

Offers Over £489,950



This grand upper floor three bedroom conversion forms part of a handsome traditional property enviably located in a highly desirable conservation area of St Andrews, only a short walk to the town centre and the famous Old Course.

The superb apartment retains many original features from the deep skirting, fine woodwork, to the decorative plaster and cornice work. The stunningly elegant accommodation has been beautifully refurbished and comprises; entrance hall with a traditional wooden staircase leading to the upper floor, spacious sitting/dining room with feature bay window and fire surround, open plan to the luxury kitchen with breakfast bar and fully integrated appliances including a coffee machine and griddle plate, three large double bedrooms and shower room with double wash hand basin. The property benefits from gas central heating, an external security light and an ADT alarm system. The sale includes the fixed fitted floor coverings and integrated appliances, with no guarantees given. Most furniture and furnishings are available by separate negotiation.

The front garden, excluding the triangle to the left hand side of the front door belongs to 66c and is mainly laid to lawn with a feature shrubbery and to the right hand side of the front garden is a sheltered private paved area enclosed by high evergreen hedging, a delightful bonus as it allows the owner to enjoy the afternoon sun and evening sun. Another great feature of the property is the single garage, with full power supply and remote controlled electric door, and off street parking.

This smart apartment would make a comfortable private residence, an ideal golfing base/holiday home or could be viewed for its investment potential through letting. It is rare that an apartment of the quality of 66c Hepburn Gardens is offered to the market in St Andrews 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.

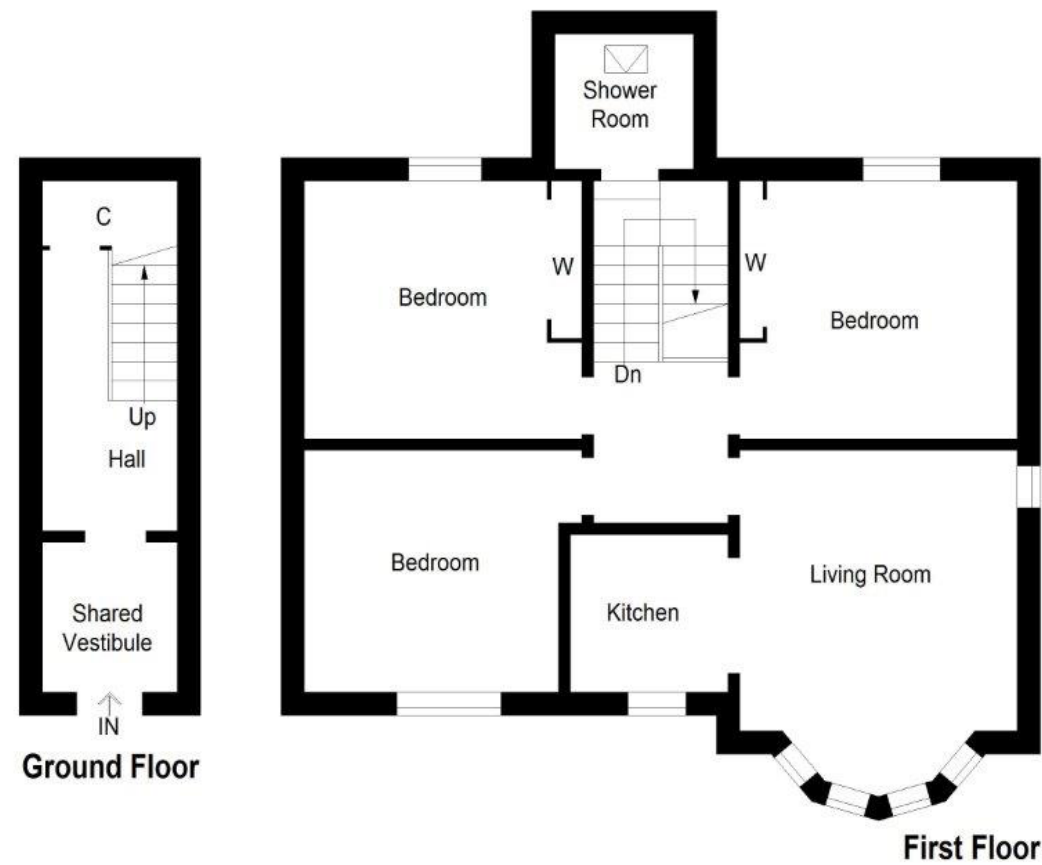
Renowned worldwide as "the home of golf", the residents of the town are eligible for reduced green fees over the seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews 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.



Room Dimensions

Sitting/Dining Room	25'1 x 15'10	(7.65m x 4.83m)
Kitchen	11'3 x 9'5	(3.43m x 2.87m)
Bedroom 1	16'5 x 14'10	(5.00m x 4.52m)
Bedroom 2	15'10 x 14'0	(4.83m x 4.27m)
Bedroom 3	15'0 x 13'3	(4.57m x 4.04m)
Shower Room	8'5 x 8'1	(2.57m x 2.46m)





Thorntons

Let's get a move on!

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pspc

tspc



fifespc
all you need

spc
scotland



1 Public



GARAGE



3 Bed



EPC Rating



1 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.