



37 Scholars Gate, St. Andrews, KY16 9JY

Offers Over £185,000



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OFFERS OVER
£185,000

Rollos are delighted to present this bright and beautifully maintained top floor apartment, forming part of the highly regarded Scholars Gate development, ideally positioned just a short walk from the centre of St Andrews.

Enjoying a peaceful setting with pleasant open views, this attractive apartment offers thoughtfully designed accommodation finished to a modern standard.

The property opens into a welcoming reception hallway with a generous walk-in storage cupboard. The spacious lounge, with defined dining area, is filled with natural light and enjoys a lovely outlook. The contemporary kitchen is fitted with modern units and integrated appliances including hob, fridge and freezer. The double bedroom benefits from a walk-in wardrobe, and the stylish wet room is finished in a clean, modern design.

Further benefits include lift access, secure entry system, double glazing and electric underfloor heating throughout.

Externally, the development is set within beautifully maintained landscaped grounds, including a charming orchard and seating areas - ideal for enjoying the peaceful surroundings. Residents' permit parking is available.

Scholars Gate enjoys an enviable location within easy walking distance of St Andrews' world-renowned golf courses, excellent shopping, cafés, restaurants and stunning coastal scenery.

The property is available to purchasers aged 60 and over (or 55 for one party in joint occupancy).

There is also access to the residents' lounge, laundry room and guest suite.

Early viewing is highly recommended to appreciate the quality, setting and convenience this superb apartment offers.





- 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







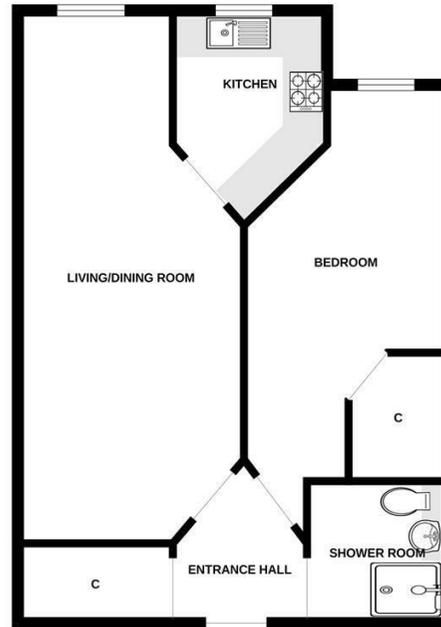
Room Sizes

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 misstatement. 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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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.