



Thorntons 
The right way to move

3A Kennedy Gardens

St Andrews, Fife,
KY16 9DJ





Property Summary

Immaculately presented throughout, 3A Kennedy Gardens combines elegant period proportions with stylish contemporary interiors. The bay-windowed living room features ornate cornicing and leafy views, while the modern dining kitchen opens onto a private southwest-facing balcony, perfect for relaxing outdoors. Two generous double bedrooms, a versatile third bedroom, the option to use the lounge as a bedroom with the use of the pull down bed and two modern shower rooms provide excellent flexibility. The private store within the ground floor hallway provides excellent storage for golf clubs or bikes. Private residents' parking to the front of the property, adds convenience. Ideally positioned in St Andrews, the property is within easy reach of the historic town centre, University, Old Course, West Sands and East Sands, alongside renowned cafés, restaurants, independent shops and excellent local amenities. The property has a successful letting history, making it ideal for anyone looking to achieve an income from the property.

Features

- Three-bedroom first-floor flat in St Andrews
- Part of a handsome period building
- Secure shared entry and communal stairwell with useful private store at ground floor level
- Immaculately presented interiors with period proportions
- Central hall with storage
- Bay-windowed living room with ornate cornicing
- Contemporary dining kitchen with balcony access
- Two double bedrooms, one with storage
- Versatile third bedroom
- Two modern shower rooms with towel warmers and mirrors
- Private southwest-facing balcony
- Private Residents' parking to the front
- Gas central heating and double glazing

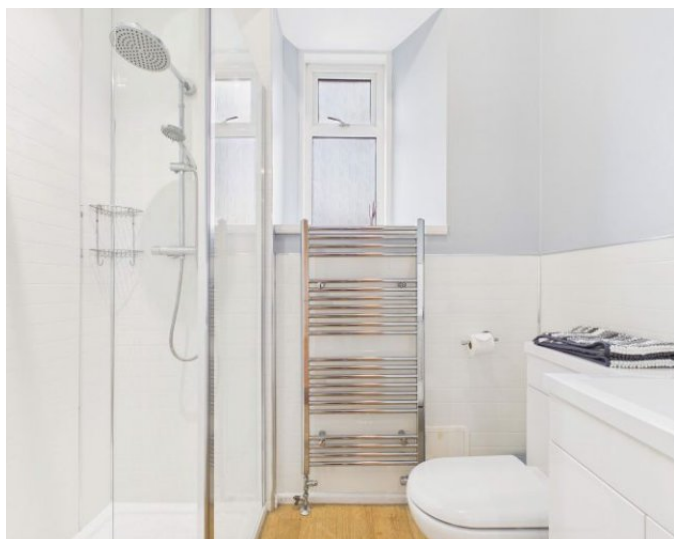








[Click here to take a virtual tour](#)





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.

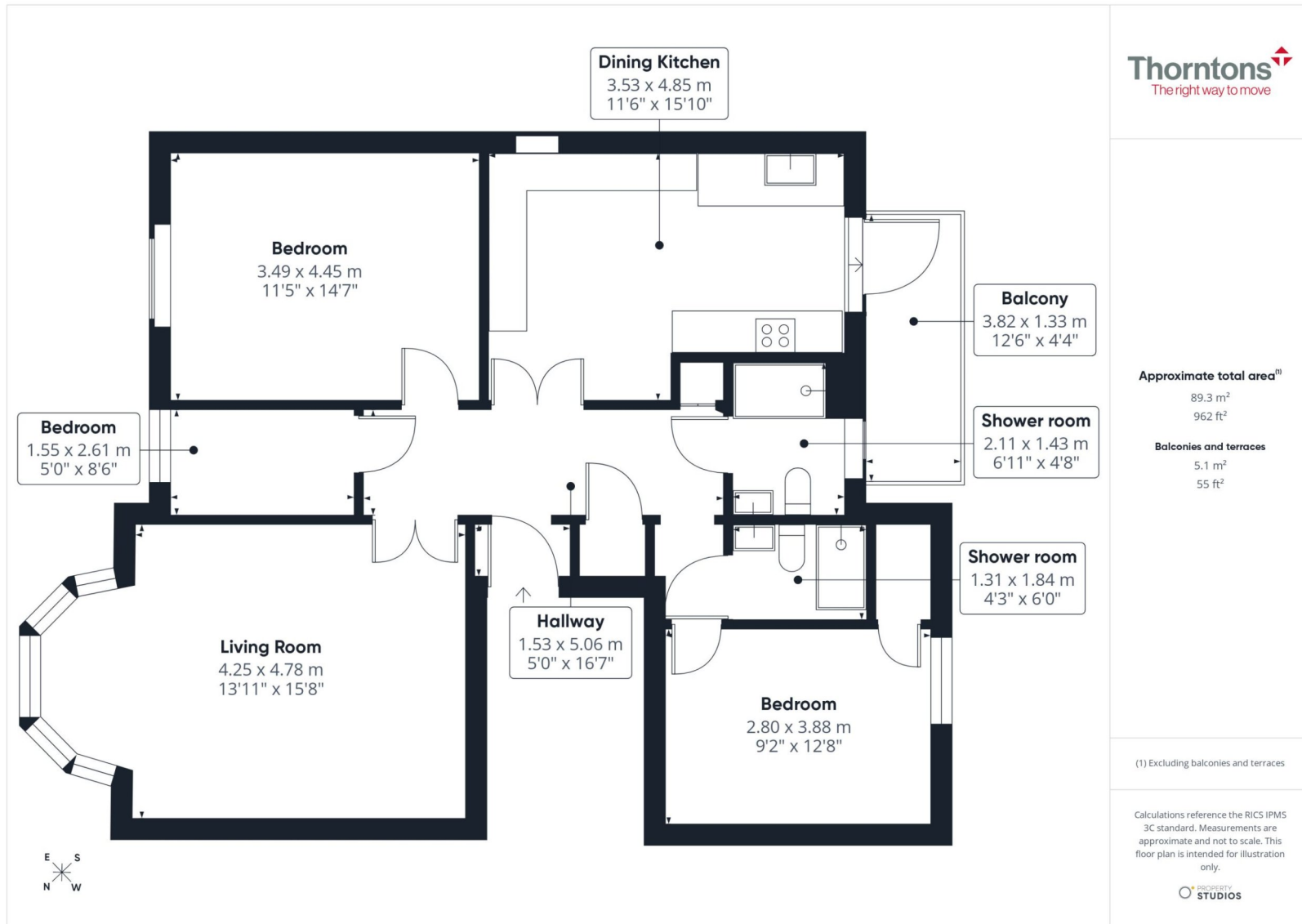
There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. 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.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.



Floorplan





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