

FOR SALE

No. 2

THE KINBURN

ST ANDREWS



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[Use this link](#) to view the **Development location** in relation to The Old Course.

[Use this link](#) to view the **Walk through** starting with the 3-Bedroom Cluster.





SITE OVERVIEW

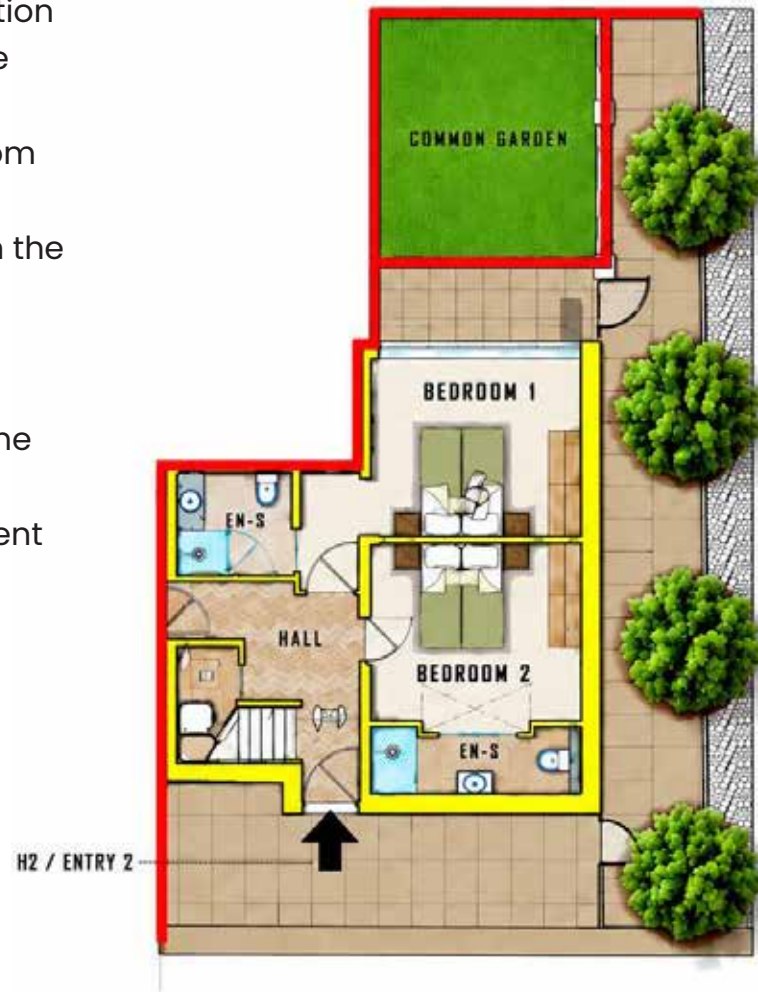


FIRST FLOOR PLAN



3 BEDROOM CLUSTER

Through the considered evolution of the five-bedroom home, the layout has been designed to create a distinct three-bedroom cluster with its own private access. An existing door within the ground-floor corridor can be secured to establish a clear separation between the two areas, providing flexibility for the home to operate as a single residence or as two independent occupancies for letting or operational purposes.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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 a 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 and west 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 lighting.
- Gardens completed to a high standard with turf and new tree planting adjacent to boundary wall.

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.

EN SUITES / SHOWER ROOMS

- All sanitaryware by Geberit.
- 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 ceramic tile.
- Electric heated towel rail approx. 1.8m x 600mm.
- Landscaped mirrors with heated anti-steam pads.
- Concealed LED lighting throughout.
- Shaver/hairdryer points discreetly located in vanity Drawers.
- Walk-in showers with controls positioned at side entry for ease of use.
- Privacy divisions added where necessary.

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.
- 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.

KITCHEN / UTILITY

- Bespoke kitchen design
- High-quality integrated Bosch appliances:
 - Double Oven with microwave function
 - 4-ring induction hob
 - Dishwasher
 - One-and-a-half wash-up sink unit
 - Tall fridge freezer
- Concealed LED lighting throughout.
- Bosch washer/dryer in separate store.

COMMUNAL AREAS & GENERAL INFORMATION

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

SERVICES

- Two Air Source Heat Pumps located on flat roofs for maximum efficiency.
- Thermostatically controlled underfloor heating throughout entire building.
- 8 photovoltaic panels installed, providing 3.6kW capacity.
- Electric car charging point provided for car 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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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.

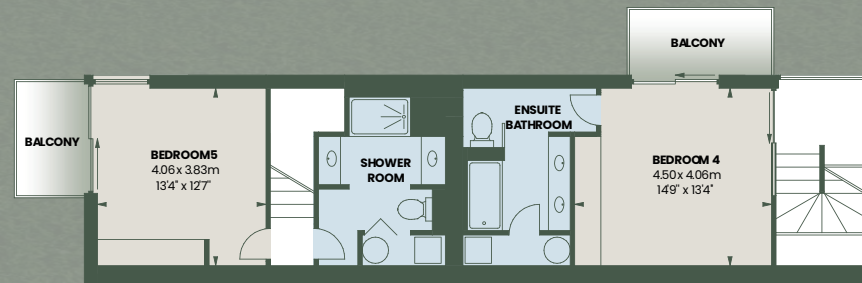
As you move further into home, the house opens into a generous lounge with large areas of frameless glazing that bring in natural light and orient the space towards the garden. The living area transitions into the dining room and kitchen, forming a connected space that support everyday living and entertaining.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

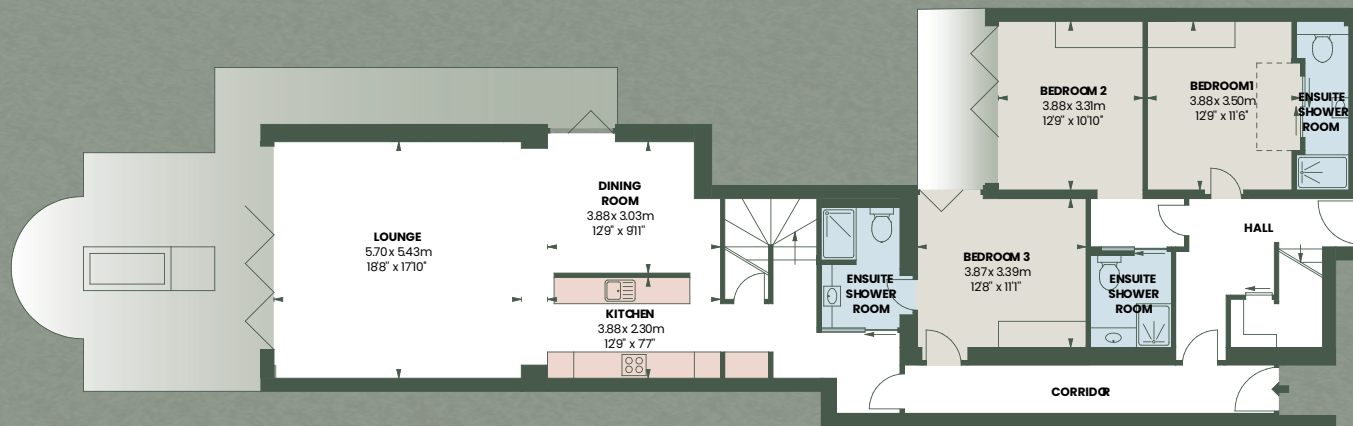
Approx. Gross Internal Area 223.70 Sq M – 2408 Sq Ft

For identification only. Not to scale.

FIRST FLOOR



GROUND FLOOR



VIEWS FROM FIRST FLOOR TO THE SOUTH AND WEST



VIEWS OF KITCHEN, DINING, LOUNGE AND COURTYARD

