

UPPER FLAT

12b Hope Street, St Andrews, Fife, KY16 9HJ



WELCOME TO UPPER FLAT

This double upper flat in a listed Georgian townhouse offers a spacious and characterful family home with five versatile bedrooms, two bathrooms, generous living spaces, and outstanding storage. Centrally located in St Andrews' historic conservation area, this desirable residence provides access to unrestricted on-street parking and exclusive residents' gardens.

GENERAL FEATURES

- Desirable central location in coastal St Andrews
- Close to the first tee on the Old Course and West Sands beach
- Double upper flat in a Georgian B-listed townhouse
- Light and airy interiors with appealing flexibility
- Exceptionally well-presented with tasteful décor and characterful features
- EPC Rating - D

ACCOMMODATION FEATURES

- Shared vestibule with secure buzzer system
- Ground-floor hall and first/second-floor landings (one with storage)
- Spectacular living/dining room with triple windows
- Classical integrated kitchen with a bright breakfast area
- Five spacious bedrooms (three with storage)
- First-floor bathroom with shower-over-bath
- Second-floor shower room
- Practical utility room on the upper level
- Gas central heating and large refurbished sash-and-case windows

EXTERNAL FEATURES

- Large cellar accessed from the basement
- Unrestricted on-street parking
- Attractive residents' gardens (accessible for an annual fee)



CONTENTS

04	FLOORPLAN
07	THE PROPERTY A spacious Georgian double-upper villa
08	ENTRANCE VESTIBULE Shared vestibule with secure buzzer system
10	RECEPTION ROOM Impressive reception room filled with natural light
14	BREAKFASTING KITCHEN Featuring exceptional storage & integrated appliances
18	BEDROOMS Five spacious bedrooms offering multi-use versatility
22	BATHROOMS Modern washrooms on each level
24	GARDENS & PARKING Residents' gardens and unrestricted on-street parking
26	THE AREA St Andrews is one of the finest towns to live in Scotland

PROPERTY NAME

Upper Flat

LOCATION

St Andrews, Fife, KY16 9HJ

APPROXIMATE TOTAL AREA:

247.7 sq. metres (2666.3 sq. feet)

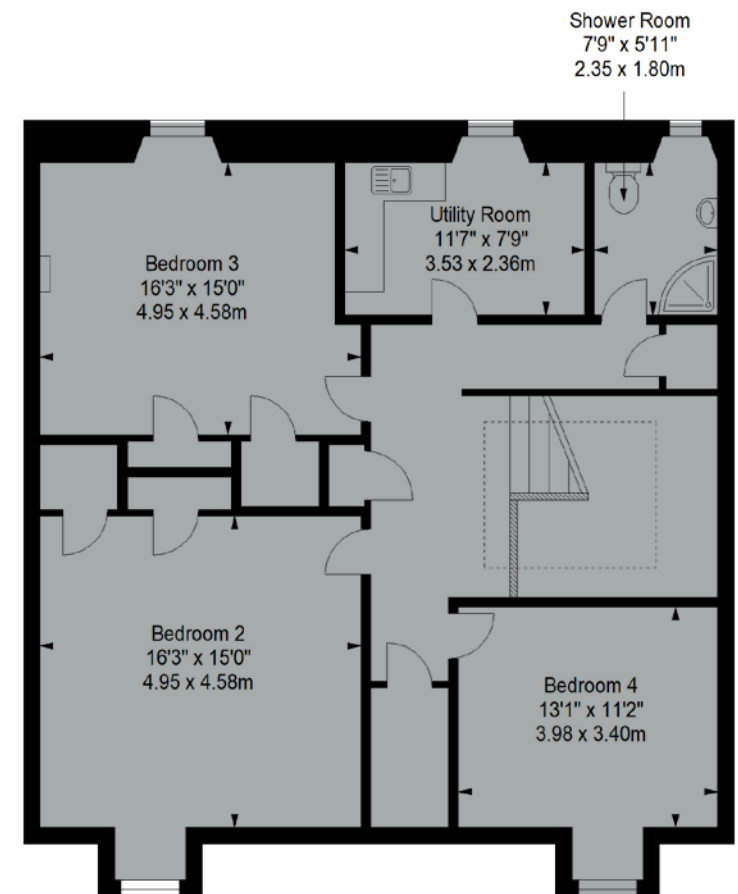
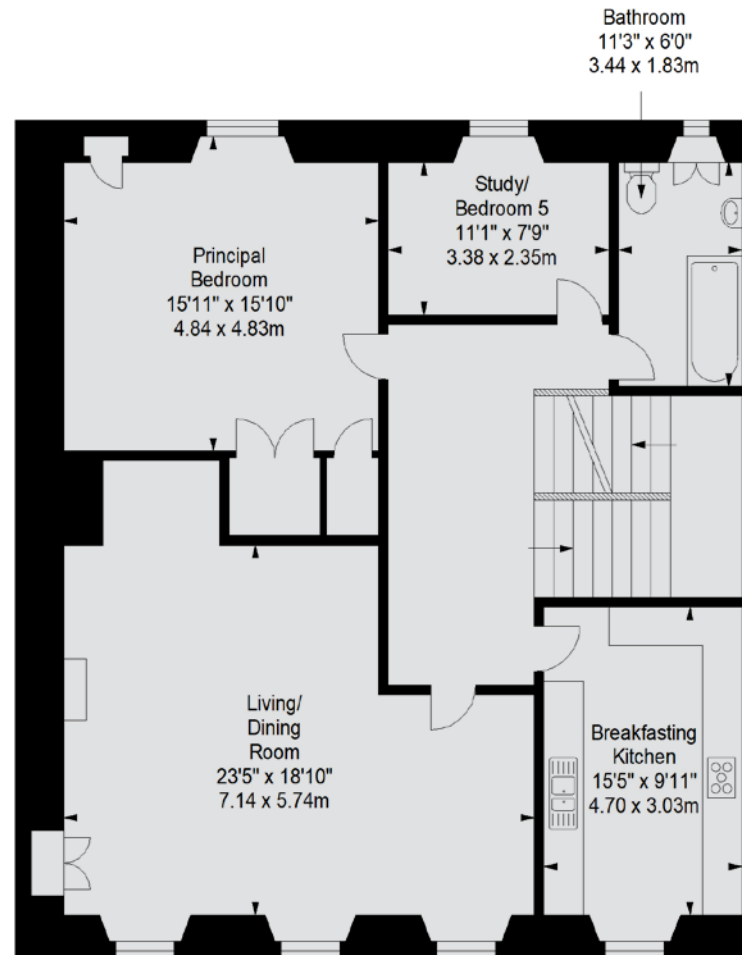
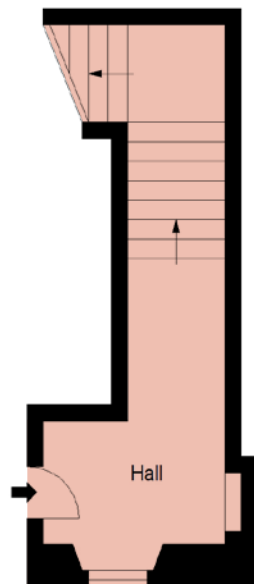
Ground Floor - First Floor - Second Floor -

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



Ground Floor

Approx. 16.7 sq. metres (179.8 sq. feet)



GEORGIAN DOUBLE-UPPER VILLA



CENTRAL LOCATION IN COASTAL ST ANDREWS

Situated in the heart of St Andrews, this five-bedroom, two-bathroom double upper flat occupies the top two floors of a mid-19th-century listed townhouse, showcasing space and character typical of the opulent Georgian era. Bright, high-ceilinged rooms retain beautiful, authentic features, thoughtfully paired with understated décor and sympathetic finishes, creating a wonderfully comfortable home that meets the evolving demands of modern family living. Central shops, a stunning sandy beachfront, world-renowned golfing, and excellent educational options are all within easy reach of this highly coveted location.

SHARED VESTIBULE

WITH SECURE BUZZER SYSTEM

Access to the flat is gained via a vestibule (shared with just one other property) and a secure buzzer system. Inside, a bright hall features central stairs with a handsome oak bannister, leading up to airy landings on each level, both flooded with light from a large cupola. Soft carpeting flows throughout for an instantly welcoming impression.



IMPRESSIVE RECEPTION ROOM

FILLED WITH NATURAL LIGHT



A SOPHISTICATED SOCIAL SPACE

FOR RELAXATION & ENTERTAINING

The first-floor reception room is illuminated by triple floor-length windows and adorned with ornate cornicing and a central rose.



Comfortably carpeted, this west-facing room easily accommodates a dining table and chairs alongside a generous sitting area arranged around a remote-controlled gas log burner, which is set within an elegant marble fireplace flanked by display storage and extensive bookshelves.



BREAKFASTING KITCHEN

FEATURING
EXCEPTIONAL
STORAGE AND
INTEGRATED
APPLIANCES

Conveniently located next to the reception room, the light-filled contemporary kitchen boasts a casual breakfast area beside a floor-length sash window.

Fully integrated appliances include a fridge freezer, dishwasher, oven, microwave oven, and induction hob with a feature hood. In a practical second-floor utility room, you'll find a freestanding washing machine, tumble dryer, and an extra fridge freezer.





The exceptionally well-appointed kitchen showcases a timeless Shaker-inspired design with downlit ivory-white cabinets, complemented by granite worktops, a sink fitted with an Insinkerator waste disposer, and a stylish herringbone floor.



FIRST FLOOR BEDROOMS

OFFERING MULTI-USE
VERSATILITY

On the first floor is a generous principal bedroom with ample storage and a small double bedroom/study, both enjoying a leafy rear aspect. The second-floor houses three good-sized double bedrooms nestled beneath the eaves, with storage in the two largest rooms.

All bedrooms are carpeted for comfort and accentuated by charming features such as cornicing and, in one room, a decoratively tiled cast iron fireplace (with a disconnected living flame fire) framed by book shelves.



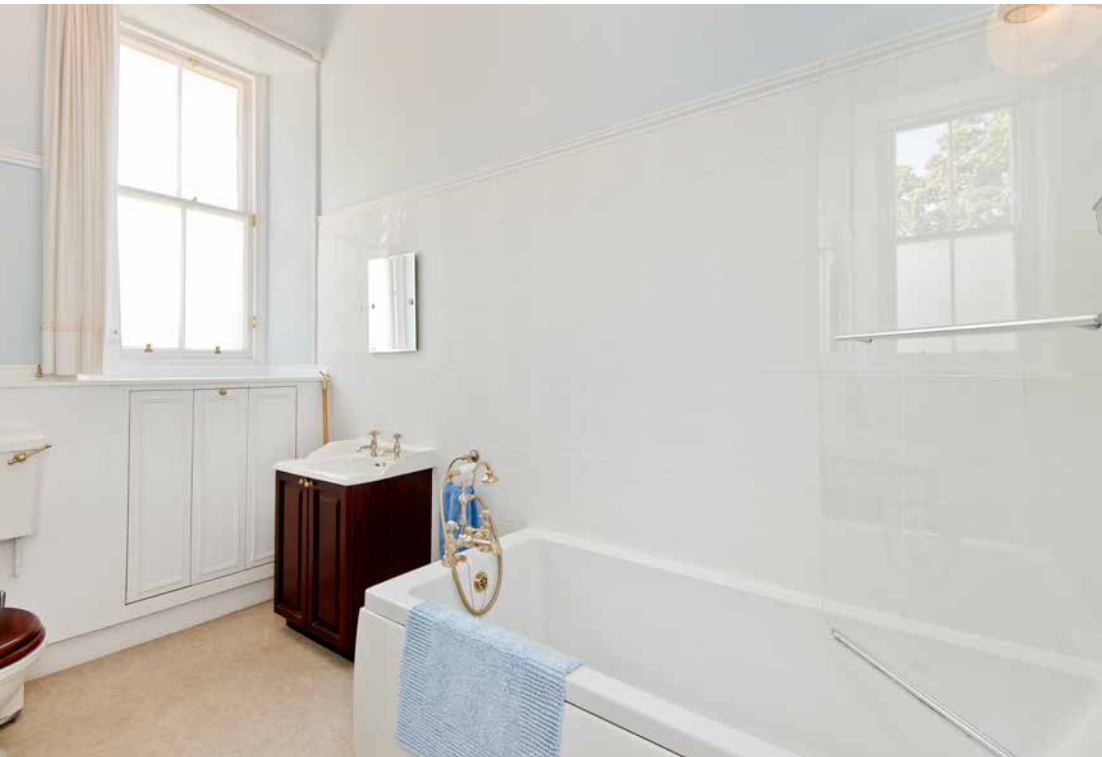
SECOND FLOOR BEDROOMS



The second-floor houses three good-sized double bedrooms nestled beneath the eaves, with storage in the two largest rooms.

MODERN WASHROOMS

ON EACH LEVEL



The first floor is served by a well-lit bathroom, styled in a tasteful traditional fashion and featuring a bath with an overhead shower. A bright, stylish shower room provides additional convenience on the second floor. Both washrooms include handy vanity storage.



Extras: The sale includes fitted flooring, window coverings, light fittings, and the integrated/freestanding appliances.



ACCESS TO MAINTAINED RESIDENTS' GARDENS

& UNRESTRICTED ON-STREET PARKING

Hope Street offers conveniently unrestricted parking and is centred around maintained community gardens, which provide a tranquil green oasis in this bustling central locale. The gardens are accessible to residents for an annual fee of £87.50 per household.



ST ANDREWS, FIFE



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.

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



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.





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