



**Thorntons**   
The right way to move

## Kate Kennedy Court,

24 James Street,  
St Andrews, Fife,  
KY16 8YA







## Summary

Set within easy walking distance of central St Andrews' amenities and attractions, including the university, shops, commuter links and scenic outdoor spaces, including East Sands, this recently refurbished top-floor flat is sure to appeal to a wide range of buyers. The accommodation comprises two double bedrooms (one with a wardrobe), a generous reception room, a kitchen with a new fitted oven and splashback, and a newly installed bathroom with a shower over the bath. The maintained development is within well-kept grounds and includes convenient residents' parking and a communal front garden.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances included. Furniture is available if required.

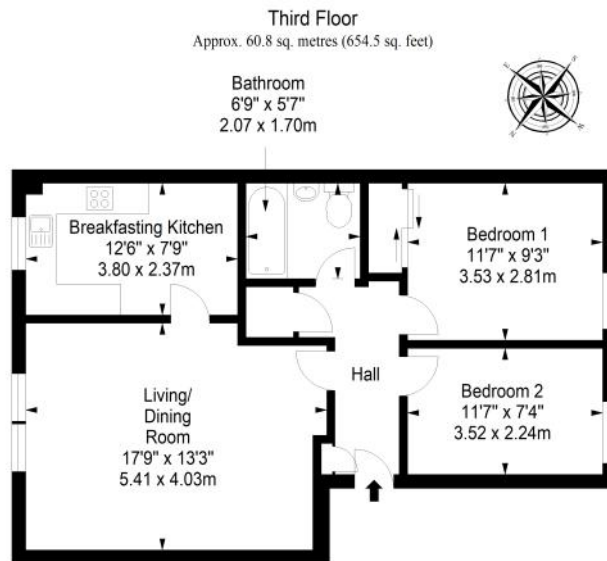
## Features

- Newly upgraded top-floor flat in St Andrews
- Part of a modern development
- New flooring throughout
- Secure phone entry system and shared stairwell
- Entrance hall with storage
- Spacious living and dining room
- Breakfasting kitchen with fitted units
- Sunny main bedroom with a wardrobe
- Versatile second bedroom
- Modern bathroom with overhead shower
- Communal front garden
- Residents' parking/communal bin store
- Electric heating and double glazing





# Floorplan



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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