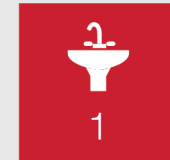




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26 Scholars Gate,

Abbey Park Avenue,
St Andrews, Fife, KY16 9JY





Summary

Enjoying a peaceful, central setting in desirable St Andrews, a town famed for its sandy beaches and historic golf course, this modern flat lies on the second floor of a lift-serviced retirement complex boasting communal gardens and residents' parking. The tasteful neutral interiors boast one double bedroom, a wet room, plentiful built-in storage, and a south-facing reception area adjoined to an equally sunny integrated kitchen. Residents benefit from non-resident management staff, a Careline alarm service, a communal lounge, a reading and hobbies room, and laundry and guest facilities.

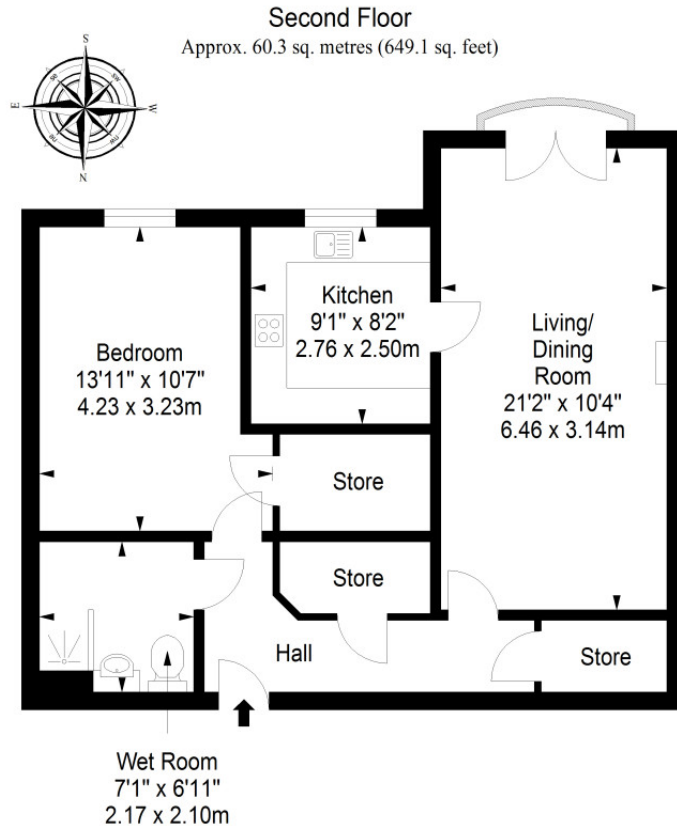
Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Quiet setting in desirable coastal town
- Retirement complex with good facilities
- Second-floor flat with modern neutral décor
- Secure entry system and shared lift service
- Entrance hall with good storage
- Sunny and spacious living/dining room
- South-facing integrated kitchen
- One spacious double bedroom with a store
- Tiled wet room
- Well-kept communal gardens
- Residents' parking
- Underfloor electric heating
- Double-glazed windows



Floorplan



Total area: approx. 60.3 sq. metres (649.1 sq. feet)

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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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