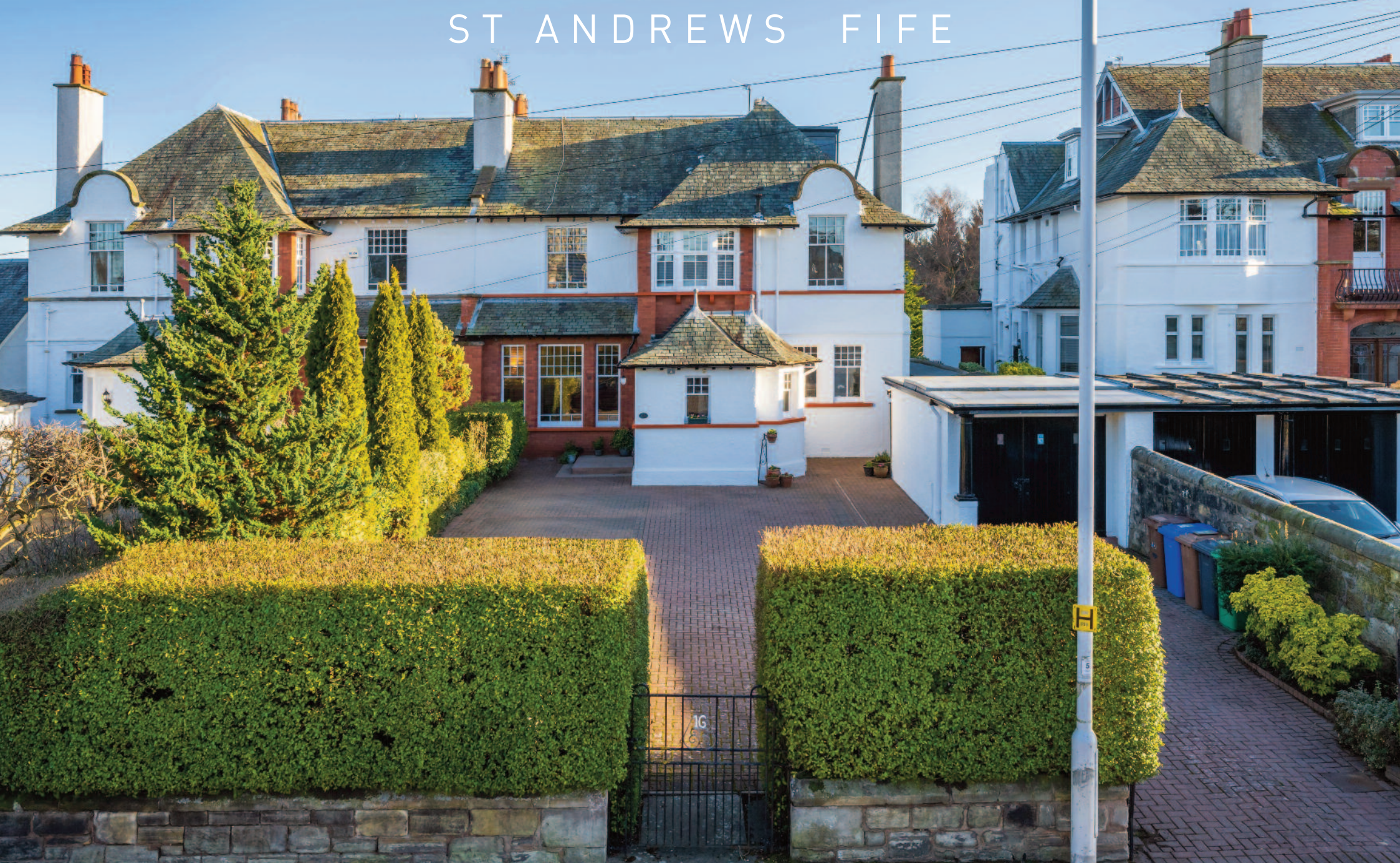


16 HEPBURN GARDENS

ST ANDREWS FIFE







16 HEPBURN GARDENS

ST ANDREWS, FIFE, KY16 9DD

BEAUTIFUL ARTS & CRAFTS HOUSE WITH SUPERB SETTING CLOSE TO CENTRE OF TOWN



Beautiful Arts & Crafts house

Close to West Port and centre of St Andrews

Superb setting overlooking Cockshaugh Park. Gate onto Lade Braes footpath

Well-proportioned rooms. Wealth of period features

Refurbished and upgraded. Modern Italian kitchen. New bathrooms

ACCOMMODATION

Hall, drawing room, dining room, sitting room, library

Kitchen, utility room, 2 cloakrooms & 2 WCs

6 bedrooms, dressing room, 2 bathrooms & 2 shower rooms

Top floor kitchen (can be used as flat). Garden office

Parking for several cars. Garage

South facing terraced garden. Garden stores

EPC = C



SITUATION

16 Hepburn Gardens is set back off the road, at the east end of Hepburn Gardens close to the town centre. Cockshaugh Park is immediately in front, with a gate from the garden giving access to the Lade Braes footpath which runs from the centre of town out into the countryside.

The nearby West Port is the arched gateway into St Andrews which was built in 1587 as a monumental entrance to the city's South Street. The house is also within easy reach of the Royal and Ancient Golf Club and the world famous Old Course as well as West Sands beach.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship which will next be held at St Andrews in 2022. There are six further golf courses run by the St Andrews Links Trust, in addition to the many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

The town is also well known for its university which was Scotland's first and is the third oldest in the English-speaking world, founded in 1413. The town provides state schooling at Madras College which is moving to a new site to the west of the town. There is private schooling at St Leonards and The High School of Dundee is also within easy reach.

Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport is only 50 miles away.

DESCRIPTION

14 to 20 Hepburn Gardens is a row of three finely detailed double villas built in the Arts and Crafts tradition by Gillespie & Scott. 16 Hepburn Gardens (along with adjoining 14) were the first built and date from 1907. The combination of white painted harl and red brick with balconies and decorative glazing provide a striking contribution to the streetscape. Also a feature of this style is the wide welcoming entrance provided for each half of the building.

The sellers carried out major upgrading works in 2017 including renewing and extending the kitchen, upgrading the heating system, renewing all the bathrooms, constructing a self-contained apartment in the attic, replacing carpets throughout the house, installing Amtico flooring in the kitchen, utility and back corridor, constructing a new utility room, creating the library with built in oak bookcases, installing secondary glazing, renewing and restoring the roof light and lay light, refurbishing the roof and eaves and repainting the outside of the house.



ACCOMMODATION

Internally the house has generously proportioned rooms which are well laid out for modern family life. The tiled front vestibule has a cloakroom and WC off and gives access to the hall in the middle of the house which has an oak floor and beautiful Arts & Crafts stairway.

Off the hall is the large bespoke contemporary Italian kitchen by Vismap. The units include a Nexus cooker with five ring gas hob, Miele coffee machine and wall oven, integrated dishwasher and two sinks, one with a boiling water tap. There is Amtico flooring, a window seat and a high level built in shelf.

Also off the hall are the north facing drawing room and the south facing dining room and sitting room. The drawing room is a large room with wooden panelling under the window and a fireplace with wooden mantel and multi fuel stove. The dining room has a plaster lined ceiling and tiled fireplace. The sitting room has fireplace with multi fuel stove and a bay window with French doors opening onto the terrace.

To the rear of the house is a corridor connecting to the back door to the west of the house where a cloakroom has been crafted with a bench, shoe shelves and coat hooks. There is a WC and a utility room.

The U shaped first floor landing with the Arts and Crafts balusters and decorative Arts and Crafts style glass roof light (UV filtered) is a special feature of the house. There is also a lower landing off which is the boiler cupboard and bedroom 4.

From the main landing is the library which is a stunning room with a south facing bay window. The library bookshelves were designed and built in oak by Matt Binks in 2017 and reflect the Arts and Crafts decorative features seen elsewhere in the house.

Also on the first floor are the three main bedrooms. The principal bedroom has its own bathroom and a dressing room with south facing bay window. Bedroom 2 has an en suite shower room and there is a family bathroom. All the bathrooms were refitted in 2017 with Carronite baths.

Stairs lead up to the second floor where there is Bedroom 5 with coombed ceilings and a shower room. A door connects through to a 'mini-flat' with a small kitchen and bedroom 6 / sitting room which has south facing windows with far reaching views.

OUTSIDE

No 16 Hepburn Gardens has a red brick courtyard in front with a wide entrance and space to park several cars. There is a single garage with a wooden store behind. There are open fronted log stores along the wall opposite the back door.

There is a tiered garden to the south of the house with double doors from the sitting room opening out onto a paved terrace with lawns below. At the bottom of the garden is a gate into Cockshaugh Park and onto the Lade Braes walk. There is a wooden garden shed and a covered sitting area. A pergola crosses the lower lawn.

The Garden Office in the bottom corner was constructed by JML Garden Rooms from Auchterarder and is built of structural insulated panels (SIPS). It is glass fronted and is hard wired for internet access.









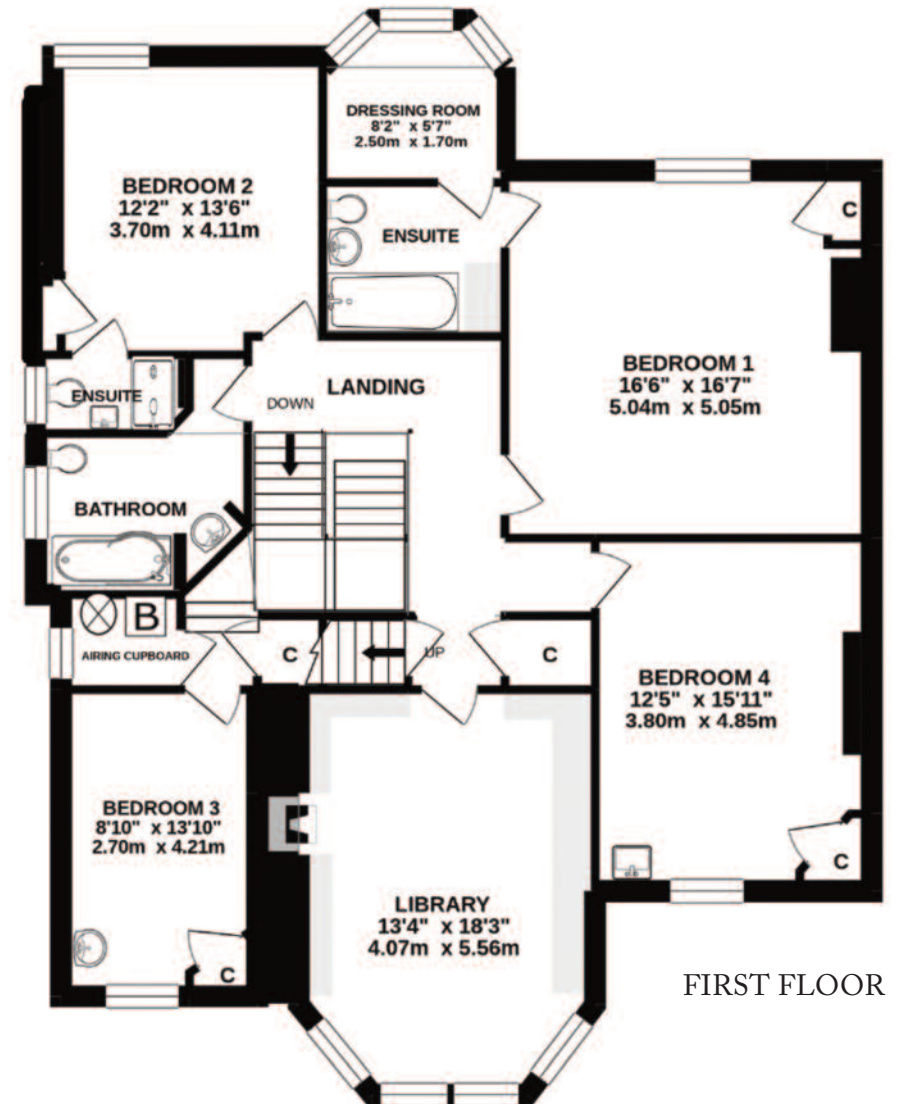
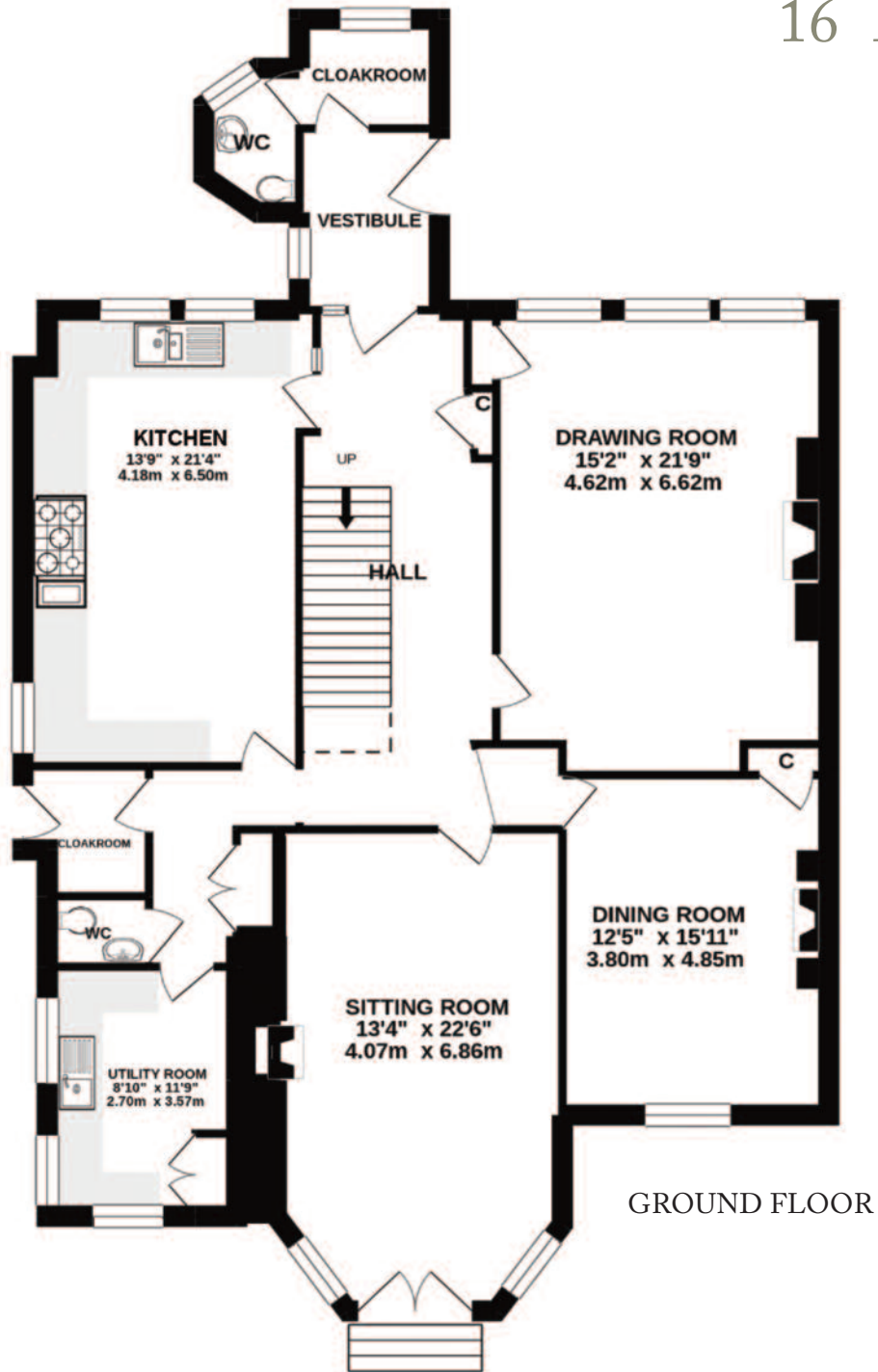


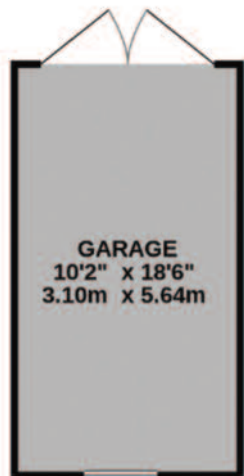
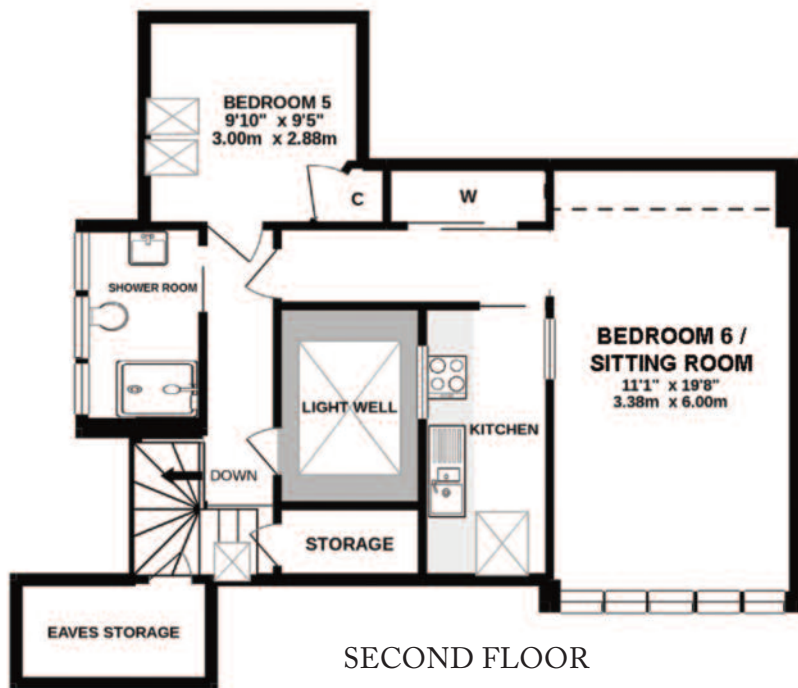


16 HEPBURN GARDENS

3,605 SQ.FT (334.9 SQ.M)

Gross Internal Area
For Identification Purposes Only





OUTBUILDINGS



Flat



Garden Room



DIRECTIONS

Driving into St Andrews on the A91, turn right onto City Road and right again at the second roundabout into Argyle Street which continues into Hepburn Gardens (B939). 16 Hepburn Gardens is on the left hand side, opposite Wardlaw Gardens.

GENERAL REMARKS

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Connell & Connell

10 Dublin Street, Edinburgh EH1 3PR

Tel: 0131 524 3801

gdc@connellws.co.uk

Services

Main water, drainage, gas and electricity.

Central heating and hot water from new condensing boiler. Zoned upstairs and downstairs.

Local Authority & tax band

16 Hepburn Garden is in Fife Council Band H.

Conservation Area and Listing

16 Hepburn Garden is in the Hepburn Garden Conservation Area.

Fixtures & Fittings

The curtains, blinds and light fittings are included in the sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Savills Edinburgh

Wemyss House, 8 Wemyss Place, Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com

The Savills logo consists of a solid yellow square with the word "savills" in a lowercase, red, sans-serif font positioned at the bottom right of the square.

IMPORTANT NOTICE

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