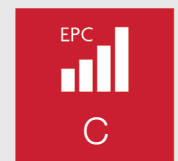
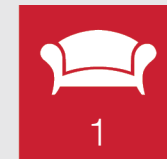




Thorntons 
The right way to move

5 Kate Kennedy Court

James Street, St Andrews
Fife, KY16 8YA





This inviting, move-in-ready two-bedroom flat is quietly located in desirable St Andrews, just off the main A-road and within walking distance of attractions including the town's central shops, the prestigious university, a primary school, and the beach. Conveniently positioned on the ground floor of a modern development, it benefits from access to well-maintained communal gardens and handy designated parking. The attractive interiors include a connected reception room and dining kitchen, both facing south-east to enjoy excellent natural light. It makes a fantastic town-centre home, ideal for students, professionals, young families, downsizers, or rental investors.

A secure communal vestibule provides access to the flat. Inside, a welcoming entrance hall with useful storage leads into the sunlit reception room, offering a comfortably carpeted space for relaxation and an optional dining or study area. The reception room connects directly to the kitchen, which shares the same sunny aspect. Designed in a stylish monochrome palette with chic metro tiling, the kitchen is arranged around a central space for a breakfast table and chairs.

Features

- Quiet central location in coastal St Andrews
- Well-maintained modern development
- Ground-floor flat with a sunny aspect and attractive décor
- Communal vestibule and secure entry system
- Welcoming entrance hall with storage
- Comfortable living/dining room with access to:
- Breakfasting kitchen
- Double bedroom with fitted wardrobe
- Single bedroom/home study
- Shower room with walk-in rainfall shower
- Access to shared gardens
- Designated parking (plus on-street parking)
- Central heating and modern UPVC double glazing



“A two-bedroom ground-floor flat in central St Andrews, with access to handy designated parking and easy proximity to the University buildings.”





A selection of fitted units and ample worktop space is paired with an integrated dishwasher, oven, hob and extractor, alongside a freestanding washing dryer and fridge.

Two bedrooms are positioned just off the hall and are fitted with cosy carpeting. The double bedroom benefits from a built-in wardrobe, while the second room offers flexibility as a single bedroom, office, or dressing room. Completing the accommodation is a stylish aqua-panelled shower room, featuring a WC and basin set into vanity storage, as well as a deluxe walk-in rainfall shower. The home is kept warm and efficient by an electric heating system and benefits from modern UPVC double-glazed windows throughout. Outside, attractive communal gardens and a private parking space further enhance the property's appeal.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances. The move-in ready property can also be sold mainly furnished, except for a few items.

Factor: The factor is managed by Taylor & Martin at an approximate monthly cost of £90-100.

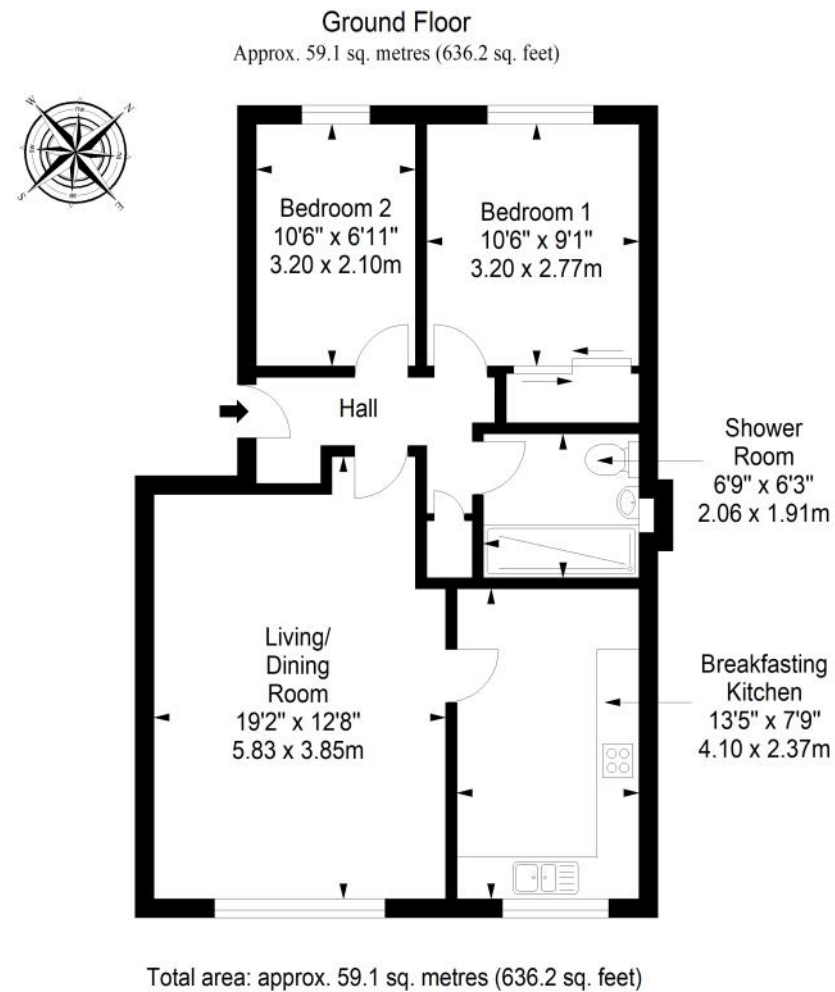




St Andrews, Fife

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.

Floorplan





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