

2 MONTGOMERY COURT

— Hepburn Gardens, St Andrews, Fife, KY16 9LT —



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This five-bedroom, two-bathroom main-door apartment is set over two levels within a late 19th-century Arts and Crafts property. Located in an exclusive residential community just over a mile from the historic town centre, it combines classical charm with modern functionality, making it a superb choice for families. With private access to plentiful parking and a south-facing garden, the property boasts significant appeal.



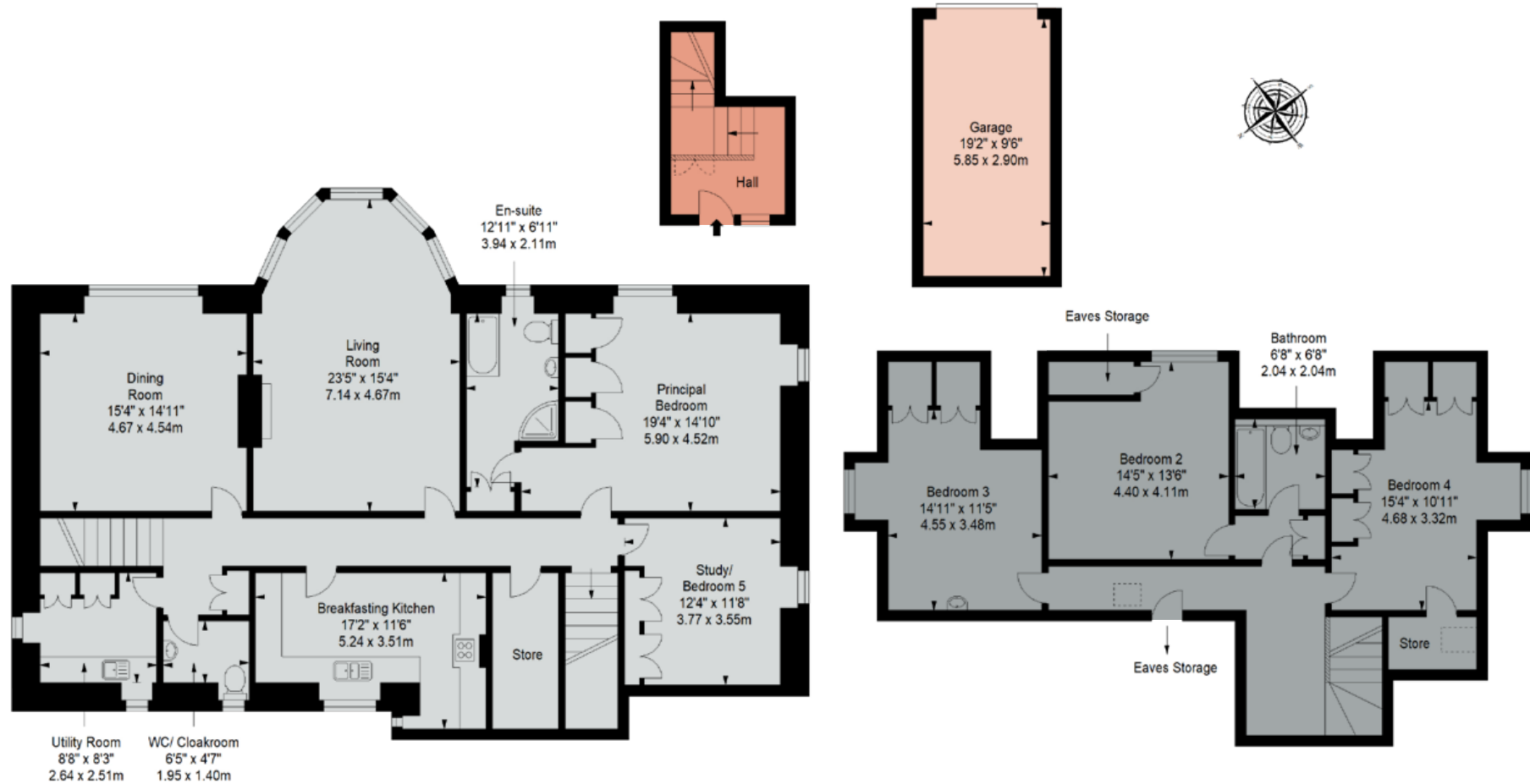
PROPERTY NAME
2 Montgomery Court

LOCATION
St Andrews, Fife, KY16 9LT

APPROXIMATE TOTAL AREA:
270.1 sq. metres (2907.4 sq. feet)

Ground Floor- First Floor - Second Floor- Garage -

The floorplan is for illustrative purposes. All sizes are approximate.



GENEROUS

DOUBLE-UPPER APARTMENT

Nestled in one of St Andrews' most sought-after residential areas, this elegant main-door apartment spans two levels of an impressive period property. Set within tranquil, well-maintained grounds, it includes a private garage, additional designated parking, and a private south-facing garden. This expansive family home boasts five double bedrooms, two sun-filled reception rooms, a well-appointed breakfasting kitchen, two bathrooms, a third WC, a utility room, and ample built-in storage. A short car or bus journey takes you to the town's central shops, renowned high school and university, world-class golfing, and scenic beaches, while a primary school is conveniently within walking distance.

GENERAL FEATURES

Exclusive residential address in coastal St Andrews
Spacious main-door double-upper apartment in an impressive Arts and Crafts property
Set over the first and second floors with a southerly-facing aspect
Classically elegant interiors with space and flexibility for families
EPC Rating - C

ACCOMMODATION FEATURES

Private entrance into a ground-floor vestibule with storage
First-floor hall with WC and walk-in storage
Southeast-facing living room with leafy views and a living flame fire
Formal dining room with a sunny garden outlook
Well-appointed breakfasting kitchen
Principal suite with storage and four-piece bathroom
Four further double bedrooms with plentiful storage
Three-piece family bathroom
Practical utility room
A loft and extra storage in the eaves and on the upper landing
Gas central heating, an immersion heater, and window glazing (secondary, double, and triple)

EXTERNAL FEATURES

Private detached single garage
Two designated parking spaces
South-facing landscaped garden for private use



WELCOME INSIDE

The private main-door entrance opens into a vestibule with storage and durable tiled flooring, leading to a comfortably carpeted first-floor hall with a walk-in store and a convenient WC.



SOUTHEAST-FACING LIVING ROOM
WITH LEAFY VIEWS



SUN-FILLED

RECEPTION ROOMS



The hall opens into two southeast-facing reception rooms with lovely garden views. The generous, carpeted living room, brightened by a sweeping bay window, is a characterful retreat featuring rich rust-red décor, an elegant fireplace with a (currently disabled) living-flame fire, and useful hidden storage.





FORMAL DINING ROOM

*WITH A SUNNY
GARDEN
OUTLOOK*

Next door, the carpeted formal dining room is perfect for entertaining, with ample space for an eight-seater table.



THE KITCHEN

The bright kitchen includes a breakfasting area and boasts a tasteful classical design, with Prussian blue accents complementing downlit cream cabinets. It offers plentiful storage and generous workspace integrated with a fridge, a freezer, an electric oven, and a hob.



*WELL-APPOINTED
KITCHEN FEATURING A
CASUAL DINING AREA*

There is also an under-counter dishwasher, and, in a modern, well-illuminated utility room off the hall, a freestanding washing machine and tumble dryer, along with extra storage.





A LUXURY PRINCIPAL SUITE

*WITH FITTED WARDROBES AND
A FOUR-PIECE BATHROOM*

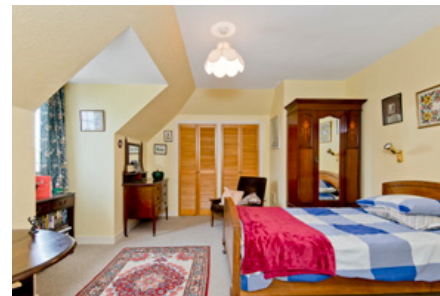
The principal suite on the first floor features a carpeted, dual-aspect bedroom (currently a study) with serene garden views and stylish chequered carpeting, complemented by fitted wardrobes and a well-appointed bathroom with a WC suite, bath, and separate shower enclosure.





FOUR ADDITIONAL DOUBLE BEDROOMS

The remaining bedrooms, all carpeted doubles with good built-in storage, include one on the first floor and three on the second. One second-floor bedroom showcases exquisite Morris & Co. wallpaper, reflecting the home's Arts and Crafts heritage.



MULTIPLE

WASHROOM CONVENIENCES

In addition to the light and airy bathroom in the principal suite, there is a handy WC cloakroom off the hall and a family bathroom on the second floor. The WC is beautifully framed by Morris & Co. wallpaper, and the bathroom features a toilet, a pedestal basin, and a bathtub.



PRIVATE

SOUTH-FACING GARDEN



Two designated parking spaces, a detached single garage, and an attractive south-facing garden are within the well-maintained grounds for private use by the property. The garden is easy to manage, with a small lawn and a gravelled seating area bordered by plants.



SOUTH-FACING LANDSCAPED GARDEN FOR PRIVATE USE



Extras: The sale includes fitted flooring, selected window coverings, light fittings, and the integrated/freestanding appliances. Note: the fitted bookcases in the study/principal bedroom are not included.



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ST ANDREWS
ENJOYS
INTERNATIONAL
FAME AS 'THE HOME
OF GOLF'

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. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.

ST ANDREWS, FIFE



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All sizes are approximate.