



19 Scholars Gate

| St Andrews | KY16 9JY

Thorntons 
Let's get a move on!

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Offers Over £380,000



This generously proportioned luxury two bedroom first floor apartment forms part of Scholars Gate, a modern development by McCarthy & Stone set in the beautiful former grounds of St Leonards School and close to the thriving town centre.

The bright spacious beautifully maintained accommodation comprises reception hall with window overlooking the orchard, two large storage cupboards and space for a seating/study area, an elegant sitting dining room with full height windows with Juliet balconies to the front and side, modern fitted kitchen, master bedroom with a walk-in wardrobe and en-suite bathroom, second double bedroom with views to the orchard and a further wet room.



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 benefits from the services of a house manager, communal laundry room, lift, mobility scooter store and a guests' suite which is available for use at a nominal fee. EPC C.

Being a retirement complex there is a minimum age requirement, this being 60 years of age, in relation to joint occupancy, one occupant must be over 60 and the other over 55 years of age.

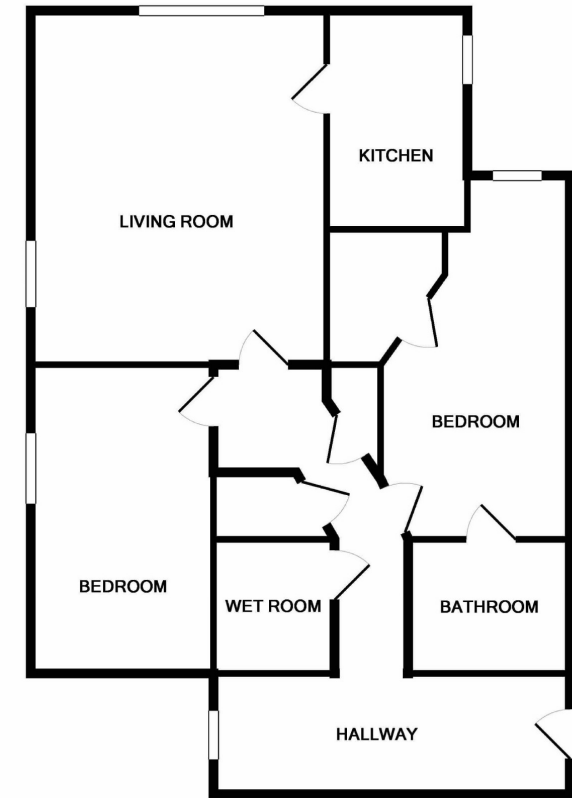
Location

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. 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.



- Retirement Apartment
- Sitting/Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Wet Room & Ensuite Bath
- Electric Underfloor Heating/DG
- Lift, House Manager
- Communal Lounge, Kitchen, Laundry & Reading Room
- Mobility Scooter Store
- Communal Gardens & Visitor Parking

Entrance Hall	19'4 x 6'0 5.89m x 1.83m
Sitting/Dining Room	17'7 x 14'8 5.36m x 4.47m
Kitchen	10'10 x 7'0 3.30m x 2.13m
Master Bedroom	17'8 x 10'0 5.38m x 3.05m
En Suite Bathroom	7'3 x 6'8 2.21m x 2.03m
Bedroom 2	15'4 x 9'1 4.67m x 2.77m
Wet Room	6'8 x 6'1 2.03m x 1.85m



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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