

**Headon**



DEVELOPMENTS

**LIVING AT**

**ST**

**WE**

**ANDREWS**

**Phase 2**

**ST ANDREWS WEST**

[WWW.STANDREWSWEST.CO.UK/LIVING-AT-ST-ANDREWS-WEST](http://WWW.STANDREWSWEST.CO.UK/LIVING-AT-ST-ANDREWS-WEST)



# Welcome

**Situated within minutes of the historic town of St Andrews, the world's finest golf courses and the beach, this unique development offers a new vision of urban living.**

Phase 2 will be the next step towards a new sustainable community in St Andrews West; a contemporary neighbourhood with its roots firmly bedded in the rich history of the town.

Consisting of 16 houses, 8 fishers flats and 38 apartments, this exemplar development has been considerably designed by award-winning architects Studio LBA to complement the surrounding landscape.

Shared streets, dedicated cycle lanes and connections to wider public transport networks will aim to encourage sustainable travel. A central green corridor running through the site connects neighbourhoods and provide a safe social amenity space for residents. Key to the design of this phase is an understanding of the sensitivities of placing a new contemporary development on the outskirts of such a historic town. The design has been developed through careful studies, analysis and gaining an understanding of the wider context of St Andrews.

With active travel connections, quality public open space and appropriate local amenities you can make the most of Living at St Andrews West.

The development is brought forward by 'Headon S1 St Andrews West', a partnership between two highly respected, award-winning developers; Headon and S1 Developments.

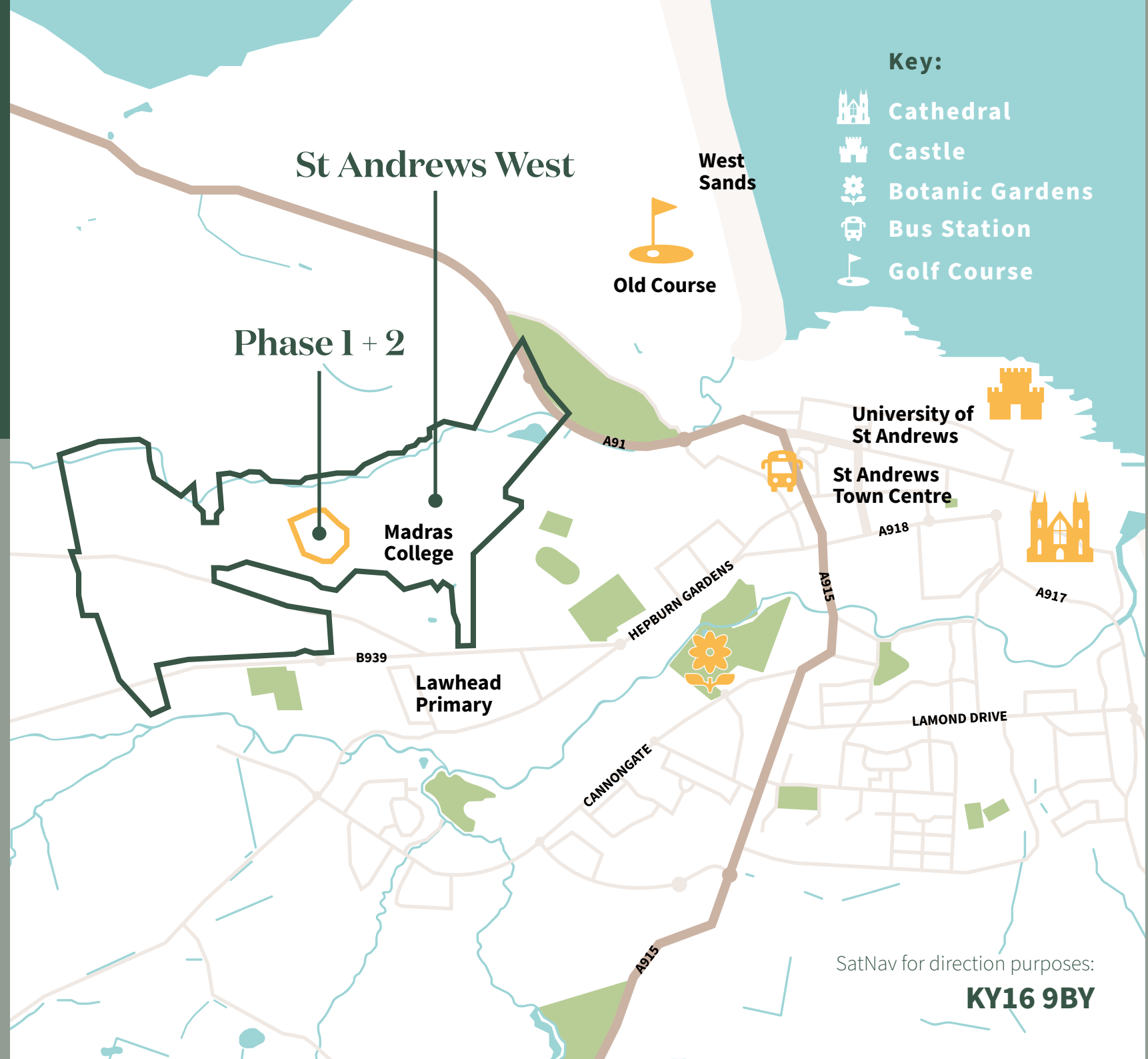
# Connecting Neighbourhoods



VIEW LOOKING WEST FROM EAST ENTRANCE TO GREEN CORRIDOR

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# Everything You Need Within Easy Reach...

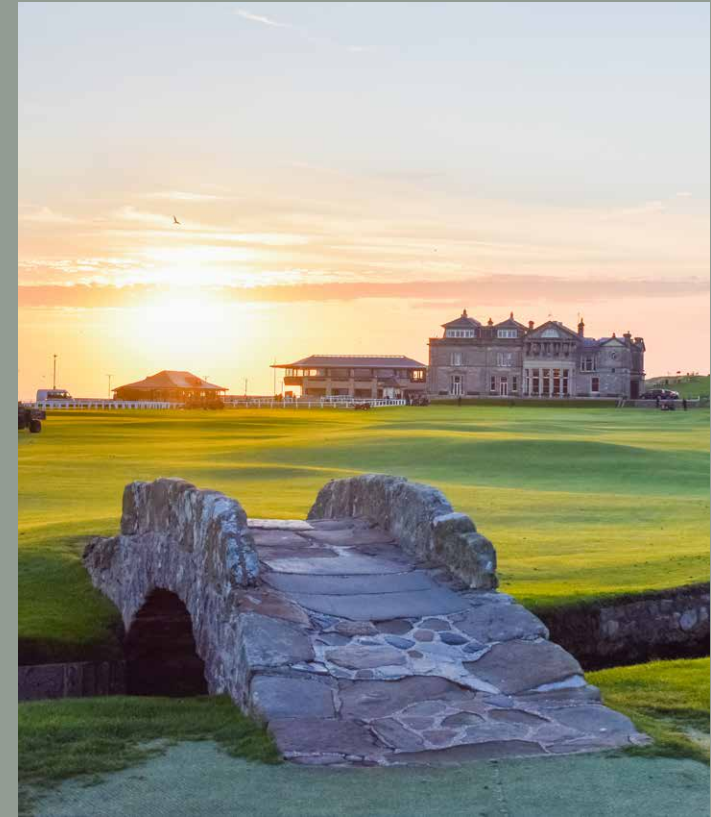


# St Andrews

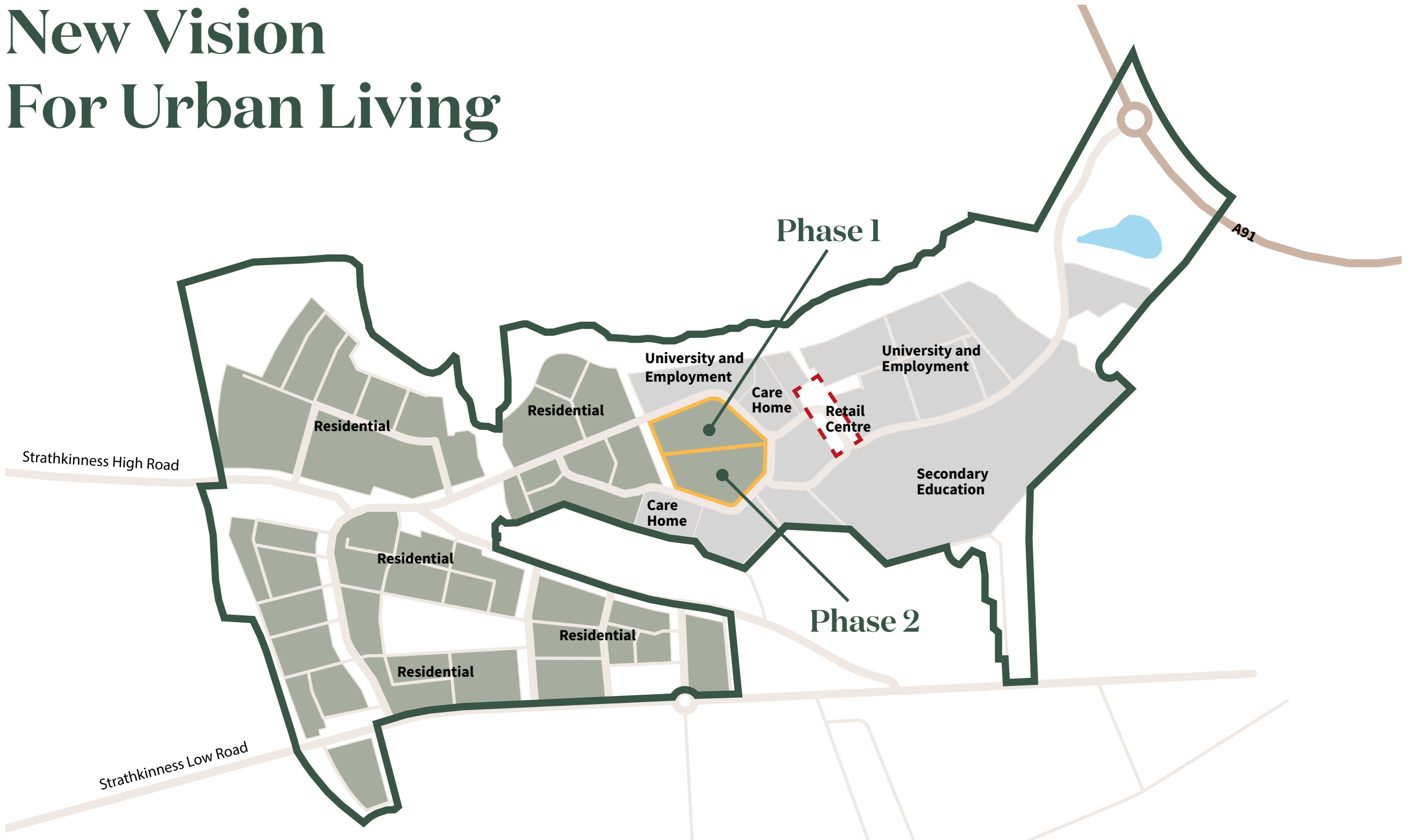
Renowned as the “Home of Golf” and seat of the ancient University of St Andrews, this beautiful coastal town is home to a wonderful local community making it a popular and friendly place to live. The town’s historic centre is prosperous with a superb choice of independent shops and cafés, traditional Scottish pubs, and restaurants serving local produce. Within the town’s high-end hotels there are fine dining options and luxury spa facilities, perfect for a spot of pampering.

Entertainment-wise, St Andrews is home to a lively independent cinema and a thriving theatre, arts and music scene. With beautiful buildings at every turn, history buffs will relish exploring the town’s fascinating architecture including the famous pier and the ruins of its medieval cathedral and castle. St Andrews is a golfing mecca and home to the oldest golf course in the world, the iconic Old Course, plus a further six public courses.

The town’s enviable setting on Scotland’s east coast ensures rolling seascapes and fresh air are the norm. The countryside surrounding St Andrews is as rich in attractions as the town with a trail of pretty coastal villages just a short drive away. Visit local farm shops, watch beach cricket in Elie and enjoy award-winning fish and chips in Anstruther. Slightly further afield, the cities of Dundee, Perth and Edinburgh are within easy reach.



# New Vision For Urban Living





THE LINKSHOUSES



THE APARTMENTS

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## Apartments

**Internal Area:** Varies - refer to individual plans

**Bedrooms:** 1, 2, 3

**External Space:** Balconies where indicated on plans, communal landscaped podium deck

## The Linkshouses

**Internal Area:** 162 SQM (1,743 SQ FT) excluding garage

**Bedrooms:** 3 + study

**Garage:** 23.5 SQM / 252 SQFT

**External Space:** Rear garden, front garden, external parking

## The Rowhouses

**Internal Area:** 116 SQM (1,247 SQ FT)

**Bedrooms:** 3

**External Space:** Rear garden, front garden, external parking

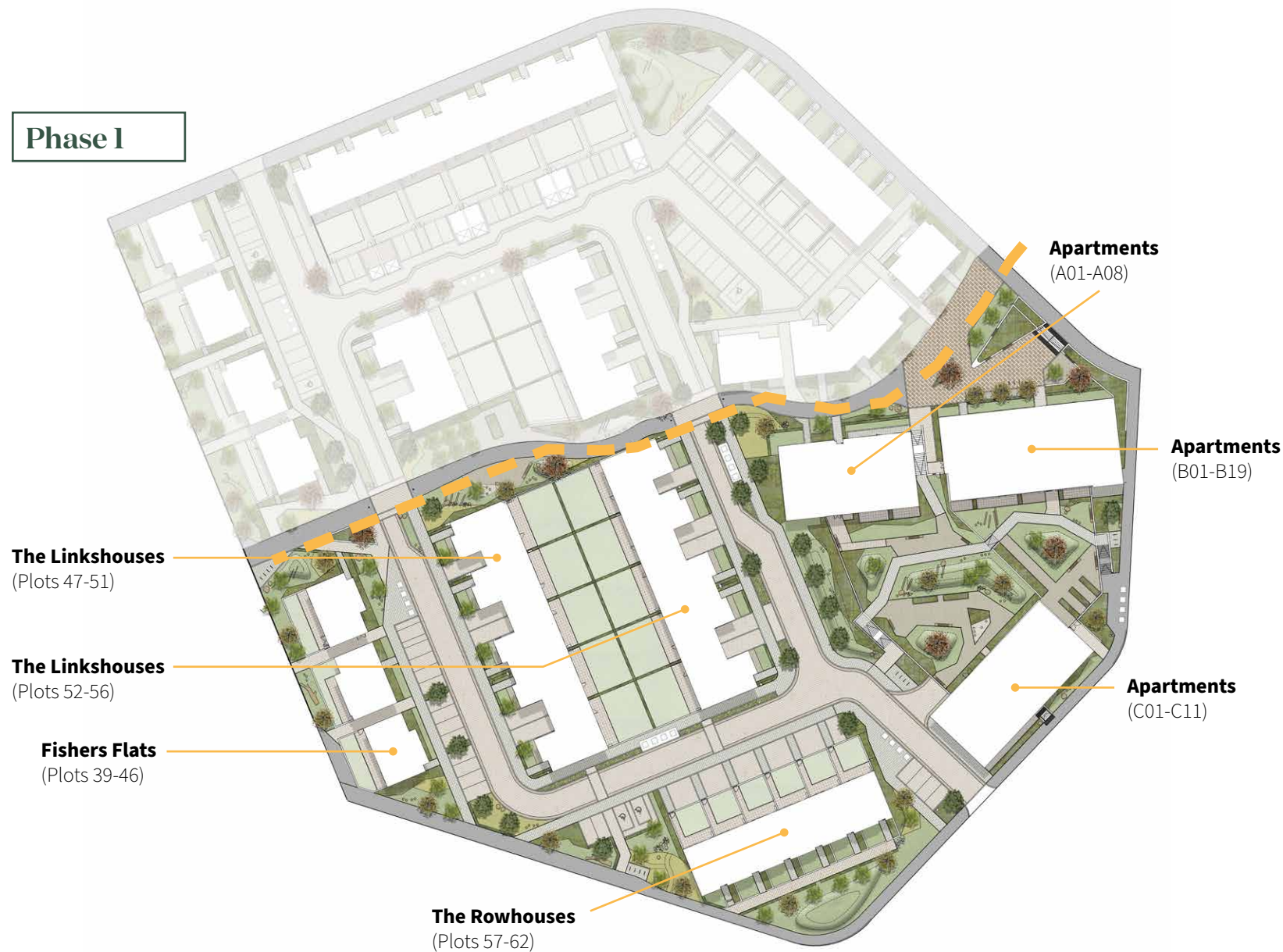
## Fishers Flats

**Internal Area:** Varies - refer to individual plans

**Bedrooms:** 1, 2

**External Space:** Private gardens where indicated on plans

### Phase I







BATHROOM



SHOWER ROOM



KITCHEN

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# Key Information & Specification

Each of the homes will be designed and built to the highest standard, with the option of customisation the specification will include:

## KITCHENS

German manufactured kitchens featuring:

- High quality Silestone worktops
- Solid matt finish handleless door fronts
- Integrated Siemens 70/30 fridge/freezer
- Integrated Siemens dishwasher
- Integrated Siemens single fan oven and grill
- Integrated Siemens microwave oven
- Siemens touch control induction hob
- Under unit LED lighting
- Freestanding washer / dryer located within a separate utility space

Optional upgrades available (subject to Build Stage) on enquiry – Miele appliances, Quooker tap, Silestone splashback / island side panels, premium lacquer door fronts

## BATHROOMS

- Wall mounted washbasins
- Bespoke mirror cabinet and shelving
- Wall hung w.c. with dual flush and soft close seat
- Large bespoke feature mirrors
- Shaver and toothbrush charging point
- Contemporary wall mounted heated towel rails
- Matt finished porcelain wall and floor tiles
- Contemporary brushed nickel taps and shower sets

## SHOWER ROOMS

- Wall mounted washbasins
- Wall mounted vanity unit
- Wall hung w.c. with dual flush and soft close seat
- Large bespoke feature mirrors
- Shaver and toothbrush charging point
- Contemporary wall mounted heated towel rails
- Matt finished porcelain wall and floor tiles
- Contemporary brushed nickel taps and shower sets

## BEDROOMS

- Fitted wardrobes as shown on plans

## FLOORING

- Matt lacquered wide timber effect flooring to open plan living spaces and hallways
- Matt finished porcelain floor tiles to all bathrooms and en-suites
- Carpets to all bedrooms

## HEATING / VENTILATION

- A sustainable highly efficient heating system (Air Source Heat Pump)
- Thermostatically controlled white panel radiators
- Centralised low energy ventilation system to each kitchen, utility and bathroom
- Heating and hot water can be controlled by Smart Phone
- Underfloor heating throughout lower level

## LIGHTING / SOCKETS / MEDIA

- Low energy LED recessed down lights to halls, kitchens, bathrooms and en-suites
- Pendant lighting to bedrooms and living spaces
- White low profile power sockets and switch plates
- Infrastructure cabling for BT Openreach, Grain, SKY and Freeview

## DECORATION

- All ceiling and walls painted matt emulsion Chalk White
- All woodwork painted Satinwood White

## DOORS / WINDOWS

- 5 lever British standard dead bolt locking systems to entrance doors
- High performance composite entrance door with letterplates and spyholes
- Satinwood white internal doors
- Highly efficient double-glazed alu-clad windows

## GARDENS / BALCONIES

- Refer to individual plots for details of private outdoor space

## PARKING

- Fishers and Apartments - Selected apartments come with allocated parking (please contact selling agent for more details)
- The Linkshouses - One garage space and one driveway space
- The Rowhouses - Two private parking spaces

## WARRANTIES

- 10-year Premier Guarantee building warranty issued with all properties
- The developer operates a process of constant improvement and as such this spec is for guidance only and may be subject to change. Please consult the selling agents for more detail.

## Important Notice

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor.

The name St Andrews West is the marketing name for the development.

The developer operates a policy of continuous product development and reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

Measurements (metric and imperial) provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during construction and are therefore indicative. The units described may not have been completed at the time of going to print.

CGIs are for illustrative purposes only and are therefore indicative, and photography may be from previous developments or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.

# The Linkshouses

**Internal Area:** 162 SQM (1,743 SQFT) excluding garage

**Rear Garden:** 8.90m x 10.00m (approximate)

**Bedrooms:** 3

**Garage:** 1

**External Space:** Rear garden, front garden, external parking



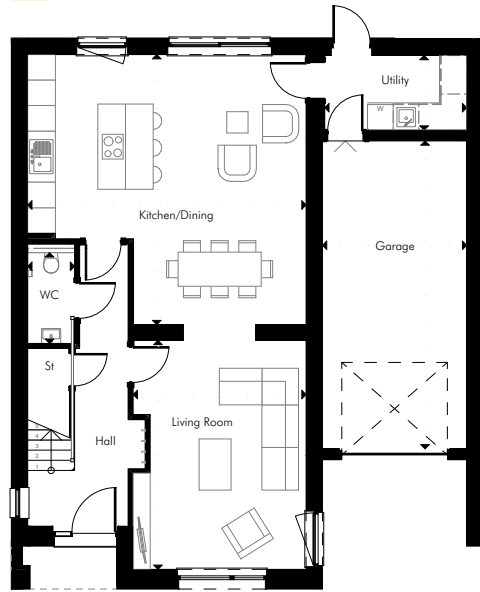
PLANS ARE NOT TO SCALE - ALL MEASUREMENTS ARE APPROXIMATE



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# The Linkshouses

Ground Floor

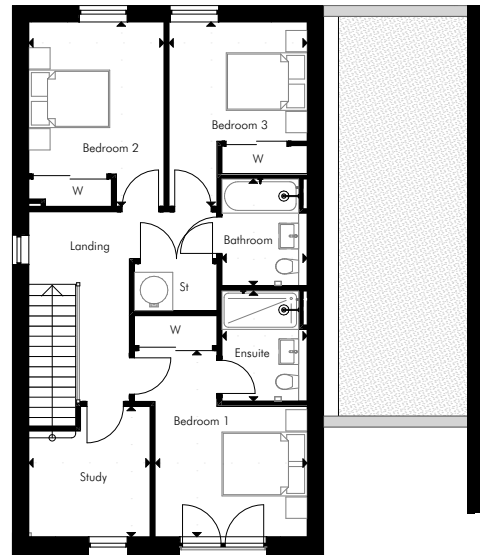


Plots  
47, 48,  
50



Plots  
54, 56

First Floor



## Plots 47, 48, 50, 54, 56

### Kitchen/Dining

6.53m x 6.34m  
(21'5" x 20'10")

### Living Room

4.06m x 5.37m  
(13'4" x 17'7")

### WC

1.10m x 2.13m  
(3'7" x 6'12")

### Utility

3.33m x 1.75m  
(10'11" x 5'9")

### Garage

3.39m x 7.23m  
(11'1" x 23'9")

### Bedroom 1

3.56m x 4.37m  
(11'8" x 14'4")

### Ensuite

2.00m x 2.58m  
(6'7" x 8'6")

### Bedroom 2

3.17m x 4.33m  
(10'5" x 14'2")

### Bedroom 3

3.24m x 4.33m  
(10'8" x 14'2")

### Bathroom

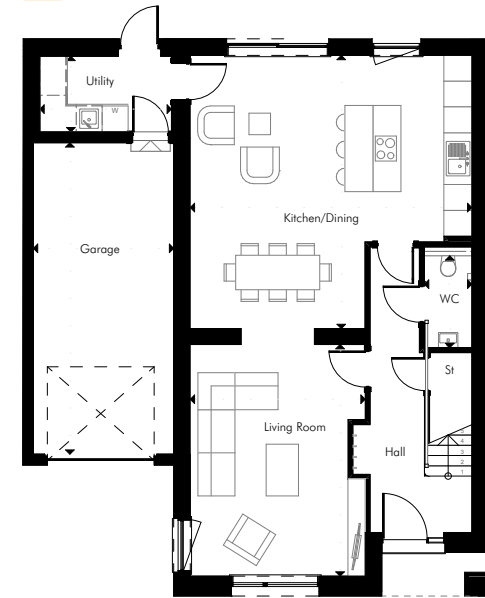
2.00m x 2.50m  
(6'7" x 8'2")

### Study

2.84m x 3.06m  
(9'4" x 10')

# The Linkshouses

Ground Floor

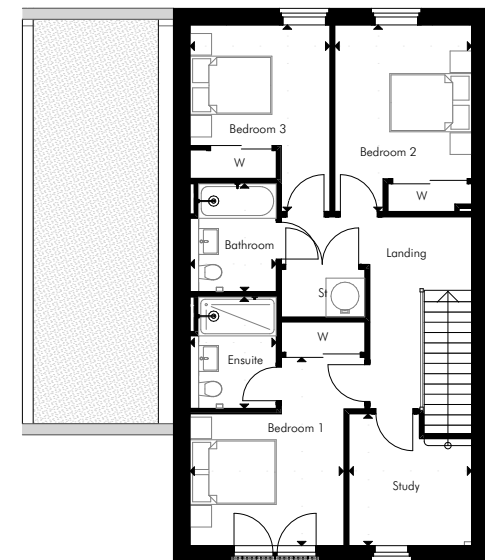


Plots  
49, 51



Plots  
52, 53,  
55

First Floor



## Plots 49, 51, 52, 53, 55

### Kitchen/Dining

6.53m x 6.34m  
(21'5" x 20'10")

### Living Room

4.06m x 5.37m  
(13'4" x 17'7")

### WC

1.10m x 2.13m  
(3'7" x 7'0")

### Utility

3.05m x 1.75m  
(10'0" x 5'9")

### Garage

3.25m x 7.23m  
(10'8" x 23'9")

### Bedroom 1

3.56m x 4.37m  
(11'8" x 14'4")

### Ensuite

2.00m x 2.58m  
(6'7" x 8'6")

### Bedroom 2

3.17m x 4.33m  
(10'5" x 14'2")

### Bedroom 3

3.24m x 4.33m  
(10'8" x 14'2")

### Bathroom

2.00m x 2.50m  
(6'7" x 8'2")

### Study

2.84m x 3.06m  
(9'4" x 10')

PLANS ARE NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE ROOM DIMENSIONS.



RENDER SHOWS PHASE 1 ROWHOUSES - PHASE 2 BRICK COLOUR AND FRONT GARDEN DIFFER

## The Rowhouses

**Internal Area:** 116 SQM (1,247 SQ FT)

**Rear Garden:** 7.50m x 6.50m (approximate)

**Bedrooms:** 3

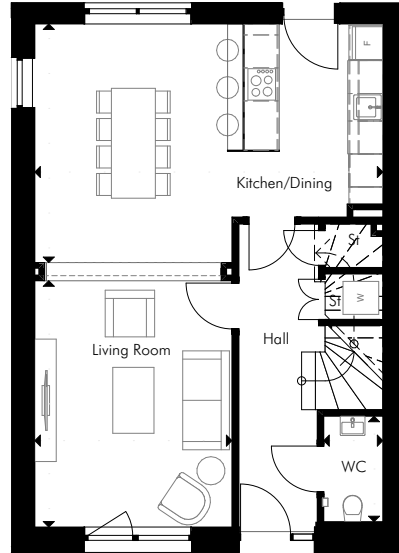
**External Space:** Rear garden, front garden, external parking



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# The Rowhouses

Ground Floor



## Plot 57

### Kitchen/Dining

6.33m x 4.34m  
(20'9" x 14'3")

### Living Room

3.59m x 4.48m  
(11'9" x 14'8")

### WC

1.08m x 1.92m  
(3'7" x 6'4")

### Bedroom 1

3.36m x 3.22m  
(11' x 10'7")

### Ensuite

2.70m x 1.80m  
(8'10" x 5'11")

### Bedroom 2

2.98m x 3.52m  
(9'9" x 11'7")

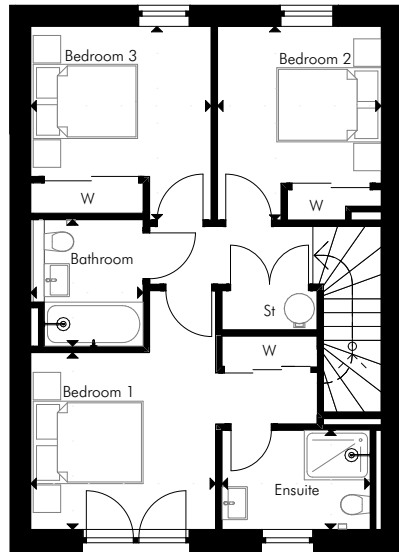
### Bedroom 3

3.28m x 3.52m  
(10'9" x 11'7")

### Bathroom

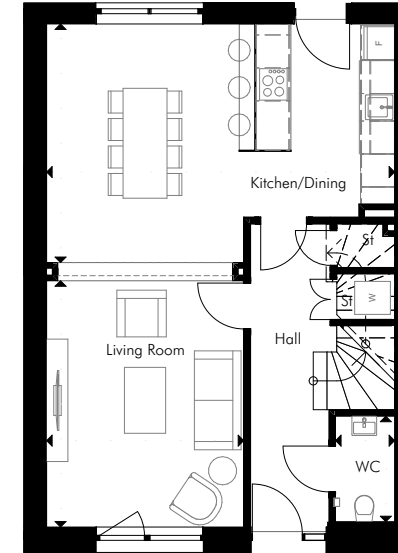
2.04m x 2.30m  
(6'8" x 7'7")

First Floor



# The Rowhouses

Ground Floor



## Plot 58, 59, 60, 61, 62

### Kitchen/Dining

6.33m x 4.34m  
(20'9" x 14'3")

### Living Room

3.59m x 4.48m  
(11'9" x 14'8")

### WC

1.08m x 1.92m  
(3'7" x 6'4")

### Bedroom 1

3.32m x 3.22m  
(10'11" x 10'7")

### Ensuite

2.70m x 1.80m  
(8'10" x 5'11")

### Bedroom 2

2.98m x 3.52m  
(9'9" x 11'7")

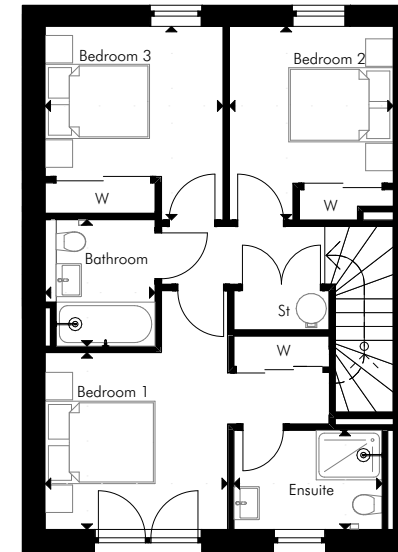
### Bedroom 3

3.24m x 3.52m  
(10'8" x 11'7")

### Bathroom

2.00m x 2.30m  
(6'7" x 7'7")

First Floor



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# Fishers Flats

**Internal Area:** Varies - refer to individual plans

**Bedrooms:** 1, 2

**External Space:** Varies

**Fishers Flats**  
(Plots 39-46)



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**Ground Floor**  
(Plots 39, 40, 41)



**First Floor**  
(Plots 42, 43, 44, 45, 46)



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# Fishers Flats

## Plot 39

### Internal Area:

55.7 SQM (599 SQFT)

### Living/Kitchen/Dining

5.53m x 3.94m  
(18'2" x 12'11")

### Bedroom

5.53m x 3.22m  
(18'2" x 10'7")

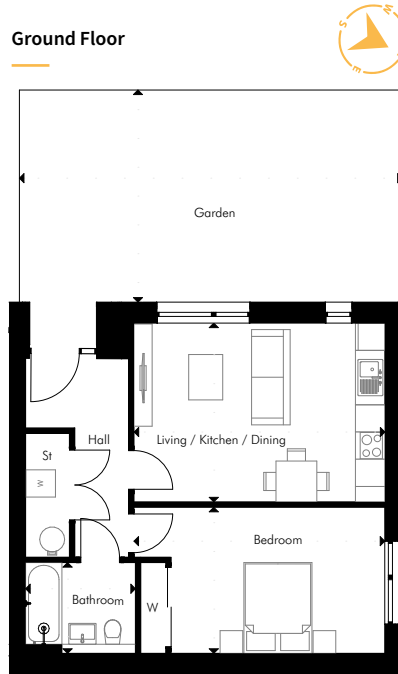
### Bathroom

2.42m x 2.00m  
(7'11" x 6'7")

### Garden

8.44m x 4.67m  
(27'8" x 15'3")  
39 sqm (419 sqft)

Ground Floor



## Plot 41

### Internal Area:

55.7 SQM (599 SQFT)

### Living/Kitchen/Dining

5.53m x 3.94m  
(18'2" x 12'11")

### Bedroom

5.53m x 3.22m  
(18'2" x 10'7")

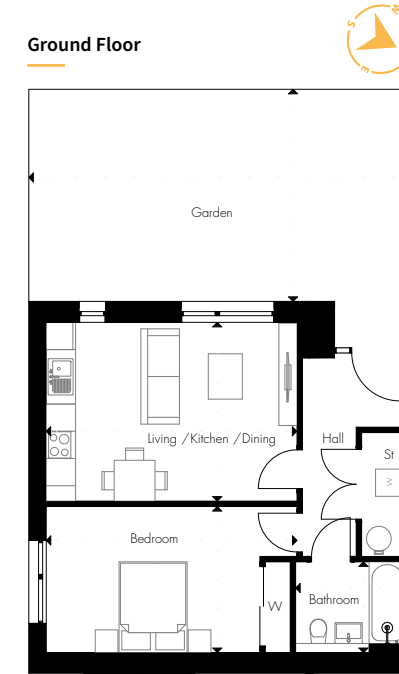
### Bathroom

2.42m x 2.00m  
(7'11" x 6'7")

### Garden

8.44m x 4.67m  
(27'8" x 15'3")  
39 sqm (419 sqft)

Ground Floor



## Plot 40

### Internal Area:

95 SQM (1,022 SQFT)

### Living/Kitchen/Dining

4.80m x 7.28m  
(15'9" x 23'11")

### Bedroom 1

4.42m x 3.74m  
(14'6" x 12'3")

### Ensuite

1.8m x 2.53m  
(5'10" x 8'4")

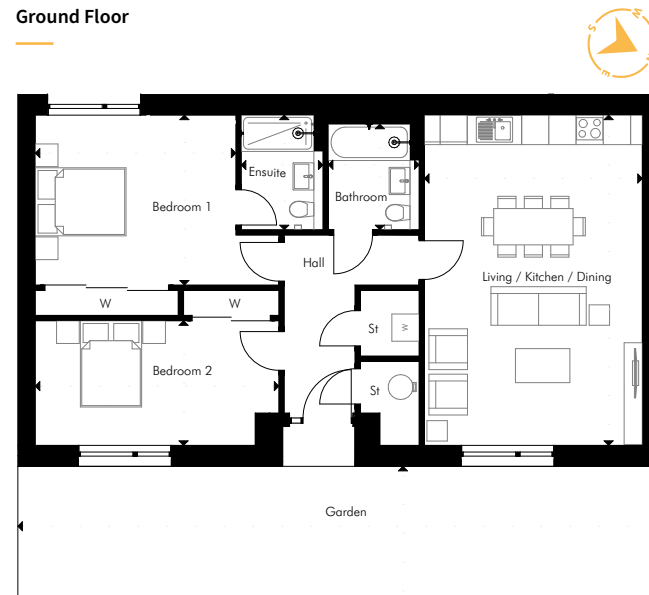
### Bedroom 2

5.37m x 2.75m  
(17'7" x 9'0")

### Bathroom

2.00m x 2.33m  
(6'7" x 7'8")

Ground Floor



PLANS ARE NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE ROOM DIMENSIONS.



## Plot 42

**Internal Area:**  
103 SQM (1,107 SQFT)

**Living/Kitchen/Dining** 5.51m x 7.28m  
(18'1" x 23'11")

**Ensuite** 1.60m x 2.32m  
(5'3" x 7'7")

**WC** 1.30m x 1.63m  
(4'3" x 5'4")

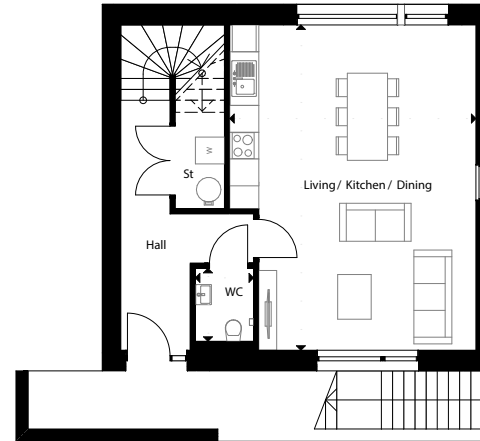
**Bedroom 2** 3.44m x 2.88m  
(11'3" x 9'5")

**Bedroom 1** 4.84m x 3.56m  
(15'11" x 11'8")

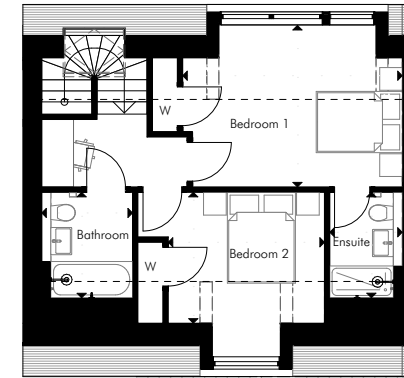
**Bathroom** 2.00m x 2.33m  
(6'7" x 7'8")

--- indicates coombe to ceiling

First Floor



Second Floor



## Plot 43

**Internal Area:**  
101 SQM (1,090 SQFT)

**Living/Kitchen/Dining** 5.51m x 7.28m  
(18'1" x 23'11")

**Ensuite** 1.60m x 2.32m  
(5'3" x 7'7")

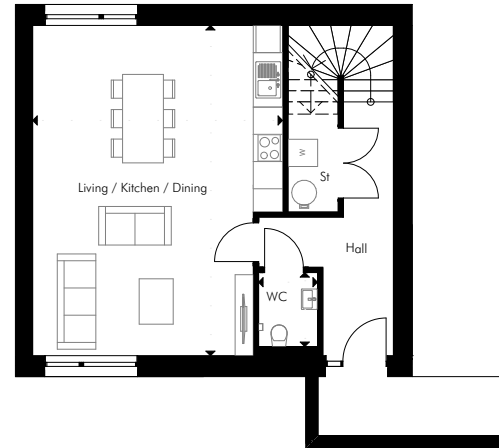
**WC** 1.30m x 1.63m  
(4'3" x 5'4")

**Bedroom 2** 3.44m x 2.88m  
(11'3" x 9'5")

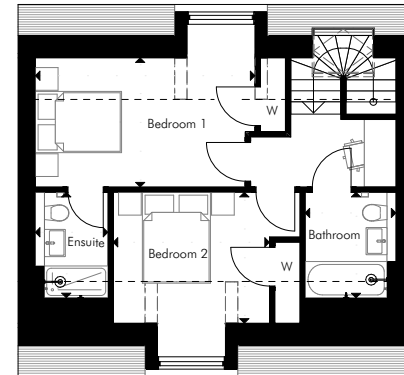
**Bedroom 1** 4.84m x 2.84m  
(15'11" x 9'3")

**Bathroom** 2.00m x 2.33m  
(6'7" x 7'8")

First Floor



Second Floor



PLANS ARE NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE ROOM DIMENSIONS.

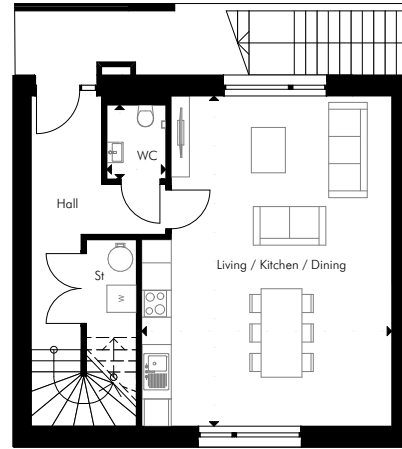
## Plot 44

**Internal Area:**  
103 SQM (1,107 SQFT)

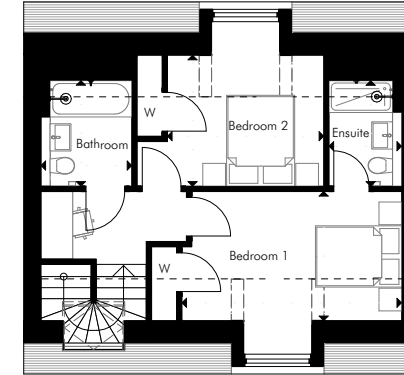
<b>Living/Kitchen/Dining</b> 5.51m x 7.28m (18'1" x 23'11")	<b>Ensuite</b> 1.60m x 2.32m (5'3" x 7'7")
<b>WC</b> 1.30m x 1.63m (4'3" x 5'4")	<b>Bedroom 2</b> 3.44m x 2.88m (11'3" x 9'5")
<b>Bedroom 1</b> 4.84m x 2.84m (15'11" x 9'3")	<b>Bathroom</b> 2.00m x 2.33m (6'7" x 7'8")

----- indicates coombe to ceiling

First Floor



Second Floor



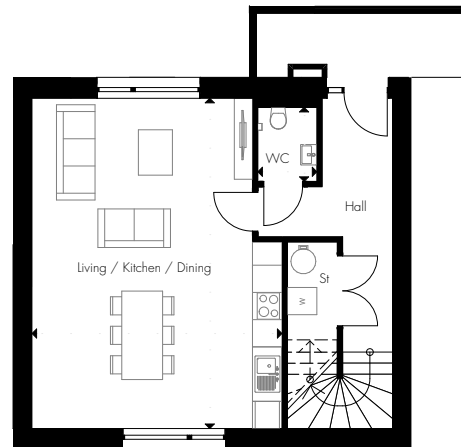
## Plot 45

**Internal Area:**  
101 SQM (1,090 SQFT)

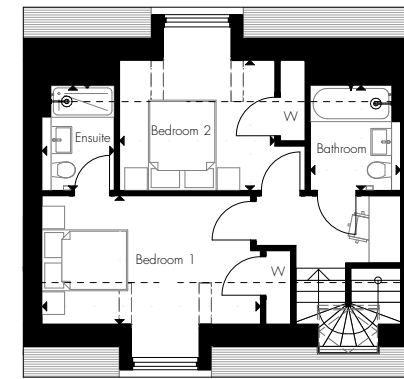
<b>Living/Kitchen/Dining</b> 5.51m x 7.28m (18'1" x 23'11")	<b>Ensuite</b> 1.60m x 2.32m (5'3" x 7'7")
<b>WC</b> 1.30m x 1.63m (4'3" x 5'4")	<b>Bedroom 2</b> 3.44m x 2.88m (11'3" x 9'5")
<b>Bedroom 1</b> 4.84m x 2.84m (15'11" x 9'3")	<b>Bathroom</b> 2.00m x 2.33m (6'7" x 7'8")

----- indicates coombe to ceiling

First Floor



Second Floor



PLANS ARE NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE ROOM DIMENSIONS.

## Plot 46

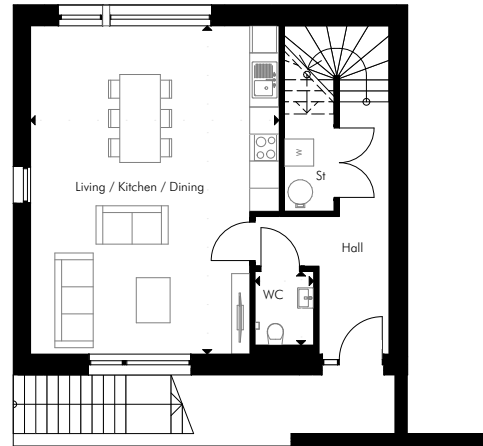
### Internal Area:

103 SQM (1,107 SQFT)

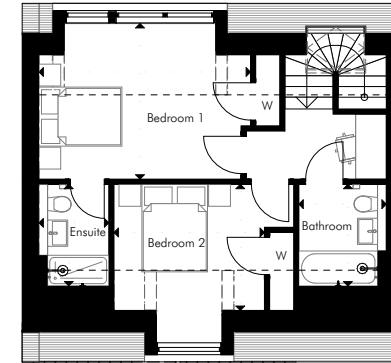
<b>Living/Kitchen/Dining</b> 5.51m x 7.28m (18'1" x 23'11")	<b>Ensuite</b> 1.60m x 2.32m (5'3" x 7'7")
<b>WC</b> 1.30m x 1.63m (4'3" x 5'4")	<b>Bedroom 2</b> 3.44m x 2.88m (11'3" x 9'5")
<b>Bedroom 1</b> 4.84m x 3.56m (15'11" x 11'8")	<b>Bathroom</b> 2.00m x 2.33m (6'7" x 7'8")

---- indicates coombe to ceiling

First Floor



Second Floor



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# Apartments

- Internal Area:** Varies - refer to individual plans
- Bedrooms:** 1, 2, 3
- External Space:** private balconies as shown on plans, communal landscaped podium deck
- Parking:** Secure parking below raised podium deck



PLANS ARE NOT TO SCALE - ALL MEASUREMENTS ARE APPROXIMATE

# Apartments



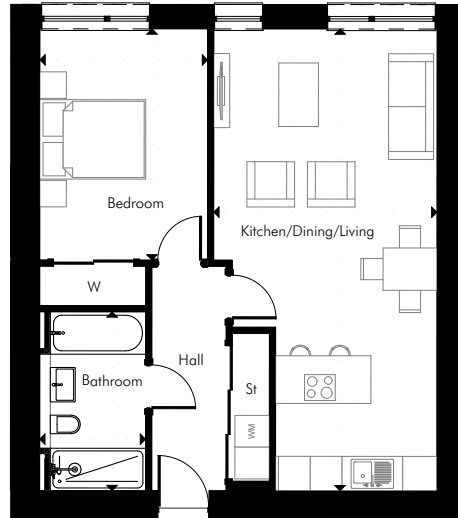
## Typical 1 Bed

**Internal Area:**  
65.4 SQM (703 SQFT)

**Kitchen / Dining / Living**  
4.22m x 8.72m  
(13'10" x 28'7")

**Bathroom**  
2.00m x 3.38m  
(6'6" x 11'1")

**Bedroom**  
3.17m x 4.37m  
(10'4" x 14'4")



## Typical 2 Bed

**Internal Area:**  
91 SQM (980 SQFT)

**Kitchen / Dining / Living**  
5.44m x 7.73m  
(17'10" x 25'4")

**Bathroom**  
2.82m x 2.00m  
(9'3" x 6'6")

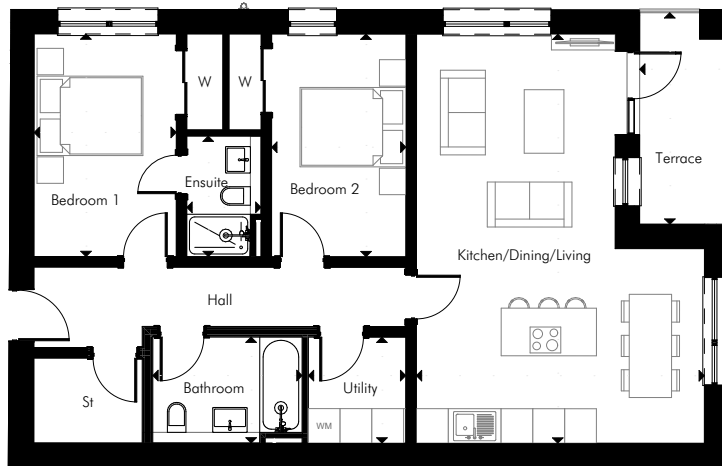
**Utility**  
1.84m x 2.00m  
(6" x 6'7")

**Bedroom 1**  
2.69m x 4.21m  
(8'10" x 13'10")

**Ensuite**  
1.40m x 2.28m  
(4'7" x 7'5")

**Bedroom 2**  
2.54m x 4.21m  
(8'4" x 13'10")

**Terrace**  
1.69m x 3.99m  
(5'7" x 13'1")



## Typical 3 Bed

**Internal Area:**  
114.3 SQM (1,230 SQFT)

**Kitchen / Dining / Living**  
7.74m x 6.82m  
(25'5" x 22'5")

**Bathroom**  
2.49m x 2.00m  
(8'2" x 6'7")

**Bedroom 1**  
2.95m x 4.64m  
(9'8" x 15'3")

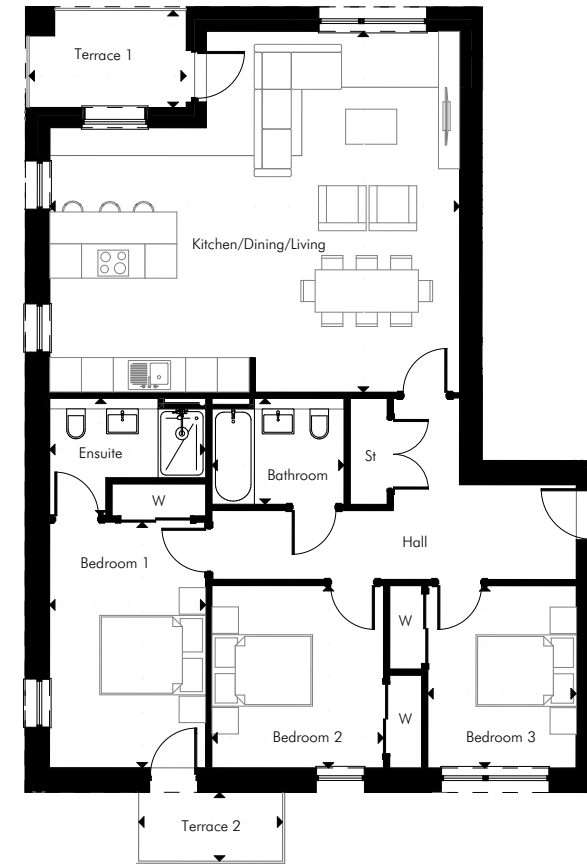
**Ensuite**  
2.95m x 2.22m  
(9'8" x 7'3")

**Bedroom 2**  
3.24m x 3.44m  
(10'8" x 11'3")

**Bedroom 3**  
2.80m x 3.44m  
(9'2" x 11'3")

**Terrace 1**  
2.97m x 1.83m  
(9'9" x 6'0")

**Terrace 2**  
2.72m x 1.30m  
(8'11" x 4'3")



PLANS ARE NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE ROOM DIMENSIONS.



MODEL IMAGE SHOWING PHASE 1 AND PHASE 2 FROM SOUTH WEST - FOR ILLUSTRATIVE PURPOSES ONLY

A DEVELOPMENT BY:

# Headon



## Contact

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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor.

The name St Andrews West is the marketing name for the development.

The developer operates a policy of continuous product development and reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

Measurements (metric and imperial) provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during construction and are therefore indicative. The units described may not have been completed at the time of going to print.

CGIs are for illustrative purposes only and are therefore indicative, and photography may be from previous developments or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.

NOVEMBER 2023

Produced by Designworks

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