



Gordon Cottage, 66D Hepburn Gardens, St Andrews, KY16 9DG

Offers Over £485,000



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**OFFERS OVER**  
**£485,000**

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Gordon Cottage is a charming, semi-detached traditional character cottage set within a Conservation area in a prime residential area of St Andrews benefitting from private parking via a driveway and carport. The property is conveniently placed for access to the historic centre of St Andrews, which enjoys world class amenities including shopping, restaurants, bars and picturesque Cathedral as well as golf and university facilities.

The accommodation is formed over one level comprising: porch with feature stained glass window, main reception hallway with two useful built-in cupboards, lounge, kitchen, two bedrooms and shower room. The bright lounge has patio doors overlooking the front garden area, feature fireplace with doors to both the kitchen and master bedroom. The kitchen has an integrated dishwasher and washing machine, space for freestanding appliances and floor and wall mounted units with complementary worksurfaces. The master bedroom benefits from built-in storage and ensuite comprising of WC and wash hand basin. The second bedroom is

positioned to the rear of the property with storage via built-in cupboard and furniture. The shower room suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating and double glazing

Externally, access to the property is via a shared entrance leading to the private driveway and carport. To the front there is a sculpted lawn bordered by an array of mature plantings. A further small garden area is positioned adjacent to the shared driveway. The private garden to the rear is laid mainly with chips.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- Semi-detached cottage
- In Conservation area
- Lounge
- Kitchen
- Two bedrooms
- Shower room & Ensuite W.C.
- GFCH & DG
- Gardens to front, side & rear
- Driveway
- Carport

### **INCLUDED**

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

### **SERVICES**

Mains water, drainage, gas and electricity are connected to the property.

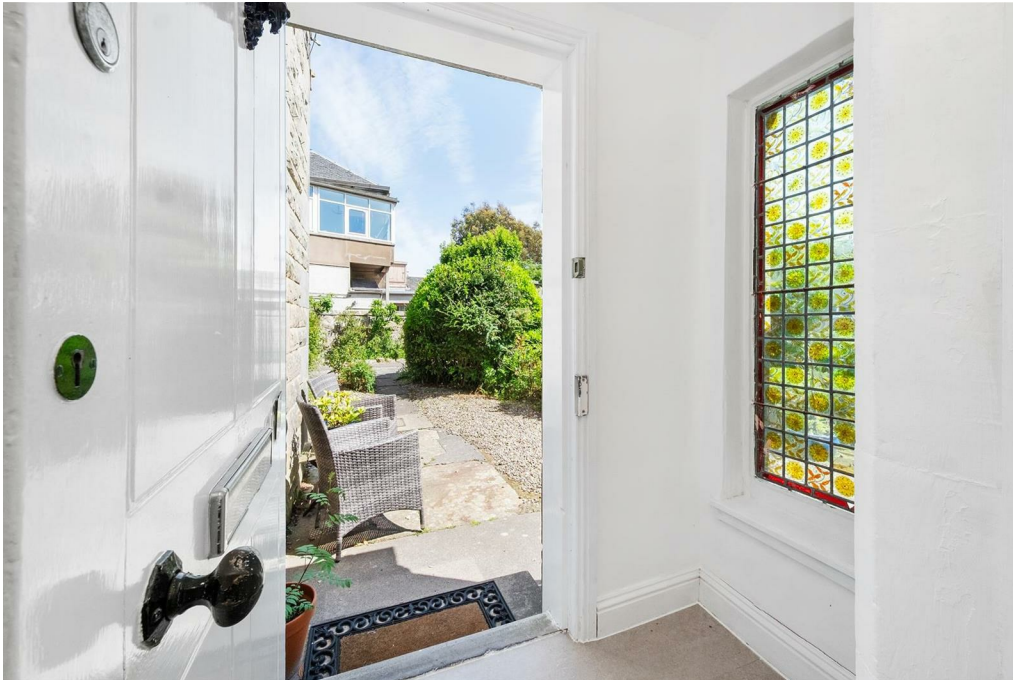
### **VIEWING**

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND E**

**EPC RATING: D**

**FLOOR AREA: 688.89 SQ FT**







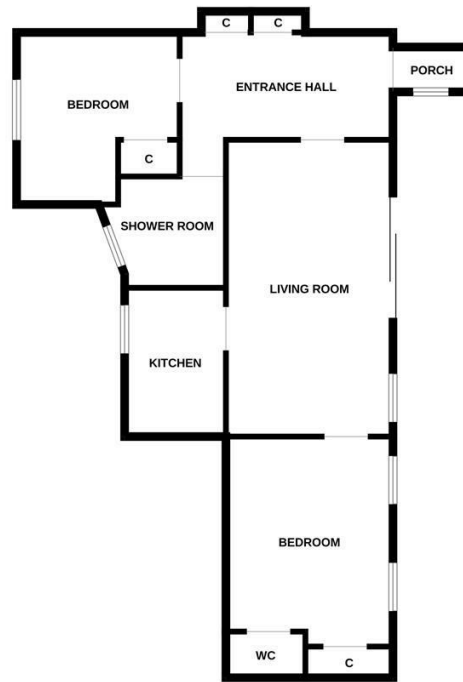
## Room Sizes

*Approximate measurements*

Lounge	11'5" x 17'3"
Kitchen	6'11" x 9'11"
Bedroom	11'5" x 13'3"
Bedroom	12'9" x 9'10"
Shower Room	6'10" x 7'7"
W.C.	5'3" x 3'3"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency capabilities.  
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without any obligation.

Contact our Property Department  
at any of our offices.