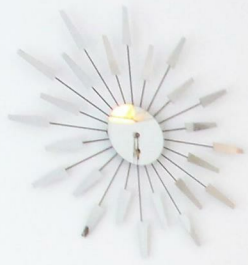




4 The Walled Gardens, St. Andrews, KY16 9JW

Offers Over £250,000



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OFFERS OVER
£250,000

Rollos are delighted to bring to the market this stunning, well presented GROUND FLOOR apartment situated within an impressive and secure private setting surrounded by mature trees and located in a very desirable sought after area of St Andrews.

The Walled Gardens is a private, purpose built complex of luxury apartments situated only a few minutes' walk from St Andrews town centre, with its popular shops, cafés and restaurants. The East Sands beach is 5 minutes away, as are the historic ruins of St Andrews Cathedral and Castle.

The apartment is accessed through a very well maintained front entrance door via a video door entry system.

This excellent-sized apartment comprises a welcoming, large, entrance hallway with a walk-in storage cupboard and leads to a spacious lounge with large picture window. This room is open plan to the kitchen / dining room offering ample floor and wall units and Bosch integrated appliances. The bedroom is an excellent size and

has three windows offering superb natural light and fitted triple wardrobe with hanging and shelving as well as ample space for free standing furniture. The modern shower room is fitted with a high quality white suite comprising W.C., wash hand basin and shower cubicle.

75% share of the property can be purchased at offers over £187,500 with the remaining balance of 25% being available to buy after one year. 100% share of the property is available at offers over £250,000. To qualify as a purchaser at The Walled Gardens you should be a minimum of 60 years of age. However, the minimum age requirement may be lowered to 50 for certain medical conditions.

Service charge of £80 per calendar month covers lift maintenance, window cleaning, grounds maintenance, major repairs and buildings insurance.

Viewing highly recommended to fully appreciate this attractive home in a lovely setting.





- Ground floor apartment
- Lounge
- Kitchen / Diner
- Bedroom
- Shower room
- GFCH & DG
- Secure entry video system
- Residents' parking

INCLUDED

All fitted carpets, fitted floor coverings, light fittings, wooden blinds and all integrated appliances will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: B

FLOOR AREA: 720.00 SQ FT



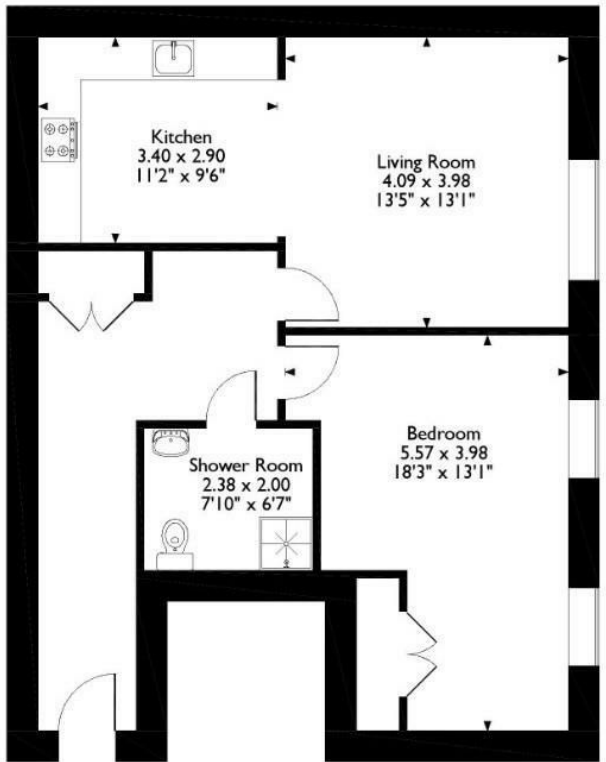




Room Sizes

Approximate measurements

Lounge	13'5" x 13'0"
Kitchen/Diner	11'1" x 9'6"
Bedroom	18'3" x 13'0"
Shower room	7'9" x 6'6"



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.