



## 24 The Walled Gardens

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





## Summary

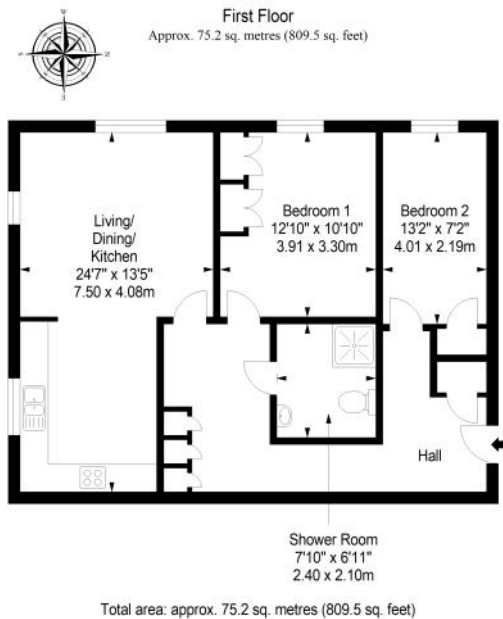
This two-bedroom first-floor apartment is situated in exclusive St Andrews and forms part of a sought-after, luxury retirement village. It is brought to market in an immaculate, move-in condition with contemporary interiors and a number of recent upgrades. The development is set within landscaped grounds and offers private residents' parking, as well as being ideally positioned for easy access to the outstanding amenities that St Andrews has to offer. The property is within easy reach of a grocery store and the Old Course first tee. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Factor: The factor fees are approximately £224 p/m.

## Features

- Retirement apartment in St Andrews
- Professionally decorated by Farmore Interiors
- Excellent storage units fitted throughout
- Secure shared entrance and lift (or stairs)
- Airy hall with large fitted storage unit
- Living/dining room and kitchen with upgraded worktops
- Two double bedrooms with fitted wardrobes/study furniture
- Stylish shower room with a hardwired anti-fog mirror with lights
- Hard-wired heated towel rack and restates
- Landscaped shared grounds and private residents' parking
- Gas central heating and double glazing



# Floorplan



# Thorntons

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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  
dundeeea@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

### PERTH

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

### EDINBURGH

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

### ST ANDREWS

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

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@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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