



Scholars Gate Abbey Park Avenue, St. Andrews, KY16 9JY

Offers Over £199,500



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**OFFERS OVER**  
**£199,500**

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Rollos are pleased to offer this modern, attractive, top floor apartment forming part of McCarthy Stone Retirement complex. The property benefits from residents' parking via permit with access to a lift facility, residents' lounge, guest suite, laundry room, scooter store and 24-hour Careline alarm system.

The bright accommodation comprises; main reception hallway with useful walk-in store cupboard, large lounge with dining area enjoying pleasant views, modern kitchen with appliances (cooker, fridge and freezer), double bedroom with walk-in wardrobe and modern wet room. The property has double-glazing, secure entry system and electric under floor heating.

Externally there are well maintained gardens with seating area.

Scholars Gate is within a short walking distance to the centre of St Andrews enjoying world class facilities including golf, shopping, banking and restaurant facilities.

Please note the age restriction is for residents 60 years plus. If joint occupancy, the minimum age for one resident is 55 with the other occupant 60.

Rollo's recommend an early inspection to appreciate the location and accommodation on offer.





- Top floor apartment
- Large lounge with dining area
- Kitchen
- Double bedroom
- Modern wet room
- Double-glazing
- Secure entry system
- Residents' parking
- Lift, residents' lounge, laundry room & alarm system
- Age restricted to 60 years plus

### **INCLUDED**

All fitted carpets, fitted floor coverings and integrated kitchen appliances are included in the marketing price.

### **SERVICES**

Mains water, drainage 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: 592.02 SQ FT**







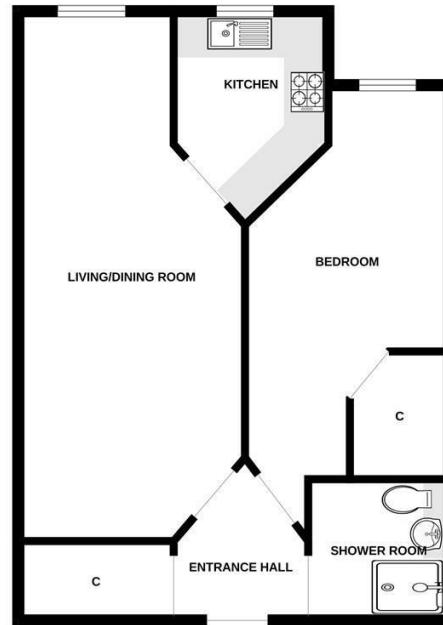
## Room Sizes

*Approximate measurements*

Lounge	24'8" x 10'11"
Kitchen	9'3" x 7'6"
Bedroom	12'8" x 9'9"
Wet Room	6'10" x 6'7"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.