







**Thorntons**   
The right way to move

## 22 Kate Kennedy Court

James Street, St Andrews  
KY16 8YA

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## Summary

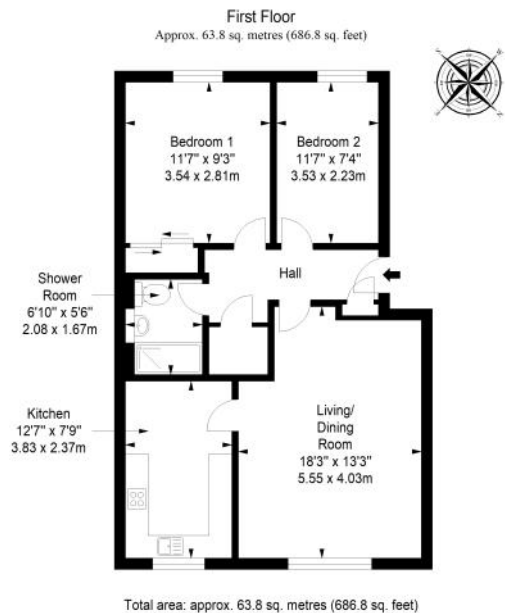
Situated within strolling distance of St Andrews' High Street, this two-bedroom, first-floor flat is sure to appeal to a wealth of buyers, including first-time buyers, city professionals, couples and rental investors. It comes with spacious accommodation, enjoying neutral interiors, allowing new owners to personalise to their taste. The home boasts a generous living and dining room, a bright kitchen, two southwest-facing bedrooms (one with storage space) and a shower room. Externally, Kate Kennedy Court offers residents well-maintained communal garden grounds, covered allocated parking, easy access to shops, beautiful green space, and commuter links. Extras: all fitted floor and window coverings, light fittings, furniture and kitchen appliances are included in the sale.

## Features

- First-floor flat in a modern development
- Situated in sought-after St Andrews
- Secure shared entrance
- Neutral interiors throughout
- Entrance hall with storage
- Spacious living/dining room
- Modern fitted kitchen
- Sun-facing double bedroom with wardrobe
- Versatile second bedroom
- Contemporary shower room
- Communal rear garden
- Covered allocated parking
- Electric heating and double-glazing



# Floorplan



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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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