



Thorntons
The right way to move

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





Summary

Bright and spacious one-bedroom first-floor apartment located within a purpose-built managed complex, the property benefits from lift access, residents' parking, and landscaped communal grounds. This retirement living apartment is part of a McCarthy & Stone-managed development, designed to promote independent. Residents benefit from a range of communal services and facilities, including a residents' lounge, reading room, shared kitchen, and beautifully maintained gardens. The development also features a house manager, lift, communal laundry, mobility scooter/bike store, and a guest suite available at a nominal fee for visiting family or friends. The apartment includes a spacious living area, fitted kitchen, a double bedroom, tiled wet room with a large open shower area, WC, vanity basin, and fitted mirrored cabinet.

Features

- First floor apartment within Retirement complex
- Spacious living/dining room with French doors
- Modern fitted kitchen with integrated appliances
- Contemporary wet room with open shower
- Excellent storage – two internal store rooms
- Secure entry system, lift and emergency call features
- Access to residents' lounge, reading room and communal kitchen
- Landscaped communal gardens and guest suite available
- Private residents' and visitor parking with mobility scooter/bike store
- Electric heating, double glazing and EPC B

Room Measurements

Living Room: 22'0" x 13'10" (6.71m x 4.22m)

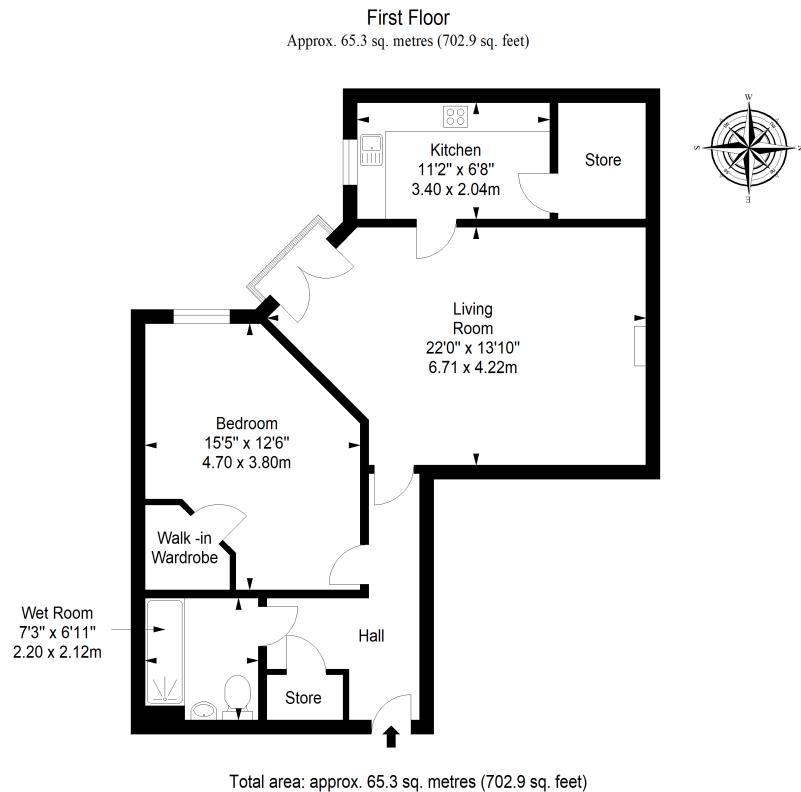
Kitchen: 11'2" x 6'8" (3.40m x 2.04m)

Bedroom: 15'5" x 12'6" (4.70m x 3.80m)

Wet Room: 7'3" x 6'11" (2.20m x 2.12m)



Floorplan



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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