

Ready for your *next move?*



## We'll help you make the *best move*

If you're looking to sell your home in Fife, we can guide you through every step of the way, to get you a great price, a quick sale, and a straightforward process

With excellent market knowledge of Fife, our estate agency team is perfectly placed to put your property in front of the right buyers – whether they're already based in Fife, or looking to move from further afield.

Both our Edinburgh-based and Dundee-based property teams have excellent track records in getting prices well above the Home Report valuation, and we regularly achieve quick sales – an average of just 14 days in Edinburgh.

There are other reasons to sell your property through us too:

- **We know the market.** Demand can vary from week to week and street to street, and our up-to-date local knowledge is vital for setting prices and marketing strategies.

- **We care about service.** If you sell your home with us, a dedicated negotiator will work with you to find a buyer and take the stress out of the sale, keeping you informed and reassured throughout the sale process.
- **We'll make your property look a million dollars.** Using impressive professional photography and floorplans, we'll showcase your property at its very best.
- **We'll get you started with a free, no-obligation appraisal** of your property using our market knowledge to help you decide if and when to sell.

We can support you on all aspects of moving home, from advising on prices and tactics, to negotiating the sale. We can also help with finding your next property and doing your conveyancing.

Throughout, our experience and attention to detail will be invaluable in getting you the best deal.

If you'd like to know more about what we can do for you, call us to arrange a free appraisal.



## 65 The Bridges Dalgety Bay

Offers Over £460,000 | SOLD

An immaculate home which enjoys panoramic views spanning from Edinburgh Castle and Arthur's Seat across to the Forth bridges. This beautiful property offers a superb family home with stunning uninterrupted views.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band C

## 16 Norwood Newport-on-Tay

Offers Over £395,000 | UNDER OFFER

This stunning, stone-built villa is situated on an elevated position in the popular town of Newport-on-Tay. An ideal family home which commands outstanding views over the River Tay and beyond, and offers adaptable accommodation.



4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band D

## 54 Inchgarvie Avenue Burntisland

Offers Over £375,000

An impressively proportioned detached family home over three floors, extending to 2498 square feet. Quietly positioned in a cul-de-sac in Burntisland, the house is both stylish and well-appointed throughout.



5 Bedrooms | 2 Receptions | 4 Bathrooms | EPC Band C

## 15 The Glebe Aberdour

Offers Over £290,000

A spacious four-bedroom, upper villa with a garage, garden and outstanding views. Occupying an elevated position in one of the most sought-after locations in Aberdour, the property offers comfortable and flexible family accommodation over two principle floors.



4 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

# In praise of Fife property

## “You get more for your money in Fife,” says Andrew Diamond, Partner and Head of Residential Property

Andrew himself lives in Fife, and is enthusiastic about its advantages: *“Fife is great whether you want village or town life. It’s a different lifestyle for your family than the city, but with ready access to work in Edinburgh.”*

Whilst Andrew heads south to our West End offices for work, other partners commute from Fife to our Dundee offices. *“I feel I get the best of all worlds in Fife. There’s excellent value in the marketplace here – great if you want a home and garden with some space. And I can work in a city office, live in the countryside, and still have a quick and easy commute. It’s ideal,”* explains Commercial Property Partner, Maureen Collison.

Other easy commutes include Perth, Kinross and Stirling, depending on where in Fife you buy.

Property prices and commuting distances are not the only reasons to love the Kingdom. You also have the beaches and countryside of the East Neuk; the golf (and not just at St Andrews); convenient transport links, with good train services going north, south and west, and Edinburgh Airport just across the Firth.

And there’s also the fact that Fife is the happiest place to live in Scotland according to Bank of Scotland’s Happiness Index for 2016.

There’s a real sense of community here – the local food and arts festivals and farmers markets are great for bringing everyone together, says Jennifer Gallagher, a Family Law Partner in our Dundee office.

*“I feel I get the best of all worlds in Fife. There’s excellent value in the marketplace here.”*

*“There’s a lot for families in Fife. You’ve got the countryside and the beaches of course, and there are a lot of things to do – for example,*

*the local sports clubs and outdoor activities like horse riding, are excellent here,” she explains.*

*“It’s an ideal time for potential buyers and sellers all levels to take advantage of the active property market in Fife and prepare for a move.”*

*“So if you move your family to Fife, you get the benefits of the more rural lifestyle, without having to cut yourself off by heading into the wilds!”*

All these things make Fife a worthy choice for a main home or second home.

In addition, the housing market here is not currently as intense as it is in Edinburgh and Glasgow – where many buyers are likely to be chasing the same property.

It’s an ideal time for potential buyers and sellers all levels to take advantage of the active property market in Fife and prepare for a move.



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**Maureen Collison**  
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## 51 Cupar Road Newport-on-Tay

Offers Over £270,000 | UNDER OFFER

This is a stunning maisonette apartment with lovely views towards the River Tay. The period features blend seamlessly with contemporary fittings and modern convenience.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band D

## 9a Telny Place Aberdour

Fixed Price £220,000 | SOLD

An exceptionally spacious, main-door upper villa with a private garden and an allocated parking space, situated in a mature landscaped development in this picturesque coastal village.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 21 Nelson Street Tayport

Offers Over £155,000

A well-presented and tastefully upgraded end-terraced property located in a popular residential area of Tayport. This home is stylishly decorated throughout and includes a south-facing rear garden.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band E

## Islaybank, Station Road Springfield

Offers Over £200,000 | UNDER OFFER

A secluded property in the village of Springfield, close to the town of Cupar. There is a sizeable garden, mainly laid to lawn with borders of mature shrubs, and countryside views.



4 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band D

## 69 North Larches Dunfermline

Offers Over £200,000 | UNDER OFFER

Enviably located in an established cul-de-sac close to excellent amenities, this modern detached villa offers flexible family accommodation over two levels.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band C

## 4 Craighead Road Newport-on-Tay

Fixed Price £145,000

An opportunity to purchase a well-presented, end-terraced property situated in the popular town of Newport-on-Tay.



3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 4a Commony Road Tayport

Offers Over £95,000

A rare opportunity to purchase this charming, main-door apartment which is part of a divided stone-built villa and boasts beautiful river views.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

### The Coach House, Arnot Tower by Scotlandwell

Guide Price £850,000

A fantastic country house in a private setting with a spacious garden and far-reaching views. Originally constructed in the 1700's, this home has been significantly extended and upgraded.



6 Bedrooms | 3 Receptions | 4 Bathrooms | EPC Band C

### 7 Reresmount Place Broughty Ferry

Offers Over £450,000

This striking split-level bungalow is situated in a quiet Broughty Ferry cul-de-sac and enjoys views to the River Tay and beyond.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band D

### Burnside Cottage, Auchterhouse Dundee

Offers Over £325,000

An extended bungalow situated within the delightful country village of Auchterhouse and boasts lovely countryside views.



4 Bedrooms | 2 Receptions | 3 Bathrooms | EPC Band C

### Paradise Cottage East Grange Road, Monifieth

Offers Over £295,000

This freshly decorated detached villa is situated in a semi-rural location close to the popular Perthshire village of Bankfoot.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

### Linkview, 9 Links Parade Carnoustie

Offers Over £350,000

A well-presented, four-bedroom villa located in a unique position offering superb views over the 1st tee and 18th green of Carnoustie Championship Golf Course.



4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band D

### 5 Meadowbank Gardens Wellbank

Offers Over £240,000

A great opportunity to purchase this well-presented, detached bungalow located in a quiet cul-de-sac with off-street parking and a garage.



3 Bedrooms | 3 Reception | 2 Bathroom | EPC Band E

### 1b Post Box Road Birkhill

Offers Over £210,000 | UNDER OFFER

A great opportunity to purchase a detached, four-bedroom family home with an enclosed rear garden, situated in a quiet cul-de-sac in central Monifieth.



2 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band E

services



## Other ways we can help you

If you are a business, our legal advice can help you achieve your business objectives. If you are an individual, we can guide and support you and your family as you journey through life.

By taking the time to find out about your specific circumstances, we will help you plan for the unexpected as well as the expected. In addition to dealing with specific situations or issues, we can ensure that other problems do not arise. We believe that this approach produces the best results and the best long-term value for our clients.

### 16 Merchiston Place Edinburgh

Offers over £750,000

A rarely available stone-built house in the popular Merchiston area of Edinburgh. Now requiring considerable upgrading, the property offers the opportunity to create a superb family home.

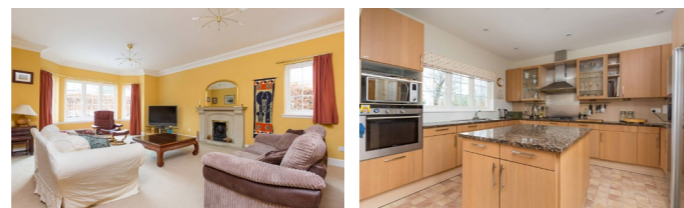


4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band E

### 3 Ravelrig Wynd Balerno

Offers Over £725,000

A substantial detached, executive villa within an established modern development in Balerno, extending to 3168 square feet.



5 Bedrooms | 4 Receptions | 3 Bathrooms | EPC Band C

### 8a Bruntsfield Crescent Edinburgh

Offers over £535,000 | UNDER OFFER

A superb main door garden flat occupying a highly desirable position overlooking Bruntsfield Links. Situated in a quiet no-through road with properties on one side and an open aspect on the other.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

### 18/2 Powderhall Road Edinburgh

Fixed Price £250,000

A bright and spacious ground-floor flat with residents parking situated in a popular modern development within walking distance of the city centre.

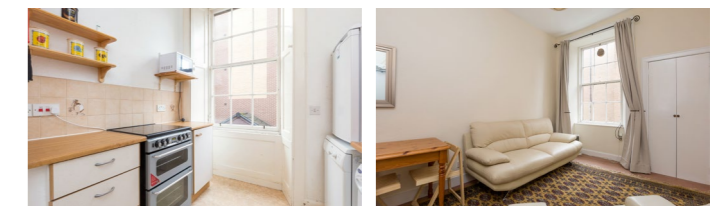


2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

### 12 (1F2) Sciennes Edinburgh

Offers Over £245,000 | UNDER OFFER

An enviably located first-floor flat which is within a short walk of excellent local amenities and the Meadows, and would make an ideal rental investment.



3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band F

# Get in touch with our *property team*



**Maurice Allan**  
Managing Director,  
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**Tracy Nicoll**  
Head of Residential  
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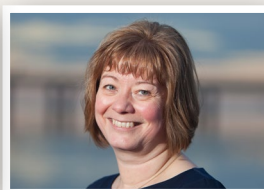
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**Gillian Petrie**  
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**Heather Archibald**  
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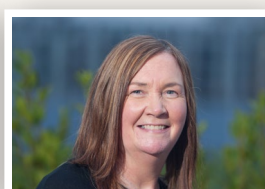
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