



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

Luxury, One Bedroom, First Floor Flat, Retirement Apartment

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# Property Description

Luxury, one-bedroom, first-floor, retirement apartment, which forms part of the Scholar's Gate development by McCarthy & Stone. Set in the beautiful former grounds of St Leonards School and close to the thriving centre, in the historic town of St Andrews.

Comprises an entrance hall, living/dining room, kitchen, bedroom and shower room.

Features include a modern fitted kitchen with integrated appliances, quality flooring and neutral décor, multiple TV and telephone points and good storage provision.

The development includes social spaces such as the communal lounge, a reading room, kitchen, communal laundry room, mobility scooter/bike store and a lift. Further features include a house manager, guest suite, alarm service and beautiful communal landscaped gardens, with ample resident's parking to the rear.

Condition of purchase: single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

The carpeted entrance hall has a generous built-in cupboard, an entry and alarm console, and serves each room within the property. The bright and generously sized living/dining room features carpeted flooring, a modern fire set in a decorative fireplace, and French doors opening onto a Juliet balcony. Set off the living/dining room, the kitchen has modern fitted units, stone effect worktops, a tiled surround and a stainless steel sink. Integrated appliances include a gas hob, electric oven, extractor hood, fridge and freezer (living room mirror and a small selection of kitchenware included in the sale).

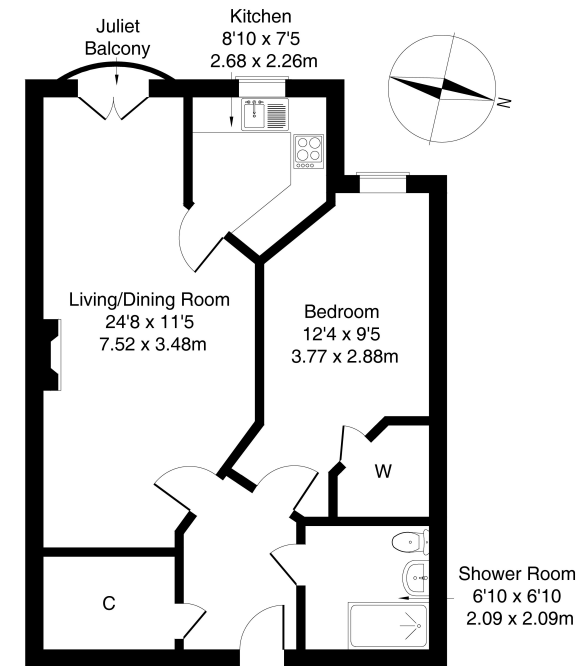
The well-proportioned double bedroom has carpeted flooring, a walk-in wardrobe, TV and telephone points and ample room for freestanding bedroom and storage furniture. Completing the accommodation, set internally off the hall, the fully tiled shower room is fitted with a modern two-piece suite with storage units and a walk-in mains mixer shower.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

St. Andrews is a seaside town, on Scotland's east coast, world-famous home of golf, and known for its medieval streets, historic university and charismatic traditional buildings. With the largest public golf complex in Europe offering seven golf courses, the town also offers a range of outdoor recreation with the Fife Coastal Path, West and East Sands Beach and Craigtoun Country Park, as well as a

leisure centre. St. Andrews has a wide variety of everyday amenities with several food stores, cafes and restaurants, as well as well-regarded schooling for all levels, with The University of St Andrews ranked number one in the UK. The town has excellent travel facilities including a railway station, and local bus services, with the A91 and A915 connecting to the north and south.





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