



lindsays

Number 6 Stewart Resorts
St Andrews KY16 8PE

"Stunning two bedroom, luxury lodge situated in an exclusive resort close to St. Andrews"

- Hallway
- Lounge/Diner
- Kitchen
- Utility Room
- Master Bedroom with En Suite Shower Room
- Double Bedrooms
- Family Bathroom
- Double Glazing
- LPG Heating
- Off Street Parking
- Private Decking
- Hot Tub

OFFERS OVER £200,000



Description

This is an excellent opportunity to purchase this luxury lodge which can be used for both personal and holiday let use. The resort boasts a health suit with gym, sauna and steam room. There is a Restaurant, bar, café and ice cream parlour. Just outside the park there is a playground and a miniature golf course. Cameron Loch is just a short distance away which offers an opportunity to hire a boat or fish.

The lodge comprises a stunning open plan lounge/diner with floor to wall windows, fitted kitchen with integrated appliances, utility room, master bedroom with walk in wardrobe and ensuite shower room. There is a second good sized double bedroom with built in wardrobe and lovely family bathroom with roll top bath. Benefits includes double glazing and LPG heating. The property is being sold fully furnished.

Externally there are two areas of raised decking and ample off street parking. There is also a hot tub which is being included in the sale

Due to the resort being open twelve months a year this would make both an ideal residential home or an investment opportunity. There is an annual fee payable to the resort.

Early viewing is highly recommended to fully appreciate both the quality of the lodge on offer and the location.

Area

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship and in July 2022 it will host the 150th Anniversary Open. There are now six further golf courses run by the St Andrews Links Trust, in addition to the many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews has a good selection of shops, hotels and restaurants. The town is well known for its university which was Scotland's first and is the third oldest in the English-speaking world, founded in 1413.

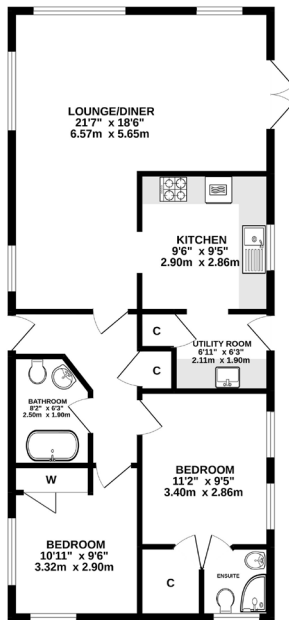
Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency over time.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.