9, 10 and 12 West Burn Lane
St. Andrews, Fife
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St. Andrews, Fife, KY16 9UU
Dundee 14 miles, Perth 36 miles, Edinburgh 49 miles

Three superb new townhouses with private parking in the centre of St Andrews
Directions

Driving into St Andrews on the A91, carry straight on at the first roundabout and turn right at the second roundabout into City Road. Go straight on at the next roundabout and then turn first left at the West Port into South Street. Pass Madras College on the right and turn next right into Queen’s Gardens. Continue down Queen’s Gardens and turn left into Queen’s Terrace. West Burn Lane is on the left.

Situation

St Andrews is renowned worldwide as the ‘Home of Golf’. There are now seven golf courses under the management of the St Andrews Links Trust, including the Old Course, host to the 2015 Open Championship. There are many other golf courses in the area including the new courses at St Andrews Bay and Kingsbarns, and the courses at Elie, Crail, Leven and Lundin Links are all within easy reach.

St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards, and Dundee High School is within daily reach. The historic town has a good range of shops, hotels, restaurants and recreational and cultural facilities which include a cinema.

To the south of St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and sandy unspoilt beaches. Access by rail, road and air is good. Leuchars railway station (4 miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh and a sleeper service to London. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles. There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles).
**Description**

West Burn Lane offers a variety of exceptional new build homes set in the heart of St Andrews. With only three properties remaining there has been high demand for such high spec and centrally located accommodation.

9 West Burn Lane is a wonderfully light and airy open plan living space. The house has four bedrooms (one with an en suite shower room) and two bathrooms set over three storeys, giving both an eastern and southern aspect. The top floor has a wonderful open plan kitchen / dining / family room opening up onto an impressive roof terrace. The contemporary design makes the most of the internal space while the external space includes a private garden, a single garage and parking for two cars.

10 and 12 West Burn Lane are both modern family homes comprising four double bedrooms (one with en suite shower room), a family bathroom, a first floor living room and a ground floor kitchen / dining room. The latter opens up into a private garden to the rear. The spacious rooms are light and bright thanks to ample natural lighting.

**Specification**

**Construction**
- Steel frame structure with concrete floors
- Natural sandstone and brickwork walls
- Velfac aluminium glazed windows and doors (double or triple glazing)
- Zinc roof and gutters with roof glazing to specific units

**Kitchens**
- High gloss handle-less kitchen base and wall units
- Corian worktops with integrated sink and glass splashback panels
- LED under pelmet lighting and worktop power socket units
- Siemens integrated appliances including induction hob, extractor; oven, combi microwave, plate warming drawer; dishwasher; fridge and freezer

**Bathrooms**
- Ideal Standard white sanitary ware with chrome tap ware fittings
- Large format full height ceramic wall and floor tiling
- Electric under floor heat mat and heated towel rail
- Integrated mirror vanity units with LED under pelmet lighting
- Shaver socket point and integrated downlighter lighting

**Storage**
- Integrated wardrobe units with sliding doors and shelving system
- Utility cupboards with Siemens washing machine and tumble dryer

**Services**
- Gas boiler system providing central heating and hot water
- Individual intruder alarms.
- Satellite / TV wiring system with communal satellite dish
- AV, Cat 6, hdmi, sound wiring in principal rooms
- Telephone points to lounge and bedroom 1, central Wi-Fi hub
- External power points, lighting and water tap point to gardens

**General**
- 10 year Premier Guarantee Warranty to all units
- Private parking for two cars with integral garage
- Paving and soft landscaping to all garden areas
10 & 12 West Burn Lane,
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Gross internal area (approx)
172.52 sq.m (1857 sq.ft)
(Including Garage)

For Identification Only. Not To Scale.

Ground Floor

First Floor

Second Floor

Garage
4.85 x 4.79
15'11" x 15'9"

Kitchen/Dining Room
5.36 x 3.67
17'7" x 12'1"

Bedroom 1
4.40 x 2.59
14'5" x 8'6"

Bedroom 2
3.00 x 3.00
9'10" x 9'10"

Bedroom 3
3.47 x 3.09
11'5" x 10'2"

Bedroom 4
5.00 x 2.95
16'5" x 9'8"

Ensuite Shower Room

Lounge
5.96 x 3.65
19'7" x 12'

Hall

WC

Utility

WM

B

Hall

Bathroom
**General Remarks**

**Services**
Mains water, gas, electricity and drainage.

**Local Authority**  
Fife Council

**EPC Rating**  
Band B

**Servitude rights, burdens and wayleaves**
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Offers**
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit**
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

**Viewing**
Strictly by appointment with Savills - 0131 247 3700.

**Important Notice**
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.