



**lindsays**

**34 Abbey Street**  
St Andrews, KY16 9LA.

*"A bright main door apartment ideally located in central St Andrews"*

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating

**OFFERS OVER £285,000**



## Description

Lindsays are delighted to offer to the market this attractive ground floor, main door apartment which is ideally located in central St Andrews just next to the iconic Abbey and a couple of minutes from the vibrant town centre. This lovely apartment is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding washer dryer and fridge freezer in the kitchen.

The accommodation is entered through its own main door and hallway and comprises a bright lounge with ample room for a dining table and chairs, with the galley style kitchen opening from this room. There is a bright double bedroom which also has office desk space for study and the contemporary shower room completes the accommodation.

The property is located in a block of similar style apartments and benefits from a shared laundry and some off street parking at the rear.

This is an excellent property for a variety of buyers and will be ideal for a student given the proximity to the town centre. Early viewing is highly recommended.

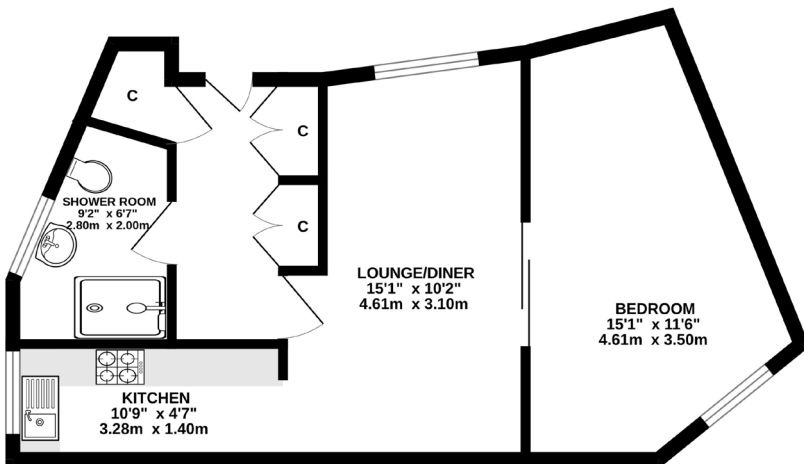
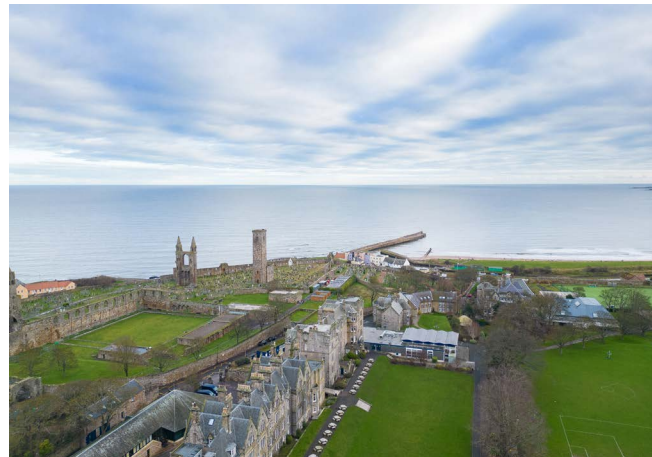
## Area

St Andrews is renowned worldwide as the 'Home of Golf' and the 'Old Course' is a regular host to the Open Championship. The ancient and historic university town offers residents a superb mix of amenities and facilities including excellent restaurants, shops, cafes and hotels. There are a number of fabulous golf courses and two lovely beaches used frequently for water sports. Further natural beaches are found at Tentsmuir Forest and Nature Reserve about six miles away. The City of Dundee is some thirteen miles to the north with Edinburgh easily accessible by road and the main east coast railway line which stops at Leuchars and Dundee.

## Viewing

By appointment through Lindsays on 01382 802050

EPC Rating D



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.