



9 Hepburn Gardens, St Andrews, KY16 9DF
Offers over £800,000



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OFFERS OVER
£800,000

Number 9 Hepburn Gardens is an impressive traditional stone built villa in Hepburn Gardens which is widely regarded as one of the most sought after areas of St Andrews. Only half a mile from the town centre, it is an ideal location for access to many university buildings, schools, the beaches, golf courses, shops, bars, restaurants, theatre and cinema.

The property is a beautiful period property with many fine traditional features and much character, such as large bay windows to the front lounge and master bedroom, high ceilings with beautiful cornice work and picture rails, open hallway with grand staircase rising to the spacious landing, and versatile accommodation thanks to its large and numerous rooms. The property benefits from gas fired central heating backed up with living flame gas fire in the lounge and double glazing to some windows.

At ground floor level is the lounge, dining room, family room, kitchen, utility, conservatory and cloakroom. The lounge, family room and dining room are all capacious and grand in style, offering multiple functionalities suitable for a large family or entertaining. The kitchen is more than big enough to host table and chairs, perfect for more relaxed dining, as well as an island counter and fitted kitchen units. There is an integrated double oven and hob, dishwasher and fridge, with a larder

accessed from the rear porch. The utility houses the washing machine, tumble drier and an old coal cellar for further storage. The conservatory is to the rear of the property and is a warm and bright room from which to enjoy the delightful garden.

Upstairs, on the first floor, is the master bedroom with en suite, three further double rooms and the family bathroom. From the landing at first floor, a door opens to a stairway which leads to the attic where the fifth bedroom is found. All the bedrooms are generously proportioned double rooms. The master bedroom enjoys the bay window and benefits from an en suite shower room equipped with a shower cubicle, wc and sink. Two of the other bedrooms also have wash hand basins within the room.

The family bathroom is fitted with a bath with over-bath shower and screen, sink with vanity units below and wc.

The gardens are a particular feature. The rear is surrounded by stone walls, making it very private. It is beautifully presented and well kept, with several areas of lawn divided by shrubs, bushes, hedges and decorated with vibrant flowerbeds. A path leads to the side where there is a door to the garage through which one has pedestrian access to the front. The front garden is predominantly laid with stones to provide a generous parking area in front of the house, bordered by shrubs and hedges.





- Impressive semi-detached period house
- Substantial and spacious
- Prime location in highly desirable area of St Andrews
- Lounge with bay window
- Sitting room
- Dining room
- Dining kitchen
- Conservatory
- Utility, Cloak room
- Master bedroom with en suite
- Four further double bedrooms
- Family bathroom
- Gas fired central heating
- Partial double glazing
- Driveway
- Garage
- Beautiful gardens

INCLUDED

Carpets and floor coverings
Curtains and blinds
Integrated white goods

SERVICES

Gas
Water
Electricity
Drainage

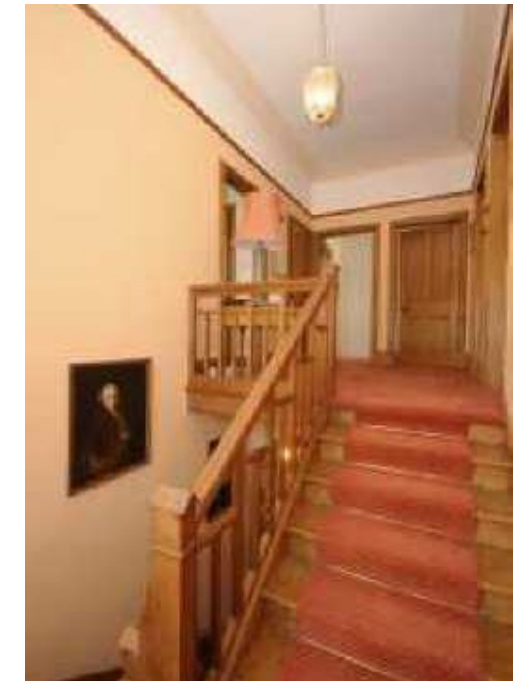
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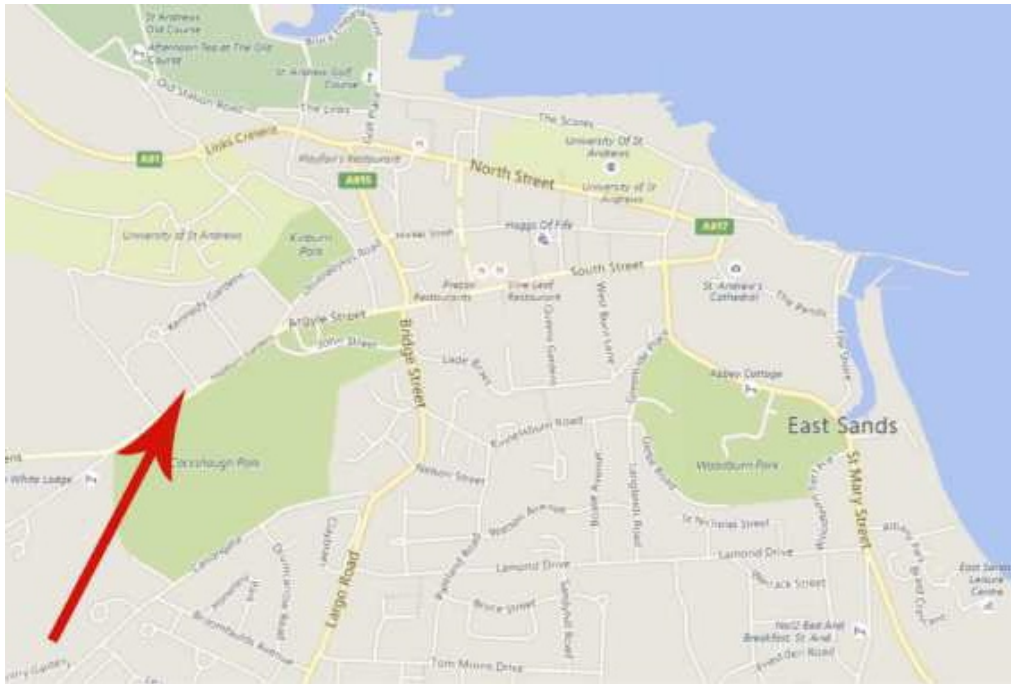
COUNCIL TAX BAND G

EPC RATING F

FLOOR AREA 260 sqm







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Room Sizes

Approximate measurements

Lounge	13'3" x 20'8"	4.03m x 6.31m
Family room	12'0" x 11'11"	3.66m x 3.63m
Dining room	13'11" x 12'3"	4.23m x 3.74m
Breakfasting Kitchen	17'9" x 12'11"	5.41m x 3.94m
Conservatory	11'0" x 13'11"	3.35m x 4.23m
Utility Room	8'11" x 8'10"	2.72m x 2.70m
Cloakroom	5'0" x 7'6"	1.52m x 2.29m
Master bedroom	14'4" x 16'2"	4.37m x 4.94m
En suite	4'8" x 8'10"	1.42m x 2.70m
Bedroom 2	18'9" x 12'2"	5.72m x 3.72m
Bedroom 3	11'11" x 13'0"	3.64m x 3.96m
Bedroom 4	12'3" x 13'11"	3.73m x 4.25m
Bathroom	6'1" x 8'8"	1.86m x 2.65m
Bedroom 5	14'2" x 14'8"	4.33m x 4.46m





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