8 Murray Park
St. Andrews, Fife, KY16 9AW

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Contemporary apartments in a sought after St Andrews location

Set within an established residential pocket of St Andrews, 8 Murray Park presents a rare opportunity to acquire one of just three beautifully converted apartments, combining high quality contemporary finishes with timeless architectural character.

Scheduled for completion in August, this carefully considered development offers thoughtfully laid out homes, finished to an exacting standard and backed by Q Assure 10 year defects insurance, providing peace of mind for owners and investors alike.

The Development

8 Murray Park is an intimate conversion of a traditional building into three individual apartments, each designed to maximise light, space and everyday functionality. From modern open plan living areas to generously proportioned bedrooms and elegant bathroom finishes, every detail has been specified with comfort and longevity in mind.

With only three apartments available, this exclusive collection is ideally suited to owner occupiers, downsizers, academics, or investors seeking a high quality property in one of Scotland's most desirable coastal towns.

*CGIs for illustrative purposes only

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Ground Floor Apartment

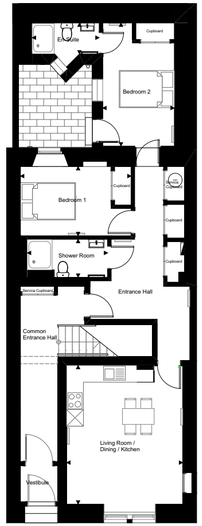
75 sq m
Ground floor, two bedrooms

The ground floor apartment offers the most generous internal space within the development, with a well balanced layout ideal for flexible modern living.

An open plan living, dining and kitchen area creates a welcoming focal point, complemented by two well proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while a separate contemporary shower room serves guests or the second bedroom.

This apartment combines spacious proportions with practical storage and seamless flow throughout, perfect for those seeking single level living.

Living/Dining	4.2m x 5.0m (13'9" x 16'5")
Bedroom 1	4.0m x 2.5m (13'1" x 8'2")
Shower Room	2.9m x 1.4m (9'6" x 4'7")
Bedroom 2	2.6m x 4.5m (8'6" x 14'9")
En-suite	2.4m x 1.1m (7'10" x 3'7")



*CGIs for illustrative purposes only - The rear extension to the ground floor apartment now features a roughcast/render finish in place of the original stone exterior

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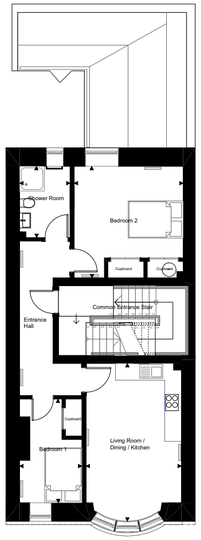
First Floor Apartment

65 sq m
First floor, two bedrooms

Positioned on the first floor, this apartment features a bright and inviting open plan living, dining and kitchen space, enhanced by the building's original window proportions and natural light.

Two bedrooms are thoughtfully arranged to provide privacy and versatility, supported by a modern shower room finished with elegant Porcelanosa tiling and fittings. Clever storage solutions and clean architectural lines define the interior, creating a calm and contemporary home.

Living/Dining Kitchen	4.2m x 5.0m (13'9" x 18'8")
Bedroom 1	2.1m x 3.8m (6'11" x 12'6")
Shower Room	1.8m x 2.6m (5'11" x 8'6")
Bedroom 2	3.9m x 4.1m (12'10" x 13'5")



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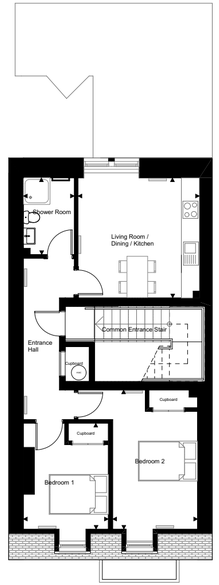
Second Floor Apartment

57 sq m
Second floor, two bedrooms

The second floor apartment offers an efficient and well designed layout, ideal for professionals, couples or investors. A central open plan living, dining and kitchen area forms the heart of the home, with two comfortable bedrooms positioned to either side.

Finished to the same high standard as the lower floors, this apartment provides excellent natural light, stylish detailing and a refined, low maintenance interior.

Living/Dining/Kitchen	4.1m x 4.1m (13'5" x 13'5")
Bedroom 1	2.9m x 3.6m (9'6" x 11'10")
Bedroom 2	2.9m x 4.7m (9'6" x 15'5")
Shower Room	1.7m x 2.6m (5'7" x 8'6")



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Interiors & Specification Highlights

Each apartment has been finished to a consistent, high specification, thoughtfully selected to balance aesthetics with durability:

- Contemporary open plan kitchens with Bosch integrated appliances
- Induction hob, integrated dishwasher, fridge freezer and washing machine
- Quartz effect worktops and bespoke cabinetry in muted, modern tones
- Honey Oak SPC plank flooring to living areas and bedrooms
- Porcelanosa tiling to bathrooms and en suites, including Carrara style wall tiles
- Luxury wall hung vanity units and rainfall shower fittings
- Smart electric aluminium radiators
- Dimmable downlights and quality satin stainless steel ironmongery throughout

Peace of Mind

All apartments at 8 Murray Park are supported by Q Assure 10 Year Defects Insurance, offering reassurance on build quality and workmanship for years to come.

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A rare opportunity

With just three apartments available, 8 Murray Park represents a limited opportunity to secure a beautifully finished home in one of Scotland's most prestigious locations.

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Please contact
Rettie St. Andrews

01334 237700
standrews@rettie.co.uk
28 Bell St,
St Andrews
KY16 9UX