



**Thorntons**   
The right way to move

1 Scholars Gate, Abbey Park  
Avenue, St Andrews, Fife KY16  
9JY

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## Summary

Attractive ground floor apartment forming part of a McCarthy & Stone-managed development. Residents benefit from a residents' lounge, reading room, shared laundry and beautifully maintained gardens. The development also features a house manager, lift, communal laundry, mobility scooter/bike store, a guest suite available at a nominal fee for visiting family or friends and residents' parking. The property offers a bright and spacious living/dining room, fitted kitchen with integrated cooking appliances, double room with a walk-in wardrobe and a modern wet room.

## Features

- Ground floor flat within retirement complex
- Bright and spacious living/dining room
- Fitted kitchen
- Double bedroom with walk in wardrobe
- Wet room with walk-in shower
- Communal areas and secure entry system
- Residents' parking
- Electric Heating, Double Glazing, EPC D

## Room Measurements

Living / Dining Room 7.47m x 3.41m (24'6" x 11'2")

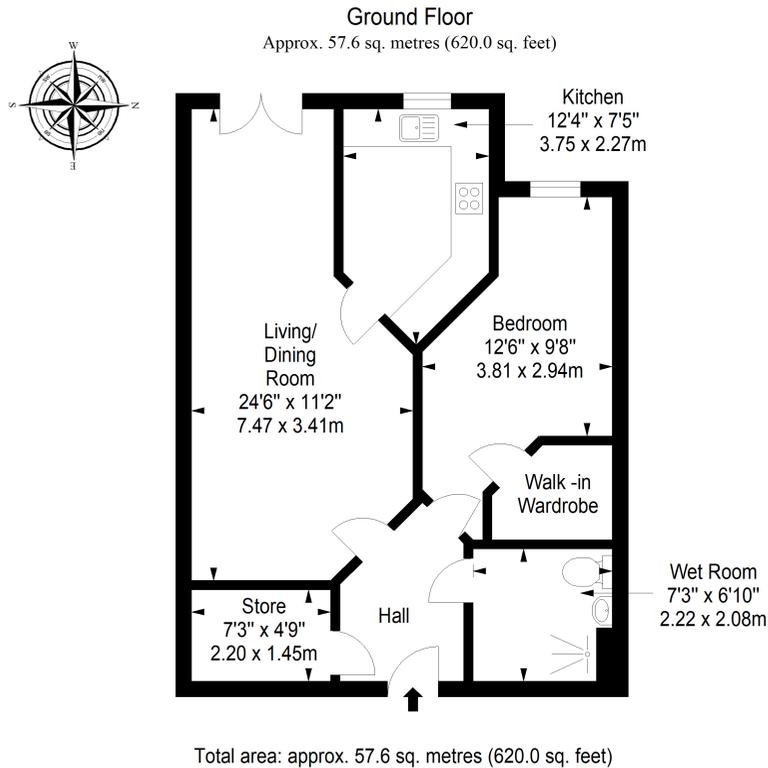
Kitchen 3.75m x 2.27m (12'4" x 7'5")

Bedroom 3.81m x 2.94m (12'6" x 9'8")

Wet Room 2.22m x 2.08m (7'3" x 6'10")



# Floorplan



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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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