

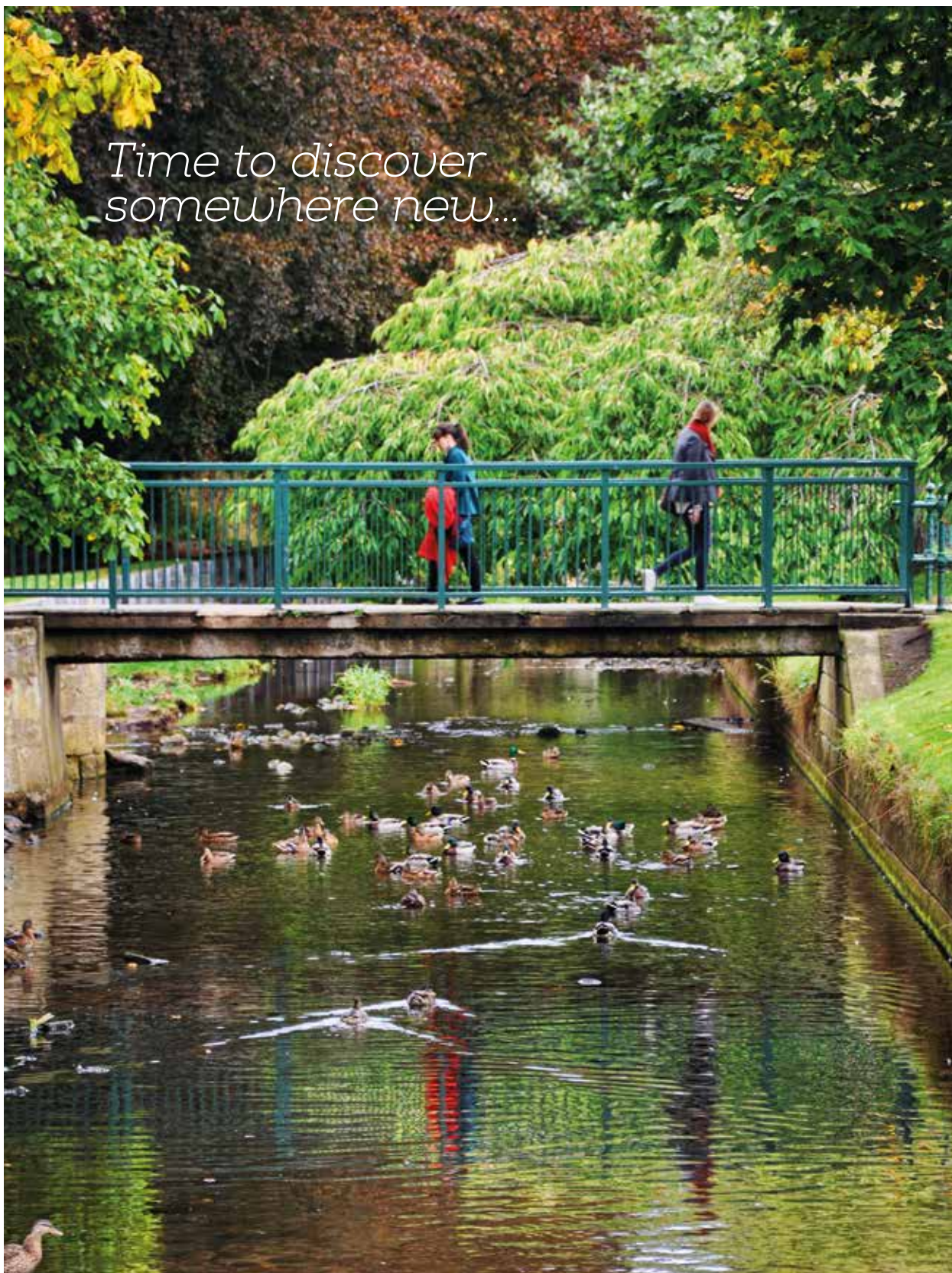


Kinness Brook

ST ANDREWS

*A limited edition of only eight,
spacious and luxurious, two
& three bedroom apartments.*

*Time to discover
somewhere new...*



Kinness Brook

ST ANDREWS

Spacious and luxurious contemporary living in the very heart of historic St Andrews.

A limited edition of only eight, two and three bedroom stylish apartments finished to exceptionally high standards. Enjoying a unique location - peaceful yet close to town. With the Kinnessburn River Walk on your doorstep and a mere five minute walk into the centre of St Andrews, you can enjoy the best of both worlds.



Quiet luxury only five minutes from the heart of town...

Each home benefits from stylish and spacious open plan living accommodation as well as private terraces, generous external spaces, a private garage and secure outside storage.

The combination of imagination and practicality brings you new dimensions in convenience.

Buying at Kinness Brook is a statement of individuality and discernment. Each two and three bedroom home has been carefully designed to make modern living simple, relaxed and enjoyable. These highly energy efficient apartments feature flowing open layouts and thoughtful design details to create a truly contemporary lifestyle.



CGI illustration of development

L&S Homes

L&S Homes have built an enviable reputation for crafting elegant living spaces. Whether restorations, conversions or newbuild developments, the use of high quality materials, skilled craftsmen and imaginative design have been combined to create outstanding bespoke contemporary apartments. This outstanding quality ensures that every L&S Homes development is highly sought after.

Ryce Limited

Formed by James Ryce B.Sc., MRICS, Ryce Limited is based in Ceres, Fife and specialises in the delivery of unique high quality property solutions. All projects undertaken benefit greatly from the extensive experience of Ryce Limited as well as from their active involvement and hands on attention to every detail.



Apartment One.

Life with space in a tempting collection of only eight apartments...

Thoughtful design has produced distinctive interiors creating a reassuring rhythm from space to space and room to room.

The open plan kitchen and lounge are perfect for relaxing and entertaining while the spacious rooms are flooded with natural light helping you to refresh and reinvigorate your spirit. Beautifully appointed kitchens and bathrooms by Kitchens International and Laufen Pro create spaces with a quiet and understated appeal.

Specification

LAUFEN
Bathrooms Culture since 1872 | www.laufen.com

ki kitchens INTERNATIONAL

PORCELANOSA

Build Assure
Building with confidence

Build Assure is a member of
 The Federation of Master Builders 10 Year Warranty

Doors

- Internal doors and wardrobe doors will be oak veneer with painted white facings and complementary steel satin ironmongery
- Hardwood high performance entrance doors

Kitchens By Kitchens International

- Fitted with a range of high quality German units and worktops
- Choice of unit door finish available
- Complete with integrated electric oven, combi microwave and induction hob
- Dishwasher, washer/dryer and fridge/freezer included in all apartments
- Appliances by Bosch or equivalent
- Under unit lighting where applicable
- Glass splashback behind hob where applicable



Please Note: images and specification are for guidance only (external images from windows are not from this development). Please consult sales negotiator for actual fixtures and fittings.

Bathrooms / En Suites

- Choice of Porcelanosa tiling
- Laufen Pro sanitary ware or equal.
- Showers over all baths
- Ceramic wall tiling to baths and splash backs, fully tiled shower enclosure

Electrical

- All electrical face plates in satin chrome finish
- Sky + available subject to subscription
- LED downlighters throughout

Central Heating / Hot Water

- Efficient gas fired central heating with combi boilers to two bedroom apartments
- Pressurised hot water cylinders to all three bedroom apartments

Windows/Screens

- High performance double glazed timber windows and external French doors

Flooring

- Engineered flooring to public rooms
- Choice of quality wool carpet to bedrooms
- Co-ordinated floor tiles in wet rooms

Factoring

- All common areas will become the responsibility of a factor. A fee for these services will be payable.



Apartment Three.

The best is yet to come at Kinness Brook...

There is a relaxed natural quality to every Kinness Brook apartment, perfectly in keeping with its secluded setting. Living here you can enjoy a sense of calm, yet be only five minutes away from all the enjoyment and culture that life in St Andrews has to offer.

Outdoor space is the ultimate luxury and at Kinness Brook you are spoiled for choice.

French doors blur the boundaries of inside and out, private terraces provide quiet peaceful views, while a private gate to Kinnesburn leads you out onto the historic Lade Braes Walk.

Carefully landscaped outside space and a considered building plan create a sense of community without compromising privacy.



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Say hello to St Andrews, the historic home of golf...

One of Europe's finest towns, St Andrews is a place of history, learning and culture, a wonderful coastal resort, and the world's home of golf as well as being home to a charming array of exclusive bars, restaurants and independent shops. St Andrews University is Scotland's first university and the third oldest in the English-speaking world, founded in 1413. Over six centuries it has established a reputation as one of Europe's leading and most distinctive centres for teaching and research.

In St Andrews you can live every day to the full. There are countless events and festivals throughout the year celebrating the very best in local culture. It is a perfect town to wander

through and explore. The town centre is less than a mile across, with very few hills, making walking and cycling a pleasure.

Kinness Brook is perfectly situated for a wide range of outdoor pursuits. As well as The Royal and Ancient which is only a 10 minute walk to the Old Courses, there are another 10 golf courses, while the inspiring coastline is a haven for all kinds of wildlife, great and small.

Discreet and desirable, St Andrews is one of Scotland's most prestigious towns to call home. Well linked to Scotland's major cities, St Andrews is easy to reach by car, bus, rail or air while dozens of other villages, town and other attractions are just a short drive away.



Drive

- Perth - 35 miles (Approx 53 mins)
- Dundee - 13 miles (Approx 27 mins)
- Edinburgh - 50 miles (Approx 1hr 20 mins)

Air

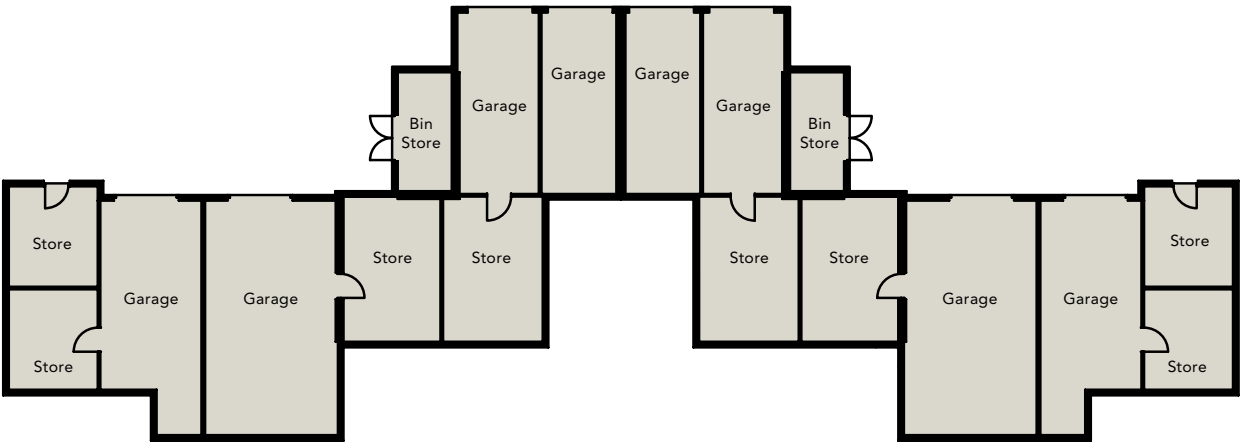
The closest airports to St Andrews which offer plenty of connections both nationally and internationally are:

- Aberdeen - 84 miles
- Edinburgh - 48 miles
- Dundee Airport - 15 miles

Rail

The nearest station is Leuchars a mere two miles away.





Each apartment boasts an allocated parking space as well as a private garage, while an additional secure and practical private outside store is the perfect place to store bikes, golf clubs etc.

With terrace access for all properties, Kinness Brook is the perfect place to treasure your outside space as much as your inside.

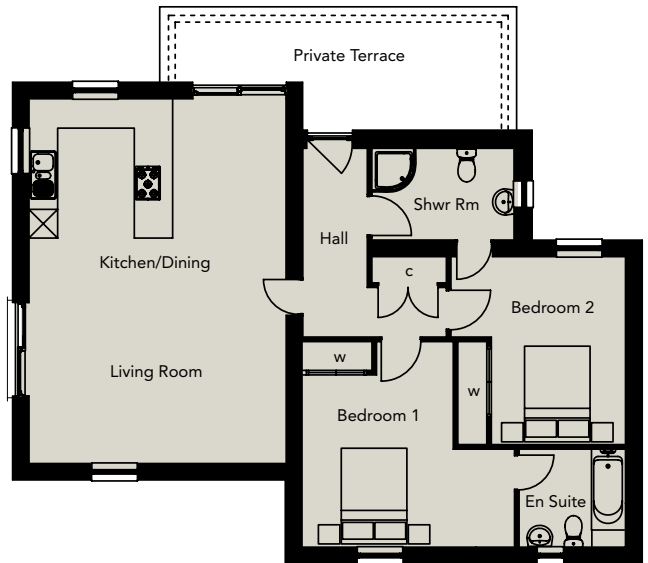
Credential Homes and Ryce Projects took considerable time and effort when designing and planning Kinness Brook to ensure that the development both complemented its immediate surroundings while taking every advantage of having the Kinnessburn River Walk on your very doorstep...

1st Floor Apartments



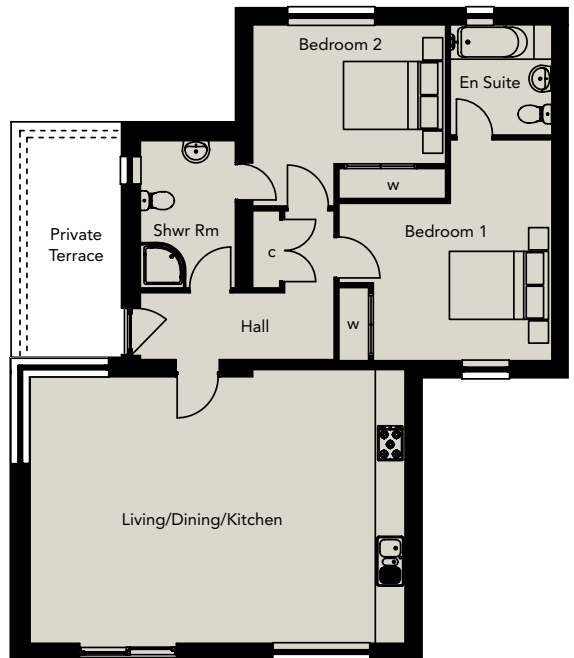
Apartment 1 & 7 (handed)

Dimensions	Metric	Imperial
Kitchen/Dining	5.3m x 3.0m	17'3" x 9'8"
Living Room	5.3m x 4.6m	17'3" x 15'0"
Bedroom 1	4.4m x 4.3m	14'4" x 14'1"
Bedroom 2	3.6m x 3.9m	11'8" x 12'7"
Shower Room	2.9m x 1.9m	9'5" x 6'2"
En-Suite	2.2m x 2.0m	7'2" x 6'5"

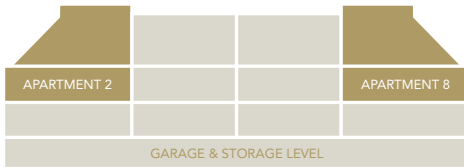
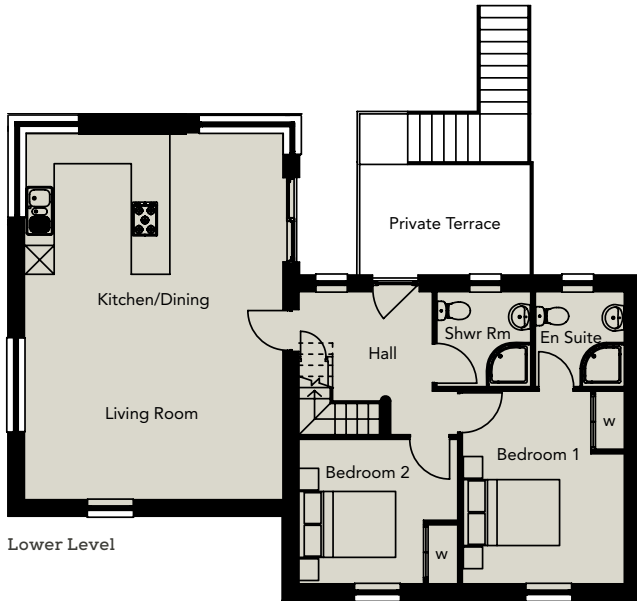


Apartment 3 & 5 (handed)

Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.5m x 5.5m	24'6" x 18'0"
Bedroom 1	4.3m x 4.4m	14'1" x 14'4"
Bedroom 2	3.9m x 3.6m	12'7" x 11'8"
En-Suite	2.0m x 2.2m	6'5" x 7'2"
Shower Room	1.9m x 2.9m	6'2" x 9'5"

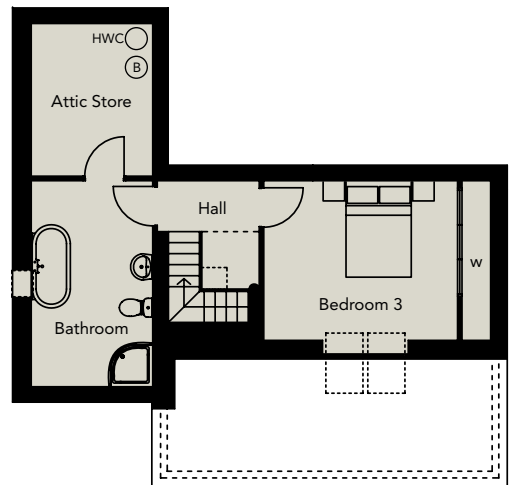


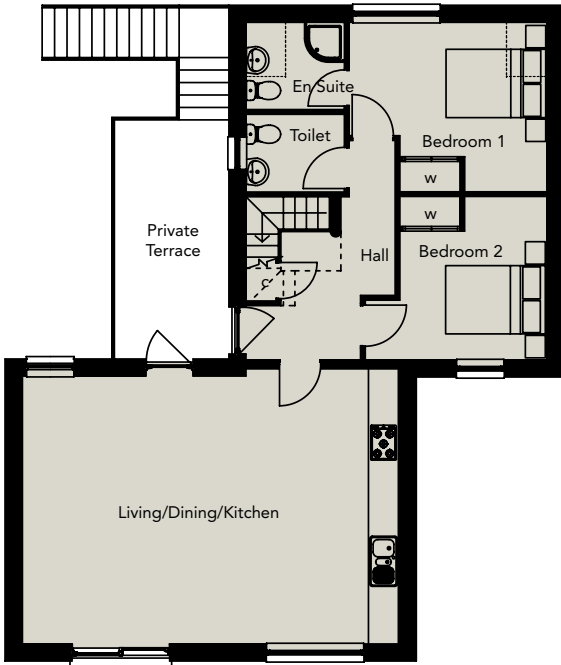
2nd & 3rd Floor Apartments



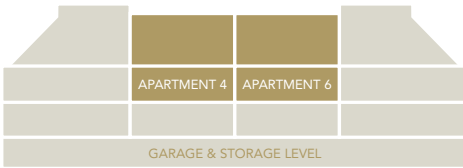
Apartment 2 & 8 (handed)

Dimensions	Metric	Imperial
Kitchen/Dining	5.3m x 3.0m	17'3" x 9'8"
Living Room	5.3m x 4.6m	17'3" x 15'0"
Bedroom 1	3.3m x 4.0m	10'8" x 13'1"
En-Suite	1.8m x 1.9m	5'9" x 6'2"
Bedroom 2	3.3m x 3.0m	10'8" x 9'8"
Shower Room	1.9m x 1.9m	6'2" x 6'2"
Bedroom 3	4.0m x 3.3m	13'1" x 10'8"
Bathroom	2.5m x 4.3m	8'2" x 14'1"
Attic Store	2.5m x 3.2m	8'2" x 10'4"



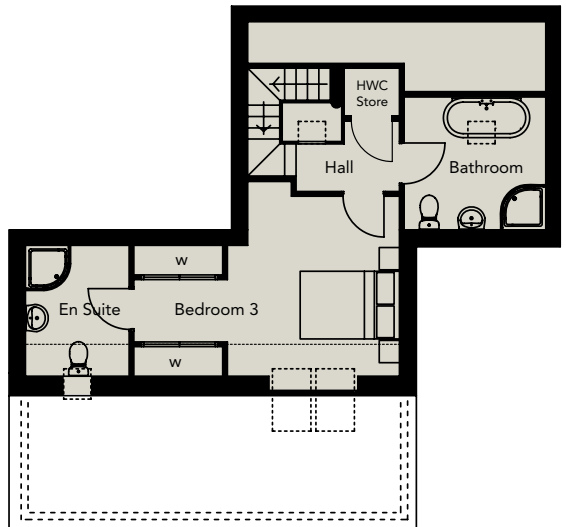


Lower Level

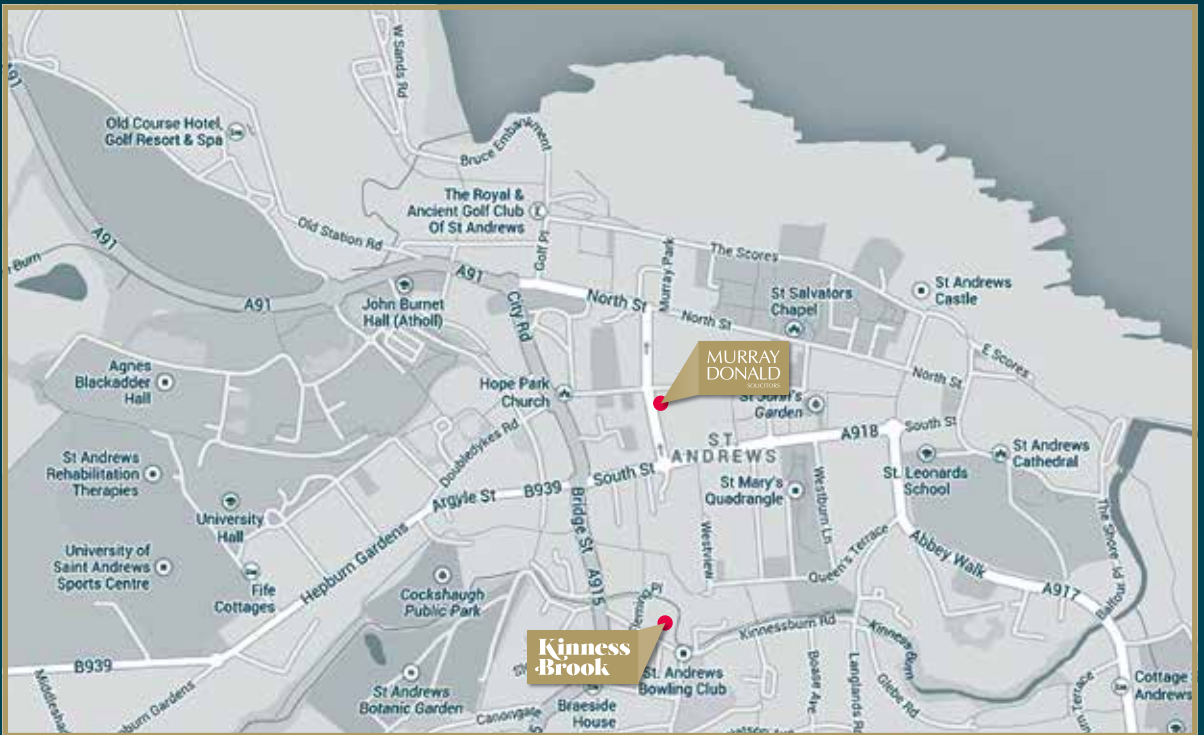


Apartment 4 & 6 (handed)

Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.5m x 5.5m	24'6" x 18'0"
Bedroom 1	3.9m x 3.4m	12'7" x 11'1"
En-Suite	1.9m x 1.7m	6'2" x 5'5"
Bedroom 2	2.9m x 3.2m	9'5" x 10'4"
Toilet	1.9m x 1.5m	6'2" x 4'9"
Bedroom 3	3.4m x 3.9m	11'1" x 12'7"
Shower Room	2.0m x 2.6m	6'5" x 8'5"
Bathroom	2.8m x 2.6m	9'1" x 8'5"



Upper Level



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Murray Donald Solicitors:

17-21 Bell Street,
St Andrews, Fife KY16 9UR
E: propertysales@murraydonald.co.uk
W: www.murraydonald.co.uk

Kinness Brook Development:

15 Kinnessburn Road,
St Andrews, Fife KY16 8AG

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www.kinnessbrook.co.uk