



3A Kennedy Gardens, St Andrews, KY16 9DJ

This spectacularly elegant first floor two bedroom apartment, overlooking Kinburn Park, forms part of a handsome traditional property enviably located in a highly desirable conservation area of St Andrews, only a short walk to the town centre and the famous Old Course.

The superb apartment retains many original features such as the deep skirting to the decorative plaster and cornice work. The beautifully presented accommodation comprises; entrance hall with study area, spacious drawing room with feature bay window, fitted dining kitchen with door to south west facing balcony, two double bedrooms and shower room. The property benefits from gas central heating, double glazing and a security entry system. The sale includes the fixed fitted floor coverings.

The south west facing balcony is a delightful bonus as it allows the owner to enjoy the afternoon sun and evening sun. Another great feature of the property is the owners designated parking space.

This smart apartment would make a comfortable town residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting. It is rare that an apartment of the quality of 3A Kennedy Gardens is offered to the market in St Andrews and as such should be viewed at the earliest opportunity.

Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

- First Floor Apartment
- Entrance Hall with Study area
- Drawing Room
- Dining Kitchen with Balcony
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Designated Parking Space
- EPC Rating D



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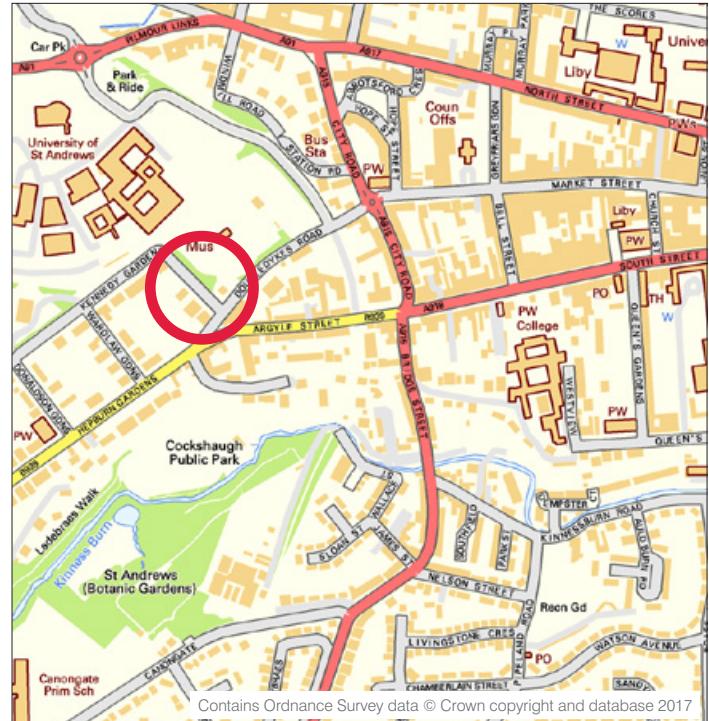
Room Dimensions

Entrance Hall	27'5 x 5'1	(8.36m x 1.55m)
Drawing Room	20'4 x 14'0	(6.20m x 4.27m)
Dining Kitchen	17'7 x 11'7	(5.36m x 3.53m)
Bedroom 1	16'5 x 11'7	(5.00m x 3.53m)
Bedroom 2	14'4 x 14'0	(4.37m x 4.27m)
Shower Room	6'9 x 4'9	(2.06m x 1.45m)



First Floor

Illustrative only. Not to scale.



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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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