

1B WINDMILL ROAD

ST ANDREWS





AN EXCEPTIONAL 1ST FLOOR
APARTMENT WITH PRIVATE PARKING
AND VIEWS ACROSS THE WORLD-
FAMOUS OLD COURSE.



DESCRIPTION

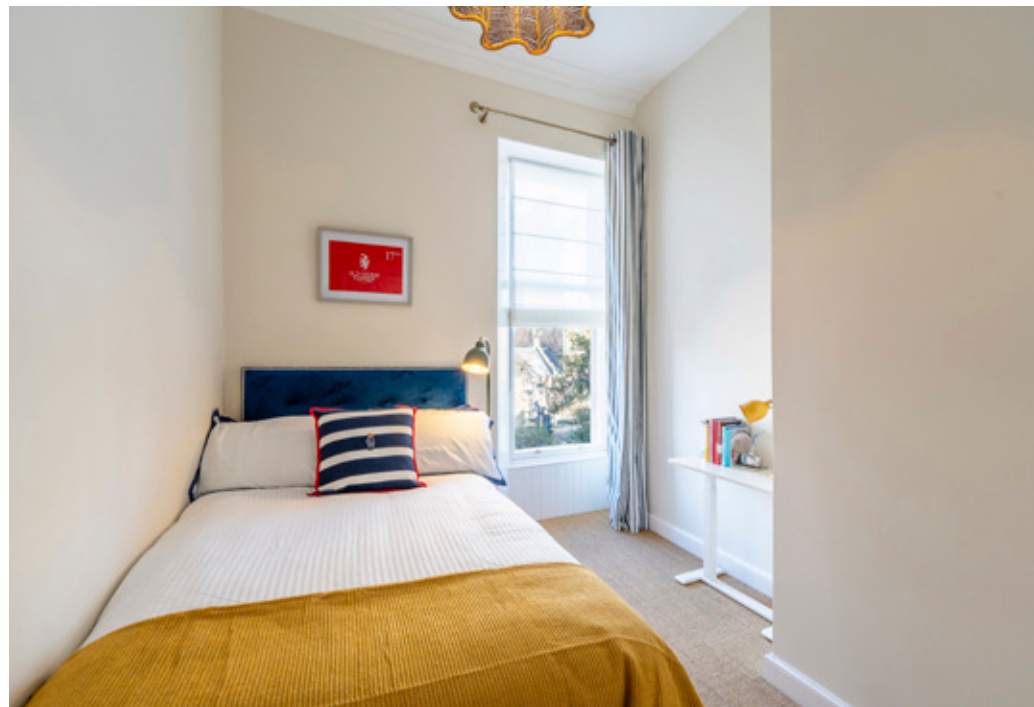
Perfectly positioned in one of St Andrews' most sought-after addresses, 1B Windmill Road offers a rare opportunity to acquire a beautifully renovated apartment with breathtaking views directly over the 17th "Road Hole" & 18th Tee of the Old Course, the Old Course Hotel, and the surrounding links. Few properties can claim such a privileged outlook, placing this home firmly among the most desirable in the town.

The gated entrance is located off Windmill Road, with the communal entrance stairwell for the two upper apartments in the building also having undergone recent refurbishment. This incredible first floor apartment thoughtfully blends contemporary design with the elegance and character of its setting. The impressive drawing room, set within the property's distinctive turret, provides an unrivalled vantage point, the perfect spot to take in the drama of the Old Course and the ever-changing coastal light beyond.

The interiors are finished to an exacting standard, featuring a bright and spacious kitchen/dining room, elegant principal bedroom, two further bedrooms, and a stylishly appointed bathroom. Every detail has been considered to create a calm and luxurious living environment, perfectly suited to both permanent residence and second-home living in the heart of St Andrews.

The property benefits from allocated private parking spaces, accessed via a secure barrier for residents of Windmill Road. This parking is fully accessible during The Open Championship and all tournament events. There is a residents association managing the private road and visitor parking permits are available at all times for additional convenience.





LOCATION

Windmill Road occupies one of the most enviable positions in St Andrews, set moments from the historic heart of the town and with views of the Old Course, the most iconic golf course in the world. Known globally as the Home of Golf, St Andrews is a place where tradition and natural beauty combine in a way few other towns can rival. From its medieval streets and ancient university to its dramatic coastal scenery and seven world-class golf courses, St Andrews offers an unmatched quality of life.

For golf enthusiasts, the location is second to none. In addition to the Old Course, host to The Open Championship, residents are within easy reach of the New Course, Jubilee Course, Eden Course, Castle Course, and Balgove Course, all managed by the St Andrews Links Trust. Each offers its own character and challenge, ensuring year-round variety for players of all levels. Beyond the town itself, a collection of renowned courses can be found along the Fife coastline, including Kingsbarns, Dumbarnie Links, and Elie, all within a short drive and each ranked among Scotland's finest.

St Andrews is also celebrated for its cultural and academic life. The University of St Andrews, Scotland's oldest and one of the world's most prestigious, brings a vibrant, international atmosphere to the town. Its medieval streets are lined with independent shops, artisan cafés, and award-winning restaurants, while the five-star Rusacks Hotel and Old Course Hotel provide luxury hospitality right on the doorstep of Windmill Road.

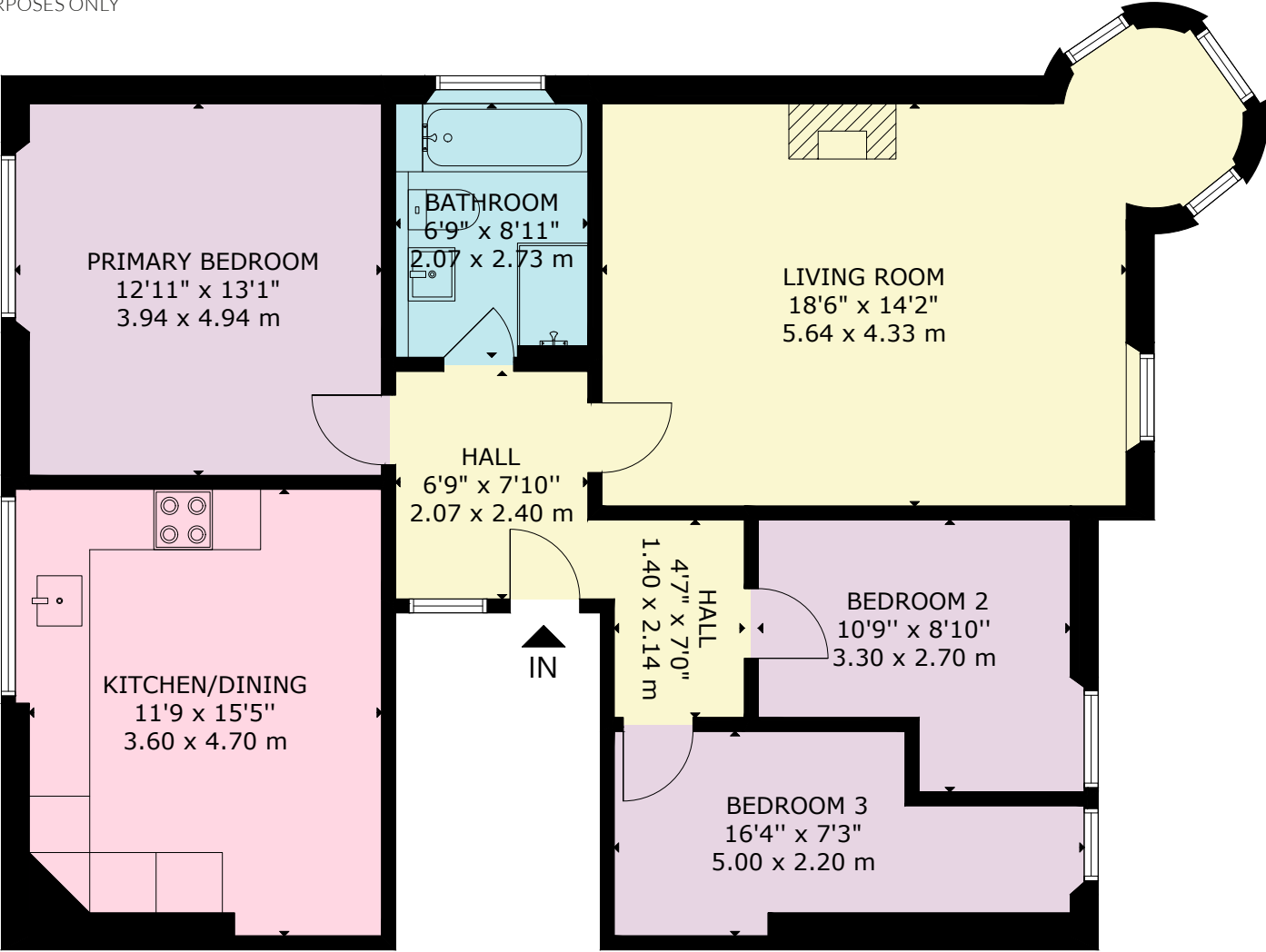
For those seeking outdoor pursuits beyond golf, the West Sands Beach, stretches for over a mile and offers exceptional walking, swimming, and coastal scenery. The Fife Coastal Path extends both north and south, linking picturesque fishing villages such as Crail, Anstruther, and Pittenweem, while Edinburgh is comfortably reached in around an hour and a half by car, offering convenient access to international travel and city amenities.

With its combination of heritage, leisure, and natural beauty, St Andrews continues to attract discerning buyers from around the world, offering a lifestyle that is as refined as it is relaxed.





Approximate Gross Internal Floor Area: 1,025 sq ft / 95 sq m
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



FIRST FLOOR

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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PROPERTY DETAILS

SPECIFICATION

Bathroom Specification

- Handmade mandarin stone floor and wall tiles.
- Duravit wc, sink and bespoke cabinet
- Hans Grohe brushed steel shower head and taps
- Bespoke blinds to window area
- HIB mirror with USB/toothbrush socket integral to the cabinet
- Brushed chrome lighting

Kitchen

- Hardwood bespoke kitchen cabinets in pebble grey
- Stainless steel Franke large sink
- Quartz Carrera worktop and upstand throughout
- Dishwasher/oven/cooker hood appliances all brushed steel
- Quooker tap -hot/cold supply
- Hardwood flooring
- Overhead lighting in brushed steel

• Drawing Room

- Original Fireplace with marble hearth
- Wall mounted TV above
- Original plaster coving to the room and feature turret area
- Sisal Fitted Carpet
- Blinds /curtains

Master Bedroom

- Bespoke Headboard on feature wall
- Sisal carpet
- Hanging space
- Curtains and Blinds
- Original Feature Coving

Hallway

- Sisal carpet
- Voile blinds
- Shoe store

Bed 2

- Sisal floor covering
- Voile blinds and curtains
- Original coving

Bed 3

- Sisal floor covering
- Feature Ceiling Light
- Original coving

Communal Areas

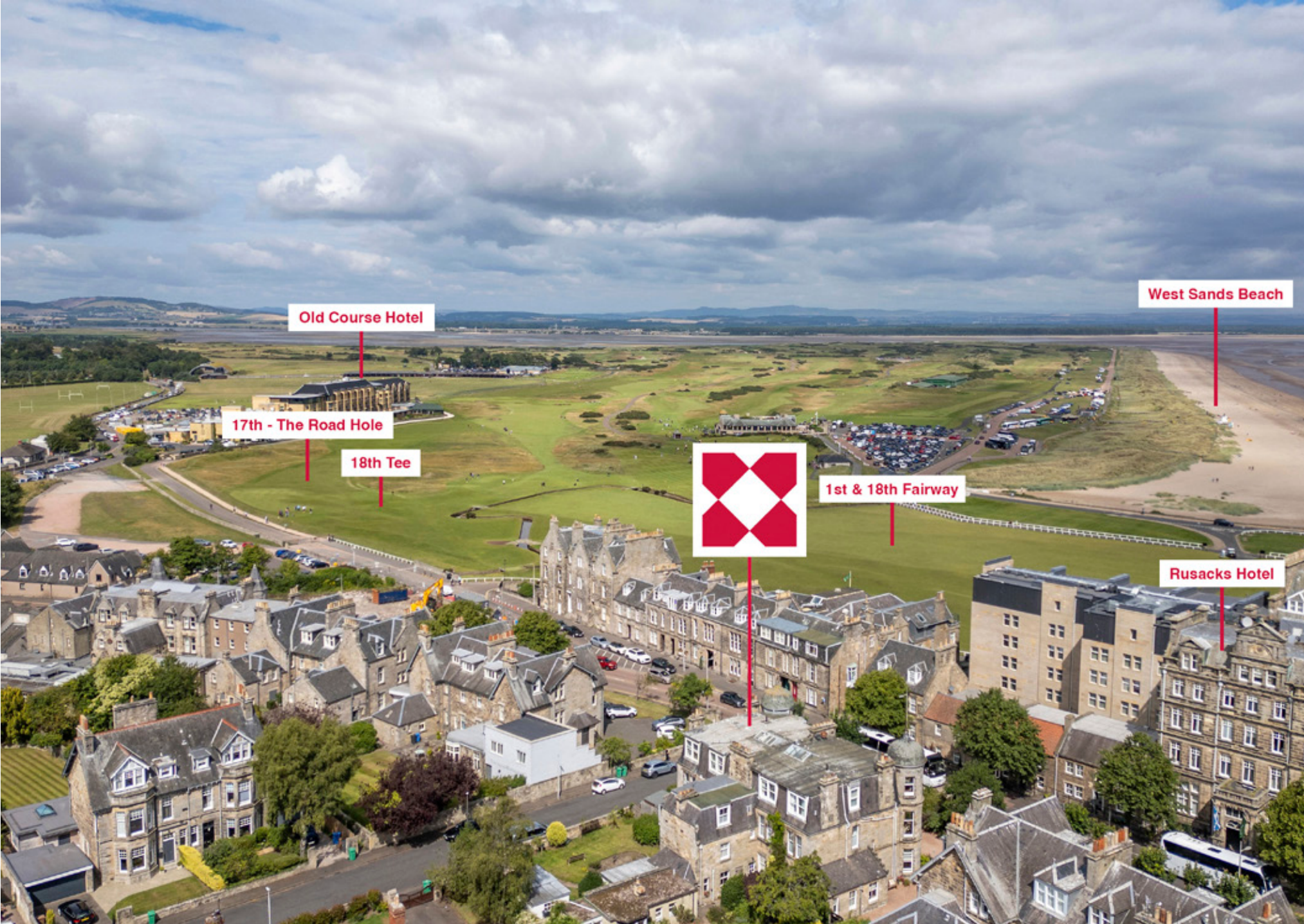
- Secure entrance with security lighting on entering the property
- Original Mahogany Staircase restored and waxed up to the property
- All communal areas redecorated
- 5 mortice lock and entry system to the property
- Main entrance with a secure second entry door system

Outside

- Gated entrance to the flat from the roadside
- Wooden Bin Store
- Private parking spaces .A barrier is used to secure private access for residents to Windmill Road. Two visitor parking permits are available via the resident's association.

Furniture

- Available subject to separate negotiation





Neil Scott

Neil.Scott@knightfrank.com

0131 222 9620

Rosi Dow

Rosi.Dow@knightfrank.com

0131 222 9610