece suite with chrome heated towel rail, extensive attractive co-ordinating tiling and mixer shower with splash screen.

Gas central heating is installed and laminate floor coverings are installed throughout.

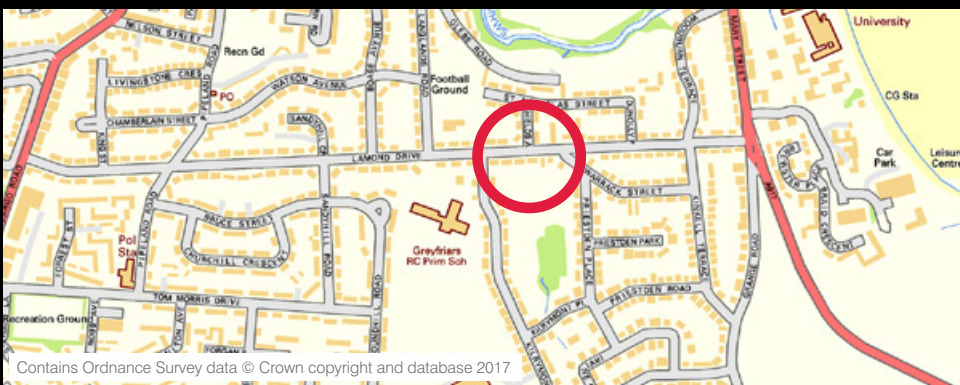
To the front of the property there is an area of private parking.



ACCOMMODATION (measurements are approx)

Lounge/Kitchen	3.41m x 4.94m	(11'2" x 16'2")
Bedroom	2.39m x 3.45m	(7'10" x 11'4")
Bathroom	1.90m x 3.58m	(6'3" x 11'9")





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