

# SINGELL

89a, Hepburn Gardens, St Andrews, Fife, KY16 9LT



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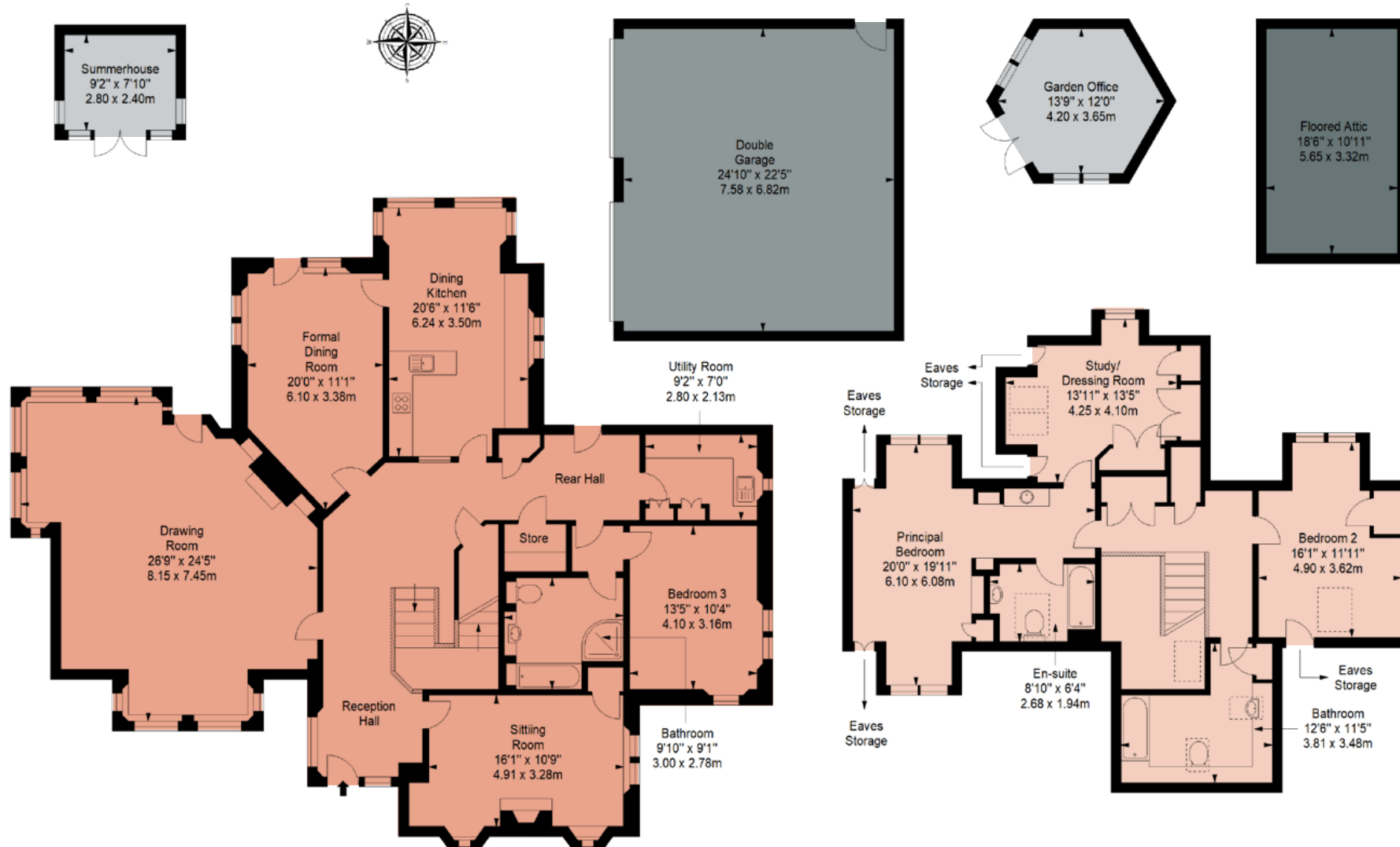
PROPERTY NAME  
Singell

LOCATION  
Hepburn Gardens  
St Andrews, KY16 9LT

APPROXIMATE TOTAL AREA:  
266.6 sq. metres (2869.7 sq. feet)

Ground Floor -  First Floor -  External buildings -  Garage -  Attic -

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





# WELCOME TO *Singell*



A spacious and versatile family home designed for comfortable modern living, Singell offers three double bedrooms, including an impressive principal suite with a bathroom and dressing room/study, alongside two further bathrooms and three dual-aspect reception rooms – one

flowing into a dining kitchen and a utility room nearby. The charming detached villa enjoys a wonderfully private setting in sought-after St Andrews, set within carefully maintained grounds featuring generous, secure gardens, a driveway, and a double garage.





# A SUBSTANTIAL

*FAMILY HOME IN COASTAL ST ANDREWS*

Warm honey-coloured stonework and a multi-pitched red-tiled roof give Singell its striking Arts-and-Crafts character and enchanting kerb appeal. This quintessential, traditional-style exterior conceals a deceptively spacious modern interior, spread over two levels and enjoying generous proportions, elegant neutral décor, and abundant natural light.



## GENERAL FEATURES

- Private setting within a conservation area in coastal St Andrews
- Central shopping and schools easily accessible on foot
- Substantial modern detached villa with a charming stone façade
- Light-filled interiors over two floors, presented in elegant neutral styling
- Flexible and functional, family-oriented accommodation
- EPC Rating - C

## ACCOMMODATION FEATURES

- Reception hall with a wealth of storage and rear garden access
- Homely south-facing sitting room
- Impressive south-facing drawing room with a garden entrance and open fire
- Formal dining room with garden and kitchen access
- Well-appointed contemporary kitchen with a casual dining area
- Practical ground-floor utility room
- First-floor landing with storage
- Private principal suite with plentiful storage, tea-making station, bathroom, and dressing room/study
- Two further large double bedrooms (one with built-in storage)
- A family bathroom on each floor (one with bath and separate shower, one with shower-over-bath)
- Gas central heating, full double glazing, and underfloor heating through most of the ground floor

## EXTERNAL FEATURES

- Generous enclosed gardens on three sides
- Large lawn, mature planting, secluded terraces, and a summer house
- Garden Office with power and a security alarm
- Generous private driveway
- Detached double garage with a floored attic





The villa enjoys a leafy off-road setting in a desirable conservation area, just a mile from St Andrews' bustling town centre. Also close at hand are local schools, rail links at Leuchars, and beautiful surrounding coast and countryside – presenting the perfect location and home for a family and its evolving needs.



# *A warm* WELCOME



The central entrance is a striking focal point: a recessed porch framed by two curved stone pillars leads to a modern glazed front door. Inside, a warm welcome awaits within a softly carpeted reception hall that immediately hints at the space on offer. It features a timber staircase rising to a sky-lit galleried landing, multiple stores for ample storage, and a practical garden entrance at the rear with practical tiled flooring.





# *South-facing* SITTING ROOM

The first room you reach as you enter the home is a bright yet wonderfully homely sitting room centred around a living flame fire (currently disconnected) – a perfect space for cosying up on winter evenings and relaxing as a family. Windows to two sides promise tranquil garden views and a sunny aspect, while coving, carpeting, and a timber fireplace add a sense of timeless, understated elegance.





*Beautifully proportioned*  
DRAWING ROOM







*Stylish & impressive*

Equally refined are the two remaining reception rooms, each with a garden entrance, providing convivial spaces for everyday living and stylish year-round entertaining. Enjoying luxurious heating underfoot, the wood-floored drawing room is a beautifully proportioned area, with natural seating zones created by an inviting open fire with a stone surround, a wide box window, and corner floor-length glazing.





Coving and a picture rail are classic adornments that continue in the carpeted formal dining room, providing ample space for a twelve-seater table and convenient access to the kitchen.





# CONTEMPORARY *dining kitchen*





# *Bright and functional*

In the kitchen, a box window (with built-in seating) forms a delightful dining recess offering garden views – a lovely spot for breakfasts and casual suppers. The bright, functional space is exceptionally well-appointed with cabinet storage and workspace, enjoying enduring styling in wood and granite and thoughtfully illuminated with integrated lighting. Appliances include an integrated oven, microwave, and five-ring gas burner, along with an undercounter dishwasher and an upright fridge freezer. Close by, via the rear hall, is a bright fitted utility room providing excellent additional storage, as well as a freestanding freezer, washing machine, and tumble dryer – a discreet and practical space for busy laundry days.





# THE BEDROOMS







Characterfully open to the eaves on the first floor, the spacious, carpeted principal bedroom features multiple storage areas and a dormer window on each side, creating bright alcoves for a vanity table and cosy reading nook. It promises the ultimate secluded retreat with its own tea-making station (with sink and fitted cabinets), a modern sky-lit bathroom, and a large multi-aspect dressing room (or quiet home study) equipped with fitted wardrobes.



# PRINCIPAL SUITE





# Further BEDROOMS



Two further generous, carpeted double bedrooms feature, one on each level – providing suitable, flexible accommodation for children, guests, or older live-in relatives. One is nestled beneath the eaves with useful storage and leafy views enjoyed from a dormer window, whilst the ground-floor bedroom has a dual aspect, also promising a tranquil garden outlook.





## FAMILY BATHROOMS

For optimal convenience, a family bathroom is provided on each floor. The ground-floor bathroom includes a bath and separate shower, along with built-in arched cupboards that add attractive character. The light and airy upstairs bathroom has a bath with an overhead shower, contemporary subway tiling, and storage for toiletries.





*Secluded*  
SECURE GARDENS





# *Generous gardens on three sides*



A wonderful space for family fun and summer get-togethers, the rear garden boasts a large swathe of manicured lawn bordered by leafy shrubbery and mature trees. It promises exceptional privacy, including secluded spots for alfresco dining and relaxation. The

gardens extend around the villa, where, on one side, an attractive timber summer house provides a sheltered haven for hobbies and quiet reflection, as well as a substantial garden office with power and a security alarm.



# OUTSTANDING PRIVATE PARKING



To the front of the villa, a large mono-block driveway creates an impressive approach, with ample parking for family and visitors. In addition, there is a detached double garage, attractively constructed and featuring a fully sealed floor and a useful floored attic with ladder access.

Extras: The sale includes all fitted flooring, window coverings, light fittings, appliances, four Chinese rugs in the drawing room, garden planters and garden furniture.





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# ST ANDREWS *Life*







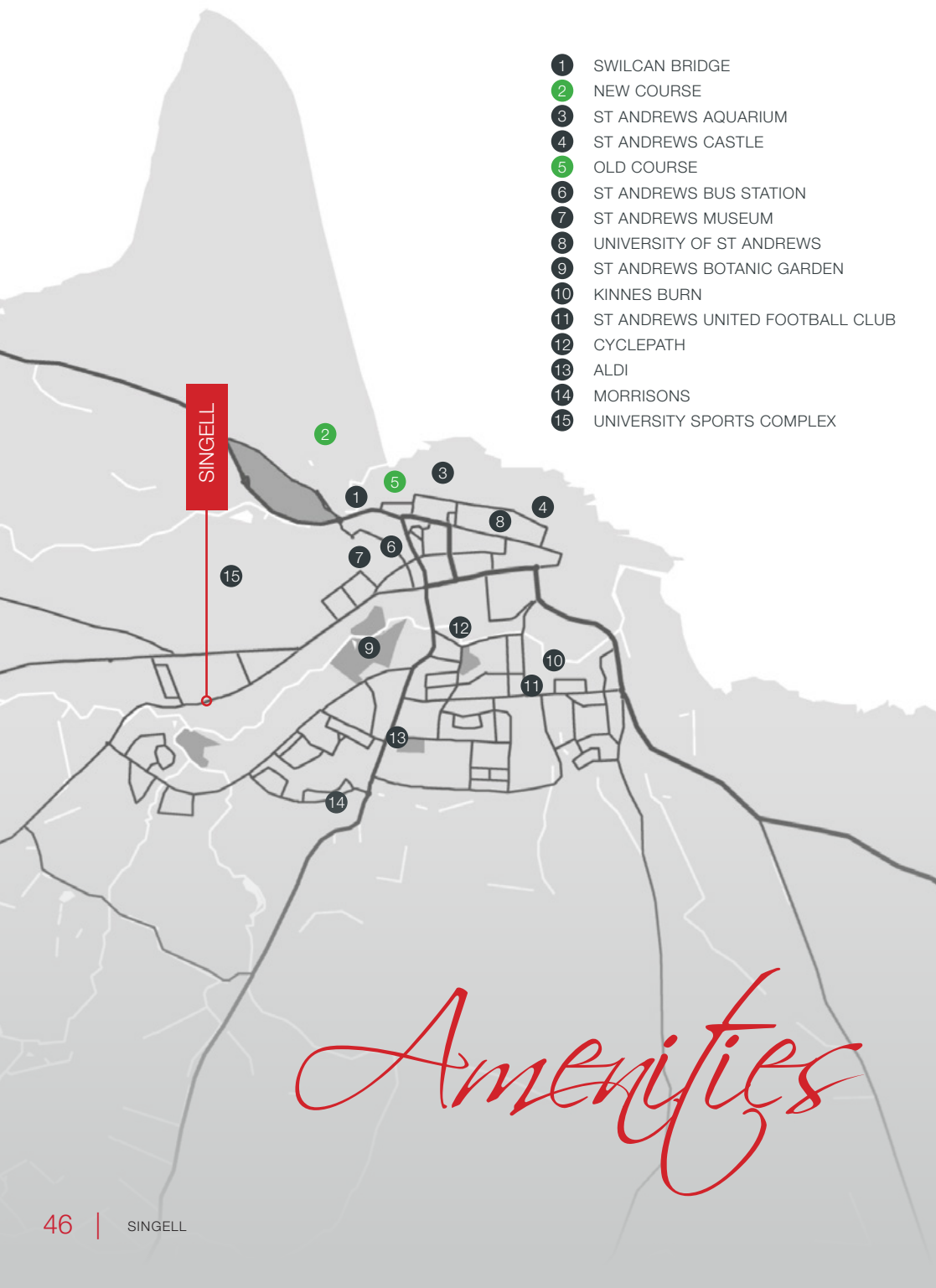
*WORLD-RENOWNED FOR ITS ANCIENT UNIVERSITY,  
GOLFING HERITAGE AND STUNNING BEACH*



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, less than 10 minutes' walk from Golf Place, 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, just moments from the property, draws thousands of professionals, amateurs, and spectators from across the globe.





- 1 SWILCAN BRIDGE
- 2 NEW COURSE
- 3 ST ANDREWS AQUARIUM
- 4 ST ANDREWS CASTLE
- 5 OLD COURSE
- 6 ST ANDREWS BUS STATION
- 7 ST ANDREWS MUSEUM
- 8 UNIVERSITY OF ST ANDREWS
- 9 ST ANDREWS BOTANIC GARDEN
- 10 KINNES BURN
- 11 ST ANDREWS UNITED FOOTBALL CLUB
- 12 CYCLEPATH
- 13 ALDI
- 14 MORRISONS
- 15 UNIVERSITY SPORTS COMPLEX

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 located within a mile; private schooling options include a Montessori nursery and St Leonards School, both of which are accessible

on foot. Situated in the East Neuk of Fife, St Andrews is approximately a 30-minute drive from Dundee and a 90-minute drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town, with rail links nearby and daily direct flights to London available from Dundee Airport.







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All sizes are approximate.