

# New Scotland Gardens Apartments

305 New Scotland Avenue, Albany, NY 12208  
P: (518) 489-2046



*Everything you need. All right here.*

## ❖ Various Floor Plans

Four highly unique spacious layouts

## ❖ Custom Finishes

Modern amenities with upgraded appliances.

## ❖ Central Location

Convenient to public transportation, parks, and fine dining.

## About New Scotland Gardens Apartments

Enjoy relaxed apartment-home living at New Scotland Gardens Apartments in one of the most popular tree-lined residential neighborhoods in Albany, N.Y. Sweeping lawns, single-family and duplex-style homes and winding sidewalks are the definition of suburbia in this quaint community. For the hustle and bustle of Downtown Albany, a short walk along New Scotland Avenue connects to an array of public transit options and Albany's government and private employers, colleges/universities and Albany Medical Center, the region's top trauma hospital.

Our completely renovated garden-style community has undergone property-wide enhancements for the comfort and enjoyment of all our residents, from single professionals to families. Each recently upgraded kitchen includes modern, energy-efficient appliances and a breakfast bar that make entertaining a dream. Oversized double-pane windows channel abundant natural light into all living spaces – some of which include dining and family rooms, where you will find new plush carpeting and hardwood flooring. Added conveniences include a new fitness center, intercom entry system, on-site state-of-the-art laundry facilities and off-street paved-surface parking. Also, we invite you to enjoy the great outdoors on your private porch.

Select your apartment-home from one of our spacious one- or two-bedroom layouts, which can be personalized with an array of custom-finish designer options. Join us in opening the door to a whole new way of life at New Scotland Gardens Apartments.



## Community Amenities

- Recent full-property renovation to interior common areas/hallways, exterior façade, double-pane windows and outdoor spaces
- New fitness center
- Private courtyard
- Well-manicured grounds with colorful seasonal plantings
- On-site laundry facilities
- On-premises property management
- On-call 24/7 emergency maintenance services
- Online maintenance requests
- Off-street, paved-surface parking
- Suburban residential neighborhood
- Proximity to Albany Medical College/Medical Center, Albany Law School, Albany College of Pharmacy and Health Sciences And Sage College (all less than 1 mile) and College of Saint Rose and St. Peter's Hospital
- Abundant Small Shops, Clubs, Eateries and Cultural Venues Are Scattered Throughout the Neighborhood with Regional Operators as well as National Chains at Westgate Plaza (3 Miles) and Crossgates Mall (5.6 Miles)
- Highway Connectivity to Interstates 87, 90 & 787 And U.S. Routes 9/9W & 20
- Bus Links Along The Capital District Transit Authority (CDTA) Routes 6, 13 & 100 With Additional Connections at The Downtown Albany Terminal, Served By Greyhound Lines, Adirondack Trailways, Peter Pan, Short Line, Vermont Translines, Yankee Trails and Brown Coach
- Rail Service Via Amtrak At the Albany-Rensselaer Station In Rensselaer
- Air Travel at Albany International Airport
- Schools: New Scotland Elementary (PK-5), Albany School Of Humanities (PK-6), Stephen And Harriet Meyers Middle School (6-8, Public), William S. Hackett Middle School (6-8), Albany High School (9-12, Public), Maimonides Hebrew Day School (PK-12, Private)

*\*Select units only*

## Apartment Amenities

- Custom closets\*
- Breakfast Bar and Energy-Efficient Appliances\*
- Refrigerators; Full-Sized Ovens with Ranges; Classic Shaker Style
- Shaker Style Cabinets
- Separate dining and family rooms\*
- New Modern Baths\* (Ceramic tile; upgraded vanity, sink and fixtures\*)
- Deluxe-package upgrades\* (Wood floors; kitchen and bath enhancements; classic shaker-style cabinets\*)
- Stain-Resistant Wall-to-Wall Carpeting
- New Oversized Thermal-Pane Windows
- Brushed-Nickel Lighting Fixtures
- Private Balcony or Porch\*
- State-of-the-Art Intercom Entry System
- Electricity Provider: National Grid
- Utilities Included: Heat & Hot Water

## Pet Policy

Cats Only

Maximum: 2 per apartment

Monthly Fee: \$45

One Time Fee: \$300

*Other restrictions may apply*

## Directions to New Scotland Gardens Apartments

From I-787 South. Take the Madison Avenue Exit 3, turn left onto New Scotland Avenue and end at New Scotland Gardens.

## How Can we help?

305 New Scotland Avenue  
Albany, NY 12208

Phone: (518) 489-2046

Email: [NewParkRow@ColeGroupRealty.com](mailto:NewParkRow@ColeGroupRealty.com)

## Office Hours

Monday – Friday: 8:00 AM – 4:00PM

Saturday & Sunday: By Appointment Only

