



Thorntons 
The right way to move

10 The Square Green,

4th Floor Penthouse
Apartment, Kinnessburn Road,

St Andrews, KY16 8TW



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This exceptional move-in-ready contemporary luxurious penthouse apartment forms the gem of the exclusive Square Green development. This property is ideally situated within easy reach of the historic heart of world-renowned St Andrews. The Square Green property is located next to the picturesque Kinnessburn and overlooks St Andrews Bowling Club. With exquisite attention to detail in every aspect of this penthouse and finished to an impressive standard throughout, this property includes integrated INDESIT appliances that are hidden discreetly within the cabinetry of the kitchen, white louvred shutters in the hallway and both bedrooms, oak engineered flooring throughout, and a completely renovated new patio with patio stone. The property offers a superb open-plan living space with dual-aspect floor-to-ceiling windows with door leading onto the stunning east and south-facing private rooftop terrace, making it the ideal spot for alfresco dining and enjoying the views over the bowling Green and towards the town centre. Two generous double bedrooms designed to create a restful retreat with large bespoke built-in wardrobes, modern bathrooms, with the ensuite enjoying a spa-like rainfall shower.

Features

- Move-in ready Luxury top-floor penthouse apartment
- Superb location within easy reach of St Andrews town centre and the world-famous Old Course
- Bright open-plan lounge, dining area and contemporary kitchen
- Large private roof terrace with panoramic rooftop views
- Two spacious double bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- High-specification integrated kitchen with island unit
- Dual aspect floor-to-ceiling windows providing a sense of openness and light
- Beautifully decorated in a serene colour palette
- Two private parking spaces in prime location right next to the building entry door
- Expansive spotlighting offers brilliantly well-lit living spaces
- Both bathrooms feature built-in cabinet storage space
- Completely renovated new patio with patio stone



"Exclusive move-in-ready penthouse
living in historic St Andrews with
private
rooftop terrace and outstanding
lifestyle appeal."





The property benefits from two private parking spaces, primarily located directly at the entrance door to the building. The apartment combines luxurious modern living with a highly desirable location, making it an ideal permanent residence, second home or investment.

For golf enthusiasts, the property is particularly appealing. Situated within the highly coveted Residents Links Ticket postcode and only a short distance from the world-famous Old Course and the many championship courses St Andrews has to offer, it provides an excellent base for golfers wishing to enjoy one of the world's premier golfing destinations. Edinburgh and Glasgow airports are easily accessible from the ideal location of this property.

Please note that most of the furniture and furnishing are available through separate negotiation. The turnkey features of this stunning move-in ready penthouse property, include the opportunity of the beautiful, nearly new home furnishings to be considered into the property purchase. These include Old Course Hotel new patio furniture, new mattresses, soft leather sofas, modern mirrored wardrobes, lamps and timelessly elegant glass dining table and chairs, coffee tables and bedside tables.

This gem of a property additionally boasts the streamlined opportunity to expand the square footage of the unit, offering unique floorplan flexibility.

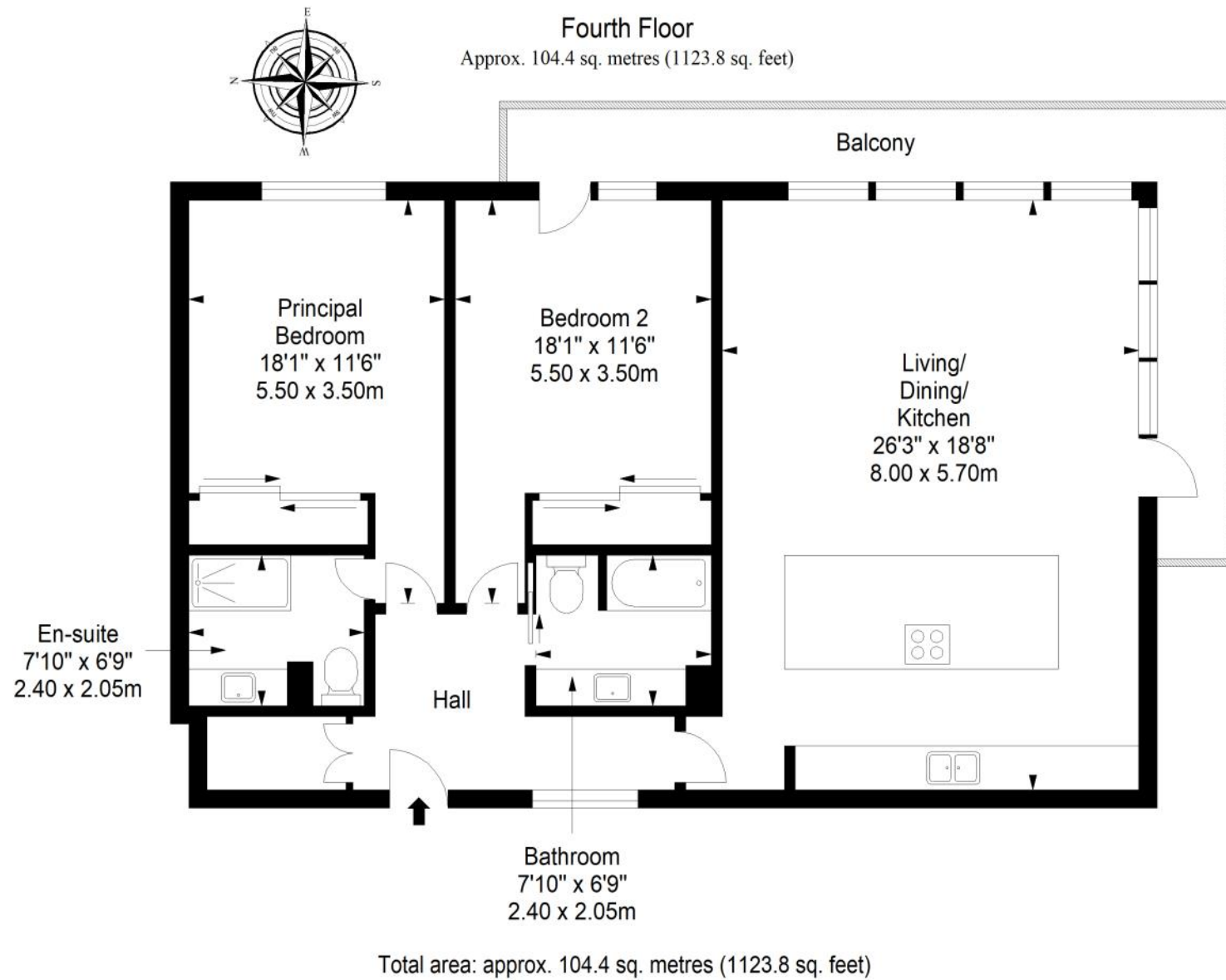




St Andrews

St Andrews is a place where golf is woven into the fabric of everyday life. Set on Scotland's rugged east coast in Fife, the town is celebrated as the Home of Golf, with over 600 years of golfing history centred on its famous linksland. The legendary Old Course sits at the heart of the town, where rolling fairways, iconic landmarks such as the Swilcan Bridge and Hell Bunker, and the imposing Royal & Ancient clubhouse create one of the most recognisable sporting landscapes in the world. Today, St Andrews Links encompasses multiple public courses, making it the largest public golf complex in Europe. The surrounding coastline offers an exceptional collection of championship courses. Kingsbarns Golf Links, just a short drive south, combines dramatic clifftop views with immaculate conditioning, while Dumbarnie Links showcases sweeping sea vistas and wide, playable fairways. Further afield, world-renowned venues such as Carnoustie and Crail add to the region's reputation as one of the finest destinations. The setting is equally compelling away from the fairways. Golden beaches stretch alongside the courses, with West Sands providing a spectacular backdrop of dunes. Medieval streets, the ruins of St Andrews Cathedral and Castle, independent cafés, traditional pubs and the historic University of St Andrews create a town that blends sporting heritage with centuries of Scottish history and culture. The result is a destination unlike anywhere else. St Andrews is positioned for bus services connecting to Dundee and Cupar. Leuchars railway station, just a short drive away, offers mainline services to Edinburgh. Road links via the A91 and A92 provide access throughout Fife and beyond.

Floorplan





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