



**Thorntons**  
The right way to move

## 75 The Walled Garden

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

Resident Parking Only





## Summary

This beautifully presented two-bedroom top-floor flat, with lift access, forms part of a stylish retirement village in enviable St. Andrews. The home enjoys light-filled accommodation and modern interiors, boasting a generous south and east-facing dual-aspect living/dining/kitchen area, two spacious bedrooms with wardrobes, a versatile study area and a contemporary shower room. Externally, residents benefit from private parking and landscaped communal garden grounds as well as access to pleasant walking paths, excellent amenities such as shops, restaurants, green spaces, the beach, and championship golf courses.

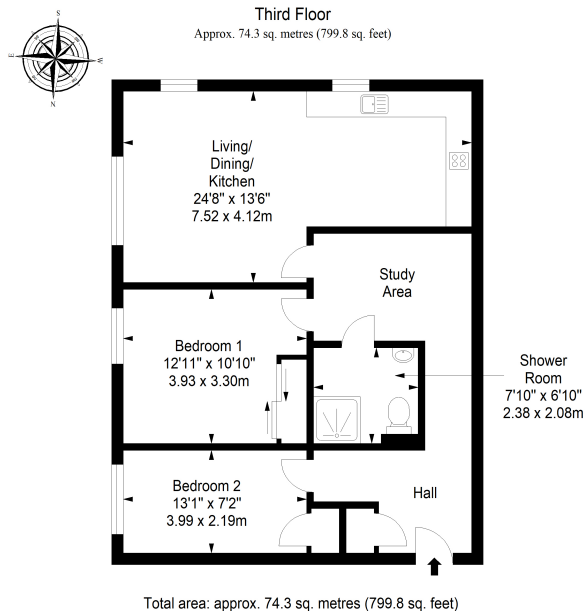
Extras: All fitted floor and window coverings, light fittings and integrated fridge, freezer, dishwasher and washing machine included in the sale.

## Features

- Sunny top-floor flat with lift access
- Exclusive retirement complex
- Leafy location in desirable St Andrews
- Modern interiors
- Secure-entry system
- Welcoming hall with storage
- Versatile study area
- Double-aspect living/dining/kitchen
- Principal bedroom with mirrored wardrobe
- Single bedroom with wardrobe
- Modern shower room
- Landscaped, communal gardens
- Residents' parking
- GCH and double glazing



# Floorplan



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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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