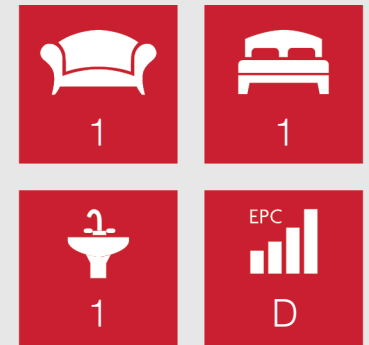




Thorntons
The right way to move

Toll Cottage

2 Hepburn Gardens, St
Andrews, Fife, KY16 9DD





Occupying a generous plot on an established street in St Andrews, this traditional, C-listed detached cottage offers a double bedroom, a large living room, a dining kitchen, and a shower room, plus a substantial garden and a detached garage. The property has an interesting historical significance to St Andrews, as it is on the main route into the town, where road users would have been charged to enter. This money would have played a crucial part in improving the surrounding infrastructure. A hall welcomes you into the property and leads directly into a living room on the right. Here, a spacious footprint allows for various configurations of lounge furniture, all arranged around a homely fireplace. The dual-aspect living room is filled with natural light throughout the day and is conveniently connected to the kitchen. In the kitchen, which is also dual-aspect, space is provided for a seated dining area, and attractive wall and base cabinets are accompanied by spacious worktops and splashback tiling, whilst provision is made for freestanding and undercounter appliances. A cooker and fridge/freezer are included in the sale, and the kitchen benefits from garden access.

Features

- Traditional, C-listed detached cottage in St Andrews
- Entrance hall
- Dual-aspect living room with fireplace
- Spacious dining kitchen with garden access
- Generous double bedroom with dressing room/study
- Attractive, modern shower room
- Large, southeast-facing rear garden
- Detached garage
- Gas central heating system
- Traditional sash-and-case windows (double glazing in the shower room)



"This charming, C-listed traditional cottage occupies a generous plot, with a large garden and a garage."





Returning back through the living room and hall, you reach a spacious double bedroom, spanning the entire depth of the property and illuminated by windows to the front and back, with the latter enjoying a sunny southeast-facing aspect and garden views. The bedroom is adjoined by a versatile dressing room/study with an external door leading out to the front of the property (this area was originally the Old Toll Booth). Finally, an attractive, modern shower room completes the accommodation on offer and comprises a shower enclosure, a WC-suite, a vanity cabinet, and a towel radiator. The home is kept warm by a gas central heating system, and the windows (except the double-glazed shower room window) are traditional sash-and-case.

Externally, the cottage is complemented by a large, mostly walled rear garden, favourably southeast-facing and boasting a spacious lawn and paved areas, whilst the Lade Braes Walk can be found to the back of the property. Private parking is provided by a detached garage. The large garden offers an opportunity for extension, subject to the correct permissions.

Extras: All fitted floor coverings, window coverings, light fittings, a cooker, and a fridge/freezer will be included in the sale. Some furniture may also be available.

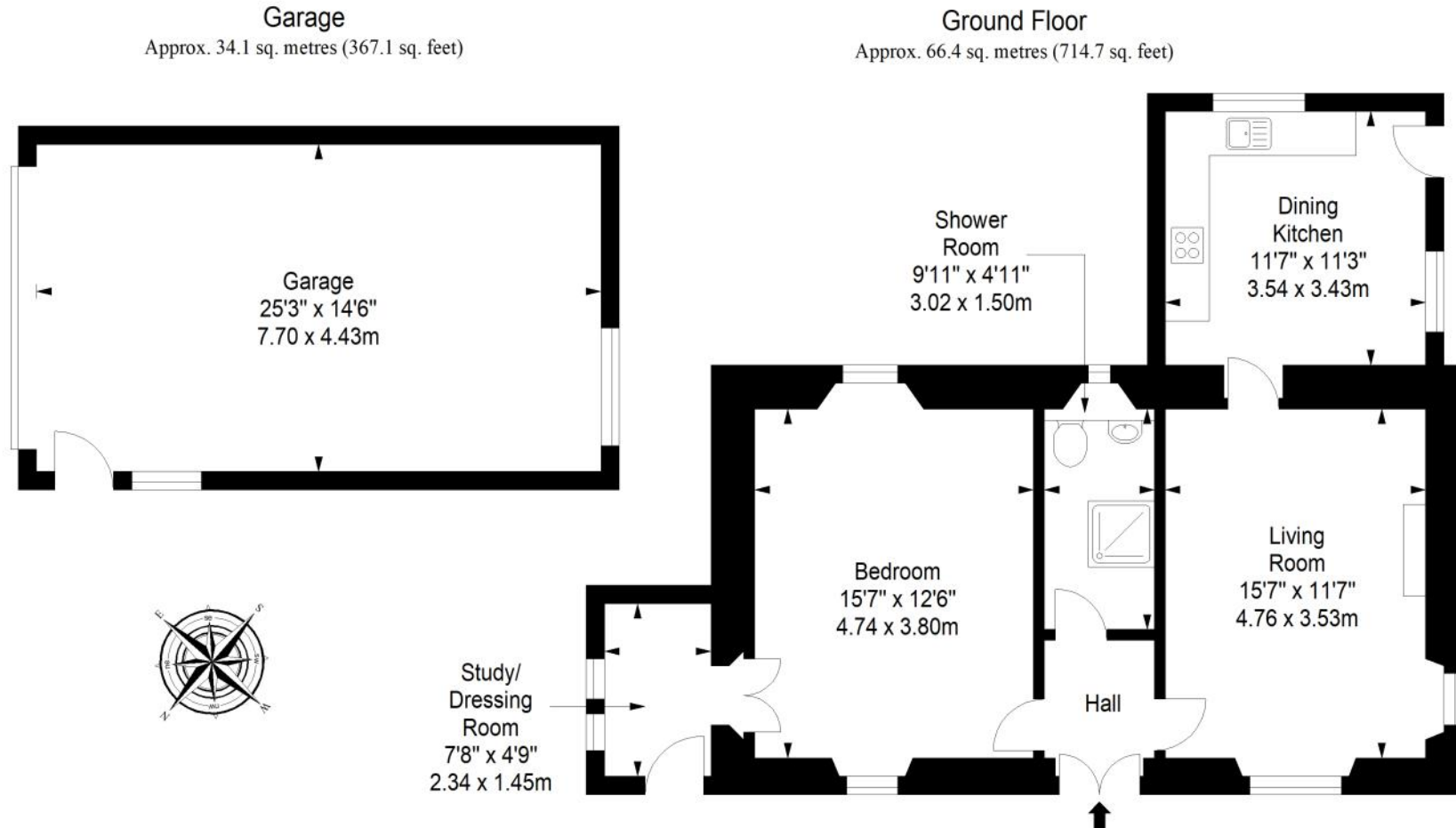




St Andrews

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

Floorplan





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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
cupareaa@thorntons-law.co.uk

DUNDEE

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

EDINBURGH

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

FORFAR

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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

PERTH

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

ST ANDREWS

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



@ThorntonsPropertyServices



@thorntonsproperty



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