



2 Kate Kennedy Court
James Street | St Andrews | KY16 8YA

Thorntons 
Let's get a move on!



This attractive modern two bedroom ground floor flat is conveniently located on a commuter bus route and within easy walking distance of the town centre, giving easy access to all the attractions this historic town has to offer, such as the Old Course, university departments, St Andrews Cathedral, the harbour and East Sands. The property is also within walking distance of supermarkets and the St Andrews Community Hospital and doctors' surgeries.



The bright accommodation comprises entrance hall, spacious sitting/dining room, modern fitted breakfasting kitchen, two bedrooms and bathroom. The property benefits from electric heating, double glazing and a security entry system. The sale includes all furniture and furnishings.

There are well maintained communal garden grounds surrounding the property and a designated parking space.

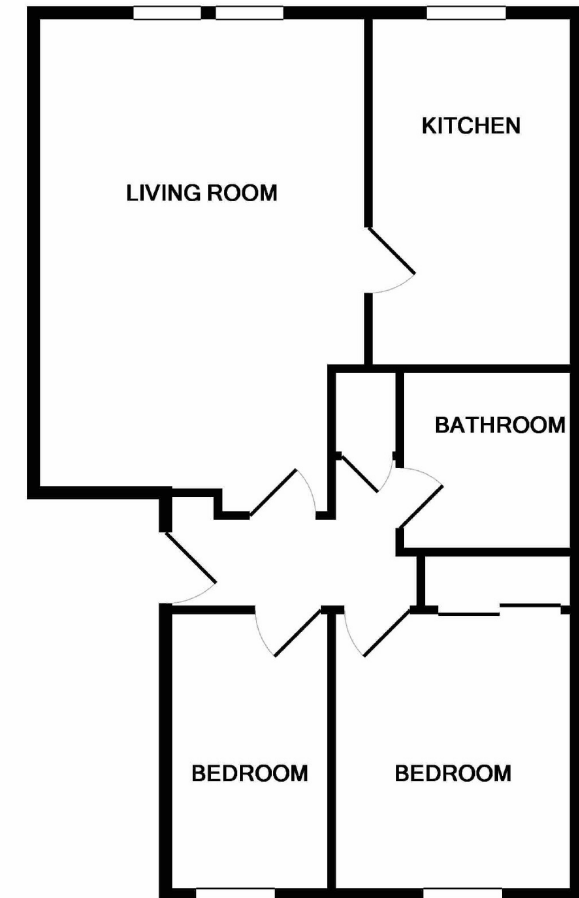
The property has been successfully utilised as a student/holiday let but could also be considered as a private residence or holiday home.



- Ground Floor Flat
- Sitting/Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Bathroom
- Electric Heating
- Double Glazing
- Communal Gardens
- Designated Parking Space
- EPC D



Sitting/Dining Room	18'11 x 12'7 5.77m x 3.84m
Breakfasting Kitchen	13'6 x 7'10 4.11m x 2.39m
Bedroom 1	11'0 x 9'3 3.35m x 2.82m
Bedroom 2	10'9 x 6'9 3.28m x 2.06m
Bathroom	6'8 x 5'7 2.03m x 1.70m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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