




& Later Living

Scholars Gate

Retire in style at
Abbey Park Avenue,
St Andrews





Welcome to Later Living at Scholars Gate

Traditional yet modern, this beautiful new development of 44 one and two bedroom Later Living apartments for the over 60s is set in a peaceful location close to the charming town centre of St Andrews, the 'Home of Golf'.

Close to the seaside and some of the most beautiful views in the Kingdom of Fife, Scholars Gate offers luxurious living in stylish surroundings.



What Later Living could mean to you

Buying a Later Living apartment opens the doors to much more than just a brand new apartment. Peace of mind is assured with security features as standard and all external maintenance taken care of. McCarthy & Stone manages Scholars Gate and with a House Manager on call, you are freed up to make the most of your time.

Peace of mind

Benefit from the peace of mind provided by having our dedicated House Manager on site during the day to take care of things and make you feel at home. You can choose to socialise in the homeowners' lounge or relax in the landscaped gardens. It's completely up to you.

Maintenance free living

There's no need to worry about being burdened by maintenance costs either as the service charge covers most of the cost. This includes all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry room, homeowners' lounge and other communal areas.

Security comes as standard

Buy an apartment from McCarthy & Stone and leave your security and safety concerns at the door. All our developments are fitted with

a CCTV door entry system and a 24-hour emergency call system, should you require assistance. You can relax in the knowledge that it's all taken care of.

We can help you move

Moving home can be a daunting prospect but we will help you every step of the way, with our service starting well before you move in. We can assist you in selling the house, dealing with the paperwork, paying the estate agent's fees, packing, moving and even de-cluttering if you wish. Our aim is to make the process as seamless and hassle-free as possible.

Moving here has been really positive. I can have my own privacy and close my front door anytime I want, but equally I can join in lots of activities with other residents if I want to, and everyone's really friendly.

Anne Irvine, Homeowner - Braehead



Registered builder

Designed with you in mind

Having developed over 1000 retirement developments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we always put our customers first.

Traditional yet modern design

Scholars Gate has been designed to reflect the traditional architecture of St Andrews, while still boasting the many modern features you would expect from a McCarthy & Stone development. All apartments will benefit from underfloor heating, saving you valuable wall space within your apartment. Every two bedroom apartment has an en-suite bathroom off the master bedroom, in addition to the fully fitted main shower room.

Light and airy spaces

A large number of the apartments benefit from French doors and Parisian balconies, maximising natural light. In addition, all ground floor apartments have at least one patio area each, allowing you to enjoy some of the driest and sunniest weather in Scotland. There are also two lovely seating areas in the shared gardens for all homeowners to enjoy.

Convenient touches

From the luxurious homeowners lounge to the beautifully furnished guest suite, the shared facilities in the development are designed for your convenience and comfort. There's a mobility scooter and bicycle store, and Scholars Gate also boasts a reading room for owners use.

I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone.

John Henley, Homeowner - Pitlochry



Features at Scholars Gate

Apartment Features

General

- French balconies to selected apartments
- Double glazing
- Walk-in wardrobes
- Telephone and television points in living room and all bedrooms
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless sink with mono block lever tap
- Under pelmet lighting

Bathroom

- Fitted and tiled bathroom with option to change to shower if required in one bedroom apartments
- Fitted and tiled shower room in all two bedroom apartments

- En-suite bathroom to all two bedroom apartments
- Mono block lever taps
- Fitted mirror
- Heated towel rail

Heating and finishes

- Under-floor heating
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with a call point in the bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom

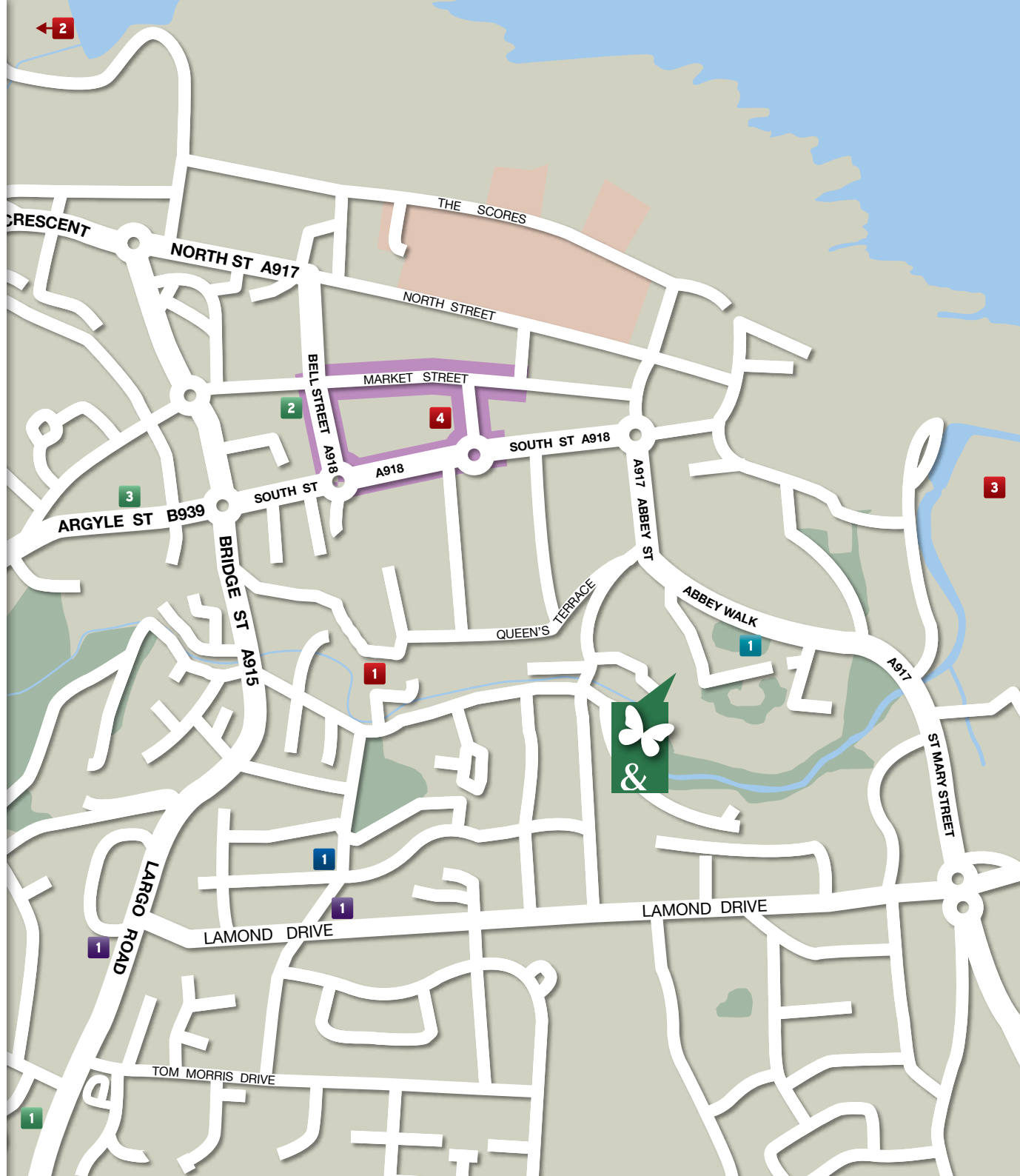
Development Features

- Homeowners' lounge
- Guest suite
- Laundry room
- Reading room
- Lift
- Landscaped gardens
- Mobility scooter store
- Cycle store
- Car parking available on site to permit holders (please ask sales consultant for more details)



Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2012.

Images top to bottom: Aerial view of town, Swilcan Bridge on the Old Course, St. Andrews Cathedral





Scholars
& Gate

Services

- 1 Post Office

Transport

- 1 Bus Stop

Leisure

- 1 Bowling Club
- 2 Golf Club
- 3 Beach
- 4 Library

Medical

- 1 GP Surgery
- 2 Dentist
- 3 Chiropodist

Shops

- 1 Supermarket

Main shopping area including bank, newsagent, supermarket, clothing stores, convenience store, hairdresser, beauty salon, restaurants, florist, bakery, coffee shop, optician and pharmacy.

Life in St Andrews

Scholars Gate is situated in an enviable location on Abbey Park Avenue, close to the centre of one of Scotland's finest coastal towns. Set back from the main road, the development is also handy for the local beach.

Market Street, the main shopping area, is home to an eclectic mix of independent and High Street retailers, and offers even the most discerning shopper an array of choice. You can enjoy a stroll along one of the two beaches in the town, and take in some of the finest views in the Kingdom of Fife. The town is perhaps most famous as the 'Home of Golf' and has seven golf courses for you to choose from, from the renowned Old Course, dating back to medieval times, to the modern Castle Course, which was officially opened for play in 2008.

Set on the East Coast of Fife, overlooking the North Sea, St Andrews is one of the driest and sunniest places in Scotland. Its beaches, history, leisure and shopping facilities make it a popular year round holiday destination. The local bus station makes it easily accessible from around Scotland, with road links in along the A91 from the M90.

Next steps... To register your interest in Scholars Gate at St Andrews, or to find out more, call us on 0800 919 132.

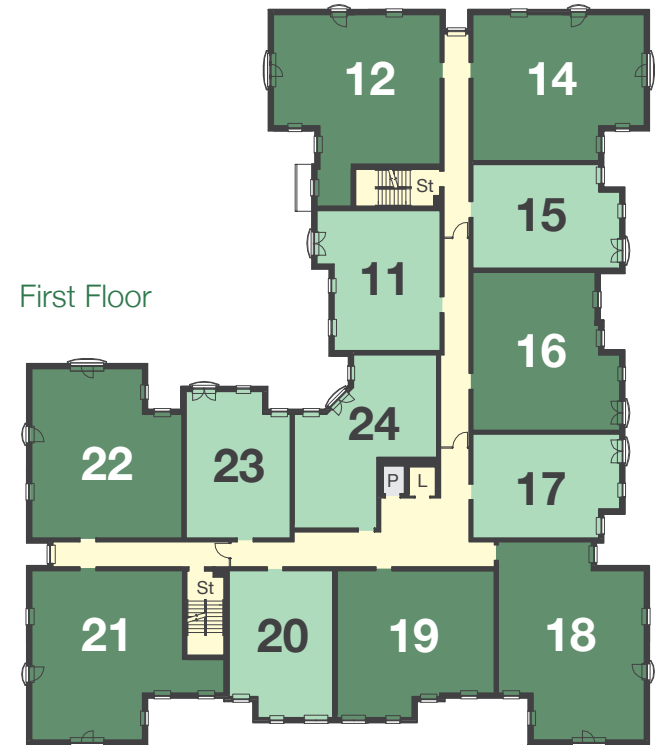
Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, 11,000 Academy Park, Gower Street, Glasgow G51 1PR. Tel: 0141 420 8300

Development Overview

Site & Ground Floor

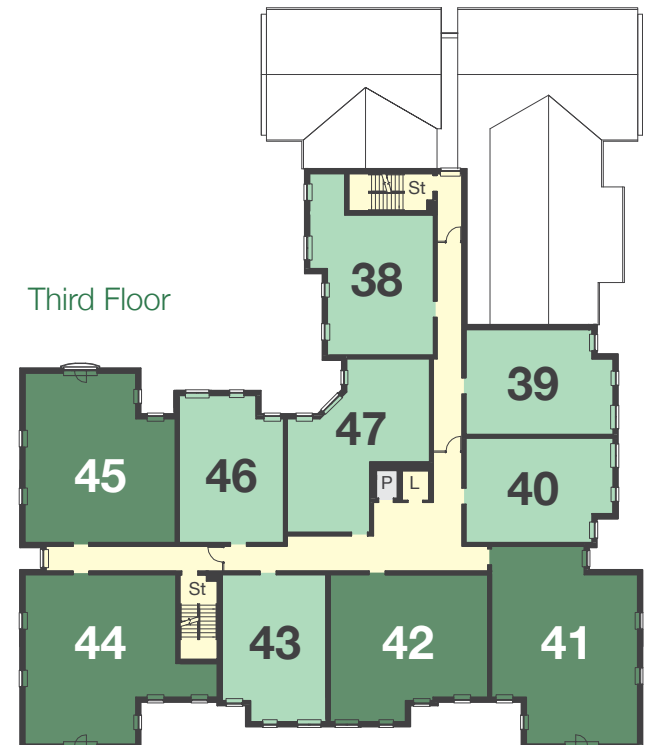
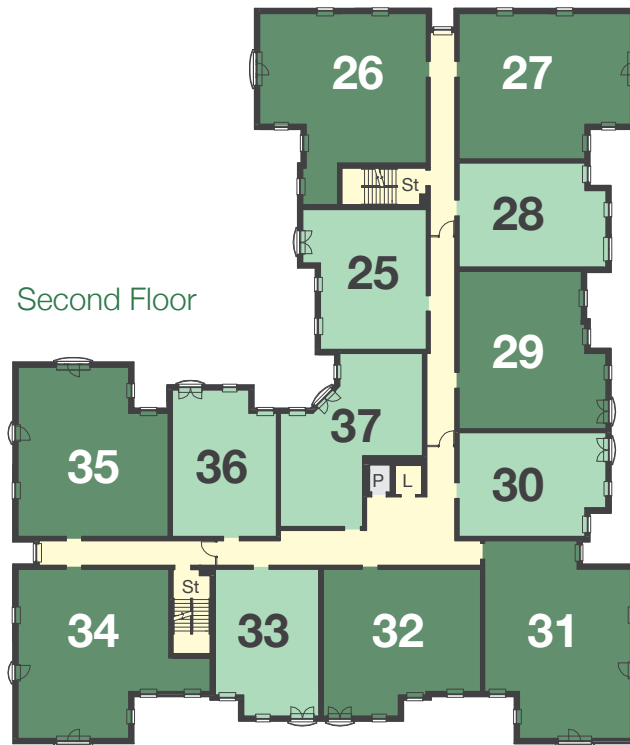


First Floor

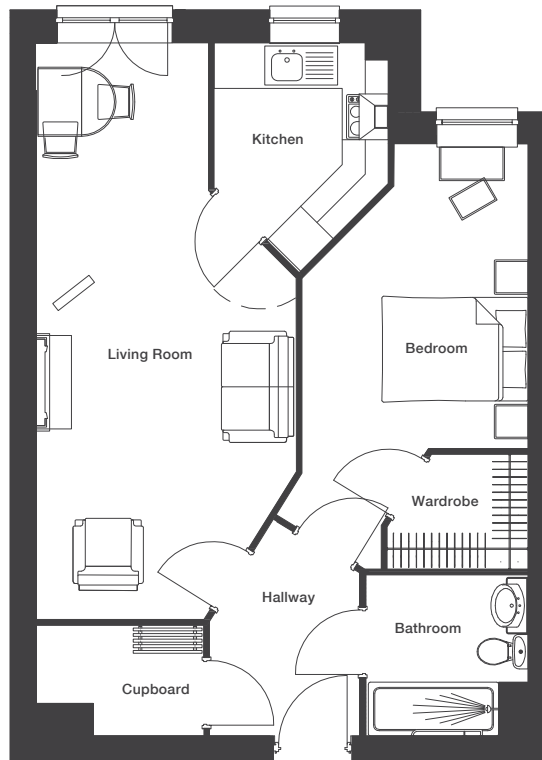


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- CS - Cycle Store
- Ent - Entrance
- Fo - Foyer
- K - Kitchen
- L - Lift
- La - Laundry
- MSS - Mobility Scooter Store
- Of - Office
- P - Plant room
- R - Refuse
- RR - Reading Room
- St - Stairs



Typical one bedroom apartment



Living Room (Max.)	24'8" x 11'2"	(7525mm x 3404mm)
Kitchen (Max.)	9'10" x 7'5"	(3005mm x 2270mm)
Bedroom (Max.)	13'0" x 9'8"	(3975mm x 2950mm)
Bathroom (Max.)	7'0" x 6'11"	(2121mm x 2100mm)

Typical two bedroom apartment



Living Room (Max.)	22'10" x 11'7"	(6968mm x 3518mm)
Kitchen (Max.)	9'10" x 7'5"	(3005mm x 2270mm)
Bedroom 1 (Max.)	19'8" x 9'11"	(5999mm x 3013mm)
Bedroom 2 (Max.)	16'1" x 9'1"	(4900mm x 2769mm)
Shower Room (Max.)	6'7" x 6'5"	(2000mm x 1952mm)
En Suite (Max.)	7'3" x 7'0"	(2200mm x 2125mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Scholars Gate

Abbey Park Avenue, St Andrews KY16 9JY
Tel: 0800 919 132

The main road into St Andrews is the A91. Follow the A91 until you reach a roundabout and then join the A917 (Links Crescent). Turn right to stay on the A917, then take the first right to South Street. At the next roundabout take the first exit onto Abbey Street, which gives way to Abbey Walk. Turn right into Abbey Park Avenue, where you will find Scholars Gate.



McCarthy & Stone

Later Life. Greater Life

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We're online, why not join us at www.mccarthyandstone.co.uk



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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

