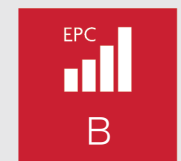
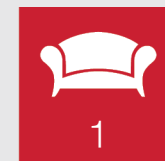




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2 The Walled Gardens

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





Summary

Presented with neutral décor and modern fixtures and fittings, this two-bedroom ground-floor flat forms part of an attractive, luxury age-exclusive development (for the over 60s) in highly desirable St Andrews, offering an ideal choice for retirement or semi-retirement. The flat enjoys an open-plan living area and the development is set within landscaped grounds with private residents' parking. It lies close to the excellent amenities St Andrews has to offer, including a selection of shops, coffee shops, cafés, and restaurants, transport links, the medical centre, and scenic open spaces such as the beach.

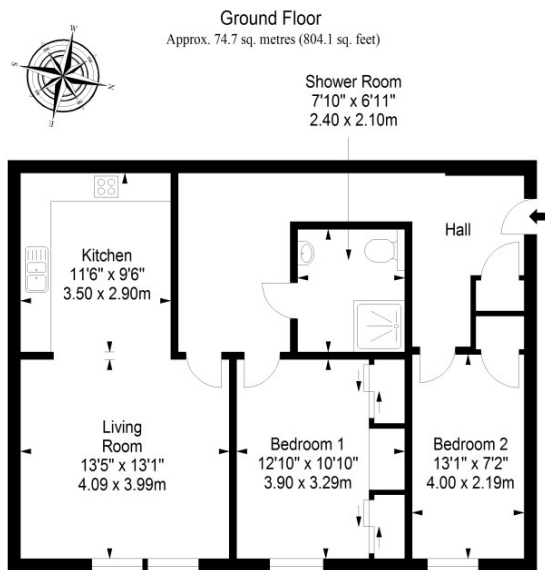
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Luxury retirement development for the over 60s in exclusive St Andrews
- Well-proportioned ground-floor flat
- Secure shared entrance (with lift to upper levels)
- Welcoming hallway with built-in storage
- Open-plan kitchen and living room
- Modern, fully integrated kitchen
- Two double bedrooms (one with built-in wardrobes, one with a cupboard)
- Three-piece shower room
- Landscaped shared garden grounds
- Private residents' parking
- Gas central heating and double glazing



Floorplan



Total area: approx. 74.7 sq. metres (804.1 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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