

Blackadders



Flat 3, 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**

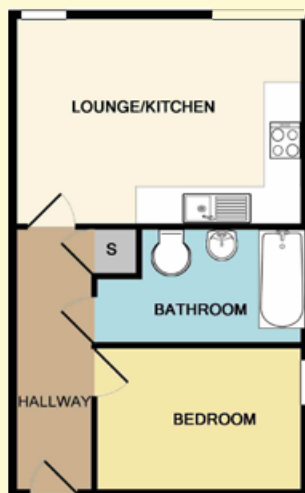
We are delighted to offer to the market this recently completed new first floor flat affording deceptively spacious and comfortable accommodation on one level. The subjects are particularly well situated within an established and popular residential area and lies within walking distance of St Andrews 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, impressive lounge/kitchen, bathroom and bedroom. The lounge/kitchen is particularly impressive with full length windows providing attractive aspect onto the park area to the rear. The kitchen is extremely well equipped with quality wall and floor storage units with integral gas hob, oven, plumbing for automatic washing machine and fridge/freezer installed. The spacious bathroom has a three piece suite with chrome heated towel rail, extensive attractive co-ordinating tiling and mixer shower with splash screen. The bedroom is a good size double with both opaque and Velux windows.

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	3.36m x 4.94m	(11'0" x 16'2")
Bedroom	2.33m x 3.45m	(7'8" x 11'4")
Bathroom	1.90m x 3.45m	(6'3" x 11'4)





## Blackadders



### ABERDEEN

37 Langstane Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

### ARBROATH

129 High Street  
Arbroath  
DD11 1DP  
Tel: 01241 876620

### DUNDEE

40 Whitehall Street  
Dundee  
DD1 4AF  
Tel: 01382 342222

### EDINBURGH

5 Rutland Square  
Edinburgh  
EH1 2AX  
Tel: 0131 202 1868

### FORFAR

128 Castle Street  
Forfar  
DD8 3HS  
Tel: 01307 461234

### GLASGOW

94 Hope Street  
Glasgow  
G2 6QB  
Tel: 0141 248 1888

### PERTH

77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

For viewing please contact 01334 800600

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