

# THE KINBURN

ST ANDREWS

# An Exclusive Development

Set within the private grounds of Kinburn Castle, this exclusive development comprises just two contemporary residences, each featuring thoughtfully designed architecture, private parking, and landscaped gardens. The generous outdoor space provides genuine privacy, creating a truly exceptional address. Discreet yet high-quality in character, the development is ideally positioned within easy reach of St Andrews' historic town centre and its renowned golfing landmarks.





# The Location

St Andrews is a town defined by heritage, coastal landscape and golfing legacy. Its historic streets, university buildings and coastal setting give it an unmistakable character, while its scale makes everyday life both convenient and walkable. Independent retailers sit alongside well-established cafés and restaurants, helping to create a wonderful town centre. Local favourites such as The Adamson, The Seafood Ristorante, Little Italy and Ondine offer a mix of contemporary dining and classic Scottish produce, while spots like Mitchell's, Balgove Larder & Forgan's provide relaxed options throughout the day. The town's pubs play an equally strong role in its identity. From the traditional Jigger Inn, just beside the Old Course, to popular local institutions such as The Central, The Dunvegan and The Criterion, there is no shortage of places that reflect the area's longstanding connection to both the university and the golfing world. These venues, combined with the cafés, bakeries and independent shops, contribute to the town's welcoming and familiar atmosphere.

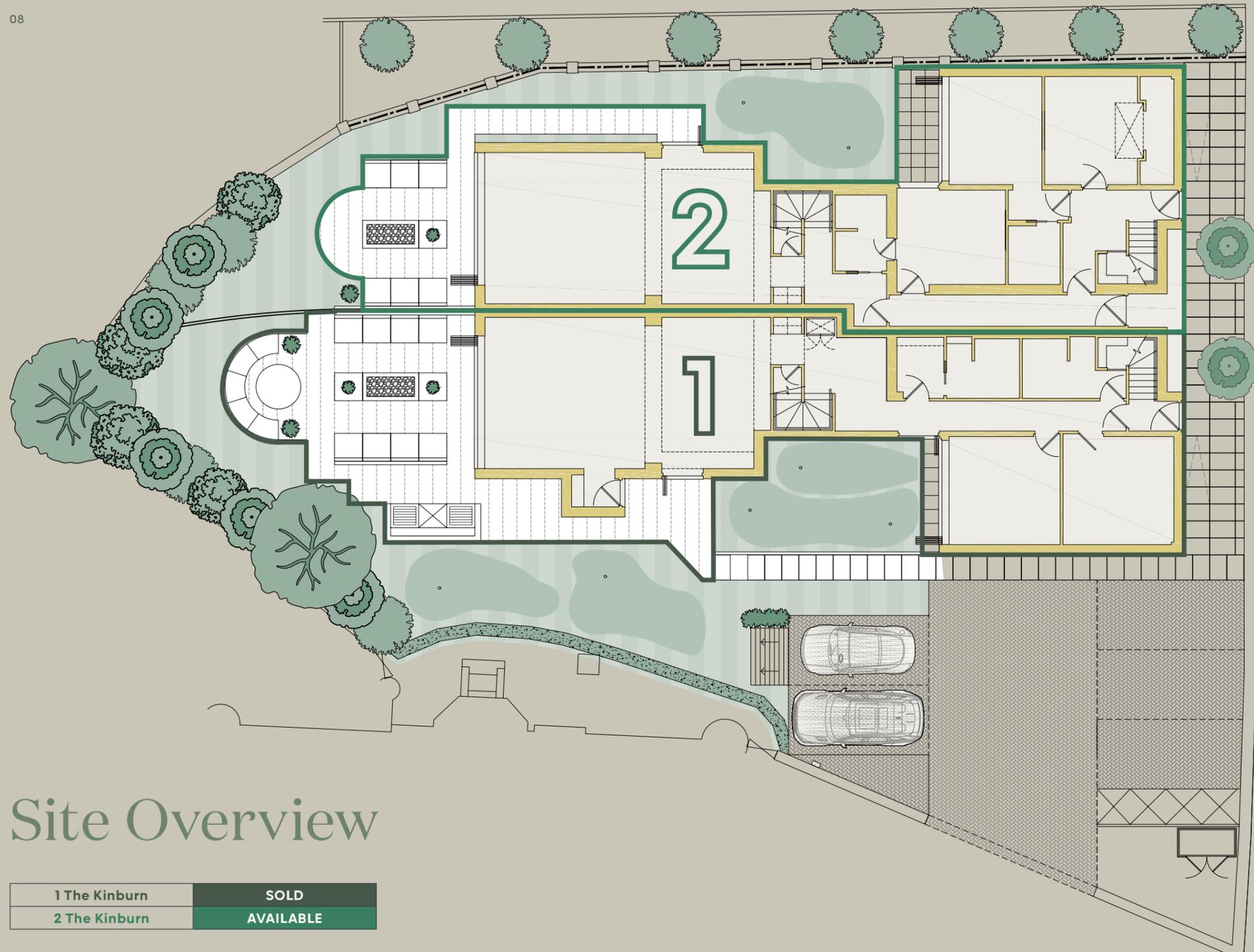
The sweeping sands of West Sands and East Sands offer immediate access to the coastline, only a 5 minute walk from Kinburn, while nearby paths and woodland areas provide calm routes for walking and running.

For golfers, St Andrews and its surrounding coastline offer something truly unmatched. Nowhere else in the world brings together such an extraordinary concentration of celebrated courses within such close proximity. The Old Course, one of the most iconic courses globally, lies just a five-minute walk from the first tee. Meanwhile, the New Course, Jubilee Course, and Castle Course each provide their own distinctive challenges, character, and stunning landscapes, ensuring an exceptional variety of play within moments of your doorstep.

The wider area around St Andrews includes a number of coastal villages and small towns, each with its own character. Places such as Crail, Anstruther and Elie provide harbourside walks, seafood restaurants and calm shorelines, all within easy reach. The region offers a measured pace of life, grounded in natural surroundings and a strong sense of community.

St Andrews is, ultimately, a place of exceptional setting. With its blend of local amenities, coastal landscape, dining, culture and world-class golf, the town and its surroundings offer a lifestyle that is timeless.





# Site Overview

1 The Kinburn	SOLD
2 The Kinburn	AVAILABLE



# 1 The Kinburn

The house is entered through a welcoming vestibule that opens into the central hall. Two ground-floor bedrooms sit quietly to one side, positioned close to the bathrooms, creating a private area away from the main living spaces.

Moving through the hall, the house transitions into a more open arrangement. A snug sits to one side as a flexible, quieter room before the space opens into the generous main kitchen, dining and living area. The main living room runs across the rear of the ground floor, designed around frameless glazing that brings in consistent light and long garden views.

Doors lead directly onto the private landscaped gardens, allowing the outside space to become part of the everyday flow of the house.

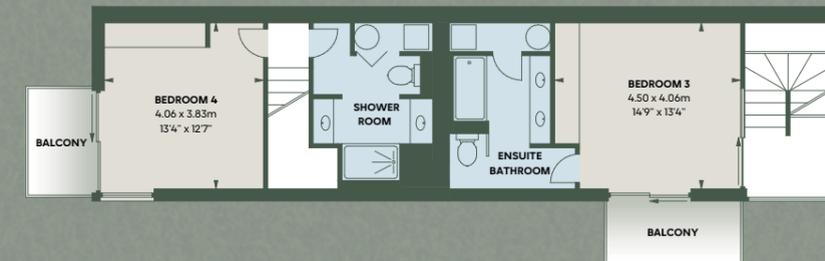
There are two sets of staircases each leading to exceptionally private bedroom suites with en suites and in built storage, both benefitting also from private balconies overlooking the garden and surrounding greenery.

Externally, the home includes two private off-street parking spaces, a visitor space and a heated golf storage area for practical use year-round.

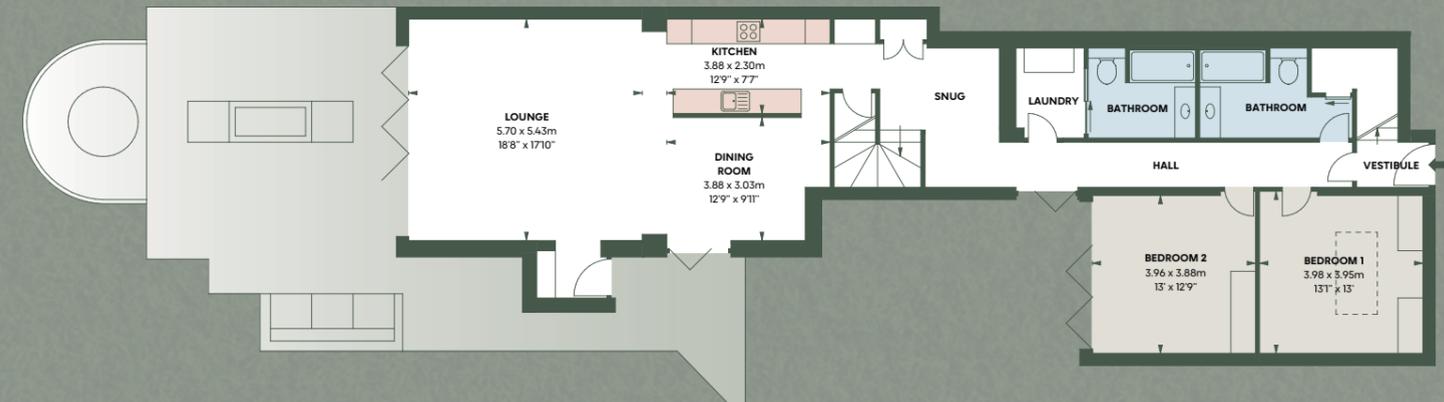


Approx. Gross Internal Area  
211.35 Sq M - 2275 Sq Ft

For identification only. Not to scale.



FIRST FLOOR



GROUND FLOOR

# 2 The Kinburn

The house is entered through a bright hallway that immediately sets an organised flow for the ground floor. Three generous double bedrooms sit quietly off the hall, each with their own en suite and inbuilt storage. Two of the bedrooms also benefit from frameless glazed windows and access out onto an external and private patio area that leads onto the wider garden area creating a private zone away from the main living areas.

As you move further into home, the house opens into a generous lounge with large areas of frameless glazing that bring in natural light and orient the space towards the garden. The living area transitions into the dining room and

kitchen, forming a connected space that support everyday living and entertaining. Frameless glass enhances the clarity of the interior and maintains uninterrupted views of the private landscaped gardens.

There are two sets of staircases each leading to exceptionally private bedroom suites with ensuites and in built storage, both benefitting also from private balconies overlooking the garden and surrounding greenery.

Externally, the property includes two private off-street parking spaces and visitor parking.

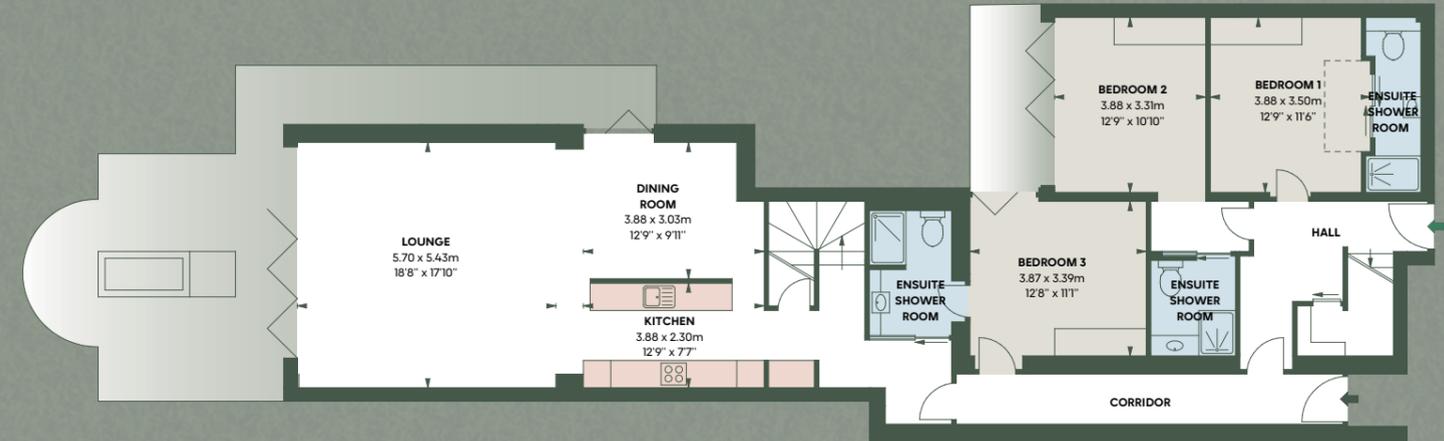


Approx. Gross Internal Area  
223.70 Sq M - 2408 Sq Ft

For identification only. Not to scale.



FIRST FLOOR



GROUND FLOOR

# Specification

## GENERAL STRUCTURE

- Fully insulated timber frame walls and first floor with steel framework around all main large window apertures for structural stability.
- Fully insulated concrete ground floor.
- Timber internal partitions clad with 12.5mm plasterboard with all joints taped and filled for paint.
- Natural sandstone walling throughout, set in 5mm beds, with chamfered edge to Ground Floor ridge. Combined with K Render walls in an oatmeal shade to match sandstone, including a 5mm coursed banding.
- Frameless double-glazed corner panel on first floor facing Doubledykes Road.
- All large glazed openings fitted with fully retractable frameless sliding doors, sliding to one side and outward into the garden. When closed, frameless sliding doors have no visible vertical metal frames.
- High-performance roofs finished in Sica single-ply membrane with 20-year guarantee.
- Forecasted EPC Energy Rating: Band B.

## EXTERNAL ENTERTAINMENT GARDEN ZONES

- Direct Lounge access to private south-facing garden.
- Sandstone paving slabs installed to designer's layout.
- Electrical connection provided for external feature fire pit (owner supplied)
- External water tap and electrical points provided.
- Low-level LED lighting throughout garden zones, with boundary uplighting.
- Gardens completed to a high standard with new tree planting adjacent to boundary wall.
- Turfed area laid to suit a putting surface if requested.

## OPEN PLAN LOUNGE / DINING / KITCHEN

- 20mm thick blonde-shade engineered herringbone Chevron flooring throughout (excluding shower rooms).
- Concealed LED track lighting system running horizontally/vertically across ceilings and walls.

## KITCHEN / UTILITY

- Bespoke kitchen design
- High-quality integrated appliances (Miele / Bosch / Siemens or equivalent):
  - Double Oven with microwave function
  - Air Fryer
  - 4-ring induction hob
  - Dishwasher
  - One-and-a-half wash-up sink unit
  - Tall fridge & freezer
- Concealed LED lighting throughout.
- Separate laundry with Miele / Bosch / Siemens (or equivalent) washer/dryer.

## BEDROOMS

- All bedrooms designed to accommodate either two 900mm beds or one 1.8m super-king bed (owner supplied).
- Fully fitted integrated wardrobes featuring bespoke double hanging space and doors.
- Heated wardrobe bases.
- Wardrobe height approx. 2.35m.
- Staircases from ground to first floor finished in an oak tread and riser with concealed LED lighting under each tread.

## EN SUITES / SHOWER ROOMS

- All sanitaryware by Porcelanosa or equivalent quality.
- All shower equipment or attachments are by Hansgrohe
- Counter-mounted wash hand basin units with vanity storage below.
- Combination of large ceramic tiles and wet-wall panels to shower room walls.
- Floors finished in water-resistant engineered wood or ceramic tile.
- Electric heated towel rail approx. 1.8m x 600mm.
- Circular mirrors with heated anti-steam pads.
- Concealed LED lighting throughout.
- Shaver/hairdryer points discreetly located in vanity drawers (no wall sockets).
- Walk-in showers with controls positioned at side entry for ease of use.
- Privacy divisions added where necessary.

## COMMUNAL AREAS & GENERAL INFORMATION

- Lock-block private car parking areas with minimum of 2 spaces as per feu plan.
- Additional visitor parking
- Bin refuse zones and lockable bike store located beside parking.

## SERVICES

- Air Source Heat Pumps located on flat roofs for maximum efficiency (pipe runs <1m).
- Thermostatically controlled underfloor heating throughout entire building.
- 8 photovoltaic panels installed, providing 3.6kW capacity.
- Electric car charging points provided for all parking spaces.
- Cat 6 cabling throughout.
- Electrical supply installed by Scottish Power (owner to choose provider).
- OpenReach media connection installed (owner to choose provider).

## BUILD WARRANTY

- 10 Year Premier Guarantee build warranty. (<https://www.premierguarantee.com/>)

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