



## Cardigan Park Home, Swilken Village, Stewart's Resort, St. Andrews

G & S Properties are delighted to present a unique, purpose-built development of 35 Residential Park Homes in the newly appointed Swilken Village - 4 miles from St. Andrews, the iconic home of golf. This gated community is set off the roadside with fantastic countryside views.

Fixed Asking Price £349,000

These are permanent homes, available 12 months of the year. Council tax band A, high speed internet, and prices starting from £250,000. With on-site security, fully managed communal maintenance, private parking, manicured grounds and concierge service. There is a bus stop outside the development.

The Cardigan is a luxury home with a cottage-style feel. Perfect for those looking for a detached, easy to maintain retirement property. Open plan modern kitchen and dining room, separate living room with fireplace, two double bedrooms, one with en-suite and walk in wardrobe, study, utility room and a stylish bathroom. Fully furnished. The exterior has a private landscaped garden area and impressive wrap around decking for al fresco dining.

The ultimate in low-maintenance living. UPVC anthracite windows & doors. Piped LPG gas central heating. Fibre wi-fi. Double glazing. Private garden & decking. Private parking for 2-3 vehicles.

Council tax band A, high speed internet, and prices starting from £225,000. With on-site security, fully managed communal maintenance, private parking, manicured grounds and concierge service. There is a bus stop outside the development.

Current Annual Fees are £3,950 per year and all homes come with a 10-year Gold Shield warranty and guarantee. The lease is in perpetuity, and you can sell on the open market anytime.

No subletting is permitted.



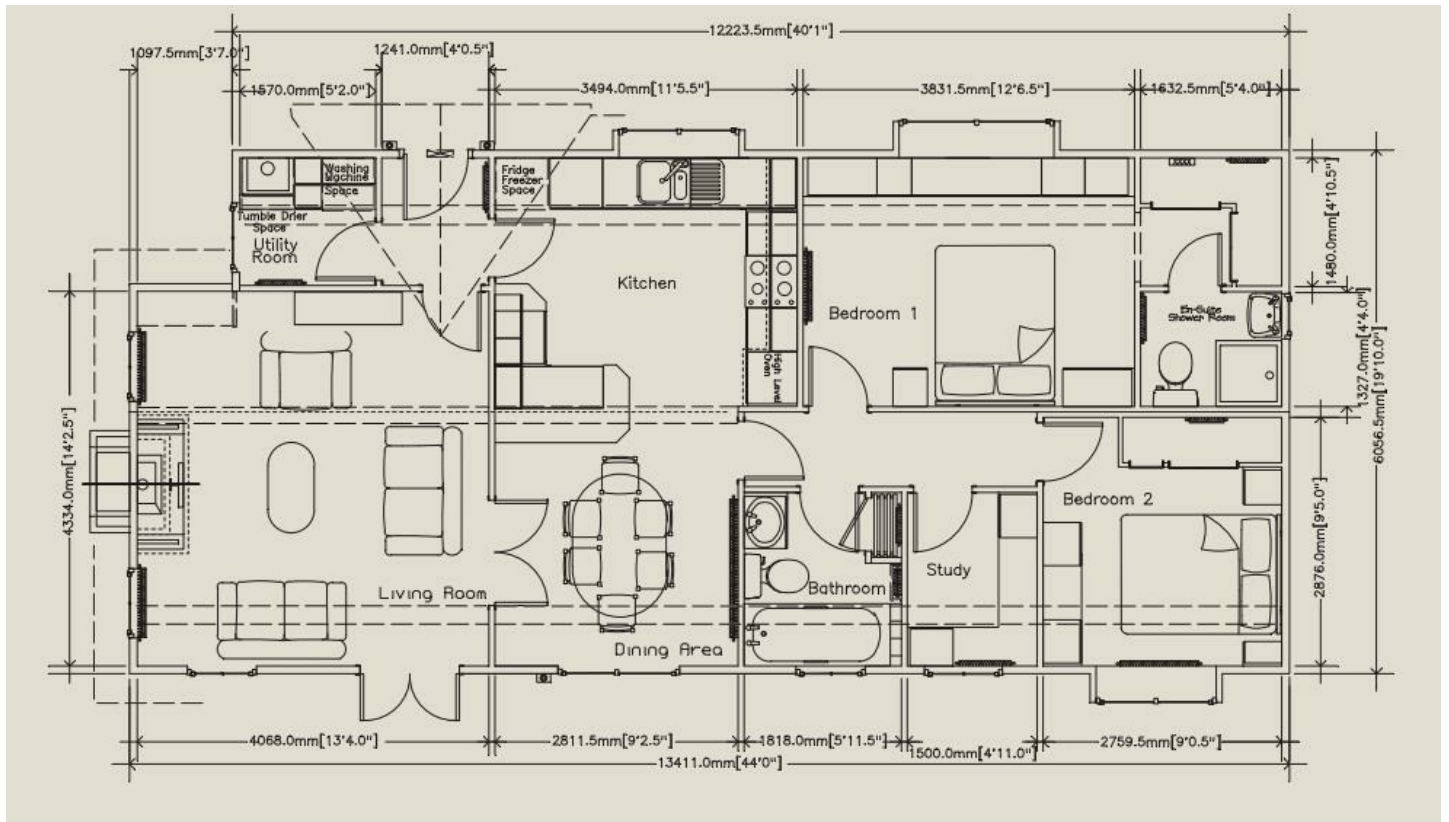
- Traditional character design feature
- Fully furnished
- 2 Double bedrooms
- En suite and walk-in wardrobe to master bedroom
- Separate dining area from kitchen
- Separate Utility room
- RESIDENTIAL - NO REQUIREMENT FOR A SECONDARY ADDRESS







# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.