



54B Lamond Drive, St Andrews, Fife, KY16 8DD

This stunningly renovated two bedroom ground floor apartment, enviably located close to the East Sands and harbour, is quietly situated within a popular residential area only a short walk from the many amenities to be found within this historic town.

Beautifully renovated and refurbished to a very high standard, the contemporary accommodation comprises entrance hall, sitting/dining room, luxury fitted kitchen with fully integrated appliances, two double bedrooms and contemporary shower room. The property has been rewired and re-plumbed and benefits from newly installed gas central heating, oak doors, oak flooring, new carpeting and fresh décor throughout. All furniture and furnishings may be available by separate negotiation.

In the communal entrance hall is a shared store and a shared drying room on the first floor. The small low maintenance rear garden is laid to stone chips.

The apartment would be equally suitable as a comfortable private residence or utilised as an investment property.

St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

St Andrews provides good state schooling at Madras College and private schooling at St Leonards.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

- Ground Floor Flat
- Sitting Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Laundry Room
- Shared Store
- Small Garden to rear
- EPC Rating C



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Room Dimensions

Sitting Dining Room	14'3 x 10'5	(4.34m x 3.18m)
Kitchen	8'6 x 6'2	(2.59m x 1.88m)
Bedroom 1	11'7 x 9'2	(3.53m x 2.79m)
Bedroom 2	11'9 x 7'0	(3.58m x 2.13m)
Shower Room	6'2 x 6'1	(1.88m x 1.85m)

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.



Illustrative only. Not to scale.

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