

Thorntons 
The right way to move



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

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Luxury one bedroom second floor apartment, forming part of Scholars Gate, a modern development by McCarthy & Stone in the historic town of St Andrews.

Set in the beautiful former grounds of St Leonards School and close to the thriving town centre.

This retirement living apartment benefits from a variety of services to encourage easy independent living and provide social spaces, such as the communal lounge, a reading room, kitchen and beautiful landscaped gardens. The development boasts a house manager, communal laundry room, mobility scooter/bike store and lift. There is also a guests' suite which is available for use at a nominal fee.

The bright beautifully maintained accommodation comprises entrance hall with a large walk-in store-room, spacious sitting dining room, fitted modern kitchen, double bedroom with a walk-in wardrobe, and shower room. The property benefits from electric underfloor heating. EPC Rating - C.

St Andrews

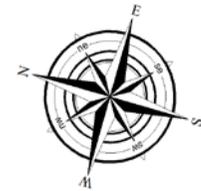
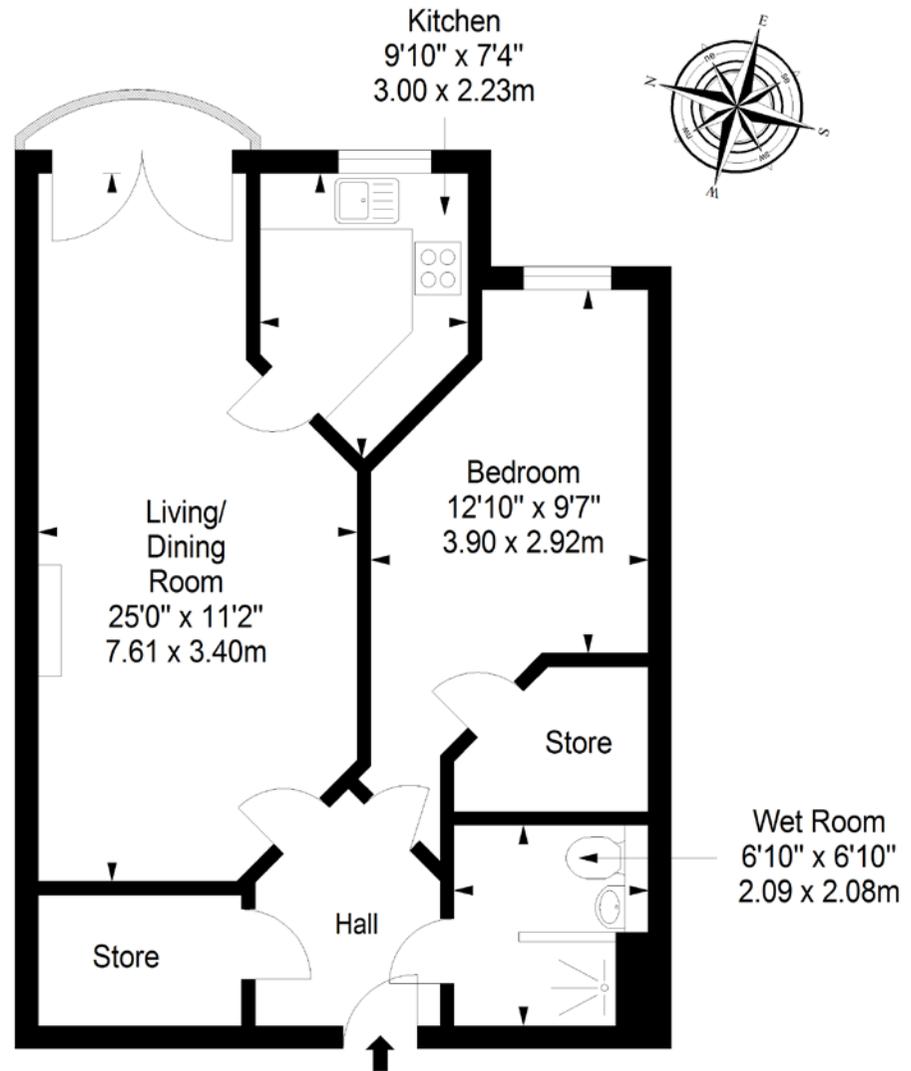
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2022 Open Golf Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

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. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews. St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.





Second Floor
 Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)