



HEPBURN GARDENS

St Andrews, Fife, KY16



AN EXCEPTIONAL FOUR BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE, SET WITHIN A SECLUDED PLOT IN ONE OF ST ANDREWS' MOST SOUGHT-AFTER RESIDENTIAL ADDRESSES

Key Features

- Exceptional open-plan living space with extensive glazing and garden outlook
 - Sitting room and separate dining room
- Four spacious bedrooms, two en suite shower rooms and family bathroom
 - Contemporary, well-presented interiors throughout
 - All accommodation on the ground floor
 - Private, mature landscaped gardens
 - Double garage and private driveway

Offers Over: £1,200,000

DESCRIPTION

89B Hepburn Gardens is a superb detached bungalow occupying a peaceful and private position at the foot of a quiet lane, within one of St Andrews' most desirable residential areas.

The property has been individually built, thoughtfully extended and meticulously maintained by the current owners, resulting in a home of excellent quality, balance and practicality. The accommodation extends to over 2,300 sq ft of internal accommodation and is arranged entirely on one level, offering a highly sought-after lateral living layout.

A defining feature of the house is the impressive open-plan living space, where extensive glazing wraps around the principal reception area, flooding the room with natural light and creating a seamless connection with the surrounding gardens. French doors open directly onto the terrace, providing an ideal setting for both everyday living and entertaining.





The kitchen, designed and installed by highly regarded specialists, Laings, is stylishly appointed with contemporary cabinetry, integrated appliances and generous workspace. A dedicated breakfast area enjoys a bright aspect and views across the gardens, enhancing the sense of light and openness. In addition to the principal living space, the property benefits from a separate dining room and a further sitting room, offering flexible accommodation well suited to both formal entertaining and relaxed family living.

The bedroom accommodation is particularly well balanced, comprising four generous bedrooms. The principal bedroom benefits from a modern en suite shower room and built in wardrobes, while a further bedroom also has en suite facilities. The remaining bedrooms are served by a well-appointed family bathroom. Completing the property is a very practical utility room and WC with internal access to the double garage.

The property is presented in excellent condition throughout, with a calm, contemporary palette and high-quality finishes. A rare opportunity to acquire a substantial single-storey home with exceptional living space in a private and highly desirable St Andrews setting.

GARDENS AND GROUNDS

The property is set within a beautifully maintained and private plot, offering a peaceful and secluded environment. The gardens are predominantly laid to lawn and bordered by mature hedging and established planting, creating a high degree of privacy and year-round interest. A generous paved terrace adjoins the main living accommodation, providing an ideal space for outdoor dining and entertaining.

The positioning of the house within the plot ensures excellent levels of privacy while maintaining a strong connection to the surrounding greenery.



GARAGE AND PARKING

The property benefits from an integral double garage and a generous driveway providing ample parking.

LOCATION

Hepburn Gardens is a highly regarded residential address within St Andrews, known for its quiet character, leafy surroundings and proximity to both the countryside and the town centre. The property occupies a particularly appealing position at the end of a private lane, offering a rare combination of seclusion and accessibility.

St Andrews town centre lies approximately one mile to the east, offering a comprehensive range of specialist shops, restaurants, cafés and cultural amenities. The town is internationally renowned as the Home of Golf, with seven courses managed by the St Andrews Links Trust, including the world-famous Old Course. A number of other championship-standard courses are also nearby, including Kingsbarns, The Castle Course and St Andrews Bay.

The town is equally celebrated for the University of St Andrews, founded in 1413, one of the oldest and most prestigious universities in the United Kingdom, contributing significantly to the town's vibrant and cosmopolitan atmosphere.

Beyond St Andrews, the East Neuk of Fife offers a striking coastline of historic fishing villages, sandy beaches and scenic coastal walks, whilst the surrounding countryside provides further opportunities for recreation.

St Andrews is well connected for travel, with Leuchars railway station providing a direct link to the main Aberdeen–London line, and easy access to Dundee and Edinburgh. Dundee Airport is approximately 15 miles away, while Edinburgh Airport offers extensive domestic and international connections.



PROPERTY INFORMATION

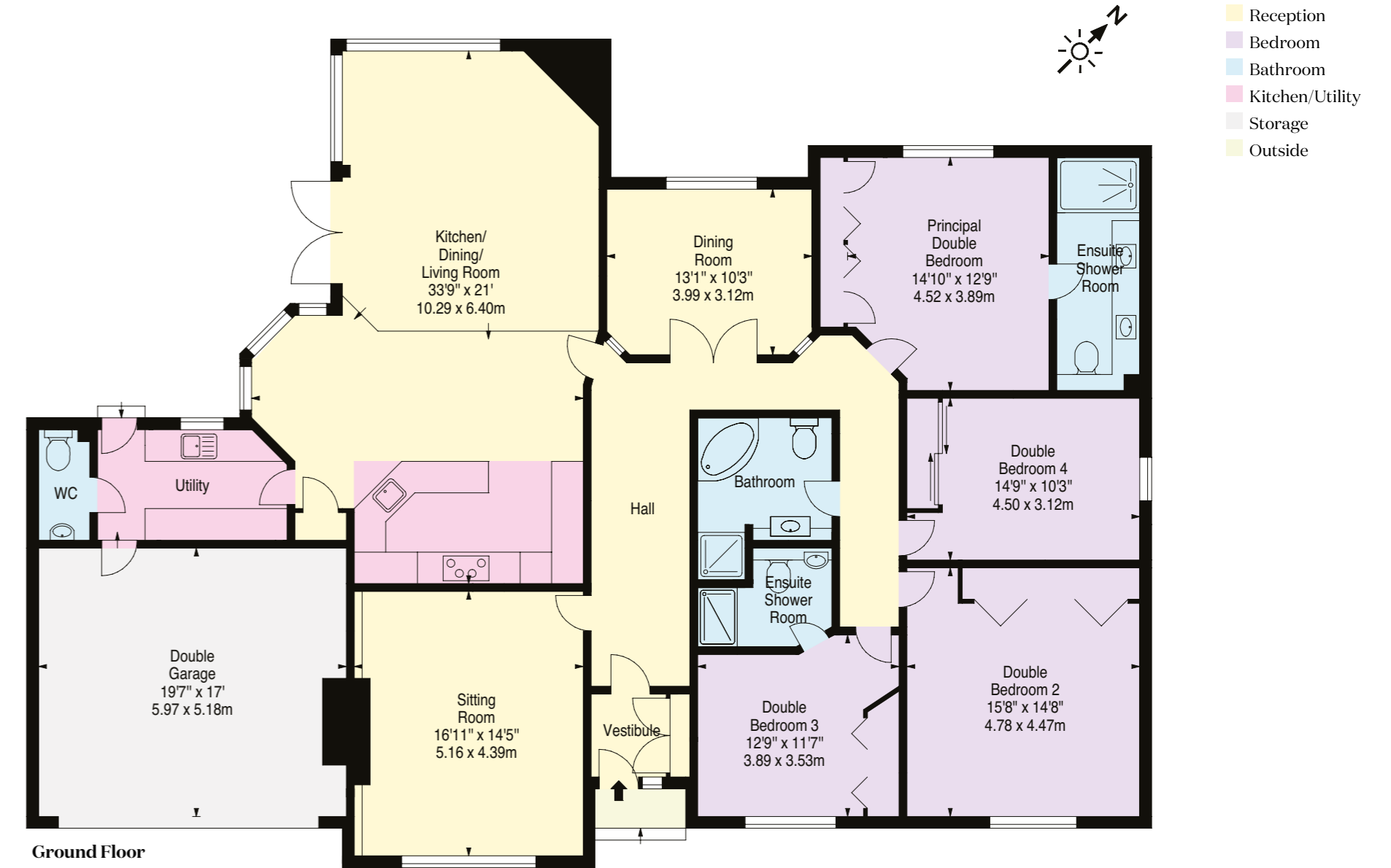
Services: Mains water, electricity, gas and drainage.

EPC: C

Local Authority: Fife Council

Viewing: Strictly by appointment.

Council Tax: Band G



Approximate Gross Internal Area
2356 Sq Ft - 218.87 Sq M
Garage: 332 Sq Ft - 30.84 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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