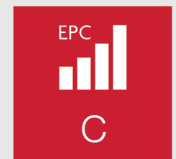




**Thorntons**   
The right way to move

## 24/2 Hepburn Gardens

St Andrews, Fife, KY16 9DE







## Summary

Welcome to an impressive two-bedroom ground-floor flat which offers period grandeur and highly refined interiors, completed to exceptional standards. This elegant home has all the desirability of traditional architecture alongside tasteful décor and premium modern finishings. It features wonderfully large, light-filled rooms with high ceilings, and includes an eye-catching reception area, an on-trend kitchen, an en-suite, and a luxurious four-piece bathroom. Furthermore, it has allocated parking and a suntrap rear garden with direct access to the idyllic Lade Braes Walk. The home also has a prestigious location in St Andrews, close to the famous golf facilities and spectacular beaches. Extras: all fitted floor and window coverings, light fittings, and integrated appliances are included.

## Features

- An exclusive ground-floor flat in St Andrews
- Part of a stunning traditional villa
- In the Hepburn Gardens conservation area
- Secure telephone-entry system
- Welcoming communal entrance area
- Hall with a generous built-in cupboard
- Large living/dining room with bay window
- Adjacent rear porch to private garden
- Modern kitchen that is generously appointed
- Two expansive double bedrooms
- Quality 3pc en-suite shower room
- 4pc family bathroom with shower cubicle
- Enclosed, southeast-facing rear garden
- Private off-street parking that is allocated
- Gas central heating and sash windows





"An exclusive and highly refined  
two-bedroom ground-floor flat with  
a highly sought-after location in  
St Andrews"











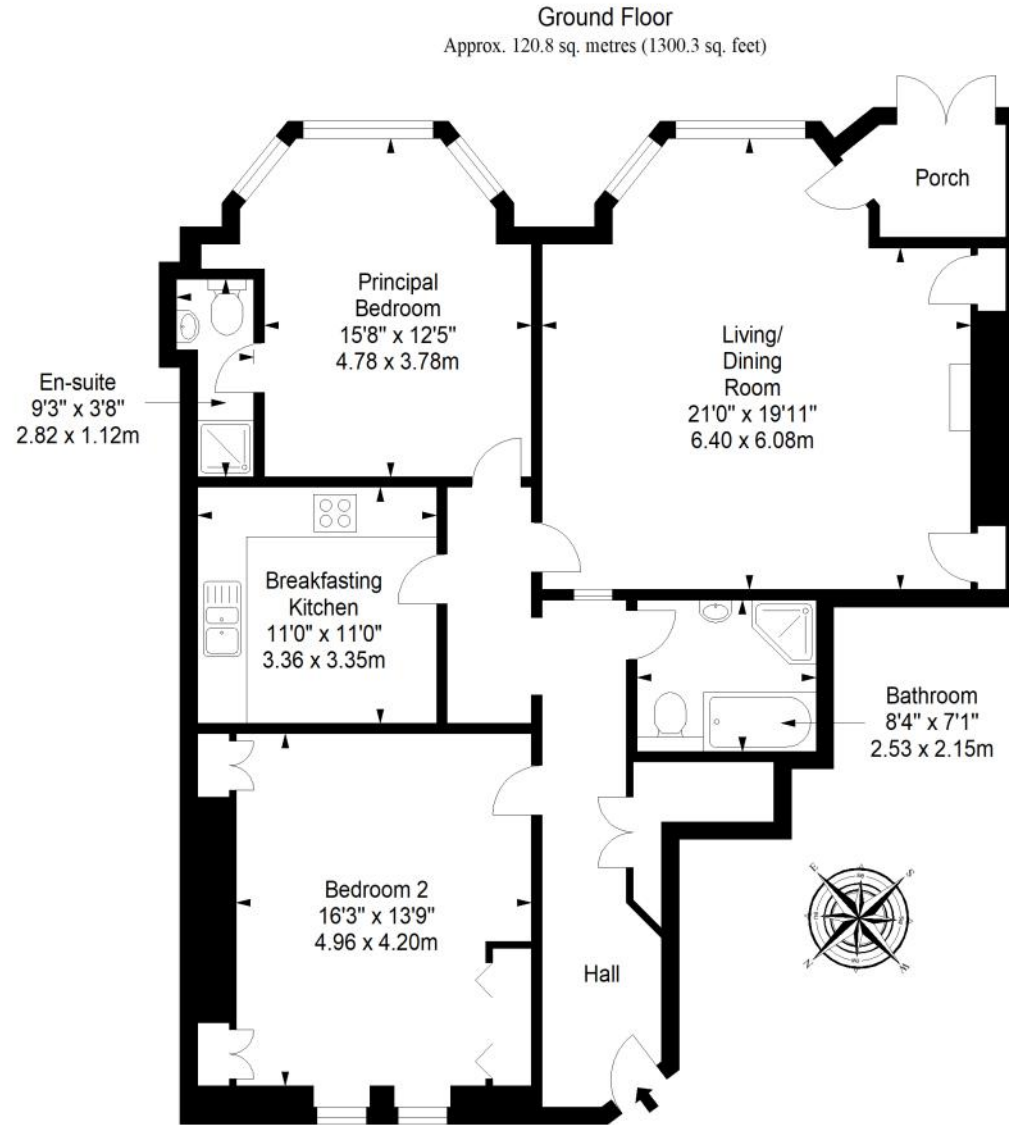
"Offers period grandeur and elegant interiors, as well as private allocated parking and a beautiful private rear garden"







# Floorplan



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)



# Thorntons<sup>↑↓</sup>

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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



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@thorntonsproperty



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