



The White Lodge, 94 Hepburn Gardens, St Andrews, Fife, KY16 9LT



This elegant detached period property, set within delightful landscaped garden grounds, is situated in a highly desirable area to the west end of St Andrews. A short distance from the house is the Lade Braes, a beautiful walk, which leads to the historic town centre and its renowned amenities.

The property has been extended and converted to form this superb family home. This unique property was designed with the main reception rooms and master bedroom facing south over the beautifully manicured lawn and garden. The layout flows neatly from the reception hall with a good balance of family rooms and space for entertaining. From the reception hall a glazed door leads to the large elegant sitting room with its wood burning stove and full height bay window and door to garden. From here bi-fold doors lead to the extensive living/dining/kitchen with its pitched beamed ceiling and door to garden, an ideal space for entertaining as well as a superb room to appreciate the garden.





The accommodation on the ground floor comprises: entrance vestibule, entrance hall, sitting room, study/bedroom 5, living/dining/kitchen, large utility room, double bedroom and wet room, and on the upper floor: master bedroom with dressing room and en-suite bathroom, two further bedrooms both with en-suite shower rooms.

The White Lodge is accessed through double wrought iron gates to a spacious monoblocked driveway. The front garden is enclosed by a high stone wall and edged by a deep flower border. The rear garden is laid to a contoured lawn surrounded by the most attractive herbaceous border interspersed with shrubs and trees; well planned with colourful planting for year round interest. There is a timber garden shed and greenhouse.

It is very rare to have the opportunity to purchase and enjoy the character of this beautiful home and, as such, should be viewed at the earliest opportunity.





Location

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach.

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.







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