







**Thorntons are delighted to bring to the market this spacious, attractive ground floor apartment, in this highly sought residential area.**

*Lumsden Crescent is ideally located for easy walking access to the town centre via the Lade Braes woodland walk or just a short drive to the town centre with its many amenities, including local shopping, restaurants, University and of course the famous Old Course.*

Lumsden Crescent is also ideally located for primary and secondary schools all within walking distance. No. 40 comprises entrance hall, sitting room, kitchen and utility, three bedrooms, en-suite and family bathroom.

There is a secure shared entrance into the building giving access to 5 apartments. No. 40 is located on the ground floor with the internal hall giving access to all accommodation. The sitting room has dual aspect windows to the side and rear along with a focal point gas fire. The kitchen is fitted with a variety of base and wall units, dining area with French doors opening onto a private patio area, and the utility area with plumbing for washing machine, tumble dryer and dishwasher.

There are three double bedrooms with the largest having double fitted wardrobes and an en-suite shower room and a separate family bathroom with three piece suite. This apartment benefits from double glazing, gas central heating, garage and parking space with additional visitor parking available. Viewing is highly recommended.

EPC Rating - C



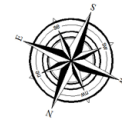
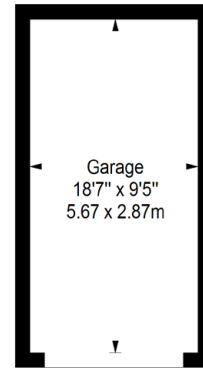




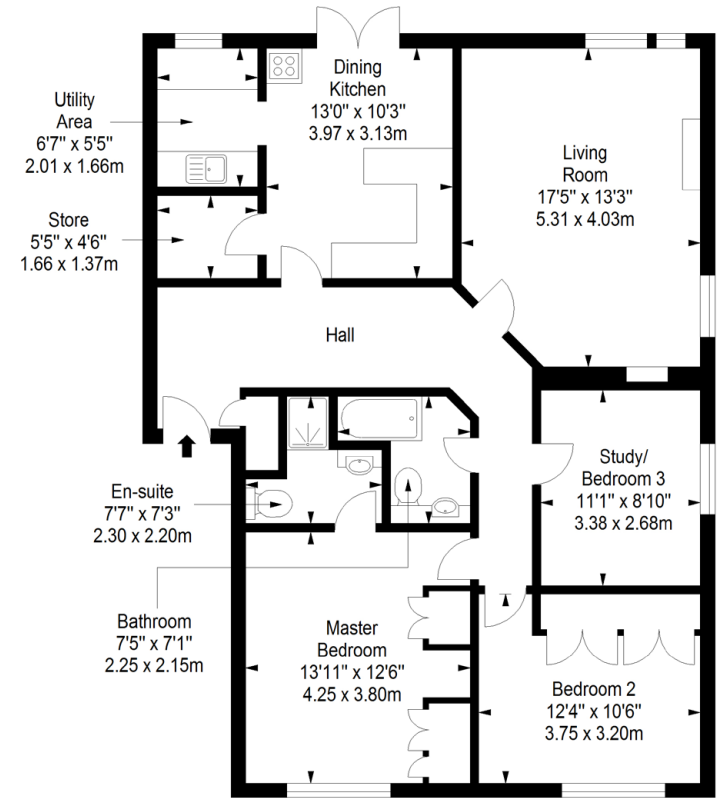




**Garage**  
Approx. 16.1 sq. metres (173.3 sq. feet)



**Ground Floor**  
Approx. 105.5 sq. metres (1135.6 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)