




McEwan Fraser Legal

Solicitors & Estate Agents

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66 The Walled Gardens

ABBEY PARK AVENUE, ST. ANDREWS, KY16 9JW



St Andrews KY16 9JW

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews is also well known for its university which is one of the oldest in Britain, founded

in 1413. The six hundred years celebrations happened in 2013. The town provides good state schooling at Madras College and private schooling at St Leonards and Dundee High School is within easy reach. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy

beach and a beach with rock pools.

Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is less than fifty miles away and Dundee Airport (fifteen miles) has regular services to London Stansted. There are also dual carriageway and motorway connections to Edinburgh from Kirkcaldy (twenty miles).





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McEwan Fraser Legal is delighted to offer on to the open market this unique and extremely desirable spot close to the heart of St Andrews, located a short walk away from the town centre and golf course.

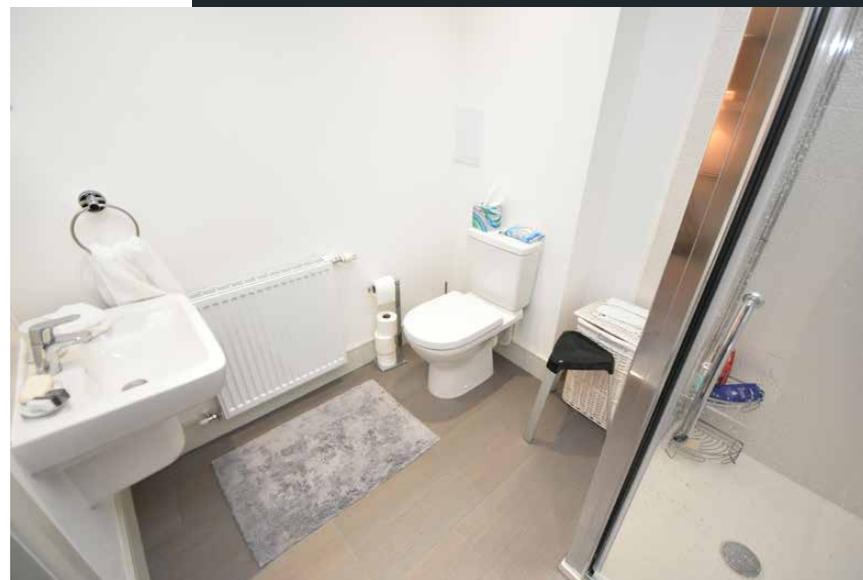
The Walled Garden is a collection of luxury retirement apartments and number 66 is arguably one of the best.

This larger one-bedroom apartment is located on the ground floor and on a corner site creating a light-infused home of distinction. The generous proportions offer timeless style and contemporary interiors with no compromise on space or quality.

This retirement complex has age restrictions please call us for more details. The property for sale is a 75% ownership offer, the remaining 25% can be purchased directly from Beid.

The apartment is less than one year old and has been seldom used by the current owner as a second home.





Specifications & Details

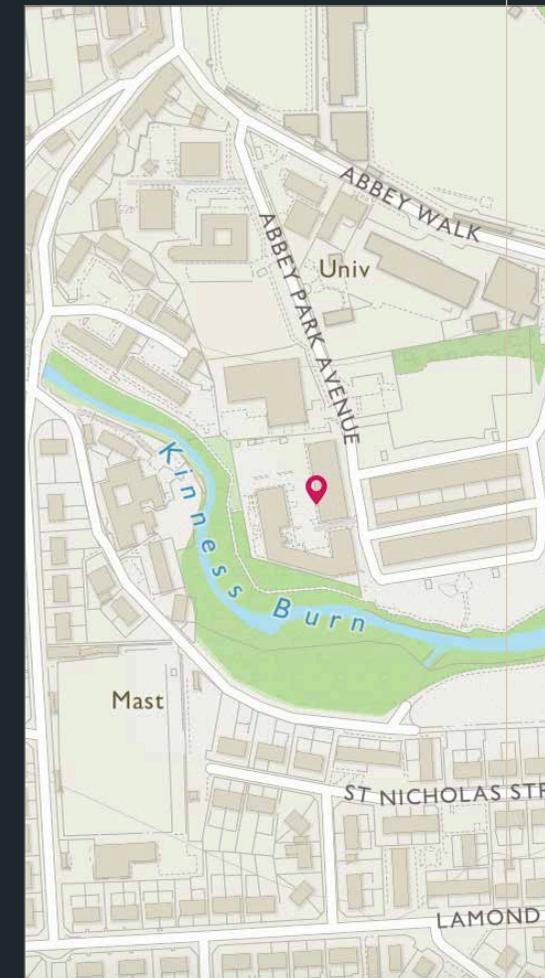
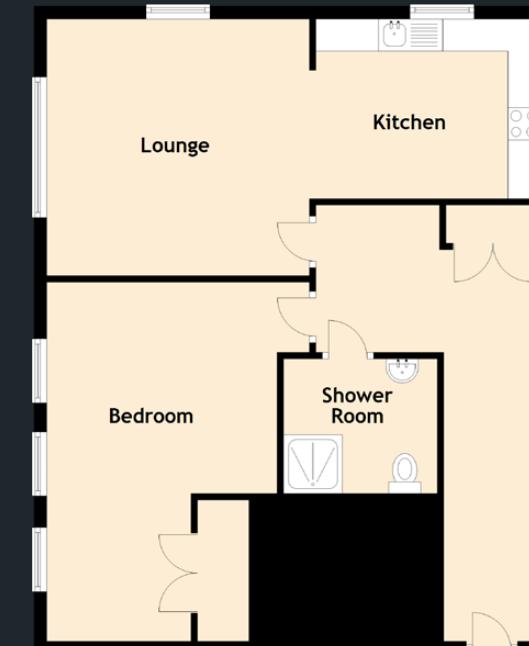
FLOOR PLAN, DIMENSIONS & MAP

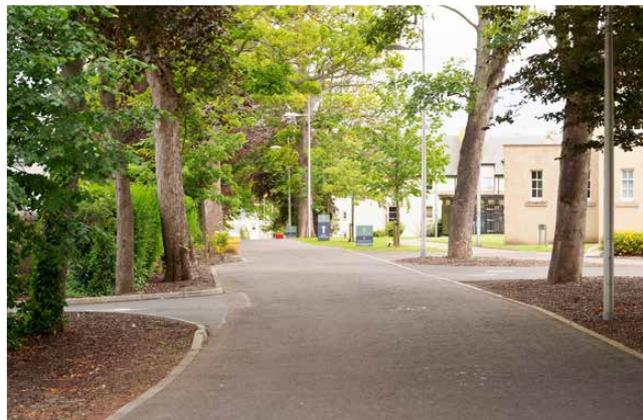
Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom	5.60m (18'4") x 4.10m (13'5")
Shower Room	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 66m²

EPC Rating: B






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**Part
Exchange
Available**

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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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