

22

L A D E B R A E S
S T A N D R E W S



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LOCATION

The apartments at 22 Lade Braes are situated just a few minutes walk to the centre of town. They are accessible from The Lade Braes, a popular woodland walk around St Andrews. The town's famous golf courses are within easy reach, as are it's beautiful beaches and other attractions. 22 Lade Braes offers a quality lifestyle in an ideal location.



DESIGN

The development of eight contemporary properties offers a choice of six two-bedroom apartments and two luxury penthouses, one of which has three bedrooms, the other four.

The ground floor apartments boast large south facing terraces with a second terrace to the north. The two exceptional penthouses provide enhanced living space with raised ceiling heights and balconies with views over the town.

Each property boasts large, south facing open-plan living areas with panoramic windows, along with beautiful kitchens featuring quartz worktops and built in appliances from leading manufacturers. Practical utility cupboards and generous storage is provided to ensure that these apartments are not only beautiful but are also designed to cater for modern living.

All apartments have at least one luxury en-suite shower room and a separate bathroom with quality fittings and tiling. The penthouse bedrooms are all en-suite. Considerable emphasis has been placed on sustainability and ensuring these new homes are amongst the most efficient.

Heating and hot water is provided using an energy-efficient air source system. Windows and patio doors are aluminium clad triple glazed and the roof is a sedum green living roof. External walls are mainly natural stone with panels of metal cladding and render.

Secure covered private parking spaces are provided below the apartments. Lift access is also provided to all the apartments accessed off the main stairwell. Apartments 1 and 4 have their own front door access.



COMPUTER GENERATED IMAGE

ST ANDREWS

St. Andrews is the seat of one of the most renowned Universities in the world, and it is also a wonderful, friendly place to live. The town is really easy to get around and is centred on three main streets where you'll find a great choice of independent shops, quirky cafes, traditional pubs and fine restaurants. You can also enjoy fine dining and luxury spa facilities at the town's many high-class hotels.

Amongst St. Andrews' other attractions are a lively independent cinema and a thriving theatre, arts and music scene. There are also lots of fascinating historic buildings to explore, including the town's famous pier and the ruins of its medieval cathedral and castle. St. Andrews is a golfing mecca, offering seven public courses, including the Old Course, arguably the most famous golf links in the world. There are lots of other sports facilities to enjoy, including the East Sands Leisure Centre and pool.

The countryside around St. Andrews is as rich in attractions as the town. These include the beautiful coastal villages of Crail and Anstruther, where you can enjoy award-winning fish and chips. The city of Dundee is also close by, offering great shopping and night life.



The Old Course, St Andrews



St Andrews Coastline



University of St Andrews

SPECIFICATION

At Headon Developments we actively encourage our purchasers to personalise their apartments. We offer choices of kitchen units, worktops, tiling, sanitary ware, wardrobe doors and wall colours.

Building Envelope

The outer leaf of the external walls are constructed predominantly in natural stone, with selected areas of metal cladding and render. The windows and patio doors are Scandinavian triple glazed with aluminium cladding. The main roof area is a Sedum green living roof, with plants that absorb rainwater and to minimise surplus water entering the drainage system.

Kitchens

All kitchens will be from leading manufacturers and will incorporate the following integrated appliances;

- Oven with built-in microwave
- Quartz worktops and upstands
- Fridge / freezer
- Under mounted stainless-steel sink
- Island units will form part of the kitchen design
- Additional single oven
- Induction hob
- Dishwasher
- Extractor

Shower Rooms & Bathrooms

Shower and bathrooms will feature high quality contemporary sanitary ware from leading manufacturers. High pressure water efficient showers will be fitted as standard. Quality shower and bath screens and tiling to floors and walls within wet areas will be provided.



Utility Cupboards

A useful utility cupboard is provided with plumbing and space for a washer/drier (appliance not supplied).

Decoration

Walls and ceilings will be painted with two coats of emulsion, internal MDF skirtings' and facings will be painted with eggshell. Internal doors, including wardrobe doors, will be prefinished by manufacturers. External elements will be low maintenance with windows being aluminium clad.

Internal finishes

White flush internal doors with white painted MDF skirtings and facings to create a simple and contemporary feel. The wardrobes will provide hanging and shelf space with sliding doors from a range of designs. Door handles will be brushed stainless steel.

Electrical and Lighting

A generous provision of electrical outlets will be provided, with recessed LED ceiling lighting within shower rooms and kitchen area. Pendant light fittings in other areas. Hard-wired smoke detectors will be fitted. The visible faceplates in the lounge/kitchen area will be brushed stainless steel. A door entry system will be provided for secure access to the apartments. An electric communal car charging point will be fitted within the garage. A master BT point plus further extension point will be provided and TV points will be installed in the lounge and bedrooms.

Hot Water and Heating

Heating and hot water is provided by means of an air source system which incorporates external units and integrated internal unit/hot water storage cylinder. Apartments will have underfloor heating. The system can be operated remotely through a smart phone app to allow control of heating and hot water when away from the home.

Gardens and Communal Areas

Apartments 1, 2 and 3 will benefit from terraces front and rear. There will be communal landscaped areas around the development for the enjoyment of all properties. A secure bin, cycle and golf club store will be provided within the garage area. Apartments 1 & 4, have access directly from Lade Braes Walk while the remaining apartments can be accessed from Lade Braes or via the garage. The communal entrance and stairwell will be carpeted and mailboxes are provided for each apartment at the front door.

Parking

Each apartment will have 1 parking space with 4 additional visitors spaces for the development. Access to the lift is from the main door off Lade Braes or from the garage.

Factoring

A factor will be appointed by Headon Developments to maintain the common areas comprising the car parking area, communal landscaped areas, walkways, steps and railings, lift, common staircase, communal lighting and drainage pumps. Factoring by Headon Developments will continue until the last apartment is sold. Thereafter a residents meeting will be called and, as set out in the deed of conditions, the residents will form a committee and take over the factoring of the development.

Warranty

The apartments are NHBC registered providing their 10-year Build mark warranty.



ABOUT **Headon**

Headon have been building new homes for over 30 years. In that time the company have won many awards for the design and quality of their homes. An uncompromising desire to build environmentally efficient, sustainable, new homes combining the advanced technologies with a mix of traditional and contemporary materials and finishes of the highest quality undoubtedly contributes to the excellent reputation the company has earned over the decades.





COMPUTER GENERATED IMAGE

FLOORPLANS

RESERVED



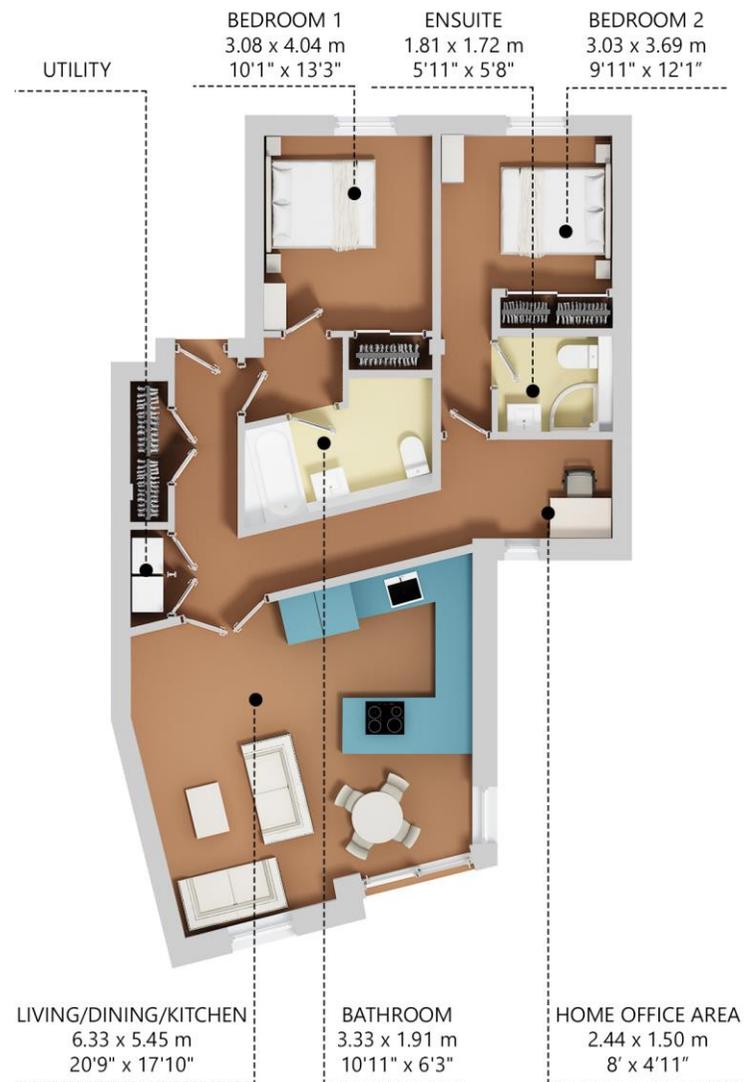
APARTMENT 1
GROSS INTERNAL
FLOOR AREA: 958 SQ. FT / 89 SQ M

RESERVED



APARTMENT 2
GROSS INTERNAL
FLOOR AREA: 969 SQ. FT / 90 SQ M

RESERVED



APARTMENT 3
GROSS INTERNAL
FLOOR AREA: 958 SQ. FT / 89 SQ M

RESERVED



APARTMENT 4
GROSS INTERNAL
FLOOR AREA: 883 SQ. FT / 82 SQ M

RESERVED



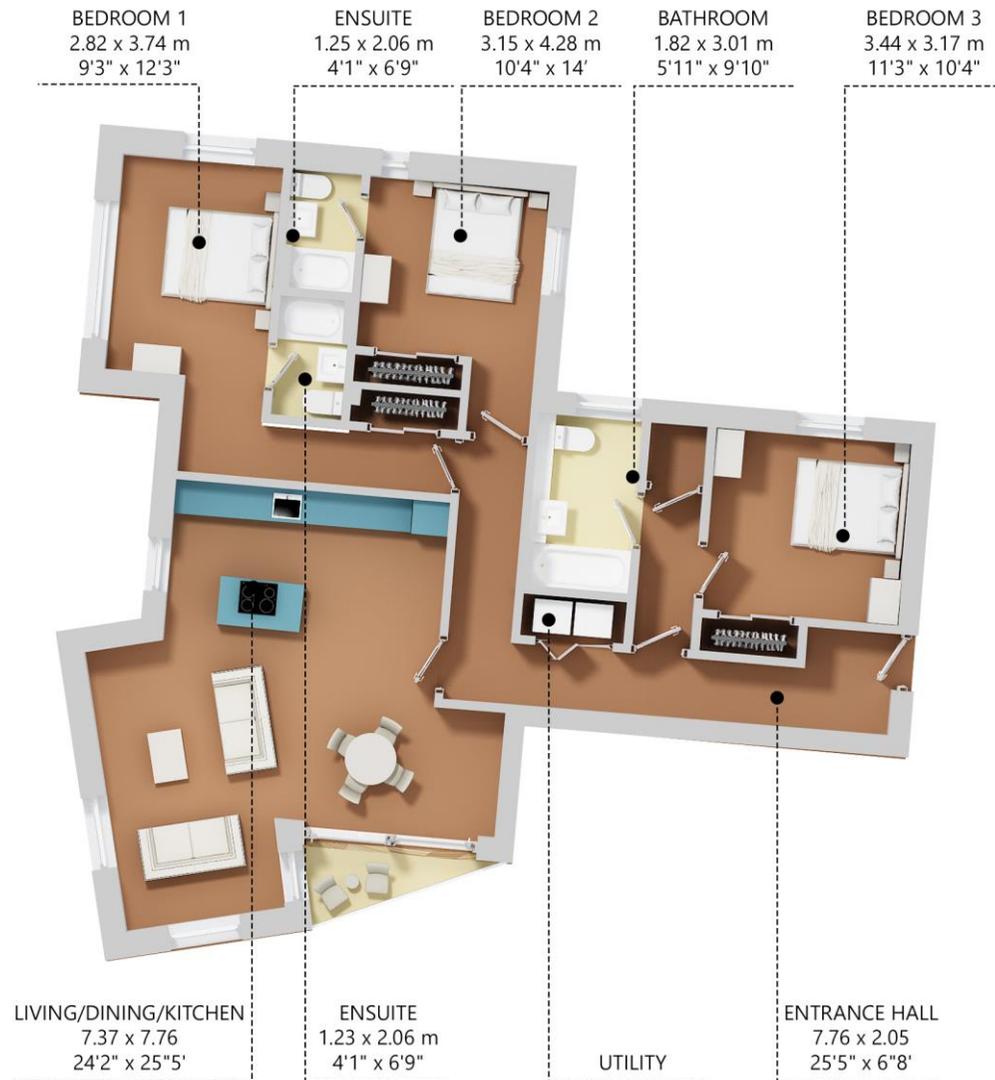
APARTMENT 5
GROSS INTERNAL
FLOOR AREA: 969 SQ. FT / 90 SQ M

APARTMENT 6



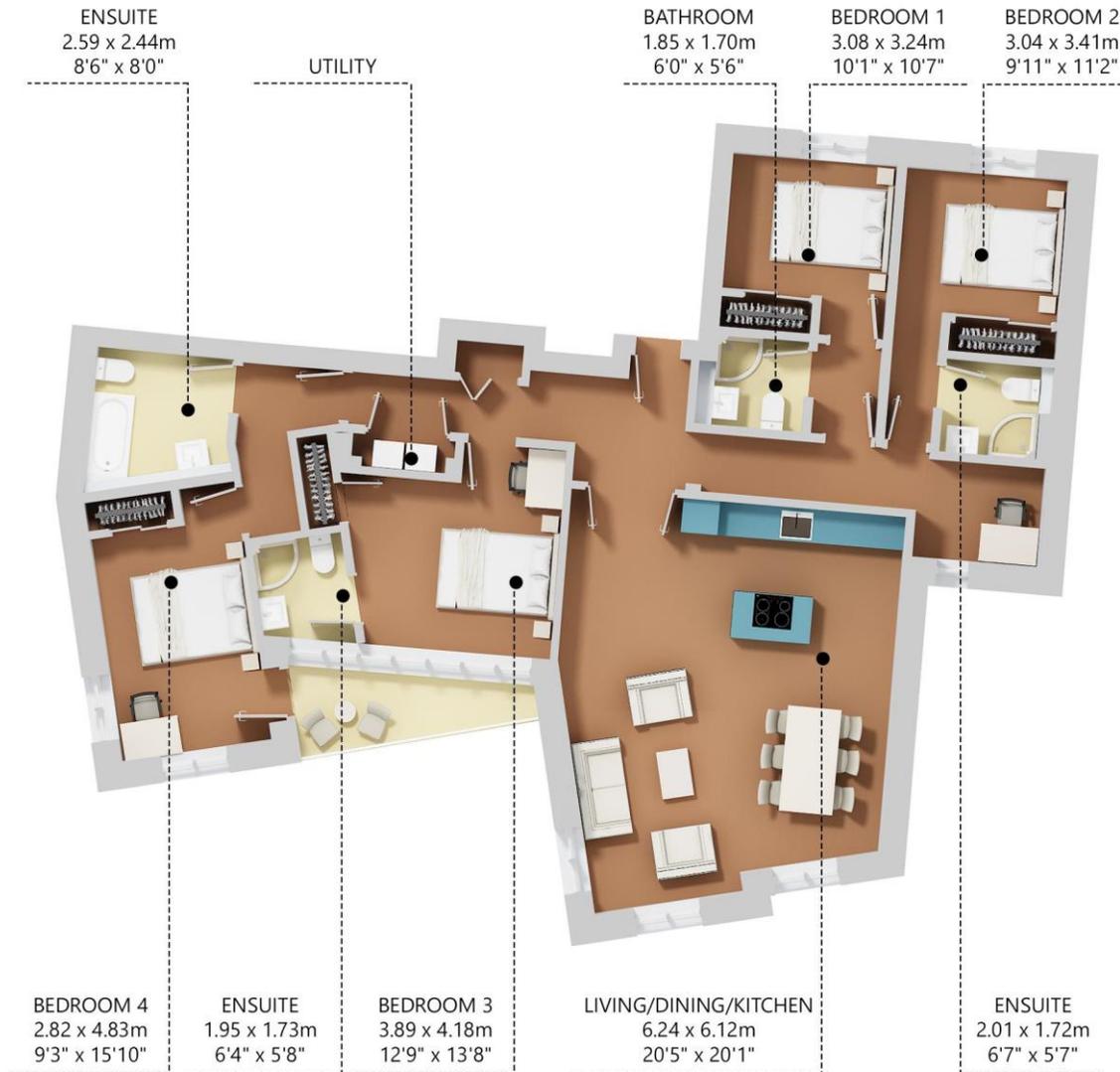
APARTMENT 6
GROSS INTERNAL
FLOOR AREA: 958 SQ. FT / 89 SQ M

RESERVED



APARTMENT 7
GROSS INTERNAL
FLOOR AREA: 1,238 SQ. FT / 115 SQ M

RESERVED



APARTMENT 8
GROSS INTERNAL
FLOOR AREA: 1,518 SQ. FT / 141 SQ M



ALL SALES ENQUIRIES:

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MISREPRESENTATIONS

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name 22 Lade Braes is the marketing name for the development. The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agent before making a purchasing decision. The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of the developer, but only to a similar or higher standard. Consequently, these plans do not form part of any contract.