FAIRWAYS

ST ANDREWS

WELCOME

A once in a lifetime opportunity...

An exclusive invitation to own the 'Best view in Golf', overlooking the 1st and 18th fairways of 'The Old Course' - the most iconic setting in the world of golf.

With an uninterrupted view of the Swilcan Bridge, 17th green and vista stretching across the Old Course and St Andrews West Sands, this unique development will be the last of its kind to grace the St Andrews skyline. Hereafter remaining unchanged and making the townhouse a landmark piece of history in its own right.

Every Golfer's Dream.

NEARBY COURSES

St Andrews Old Course	0 miles
St Andrews New Course	0.3 miles
St Andrews Jubilee Course	0.4 miles
St Andrews Castle Course	2.9 miles
Kingsbarns Golf Links	8.3 miles
Crail Balcomie Links	10.8 miles
Dumbarnie Links	12.4 miles
Lundin Golf Club	12.6 miles
Elie Golf House Club	14.8 miles
Carnoustie Golf Links	24.2 miles

The Swilcan.

3 BEDROOM TOWNHOUSE

GIA: 273 SQM | 2,938 SQFT

This exceptional townhouse is a feat of architectural design. Set across three floors and crafted to the highest quality with carefully considered materials, specifically curated to compliment the spectacular surroundings of the historic town.

GROUND FLOOR

98 SQM | 1,055 SQFT

On entering the townhouse via the street level front door, or from the comfort of your private garage, you are welcomed into the vestibule/cloakroom.

Heading down the hallway you'll find the stairway up to the first floor, utility and storage areas. To the rear of the ground floor is a south facing double bedroom and shower suite.

With floor to ceiling windows and triple-glazed sliding doors, light fills the space in abundance.

- Two car capacity garage
- Street level main door entrance
- Vestibule, cloakroom and utility
- Bedroom 3
- Shower suite
- Access to rear and side garden

DIMENSIONS

Double garage	5.9m x 6.6m	9'4" x 21'8"
Bedroom 3	3.9m x 3.5m	12'9" x 11'6"
Shower room	1.8m x 2.3m	5'11" x 7'7"
Vestibule/cloakroom	3.4m x 2.0m	11'2" x 6'6"
Utility	1.8m x 1.5m	5'11" x 4'11"
Hall	3.0m x 8.4m	9'10" x 27'7"

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, room measurements are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and renders are for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor Plan

The townhouse features a two car garage - a unique characteristic amongst the residences gracing the 18th fairway. Similarly, the house also benefits from rare, secluded private side and rear garden spaces.

DIMENSIONS

Primary bedroom	6.0m x 4.3m	19'8" x 14'1"
Primary dressing room	3.4m x 3.1m	11'2" x 10'2"
Primary en-suite	3.9m x 2.9m	12'9" x 9'6"
Balcony	2.5 sqm	27 sqft
Bedroom 2	2.9m x 3.5m	9'6" x 11'6"
Dressing room 2	1.9m x 1.8m	6'2" x 5'11"
Shower room	1.8m x 3.0m	5'11" x 9'10"
Hall	4.0m x 7.6m	13,1" x 24,11"

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First Floor Plan

FIRST FLOOR

108 SQM | 1,162 SQFT

Upstairs to the first floor you will find the primary bedroom suite - this principle room features a dressing room, en-suite bathroom with walk-in shower, freestanding bath and double sink. Complete with floor to ceiling windows and a balcony that offers singular views of St Andrews and the Old Course - providing a truly spectacular scene to greet you each morning.

Also on this floor you'll find bedroom 2; a large room with generous built-in storage and a contiguous bathroom suite. The stairway at the end of the hall leads you to the stunning top floor living/kitchen/dining area.

- Primary bedroom suite with en-suite and dressing room
- Freestanding bath and walk in shower
- Bedroom 2
- Bathroom suite
- Floor to ceiling, triple glazed windows
- Spectacular views of the Swilcan bridge and across the West Sands

Each spacious bedroom features an adjacent bathing suite and floor to ceiling windows that suffuse the rooms with natural light all year round. The primary bedroom also features a balcony with views of the Old Course, an en-suite with a double sink and a large dressing room.

SECOND FLOOR

67 SQM | 721 SQFT

The pièce de résistance of this townhouse lies in the design of the top floor living/kitchen/dining area and substantial external terrace. This stunning open plan space is an exquisite example of contemporary, modern living.

With floor to ceiling, sliding windows across the entire north-west facing side, the space is gloriously flooded with natural light.

The terrace serves not only as the perfect space to entertain, but also as a private, all-year viewing platform for any championships and events held at the Old Course.

- Superb views of the Old Course
- Extensive terrace
- Open plan living/kitchen/dining area
- Floor to ceiling sliding windows

DIMENSIONS

Living/Kitchen/Dining	6.0m x 9.2m	19'8" x 30'2"
Terrace	46 sqm	495 sqft

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Second Floor Plan

The expansive living/kitchen/dining and terrace makes the perfect venue for hosting events, relaxing on peaceful sunny days or watching the golfers on the Old Course from your very own grandstand seat.

HORIZON
ASCEND

SPECIFICATION HIGHLIGHTS

- Locally sourced sandstone for external walls, quarried from nearby Angus
- Rubble stone walls chosen for their rich texture
- Traditional, durable materials using neutral warm tones
- Minimal framed sliding doors with 4 track sliders enabling full flexibility to be stacked in multiple positions
- Triple glazed glass floor to ceiling windows throughout
- Underfloor heating throughout
- Bronze alloy finishes and ironmongery along railings, window frame and door details
- Flagstone with a sawn smooth finish

The best view in golf.

FAIRWAYS

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