



2 Scholars Gate

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

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Summary

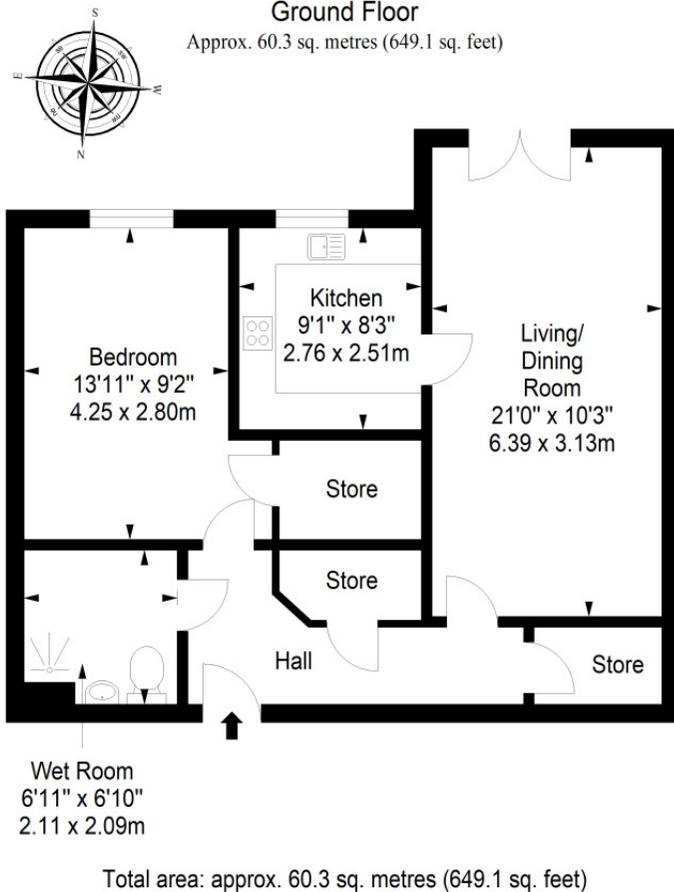
Situated on the ground floor of a sought-after retirement development in exclusive St Andrews, this well-proportioned flat enjoys attractively presented, modern interiors and neutral décor throughout. The one-bedroom flat has a spacious living area, a kitchen, and a practical wet room, in addition to private patio, access to shared gardens, and private residents' parking. The development provides shared facilities such as a residents' lounge, a laundry, and a guest suite, and it offers an ideal choice for retirement or semi-retirement, with nearby amenities such as essential shops and services, transport links, world-class golfing, and scenic outdoor spaces including the picturesque beach. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Ground-floor retirement flat in exclusive St Andrews
- Part of an attractive, sought-after development
- Secure shared entrance and vestibule
- Welcoming hallway with built-in storage
- Generous, south-facing living/dining room opening onto private sunny patio
- Modern, well-proportioned kitchen
- Good-sized double bedroom with built-in storage
- Modern, practical wet room
- Access to well-maintained shared gardens
- Private residents' parking
- Electric heating and double glazing



Floorplan



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The right way to move

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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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