

Thinking about moving?  
*Now's the time*



## A straightforward sale for the *best price*

Selling a home is one of the largest financial transactions you'll ever make, so it pays to take expert advice. Our experienced and responsive estate agency team can guide you through the marketplace

From advising you on your pricing strategy, to helping you find the right buyer and negotiating the sale, our experience and local market knowledge and contacts database will be invaluable in securing you the best sale price and terms.

Other reasons to sell with us:

- **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 through Lindsays, 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 believe no two sales are the same.** There's no one-strategy-fits-all in selling property, and we'll always take the time to listen, learn, discuss and explain.
- **We can support you through other aspects of moving,** from helping you find your next home to taking care of the conveyancing.

If you'd like to discover more about how we can help you move, call us at our Dundee or Edinburgh offices to arrange a free appraisal.

*"It pays to take expert advice."*



## 1a Seaside Place Aberdour, Fife

Offers Over £525,000 | SOLD

An outstanding detached house with an enviable location in one of the most sought-after streets in Aberdour. The property has been extended and stylishly upgraded by the current owners.



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

## 65 The Bridges Dalgety Bay, Fife

Offers Over £460,000

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

## 2 Spruce Gardens Cupar Muir, Fife

Offers Over £385,000

This detached family home is set in a desirable semi-rural location and includes a large, enclosed rear garden laid to lawn and paved patio, ideal for family entertaining.



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

## Blythwood Cottage, Balmerino Newport-on-Tay, Fife

Offers Over £290,000 | SOLD

A quaint cottage with a lovely rear garden and open countryside views. The front garden is laid with lawn and borders of shrubs, and the driveway provides off-street parking.



3 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band G

## 33 Kinkell Terrace St. Andrews, Fife

Offers Over £225,000 | SOLD

A detached bungalow with great potential, but requiring extensive upgrading and repair.



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

# The *time is right* to buy and sell in Fife

Fife has long been a sought-after place to live, with its fascinating history, charming coastal towns and villages, attractive rural properties, and excellent transport links to Edinburgh, Perth and Dundee.

With the recent opening of the Queensferry Crossing, the spotlight is upon the region. The wide variety of properties available in the area means there are options for all sorts of purchasers including first-time buyers, upsizers, downsizers and second homeowners. In Fife, there really is something for everyone,

including city commuters who want to enjoy the best of rural life.

At Lindsays, we help homeowners sell a wide range of property in Fife, from modern flats to impressive country houses, and everything in between.

With experienced estate agency and legal teams in Edinburgh and Dundee, and fantastic local knowledge of the Fife market, we are ideally-placed to advise clients on the sale of their existing home, and the purchase of a new one.

We have access to the Solicitor Property Centres in Edinburgh,

Dunfermline and Dundee, and also use national property portals such as Rightmove and Zoopla to ensure that properties are seen by buyers further afield.

The market throughout Fife is active, so it's the ideal time for potential sellers to prepare for a sale.



Maurice Allan

Managing Director of Residential Property  
mauriceallan@lindsays.co.uk

*“We expect plenty of activity”*



### 9a Telny Place Aberdour, Fife

Fixed Price £220,000

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



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

### Islaybank, Station Road Springfield, Fife

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

### 15 David Crescent Dunfermline, Fife

Offers Over £150,000 | UNDER OFFER

Forming part of the popular Masterton development, this attractive, semi-detached villa is located off Aberdour Road, close to the local primary school, shops and the Duloch Leisure Centre.



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

### Forresters Hall, Burnside, 3 Croft Auchtermuchty, Fife

Offers Over £190,000 | SOLD

This unique property, located next to the Calsay burn in the heart of Auchtermuchty, has a secluded garden which has been well-maintained and makes the most of the outside space.



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

### 175 Harbour Place Dalgety Bay, Fife

Offers Over £139,500 | UNDER OFFER

A bright apartment in a modern development overlooking the Firth of Forth. The property is in excellent order throughout and would suit either an owner occupier or a buy-to-let investor.



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

### 6 Swift Street Dunfermline, Fife

Offers Over £135,000 | UNDER OFFER

Forming part of a popular modern development, this beautifully presented and spacious end-terraced villa is located minutes from local amenities.



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

## The Coach House, Arnot Tower by Scotlandwell, Perth and Kinross

Guide Price £850,000

A fantastic country house in a private setting with a spacious garden and far-reaching views. Originally constructed as a stable, hayloft and groom's accommodation in the 1700's, the property has been significantly extended and upgraded.



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

## 17 Osprey Rise Dundee

Offers Over £440,000

A stylish, detached family home which has been recently refurbished throughout with quality fixtures and fittings, triple glazing, oil fired central heating, security alarm and is set on a corner plot in a quiet cul-de-sac in a highly desirable location.



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

## 63 Clepington Road Dundee

Offers Over £350,000

A stunning, detached dwellinghouse which retains many period features including fireplaces and cornicing. The front garden is fully enclosed and leads to a large garage.



4 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band D

## 113 Kinghorne Road Dundee

Offers Over £310,000

A well-presented, detached villa with a lovely upper lounge and balcony, located on a corner site in a popular residential area with Tay views.



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

## Holm, East Mains, Bankfoot Perth and Kinross

Offers Over £325,000

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



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

## 3 Boyack Crescent Monifieth

Fixed Price £221,950

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.



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

# 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 through life.

## How we can help your business

We work closely with businesses of different sizes, from start-ups to multinationals, always looking to further your commercial ambitions.

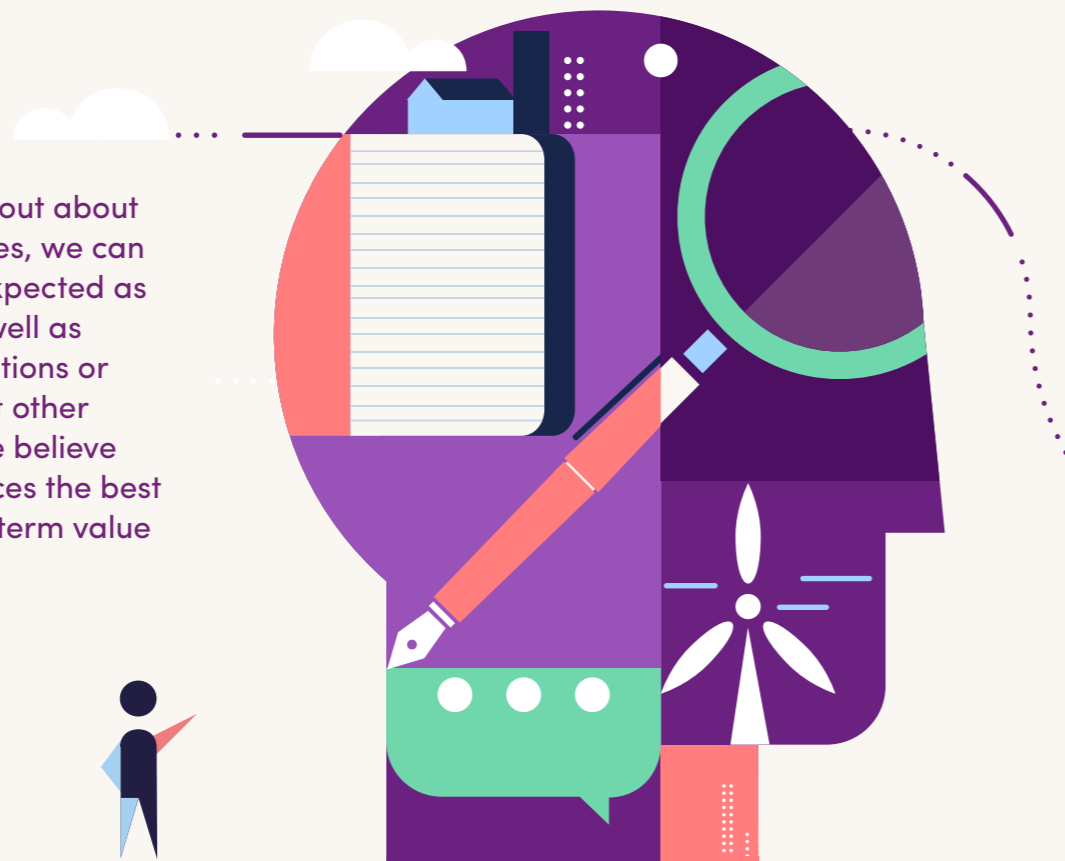
- Agriculture and Farming
- Banking and Finance
- Buying and Selling Your Business
- Charity Governance
- Commercial Property
- Commercial Disputes and Litigation
- Corporate and Commercial
- Employment Law for Business
- Landed Estates
- Managing a Family Business
- Restructuring and Insolvency

## Support for you and your family

Our team can take you through every milestone in life in areas related to work, family, property, tax and retirement.

- Buying and Selling your Home
- Child Matters
- Cohabitation and Prenuptial Agreements
- Divorce and Separation
- Housing and Letting
- Powers of Attorney and Guardianships
- Resolving Family Disputes
- Rural Services
- Wills, Trusts and Executries

By taking the time to find out about your specific circumstances, we can help you plan for the unexpected as well as the expected. As well as 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.



## 3 Morham Lea Edinburgh

Offers Over £570,000 | UNDER OFFER

An elegant townhouse, with garage and large private garden, forming part of the prestigious Cala development situated in highly sought-after Greenbank Village.



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

## 10b Merchiston Avenue Edinburgh

Offers Over £525,000 | UNDER OFFER

An extremely impressive lower villa forming part of an imposing detached house situated in a sought-after street in the popular area of Merchiston



4 Bedrooms | 1 Reception | 2 Bathroom | EPC Band G

## 11/6 Warriston Road Edinburgh

Offers Over £230,000 | UNDER OFFER

Located adjacent to the Water of Leith, this stunning top-floor flat offers quality accommodation. A wall of glass floods the huge open plan living and entertaining space with light and offers superb views across the city skyline.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band C

# Get in touch with our *property team*



**Maurice Allan**  
Managing Director,  
Estate Agency



**Tracy Nicoll**  
Head of Residential  
Client Services



**Irene Hamilton-Jones**  
Property Manager



**Andrew Diamond**  
Partner, Head of  
Residential Property



**Joy Stapley**  
Property Manager



**Meg Hanlin**  
Property Manager



**Nicola Scott**  
Property Manager



**Alison Howie**  
Property Consultant



**Heather Stewart**  
Property Consultant



**Reena Koli**  
Property Consultant



**Lorna Byres**  
Property Negotiator



**Catriona Bews**  
Sales Negotiator



**Gillian Petrie**  
Sales Negotiator



**Gemma Brown**  
Property Assistant



**Louise Goodall**  
Property Assistant



**Roberta McLaughlin**  
Property Assistant



**Alison Ellis**  
Property Administrator



**Gillian Douglas**  
Property Administrator



**Lauren Walters**  
Property Administrator

## *Dundee*

21 Crichton Street, Dundee DD1 3AR  
T: 01382 802050  
E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

## *Edinburgh*

Caledonian Exchange, 19A Canning Street  
Edinburgh EH3 8HE T: 0131 229 4040  
E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk)

[property.lindsays.co.uk](http://property.lindsays.co.uk)