

Thorntons
The right way to move

128 Hepburn Gardens

St Andrews, Fife,
KY16 9LT

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Property Summary

Set within a sought-after St Andrews address, this modern detached house offers substantial, highly flexible and well-proportioned family accommodation over three levels, with private gardens, integral garaging and a drive. Behind the smart frontage, a generous reception hall introduces the main floor, where a striking living room with a vaulted ceiling forms the heart of the home. A bright sunroom and enclosed balcony add further appeal, while the fitted kitchen connects openly to the dining room for everyday family life and entertaining alike.
Also on this level are a separate sitting rooms/snugs, both easily adapted as home offices, bedrooms or additional living space to suit changing needs. Upstairs, four bedrooms, three of which have built-in wardrobes, are served by a bathroom and an en-suite.

Features

- Modern detached house in sought-after St Andrews
- Direct access to the Lade Braes via the garden
- Welcoming terrace and entrance vesibule
- Generous reception hall with storage and a guest WC
- Striking living room with a vaulted ceiling and fireplace
- Bright sunroom
- Two sitting rooms/home offices/optional additional bedrooms
- Open-plan kitchen and dining/family room
- Principal bedroom with wardrobes and en-suite
- Three further double bedrooms, two with built-in wardrobes
- Four-piece family bathroom
- Extended utility area
- Thriving private front, rear and side gardens offering direct access to Lade Brae
- An integral garage and private driveway
- Gas central heating and double glazing
- Solar panels






RUSSIA
KAZAKHSTAN
MONGOLIA
CHINA
INDIA
BRAZIL
CONSOL










DIEPPE
BREAD










STAY ALIVE
MONOPOLY
Risk
CLUEDO
QUORIDOR
Twister
TICKET TO RIDE
INGENIOUS
TREKKING
SCRABBLE









The upper floor is arranged around four comfortable bedrooms, with the principal bedroom enjoying its own en-suite shower room and a family bathroom serving the remainder. The additional rooms on the main floor add welcome versatility, lending themselves equally well to home working, guest accommodation, a snug or formal dining as needs change.

Outside, the private gardens wrap around the house and provide direct access to the Lade Braes, adding a rare connection to one of the town's most attractive walking routes.Additionally, integral garaging and a private drive offer excellent off-street parking. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.





Click here to take a virtual tour











St Andrews

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.

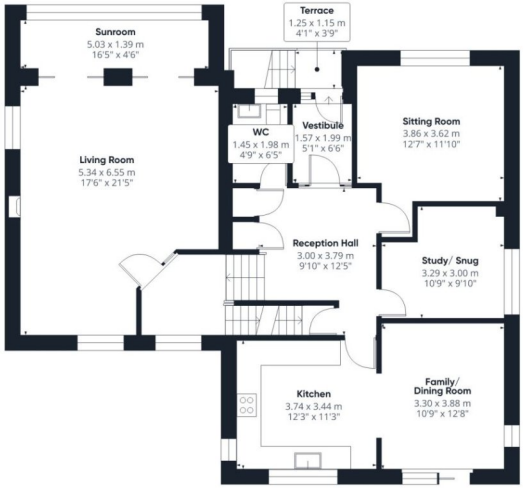
Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School.

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



Floor Level -1



Main Floor



FLoor Level 2

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Approximate total area(1)

224.8 m²
2420 ft²

Balconies and terraces

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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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