



7 The Walled Gardens

| St Andrews | KY16 9JW

Thorntons 
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** 100% OWNERSHIP IN RETIREMENT DEVELOPEMENT **

LUXURY APARTMENT POSITIONED TO ENJOY THE AFTERNOON/ EVENING SUN.

This luxury two bedroom south west facing first floor apartment forms part of The Walled Garden, a modern retirement development in the historic town of St Andrews and set in the beautiful former grounds of St Leonards School. The development is located on the edge of the thriving town centre, just off the main shopping thoroughfare and within walking



The development benefits from high quality design, exceptional energy rating, lift, security entry and generous residents' private parking. The bright spacious accommodation comprises reception hall with two large store cupboards and space for study area, elegant sitting with windows to south and west and open plan to the fully integrated modern dining kitchen, two double bedrooms and large shower room.

PLEASE NOTE: This apartment is to be purchased 100% and the purchaser must be a minimum of 60 years of age and it must be their main residence. Location The Walled Garden could simply be described as your home in the home of golf. Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. The Old Course at St Andrews requires no introduction and is surely the must play' course for any avid golfer, however, this combined with golf on the other excellent courses in the area, such as: the New Course, Jubilee Course, Castle Course, Kingsbarns and the Open Championship course Carnoustie, means you will certainly be spoiled for choice.

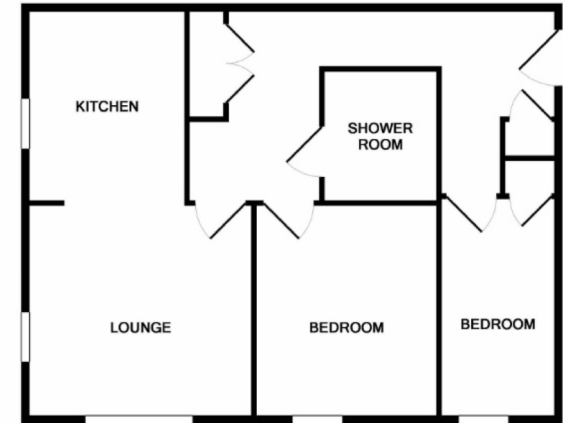
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course.



- 100% OWNERSHIP
- 1st Floor Apartment
- Sitting Room open plan to
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Lift. E PC - B
- Security Entry



Entrance Hall	11'6 x 7'7 3.51m x 2.31m
Sitting Room	13'5 x 12'11 4.09m x 3.94m
Dining Kitchen	11'6 x 9'6 3.51m x 2.90m
Bedroom 1	12'9 x 10'10 3.89m x 3.30m
Bedroom 2	13'2 x 7'0 4.01m x 2.13m
Shower Room	7'11 x 6'10 2.41m x 2.08m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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