







**Thorntons**  
The right way to move

## 12 The Walled Garden

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

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## Summary

This modern one-bedroom flat is situated on the second floor of a charming lift-serviced development for retirees (age 60 and over). Residents share access to maintained gardens and on-site parking, with the community ideally placed close to the centre of sought-after St Andrews. The flat on offer is exceptionally bright and airy, with a stylish minimalist finish and open-plan living.

Extras: The sale includes all fitted floor and window coverings and light fittings. Furniture is available through separate negotiation.

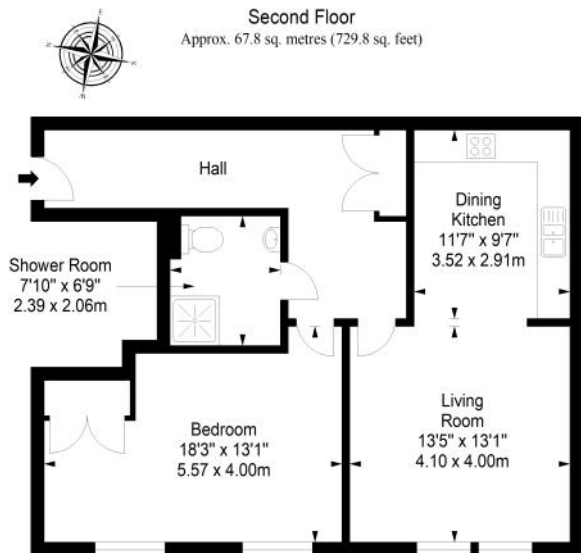
Factor: A factoring agreement is in place with Bield for the upkeep of communal areas, which is presently charged at approximately £92 per month.

## Features

- Desirable coastal town setting
- Bright and airy modern interiors
- Second-floor flat in lift-serviced retirement development
- Entrance hall with secure entry system and storage
- Living room with open layout to:
- Integrated kitchen with dining area
- One spacious double bedroom with storage
- Stylish shower room
- Maintained communal gardens
- Residents' on-site parking
- Gas central heating and double glazing



# Floorplan



Total area: approx. 67.8 sq. metres (729.8 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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