



ROLLOS

**7 NEW PARK PLACE
HEPBURN GARDENS
ST ANDREWS KY16 9LL**

7 NEW PARK PLACE, HEPBURN GARDENS, ST ANDREWS, KY16 9LL

FIXED ASKING PRICE £825,000

- Two brand new detached luxury villas
- Flexible and spacious accommodation
- Quality fixtures and fittings throughout
- Superb location within prime residential area
- Close to Lade Braes
- Easy access to town centre
- Vestibule, Hall
- Three large public rooms
- Spacious breakfasting kitchen
- Utility room, Cloakroom
- Five en-suite bedrooms
- One further double bedroom, Study
- Two further bathrooms
- GFCH & underfloor heating
- Sealed unit double glazing
- Large integral double garage
- Generous driveway for parking multiple vehicles
- Generous gardens to rear

This is a superb opportunity to acquire one of two remaining plots in this prestigious and highly desirable development. New Park Place is positioned just off Hepburn Gardens, in what is widely regarded as one of the most sought after areas of St Andrews. It is in close proximity to the Lade Braes woodland walk and only 1 mile from the town centre with the university, golf courses, beaches, bars, restaurants etc. This is a rare opportunity to acquire a brand new house in such a location. The properties have been constructed to the highest of standards with quality fixtures and fittings, and attention to detail throughout.

The spacious and flexible accommodation is laid out over three floors. At ground floor level the accommodation comprises spacious hallway, living room, dining room, breakfasting kitchen, study, utility room and cloakroom. At first floor is the master bedroom with en-suite, bedrooms two and three with Jack and Jill en-suite, bedroom four - also en-suite, and the family bathroom. On the second floor is one further en-suite double bedroom, a sixth bedroom, a separate bathroom and the study.

The kitchen is beautifully fitted with quality fittings manufactured by ELS of Glasgow with high quality silestone quartz work surfaces and integrated NEFF appliances including the oven, hob, microwave, dishwasher and extractor hood, and the Samsung American fridge freezer will also be included. The room is divided by a breakfast bar to provide an area suitable for dining suite, with large patio doors opening on to the garden. Off the kitchen is the large utility room, well fitted with units and surfaces and integrated washing machine, tumble drier and sink and drainer. From here a door opens to the integral garage. The three public rooms on the ground floor are flexible in their usage. The capacious living room is positioned to the rear of the property with large windows looking out to the garden.

With all but one of the bedrooms fitted with en-suite access the house is designed for maximum privacy and the bathrooms are fitted with the highest quality of fittings supplied by Crest of Glasgow, with floor and wall tiles throughout. The property is well provided with storage having built in wardrobes with oak veneered doors in most bedrooms and further storage from the hall and landing areas. The properties are presented in highly a highly attractive manor being beautifully finished with oak staircase and doors, and neutral contemporary decoration, making them ready for immediate occupation. Underfloor heating is supplied to the ground and first floor with the second floor benefiting from gas fired central heating by way of traditional radiators.

Both houses stand in good sized plots with a large area of mono blocked driveway providing parking for multiple vehicles to the front. Paths lead around the side of both sides of the building and the rear garden is laid out to lawn with an area of patio closest to the house ready for landscaping to one's own preference.

Structural Insurance Policy

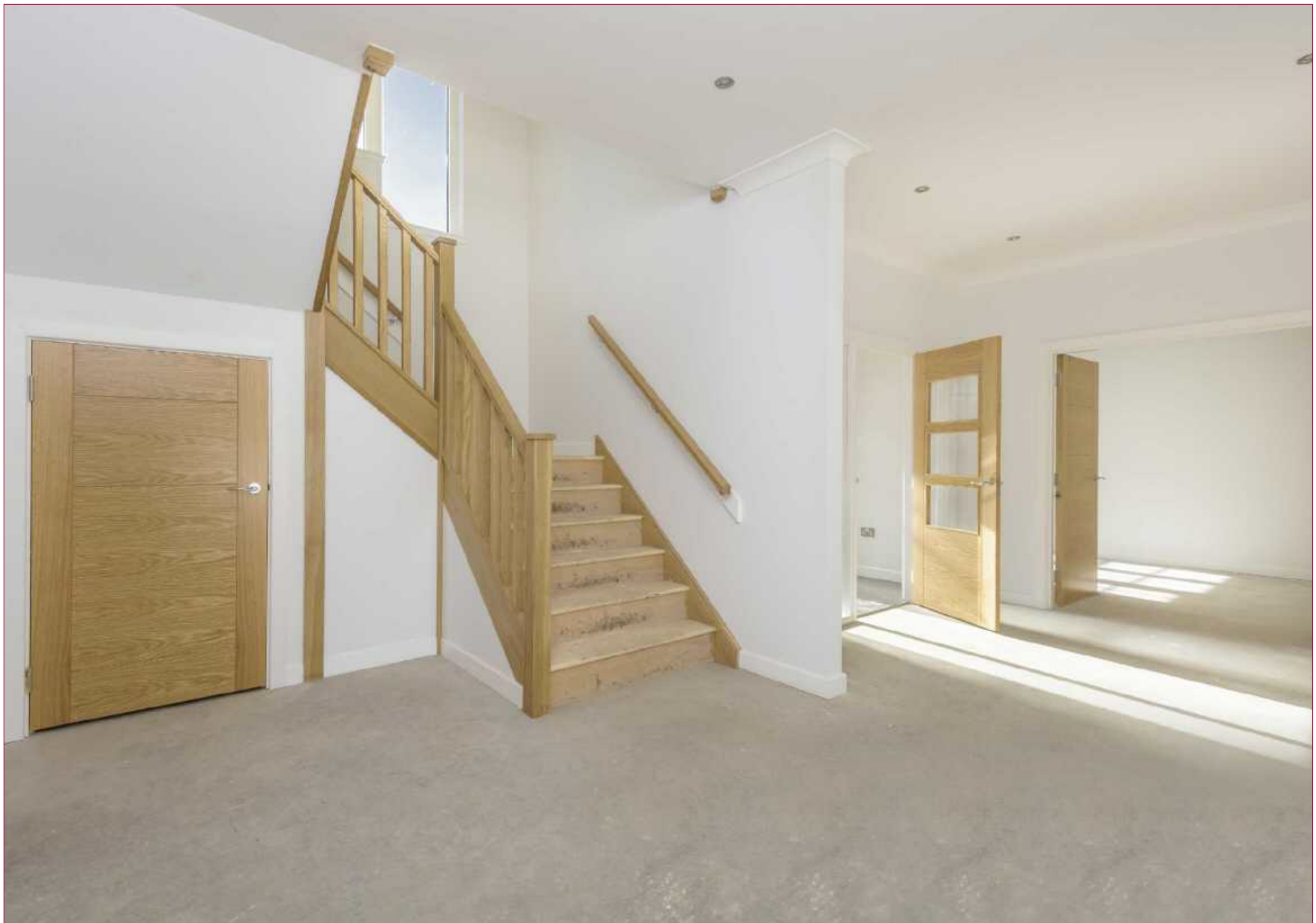
A 10 year CRL Management Ltd Structural Insurance Policy is provided with each property



ROOM SIZES

Living Room	6.00m x 5.00m (19'8" x 16'5")
Dining Room	6.40m x 3.20m (21'0" x 10'6")
Study	4.00m x 3.80mm (13'1" x 12'6")
Kitchen Area	5.40m x 3.70m (17'9" x 12'2")
Breakfasting Area	5.00m x 3.40m (16'5" x 11'2")
Utility Room	4.20m x 2.80m (13'9" x 9'2")
Cloakroom	2.00m x 1.00m (6'7" x 3'3")
Master Bedroom	6.60m x 3.90m (21'8" x 12'10")
En-Suite	3.30m x 1.80m (10'10" x 5'11")
Bedroom 2	5.00m x 4.20m (16'5" x 13'9")
Bedroom 3	5.40m x 3.50m (17'9" x 11'6")
Bathroom	2.40m x 2.30m (7'10" x 7'7")
Jack & Jill	2.10m x 2.00m (6'11" x 6'7")
Bedroom 4	7.20m x 3.40m (23'7" x 11'2")
Bedroom 5	4.20m x 3.40m (13'9" x 11'2")
En-Suite	2.80m x 2.00m (9'2" x 6'7")
Bedroom 6	7.20m x 3.60m (23'7" x 11'10")
Office	4.60m x 3.60m (15'1" x 11'10")
Bathroom	3.90m x 2.70m (12'10" x 8'10")





INCLUDED

All integrated appliances
Existing flooring in utility and kitchen
Purchasers may choose flooring on the ground floor
All white goods in kitchen and utility

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

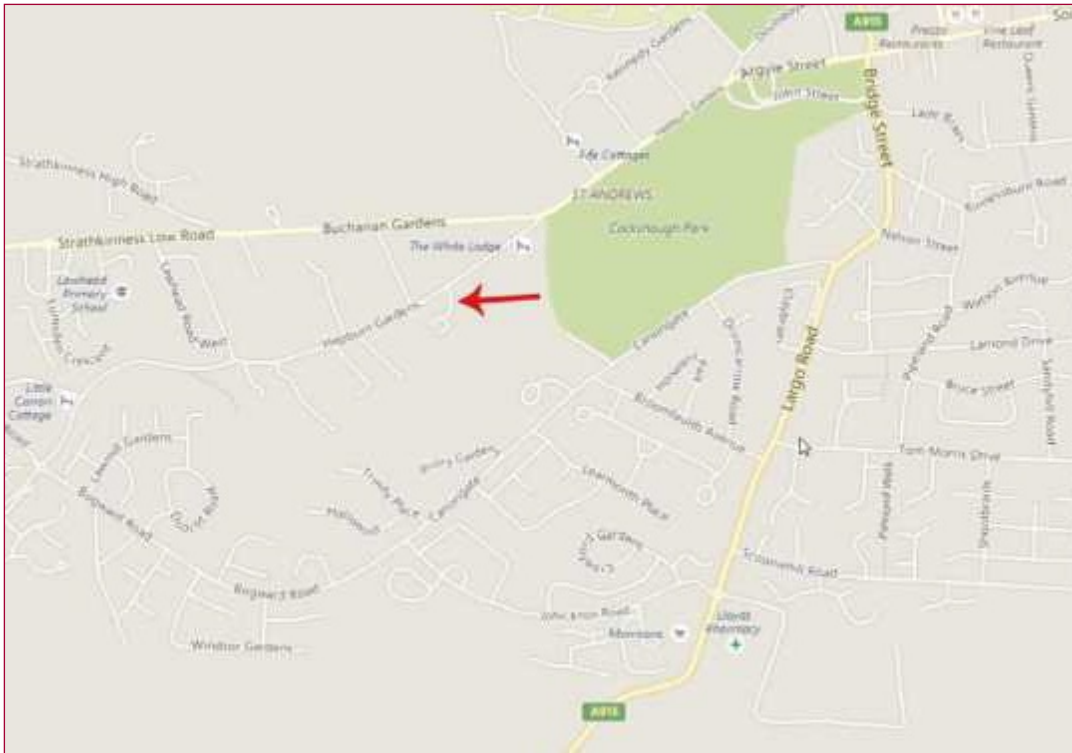
By Appointment Through Our St Andrews Office Telephone
01334 477700

COUNCIL TAX BAND G

EPC RATING N/A

FLOOR AREA 429sq m





Ground Floor, demonstrative only



First Floor, demonstrative only



Second Floor, demonstrative only



67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

24 hour answering service at all our offices

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.

Rollos is a trading name of Rollos Law LLP, registered No: SO304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

