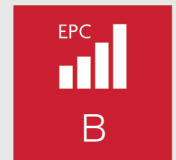
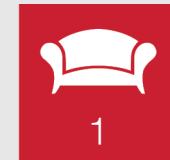




**Thorntons**   
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## 21 The Walled Gardens,

Abbey Park Avenue, St Andrews  
Fife, KY16 9JW





## Summary

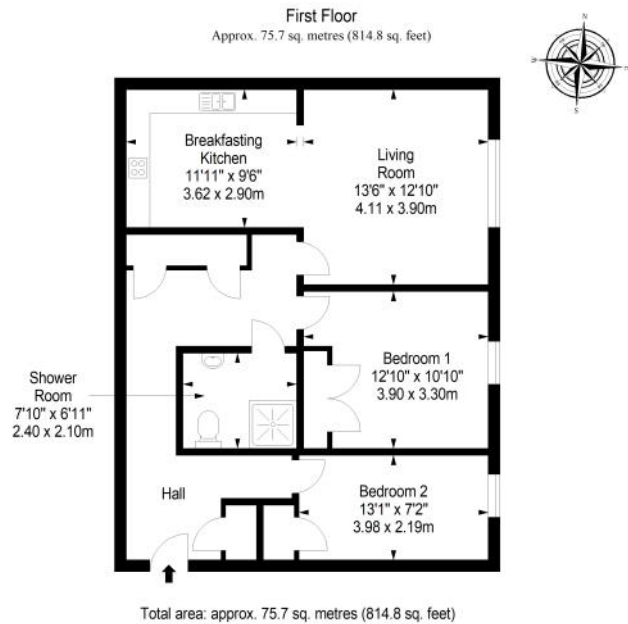
This two-bedroom first-floor flat forms part of an attractive lift-serviced retirement development in highly sought-after St Andrews. The flat comes with spacious accommodation and neutral interiors - ideal for a retiree looking for a blank canvas. It benefits from an open-plan layout between a large living room with a sizeable window for ample natural daylight and a stylish breakfasting kitchen. The home also boasts two spacious bedrooms with storage space and a modern shower room with a heated towel rail. Externally, the development offers residents off-street parking and communal grounds. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included. Factor: Is approximately £92 per month, managed by Bield for the upkeep of communal areas.

## Features

- First-floor flat in a modern retirement complex
- Situated in sought-after St Andrews
- Secure shared entry and lift service
- Neutral interiors throughout
- Entrance hall with storage
- Generous living room
- Stylish fitted breakfasting kitchen
- Spacious double bedroom with wardrobe
- Versatile second bedroom with storage space
- Modern shower room with towel radiator
- Well-kept shared grounds
- Residents' parking
- Gas central heating and double glazing



# Floorplan



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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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