

**New Park Place Development  
Hepburn Gardens  
St Andrews**



Plot No	Bedrooms	Price
Plot 1	6 Bedrooms	<b>SOLD</b>
Plot 2	6 Bedrooms	<b>RESERVED</b>
Plot 3	6 Bedrooms	<b>SOLD</b>
Plot 4	6 Bedrooms	<b>RESERVED</b>
Plot 5	6 Bedrooms	<b>SOLD</b>
Plot 6	6 Bedrooms	Fixed Price £955,000
Plot 7	6 Bedrooms	Fixed Price £935,000

**Viewing & Enquiries**

Email [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk)

Ref No: 13771

**Thorntons**   
*Let's get a move on!*



NEW PARK PLACE





Photography of House Type 1 – Plot 7

## LUXURIOUS, DETACHED VILLAS OFFERING FLEXIBLE AND SPACIOUS ACCOMMODATION OVER THREE LEVELS WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT

New Park Development, St Andrews is located within a very attractive and desirable, prime residential area of St Andrews. This small development is close to the Lade Braes woodland walk and lies approximately one mile from the historic town centre. The architectural design of the properties blends attractively with the Hepburn Gardens neighbourhood and offers superb, extremely spacious accommodation on three levels.

The development consists of 7 beautifully designed properties, built with care by S. Ewing & Son.

Last two remaining - Plots 6 & 7 - House Style 1 consists of:-

### **Ground Floor Level:**

entrance vestibule, cloakroom, hallway, living room, dining room, breakfasting kitchen, utility room, study and WC.

### **First floor:**

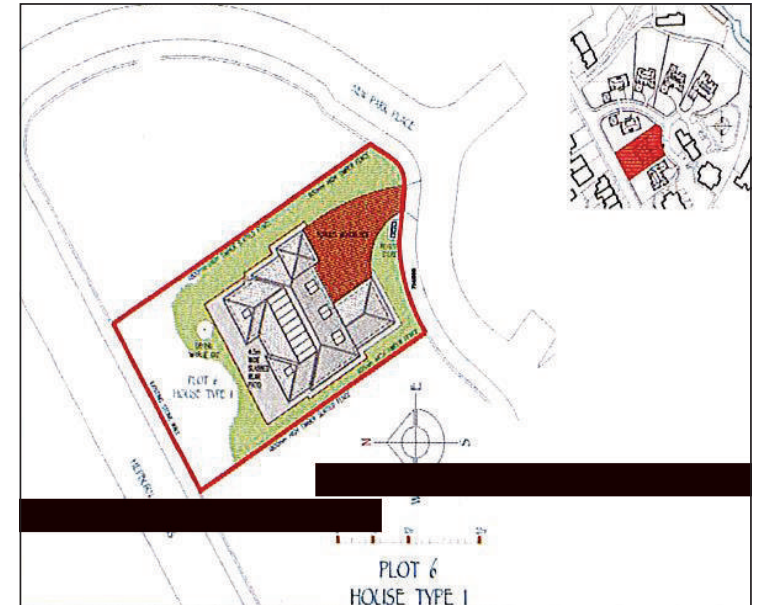
master bedroom with en-suite, bedroom three with en-suite, plus a further two bedrooms and family bathroom.

### **Second floor:**

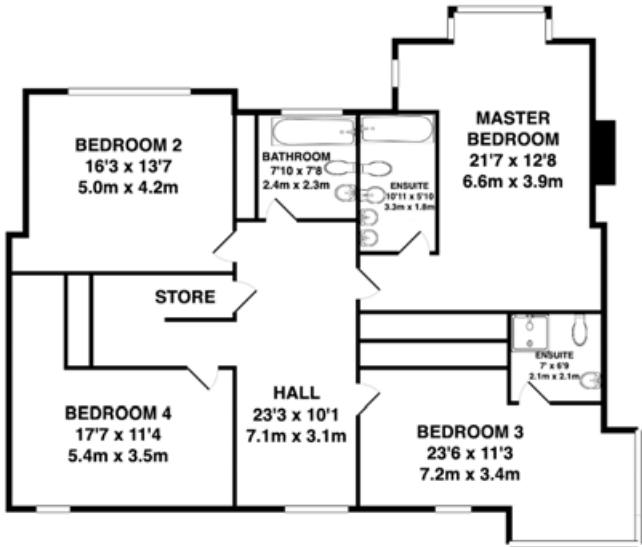
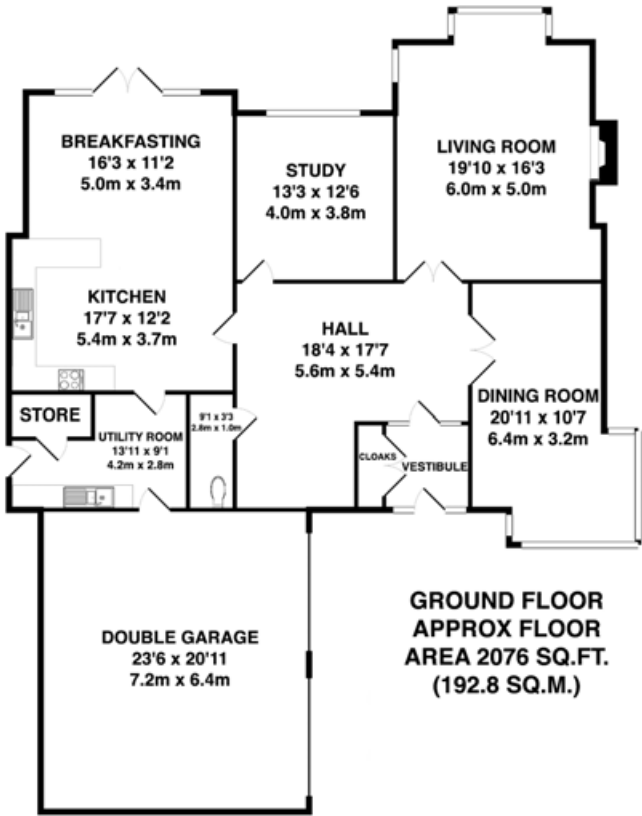
bedroom five with en-suite, bedroom six, bathroom and work- room.

There is also an integral double garage and garden areas as indicated on the site plans. There is a mono-block area to the front of each of the properties.

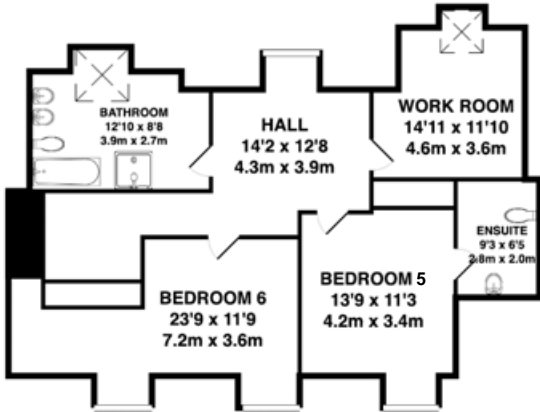
Plot 6 is yet to be built. Plot 7 is complete and available to view.



**HOUSE TYPE 1,  
AVAILABLE ON PLOTS 6 & 7, APPROX. 429M<sup>2</sup>**



NB - FOR PLOT 7 ONLY, A JACK & JILL SHOWER ROOM IS NOW PROVIDED BETWEEN BEDROOM 2 & 4.  
4'17 x 8'2  
12.7m x 2.5m



NB FOR PLOT 7 ONLY, A SHOWER ROOM IS NOW PROVIDED INSTEAD OF THE BATHROOM SHOWN HERE.  
4'29 x 10'  
13.0m x 3.0m

**TOTAL APPROX. FLOOR AREA 4619 SQ.FT. (429.1 SQ.M.)**

## NEW PARK STANDARD SPECIFICATION

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### **BUILDING METHOD**

The properties are constructed with a fully certified structural kit (as supplied by Scofframe) with cavity wall construction. The inner leaf of the cavity wall will be finished with white colour render on traditional blockwork to the external skin and finished with Hazledeen stone plinth course, sills, lintels and features. The roofs will be finished with Natural Slate and Zinc Flashings and lead work to the flat roof areas. Heron external door with three point locking system.

### **INTERNAL STAIRCASE**

With solid oak Newels, spindles and handrail.

### **INTERNAL DOORS**

Pre finished oak veneered internal doors. Ten pane safety glass doors.

### **KITCHEN**

The kitchen is of a quality design manufactured by ELS of Glasgow. The units are of solid timber construction with a matt painted finish. The work surfaces are of high quality silestone quartz. Appliances by Neff include the oven, hob, microwave, dishwasher and extractor hood. Samsung American ice water fridge freezer. The design incorporates attractive splashbacks, lighting and storage solutions. Flooring tiled to complement kitchen fixtures.

For Purchasers achieving reservation and concluded on contracts prior to the build schedule progressing beyond the point of ordering, there will be the opportunity to choose kitchens and sanitary ware from the developer's designated supplier. All agreed changes would require to be paid for at the point of ordering.

Once the build schedule of any property has progressed beyond the point of ordering, no further changes or upgrades may be accepted.

### **UTILITY ROOM**

With ample units and work surface, integrated washing machine, tumble dryer, sink and taps. Flooring to complement the utility room fixtures.

### **ENTRANCE VESTIBULE**

Floors tiled with modern contemporary tiles.

### **BATHROOMS**

All sanitary ware and vanity units are of a quality design and construction finished in white and supplied by Crest of Glasgow. All bathrooms and shower rooms offer floor tiles and wall tiles to full height throughout.

### **FLOORING GROUND AND UPPER FLOORS**

The purchasers may choose their flooring finish, on the ground floor, to a value the equivalent of a solid hardwood oak. Floor tiling is pre-installed to kitchen, utility and vestibule areas.

### **WARDROBES**

Pre finished oak veneered doors. Shelving and chrome hanging rails.

### **ELECTRICAL**

Stainless steel sockets throughout with LED stainless steel downlighters to all areas. Security alarm, telephone sockets, smoke, heat and CO2 detection systems. Externally there is discreet lighting.

### **HEATING**

Underfloor heating supplied to ground and first floor with Vokera Vision boilers. Gas central heating provided to top floor by way of traditional radiators.

### **DECORATION**

All walls and ceilings painted with two coats of paint in neutral contemporary colours.

All skirtings and facings finished in neutral satin finish.

### **Double Garage**

Generous sized garage with electrically operated double door.

### **GARDEN**

There are areas of hard and soft landscaping as reflected on the site plans and a mono- block driveway is provided to the front of each property. A patio area is provided to the rear of each property.

### **STRUCTURAL INSURANCE POLICY**

A 10 year CRL Management Ltd Structural Insurance Policy is provided with each property.

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Photography of House Type 1 – Plot 7







Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar |  
Montrose | Kirkcaldy | Perth | St Andrews

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