

# 15 HEPBURN GARDENS

---

St Andrews, Fife, KY16 9DF

---





Welcome to a traditional five-bedroom semi-detached house in one of St Andrew's most prestigious residential areas, offering generous living accommodation spread over 2159 square feet, as well as private parking and a family-friendly garden.

## CONTENTS

THE FLOORPLAN .....	04
THE PROPERTY .....	06
THE ENTRANCE .....	12
RECEPTION ROOMS .....	14
THE KITCHEN .....	20
THE BEDROOMS .....	22
THE BATHROOMS .....	28
GARDENS & PARKING .....	30
ST ANDREWS .....	34



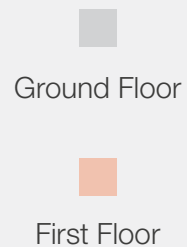
WELCOME TO  
15 HEPBURN GARDENS



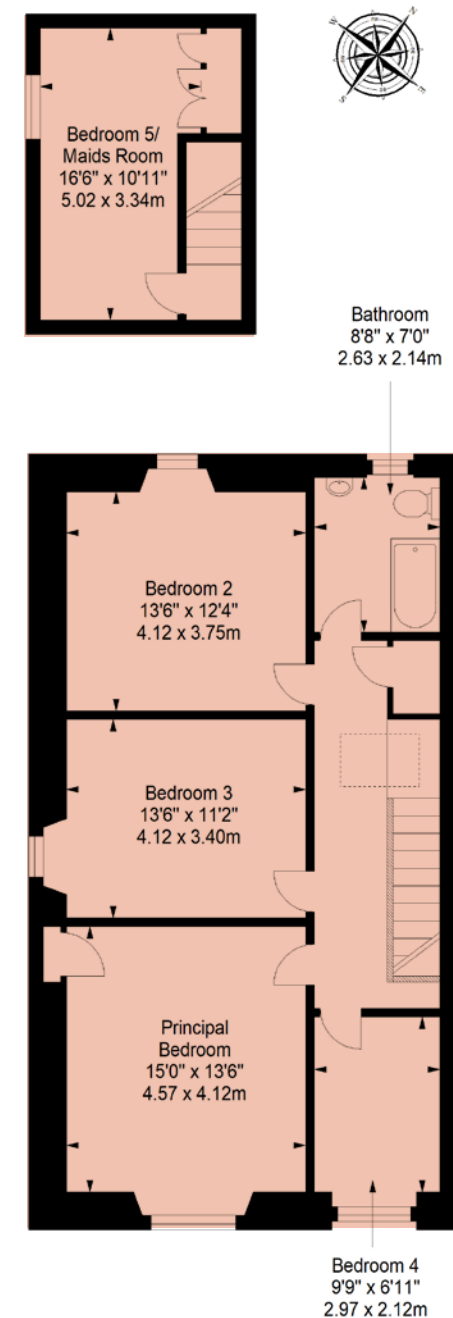
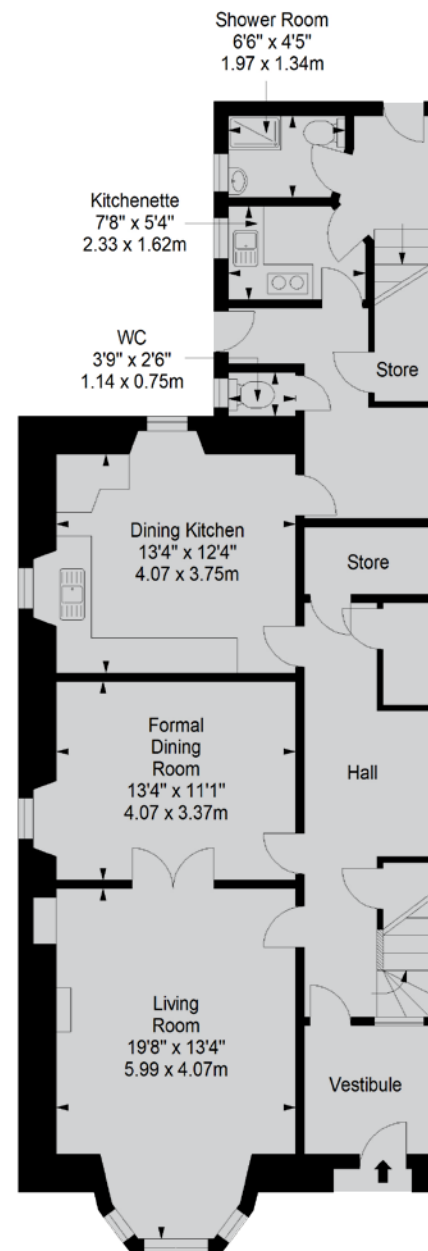
PROPERTY NAME  
15 Hepburn Gardens

LOCATION  
St Andrews, KY16 9DF

APPROXIMATE TOTAL AREA:  
200.6 sq. metres (2159.3 sq. feet)



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







Thorntons  
The right way to move  
15 Hepburn Gardens



# SUBSTANTIAL

*SEMI-DETACHED HOUSE*



## GENERAL FEATURES

- A substantial semi-detached house covering 2159 sq. ft.
- Forms part of the Hepburn Gardens conservation area
- Exciting refurbishment opportunity and scope to add value
- Impressively large rooms with period details and high ceilings
- EPC Rating - F

## ACCOMMODATION FEATURES

- Vestibule and hall with generous built-in storage
- Large living room with southeast-facing bay window
- Spacious, southwest-facing formal dining room
- Dual-aspect dining kitchen and a separate kitchenette
- Rear hall with garden access, a store, and a WC
- Landing with airing cupboard and rooflight
- Three expansive king-size bedrooms
- One versatile single bedroom/home office
- A self-contained king-size maid's/guest bedroom
- Three-piece shower room on the ground floor
- Three-piece bathroom on the first floor
- Electric storage heaters and traditional sash windows

## EXTERNAL FEATURES

- Low-maintenance front garden/private driveway
- Large, enclosed rear garden that is well maintained





*“...THE VERY SIZE OF THIS PROPERTY  
MAKES IT A TANTALISING PROSPECT  
WITH UNRIVALLED POTENTIAL...”*

This rarely available family home is a substantial five-bedroom semi-detached residence that boasts impressively large rooms. It offers two reception areas, a dining kitchen and a kitchenette, and two bathrooms (plus a WC). The southeast-facing property also benefits from generous storage, as well as a private front driveway and an enclosed garden. Whilst the interiors require refurbishment, the very size of this property makes it a tantalising prospect with unrivalled potential for crafting a dream home to your own style and for adding significant value following modernisation. Most rooms have wooden floorboards too, which can be restored for further character or carpeted upon your preference. Adding to its desirability, the home forms part of the highly sought-after Hepburn Gardens conservation area, set within easy reach of the Lade Braes Walk and Botanic Garden, as well as the world-famous Old Course, the historic university, and sandy beaches.

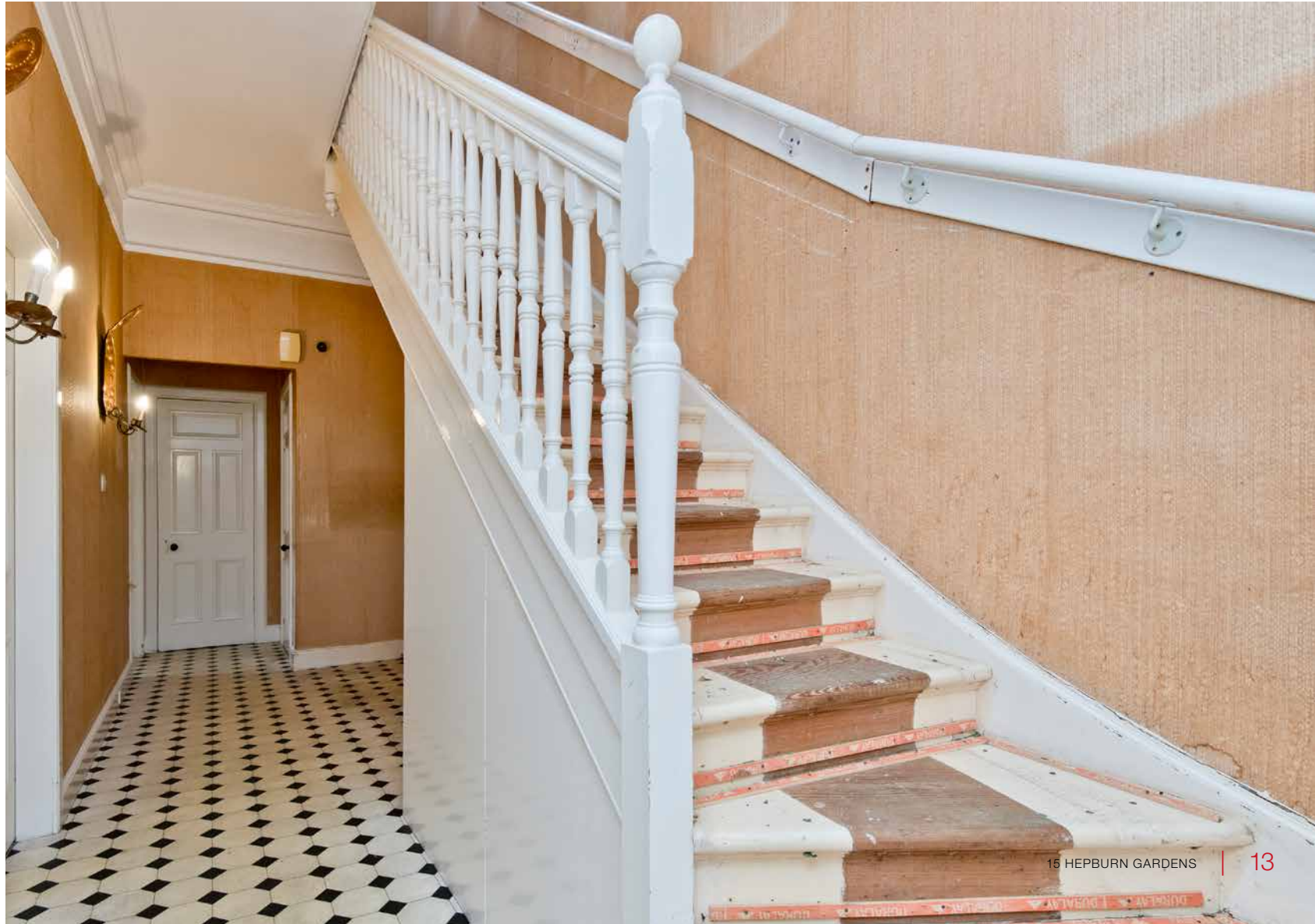


# TRADITIONAL FAMILY HOME

*DISTINGUISHED BY ITS IMPRESSIVE SCALE*



The home opens with a vestibule flowing through to a reception hall, which hints at the impressive scale of the property. It offers two built-in cupboards and a store accommodating coats, shoes, and other belongings as well.



# RECEPTION ROOMS

## *LARGE LIVING ROOM*

Spanning over 24 square metres, the living room is a standout space that embodies period grandeur. Its impeccably high ceiling adds to the airy effect, along with a southeast-facing bay window that ensures a cascade of natural light.

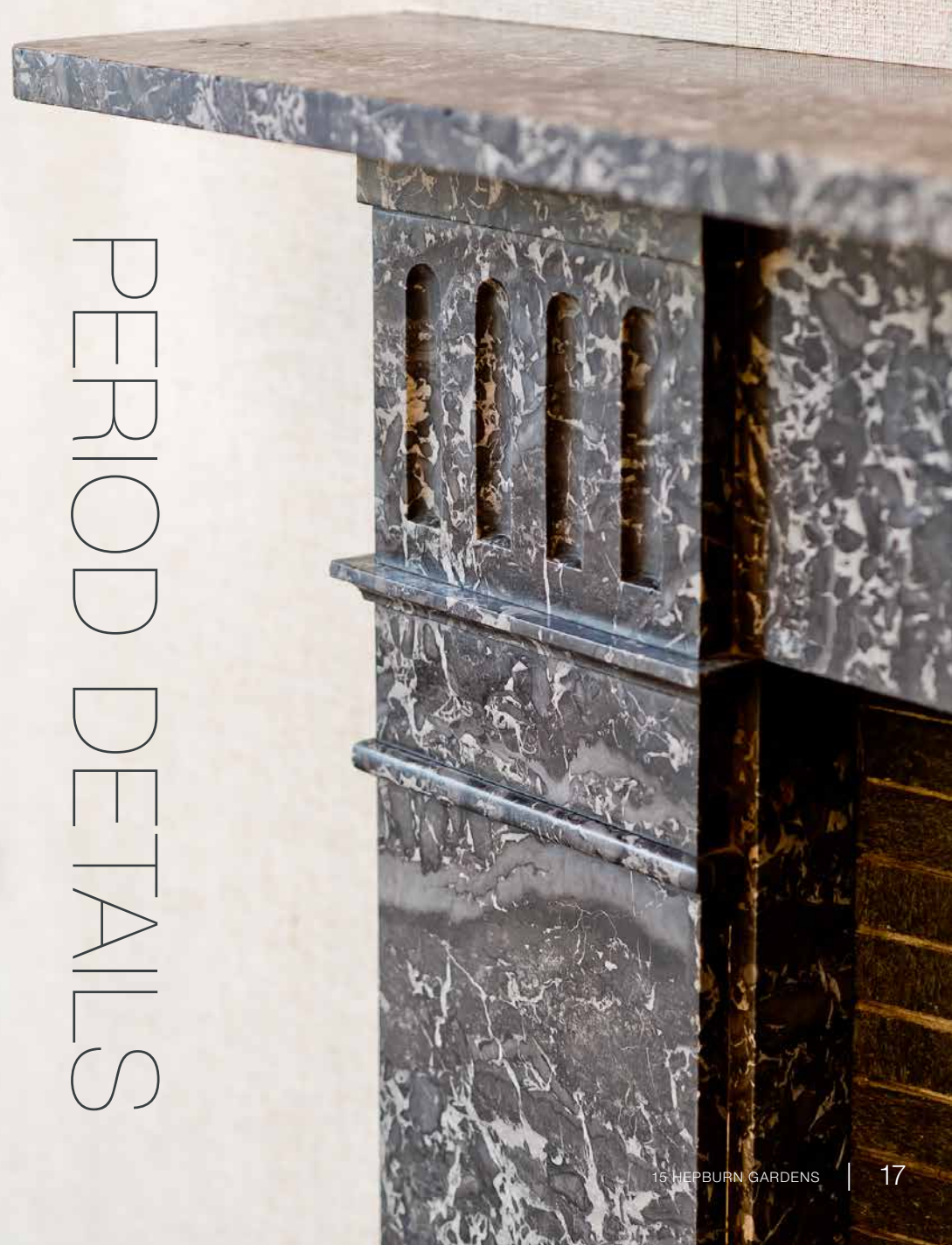




*"...A SENSE OF REFINEMENT..."*

Further period details abound which catch the eye and bring a sense of refinement, including a picture rail, detailed cornice work, and a magnificent feature fireplace (set beside a shelved recess).

# PERIOD DETAILS







## *SPACIOUS, SOUTHWEST-FACING FORMAL DINING ROOM*

French doors expand the room into the adjacent formal dining room as well, ensuring a sociable flow between the two reception areas which is perfect for lively cocktail and dinner parties.





# A LARGE KITCHEN

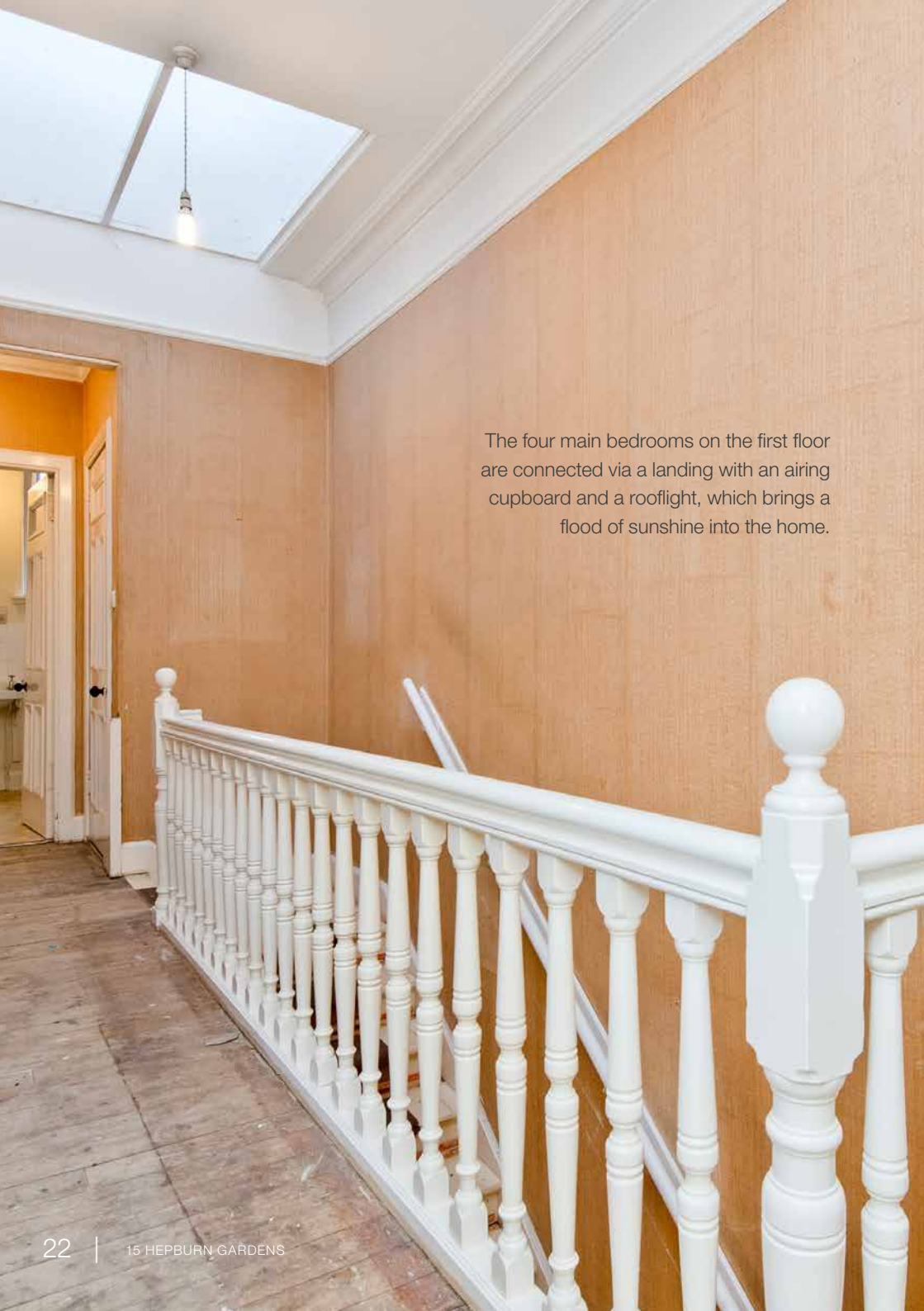


## *READY TO GROW INTO A HUB FOR FAMILY LIFE*

Illuminated by dual-aspect sash windows, the dining kitchen is wonderfully bright and spacious, offering abundant potential to become a hub for family life. It can host a very generous selection of cabinets and sweeping worktops, whilst retaining plenty of floorspace for a large dining table and chairs. Just off the kitchen, a rear hall also provides access to the garden, as well as a store, a WC, and a kitchenette that will make an ideal utility space.







The four main bedrooms on the first floor are connected via a landing with an airing cupboard and a rooflight, which brings a flood of sunshine into the home.

# BEDROOMS

*WITH FLEXIBILITY FOR FAMILY NEEDS*



Three of these bedrooms are expansive king-size spaces, including the principal bedroom which enjoys over 18 square metres of floorspace!





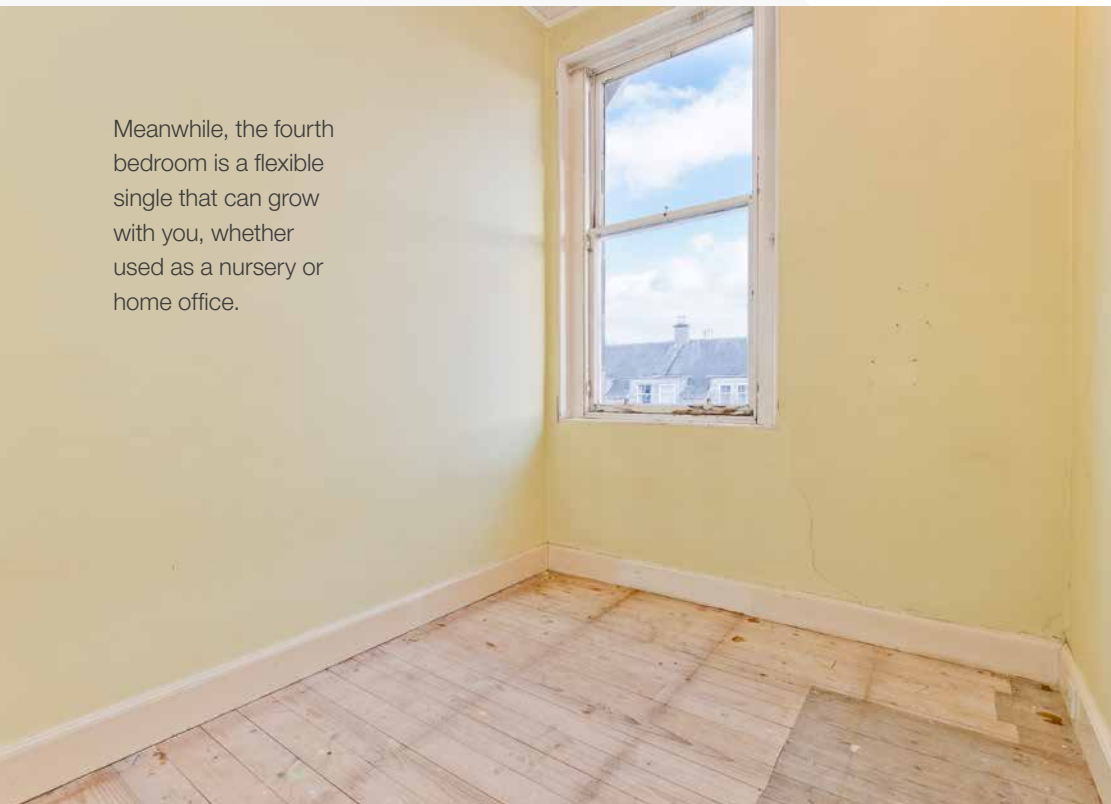
# THE PRINCIPAL BEDROOM

*ENJOYS OVER 18M<sup>2</sup> OF FLOORSPEACE!*



# VERSATILE SINGLE BEDROOM/ HOME OFFICE

Meanwhile, the fourth bedroom is a flexible single that can grow with you, whether used as a nursery or home office.



In addition, there is a king-size maid's bedroom which is privately accessed from a separate staircase at the rear of the property. It is perfect for guests and independent family members, and comes with built-in wardrobe storage.

SELF-CONTAINED KING-SIZE MAID'S/GUEST BEDROOM





# BATHROOM FACILITIES

ON BOTH FLOORS

Conveniently, the home has a three-piece shower room on the ground floor and the separate WC, both located near the stairs to the guest bedroom. There is also a three-piece bathroom on the first floor, serving the main bedrooms.

The property has electric storage heaters and traditional sash-and-case windows.





# GARDEN & PARKING

To the front, there is a low-maintenance garden/private driveway for off-street parking. At the rear of the home, an enclosed garden provides a paved area for outdoor dining before leading onto two large stretches of lawn that will certainly be popular with children in the summer.

Please note: this property is to be sold as seen, with no guarantees to any of the moveables, services and/or appliances included in the price.





A GARDEN FOR THE WHOLE FAMILY TO ENJOY





# ST ANDREWS

*"ONE OF THE FINEST TOWNS AND BEST PLACES TO LIVE IN SCOTLAND."*



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.





# Thorntons

The right way to move

## ► 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  
dundeeyea@thorntons-law.co.uk

### EDINBURGH

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

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@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

---

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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.