BRAEBURN

at St Andrews West

Headon

BRAEBURN

An extraordinary neighbourhood is taking shape. Be a part of it.

LIVING AT WEST ST ANDREWS

ST
ANDREWS
WEST

Foreword

As St Andrews West continues to evolve, I feel immense pride in what has been a decades-long commitment to deliver a sustainable, interconnected, and community-focused expansion of St Andrews.

Step by step, we've been building the vision we set out to achieve, one that places longevity and thoughtful design at it's centre. As we begin Braeburn, that commitment remains unchanged. Every detail, from the materials we select, to the time invested in design and planning, reflects our belief in creating homes and places that will endure for decades to come.

Through close collaboration with trusted partners, we have sought to create a neighbourhood that is inclusive, vibrant, and designed for the future. We consider St Andrews West a legacy project and a rare opportunity to impact positively on the historic development of the town.

This neighbourhood will stand as a reflection of the creativity, care, and diligence of all those involved. After nearly 40 years of building in and around St Andrews, Headon have developed a deep connection to this town. We are pushing every aspect of our work to the highest standards to ensure Braeburn and St Andrews West will support a thriving community for years to come.

Joe Headon

Chairman and CEO, Headon

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View looking East on Oliphant Lane at Braeburn

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St Andrews

St Andrews

Balgove Larder Farm Shop

Market Street

West Sands Beach

University of St Andrews

Leuchars Train Station

Old Course

Botanic gardens

Pitenweem

Eden Mill Distillery

Cambo House & Estate

Seafood Ristorante

Madras Rugby Club

A Vibrant town, Buzzing with Activities

St Andrews truly offers everything on your doorstep, from exceptional dining and independent shopping to sport and rich cultural experiences.

- Sport
- Local Activities
- Culture & Heritage
- Travel
- Food & Drink

A rich history

Located on Scotland's east coast, St Andrews is a charming coastal town steeped in centuries of history. Renowned worldwide as the Home of Golf and home to the prestigious University of St Andrews, the town combines rich heritage with a vibrant, cosmopolitan atmosphere. Set against a backdrop of medieval architecture and sweeping sea views, residents enjoy a unique blend of historic charm and modern coastal living. St Andrews also benefits from excellent transport links to Scotland's capital, Edinburgh and beyond to Perth and Dundee, offering residents connectivity and tranquility.

Where the rhythm of daily life is shaped by the coast - morning walks on golden beaches, fresh sea air, and breathtaking views. St Andrews provides the perfect setting to recharge and enjoy the outdoors year-round.

One of Scotland's most desirable coastal towns

"St Andrews remains one of Scotland's most consistently sought after destinations, underpinned by its global profile, exceptional amenities and the steady demand generated by the University and the towns world renowned golf heritage."

George Lorimer, Director, Rettie

The Home of Golf

Recognised around the world as the Home of Golf, St Andrews holds a unique place in the history of the game. Golf has been played here for over 600 years, with the game taking shape on these historic links along the coast. At the heart of it all lies the legendary Old Course at St Andrews, one of the oldest and most iconic courses in the world, where the traditions and spirit of golf continue to thrive.

At the heart of golf in St Andrews is a buzzing community of golfers of all ages and levels. There are five clubs established across town, each offering a warm, welcoming atmosphere for members and visitors. Whether it's a casual round, competition, celebration, or time spent in the clubhouse, the spirit of community is ever present.

Residents at St Andrews West are eligible to apply for a Links ticket

*subject to criteria being met

St Andrews remains at the very centre of sport globally, hosting the prestigious Alfred Dunhill Championship each year. A tournament that brings together world-class professionals, A-list stars and golf enthusiasts for a week of exceptional competition and entertainment set against the town's iconic links.

The town is also already preparing for the highly anticipated return of the British Open in 2027, one of the most historic and revered competitions in sport.

A place to learn and grow

Education in St Andrews is a key part of the town's appeal, making it an attractive setting for families looking for academic excellence within a safe, community-focused town. St Andrews offers a strong selection of primary schools, as well as, two secondary schools.

St Leonards

Lawhead Primary

Home to the world's third oldest University

Founded in 1410, University of St Andrews is Scotland's first University and the third oldest in the English speaking world. Renowned for its academic excellence, it is consistently ranked among the top universities in Europe for research, teaching quality, and student satisfaction.

The University brings a vibrant, international energy to St Andrews, attracting students and academics from across the globe. More than just a place of study, St Andrews University is a community rich in character and alive with unique traditions. From the May Dip at Sunrise on the North Sea to the lively Raisin Monday.

A high street full of character

At the heart of St Andrews lies its charming and vibrant high street, offering an exceptional mix of independent boutiques, well-known brands, and everyday essentials. From artisan bakeries and cosy cafés to quality restaurants and local delicatessens, the town provides a rich and varied lifestyle right on your doorstep.

Discover fresh produce and culinary treasures. Start your day at Balgove Farm shop or grab a coffee and fudge donut from Fishers & Donaldson.

Shop local and discover a thriving collection of independent retailers, including Spoiled Life, bustling with the latest fashion and homeware.

St Andrews West

Vision

The Vision for St Andrews West has evolved over almost 20 years. Working in partnership with The University of St Andrews, Headon has sought to deliver a vibrant, new, sustainable quarter to St Andrews. Designed with a long-term commitment to the town and its community, St Andrews West brings together contemporary homes, green spaces, and local amenities to form a thriving, well-connected neighbourhood.

Blending modern design with the traditional character of St Andrews, this mixed-use development offers a welcoming environment where people can live, work and connect.

An extraordinary neighbourhood is taking shape. Be a part of it.

ST ANDREWS WEST

UNIVERSITY SPORTS CENTRE
MADRAS COLLEGE
THE SQUARE
RESIDENTIAL
HOTEL
RETAIL
LAWHEAD PRIMARY SCHOOL
BRAEBURN

St Andrews West is already shaping a vibrant new community. Blending offices, retail, new homes, and green spaces at the heart of St Andrews. Welcome to a new quarter. A growing neighborhood. An exciting chapter for St Andrews.

WEST Grocers
WEST News
WEST Andrews

Meet our newest neighbours

The vision for St Andrews West has already delivered significant positive benefits for the town.

Work is well underway at St Andrews West on the new **Global Headquarters for The R&A**, marking a significant milestone in both the organisation's future and the wider development. The striking four-storey building, ideally locates close to the world-famous Old Course, will feature modern, collaborative workspaces, meeting areas, and underground parking, designed to support innovation and connectivity. Once complete, it will serve as the central hub for the R&A's global operations, underlining a long-term commitment to the St Andrews West vision.

Home to businesses of all sizes, St Andrews West LLP has been pleased to support a start-up business, **Tiny Gyms,** a local start-up redefining fitness with 24/7 private workout spaces, by providing the opportunity to test and develop an innovative new gym concept including.
Now open.

An exciting chapter of growth for St Andrews

An impressive new building opened in 2022 for **Madras College**. The new campus has brought together junior and senior schools after decades of split learning. The clever use of space and light creates the best conditions possible for quality learning and teaching and the purpose-built classrooms are all fully equipped with the most up-to-date technology.

William Gibson Trust and The Scotsman Group have completed work on **Gibson Trust Care Home** at St Andrews West and officially opened its doors to residents last summer. Relocating from an outdated facility on Argyle Street, the 40-bedroom, fully en-suite home has been carefully designed to support comfort and wellbeing, with inviting communal spaces and landscaped gardens.

All of these outcomes have been made possible through a shared vision, a strong understanding of the town's needs, and close collaboration with the local community.

Braeburn

Welcome to Braeburn

A collection of one to four bedroom homes defined by quality materials, considered design, and detailed craftsmanship. Every home has been thoughtfully planned to balance functionality and comfort, creating calm, understated spaces that feel effortless.

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Drone shot of Braeburn looking North East

Site Plan

Houses

ROWHOUSE
mid terrace

3 bedroom
125.9 sq m | 1355 sq ft

LINKSHOUSE
end terrace

4 bedroom
168 sq m | 1808 sq ft

MEWS
semi-detached

3 bedroom
185.7 sq m | 1999 sq ft

DURA
detached

4 bedroom
235.1 sq m | 2530 sq ft

Duplexes

FISHER
ground floor

1 bedroom
A 62.6 sq m | 674 sq ft
B 55.9 sq m | 602 sq ft

2 bedroom
A 98.9 sq m | 1065 sq ft
B 92.3 sq m | 993 sq ft

FISHER
masionette

2 bedroom
A 116 sq m | 1248 Sq ft
B 119.7 sq m | 1288 sq ft

Apartments

Campbell House

2 bedroom
A 87.9 sq m | 946 sq ft
B 105.7 sq m | 1138 sq ft

The Corner

1 bedroom
63.9 sq m | 688 sq ft

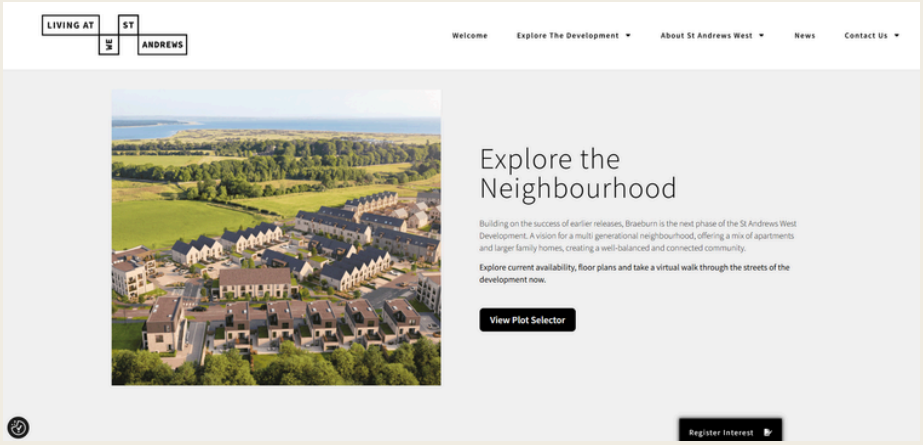
2 bedroom
A 91.6 sq m | 985 sq ft
B 95.5 sq m | 1027 sq ft

The site plan is indicative only and subject to change

Interactive Map

Step Inside Braeburn

Explore the masterplan for Braeburn and view current availability using our interactive development map. This intuitive home-finding tool allows you to view individual homes, compare house types and floorplans, and gain a better understanding of the development.

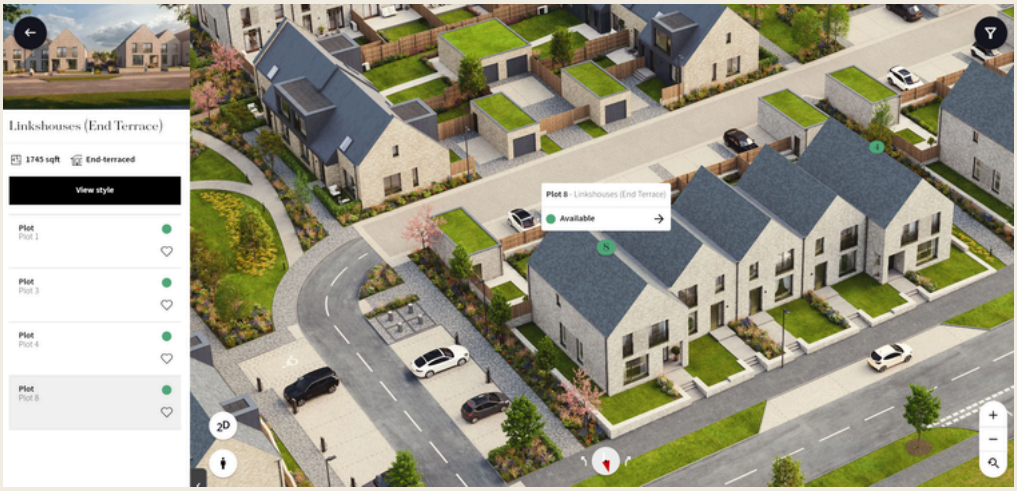


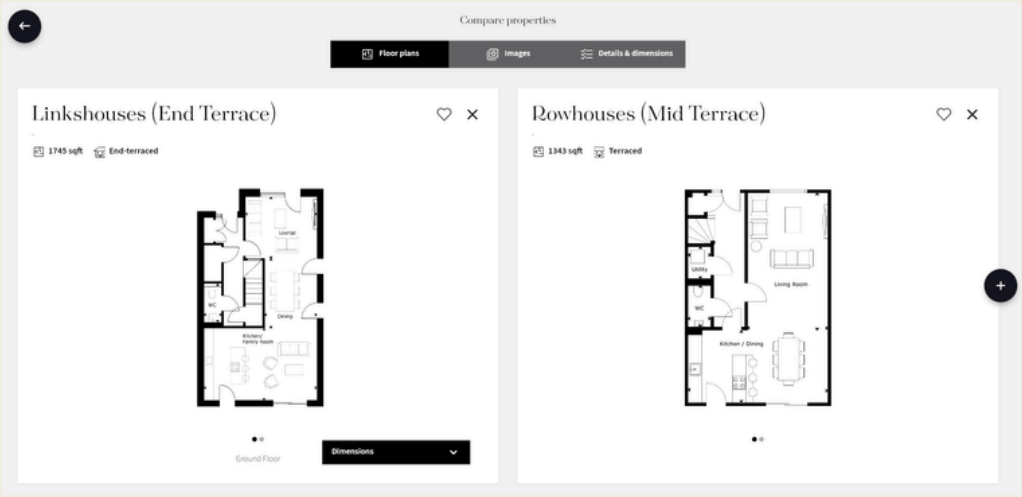
Step inside the development and explore Braeburn at street level, with full 360-degree views that bring the surroundings to life. It offers a realistic sense of space, scale, and setting - helping you truly visualise what life at Braeburn will look and feel like.

View the development now

Via our website or by scanning the QR code.

View House Types





Compare Floorplans

Take a Virtual Tour

Computer generated Images - For Illustrative purposes only
View looking toward Rowhouses and Linkhouses from Bell Brae Road

BRAEBURN

Situated moments from the coast, and town centre, Braeburn forms part of St Andrews West, a development that has quickly become one of the most iconic and desirable addresses in the area.

Named after the Gaelic brae, meaning hill and it's unique position between the Swilken Burn and Kinness burn, Braeburn offers those who live here an elevated living experience.

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View looking West on Wyntoun Road

Computer generated Images - For Illustrative purposes only

View looking towards the Dura House Type from Wyntoun Road

Braeburn has been carefully designed to reflect the overarching vision for St Andrews West, combining contemporary living with a strong sense of place, aligned with the character and setting of St Andrews.

The development aims to create a thriving, multigenerational neighbourhood, offering a diverse mix of homes designed to suit a wide range of homeowners, from apartments to large family homes.

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View looking towards Fishers from Campbell House

Interior Spaces

Rowhouse - Living Room

Quiet Luxury.
Refined Quality.

The Apartments - Bedroom

Step into Braeburn where interior spaces have been designed to reflect modern, contemporary living, where style and functionality come together seamlessly. Generous proportions, high ceilings, and an abundance of natural light create bright, open spaces, that feel both welcoming and refined. Open plan living/dining areas are thoughtfully designed for both relaxation and entertaining, offering a sense of flow and flexibility. Kitchens combine sleek finishes, while bedrooms provide calm, restful retreats with carefully considered storage solutions.

Every detail has been purposefully curated to deliver an elevated and effortless living experience.

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Apartments - Living Room

Computer generated Images - For Illustrative purposes only

Rowhouse - Kitchen/Dining Area

LAINGS
Inspiration to Installation
KITCHENS | BATHROOMS | BEDROOMS
ESTABLISHED 1862

Computer generated Images - For Illustrative purposes only

The Heart of the Home

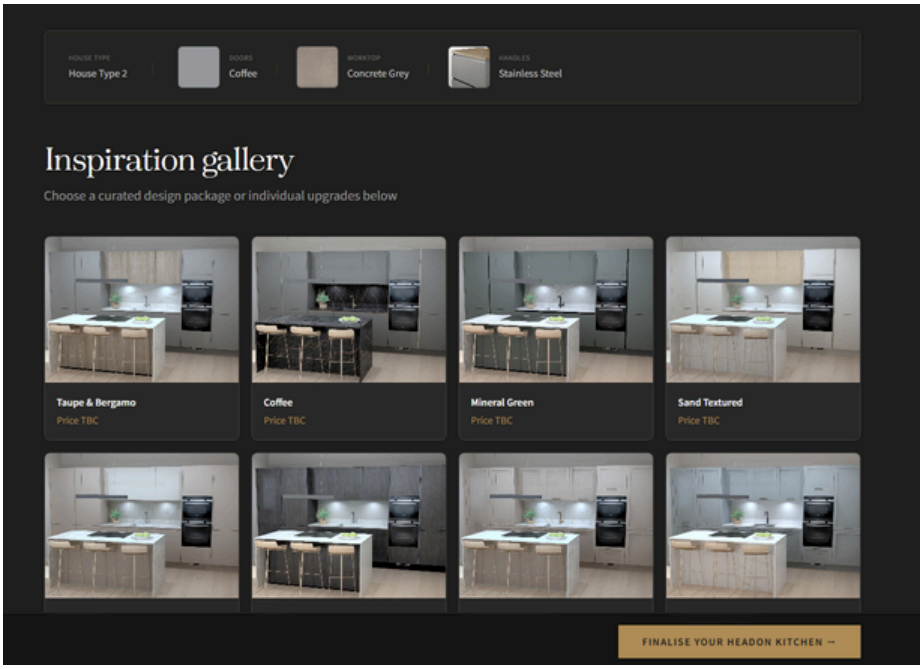
Headon is delighted to be working in partnership with Laings, a fellow family business with a long history of delivering the finest kitchens across Scotland and beyond. Like Headon, Laings pride themselves on exceptional craftsmanship, customer service and delivering a truly personal service.

Each home features beautiful German-engineered kitchen furniture, Siemens appliances, and elegant quartz worktops. Every element has been carefully selected to ensure both quality and function. The result is a space that not only looks refined but works effortlessly for everyday living.

Build your Kitchen

Headon is delighted to offer you the opportunity to personalise your kitchen. Choose from a selection of doors, worktops, and handle finishes, or explore the inspiration gallery to select from a range of curated design packages.

You can also enhance your space with a choice of upgrades, including Quooker taps and elegant waterfall gables, allowing you to create a kitchen that is both distinctive and perfectly tailored to your home.



Bring your Kitchen to life

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Rowhouse - Kitchen/Dining Area

Computer generated Images - For Illustrative purposes only

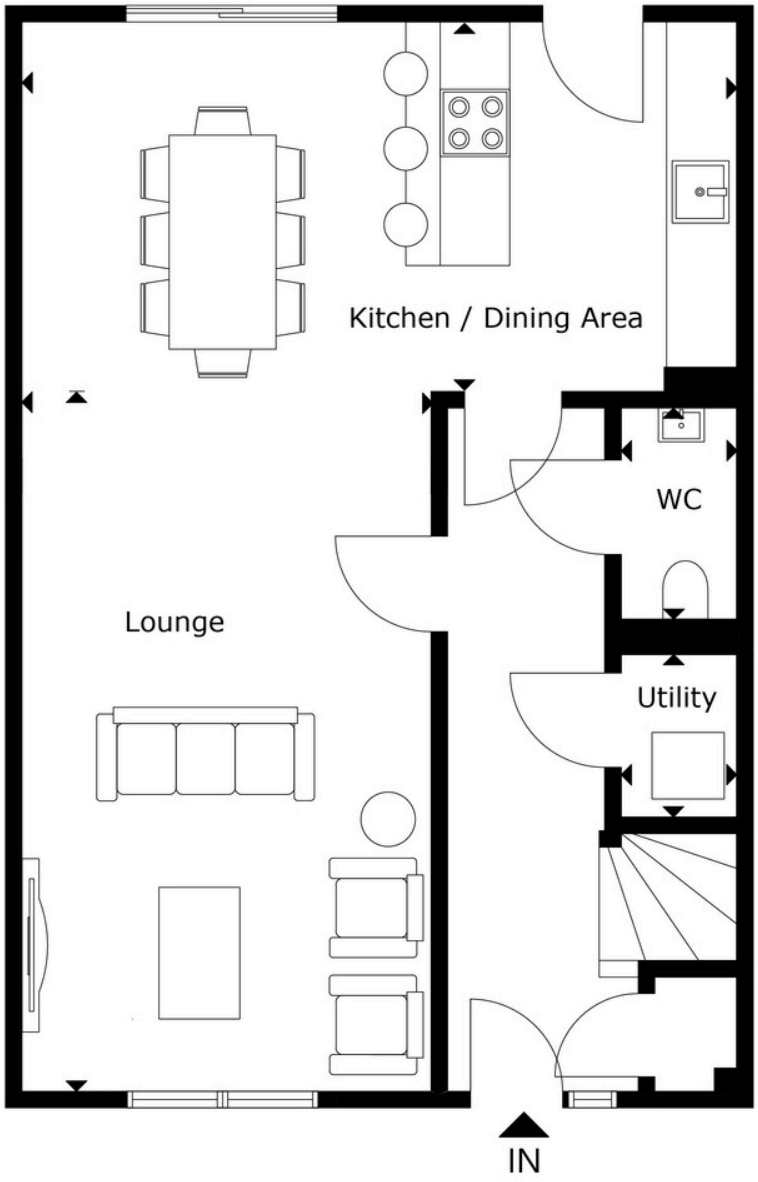
Linkshouse - Kitchen/Family Area

Specifications and Floorplans

Rowhouse

3 Bedroom | 2 Storey House | Mid terrace

Properties 2, 5, 6, 7, 31, 32, 33, 34, 58, 59

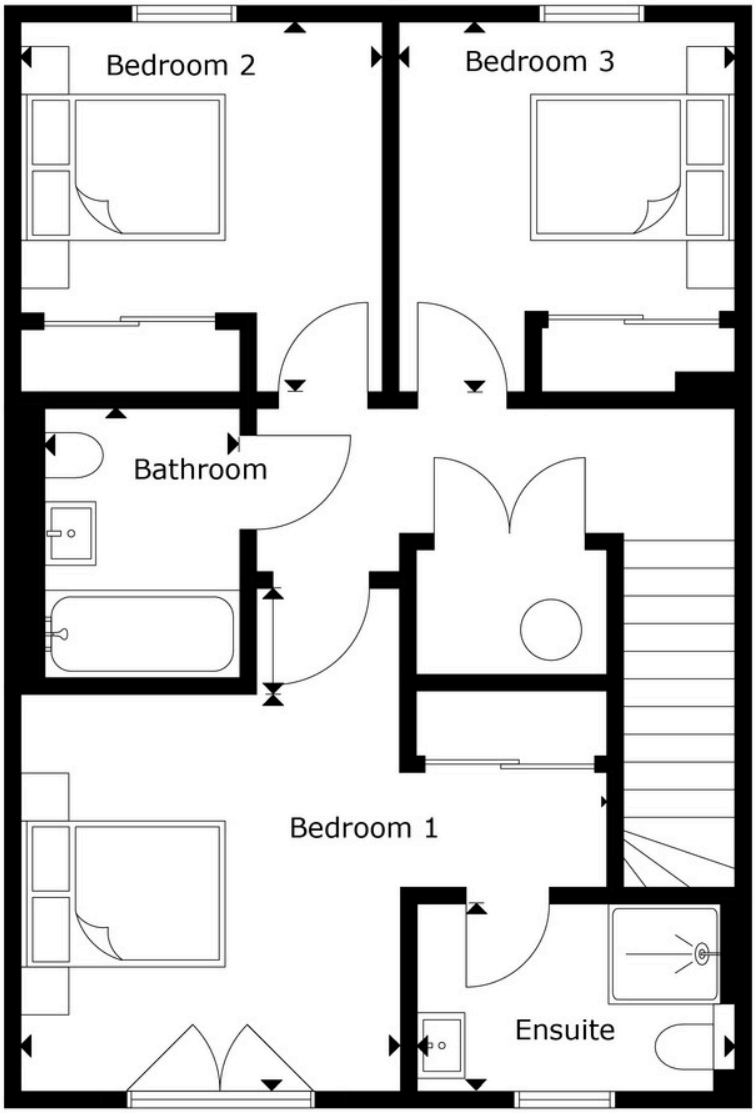


GROUND FLOOR

Kitchen/Dining Area	21' 2" x 11' 1"	6.45m x 3.38m
Living Room	12' 2" x 20' 10"	3.70m x 6.34m
WC	3' 5" x 6' 4"	1.05m x 1.94m

Plans are not to scale. All measurements are approximate room dimensions.

INTERNAL AREA
125.9 sq m
1355 sq ft



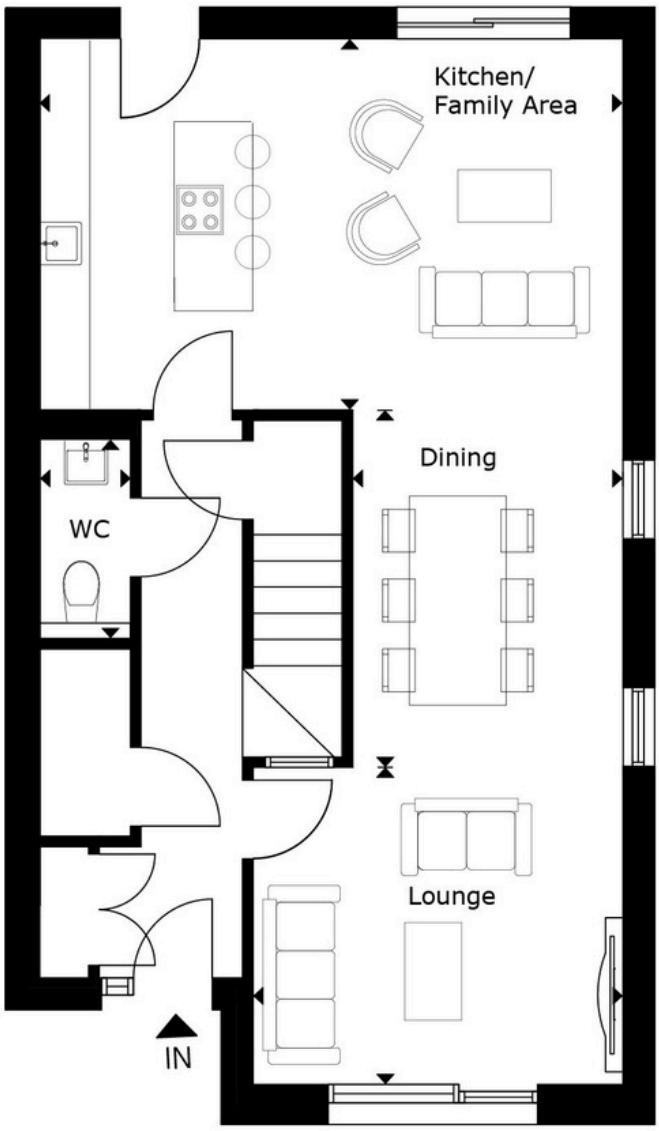
FIRST FLOOR

Bedroom 1	11' 3" x 11' 11"	3.43m x 3.63m
Ensuite	9' 6" X 6' 0"	2.90m x 1.82m
Bedroom 2	10' 9" x 11' 1"	3.28m x 3.39m
Bedroom 3	10' 0" x 11' 1"	3.05m x 3.39m
Bathroom	6' 7" x 8' 1"	2.00m x 2.46m

Linkshouse

4 Bedroom | 2 Storey House | End terrace with Garage

Properties 1, 3, 4 ,8,

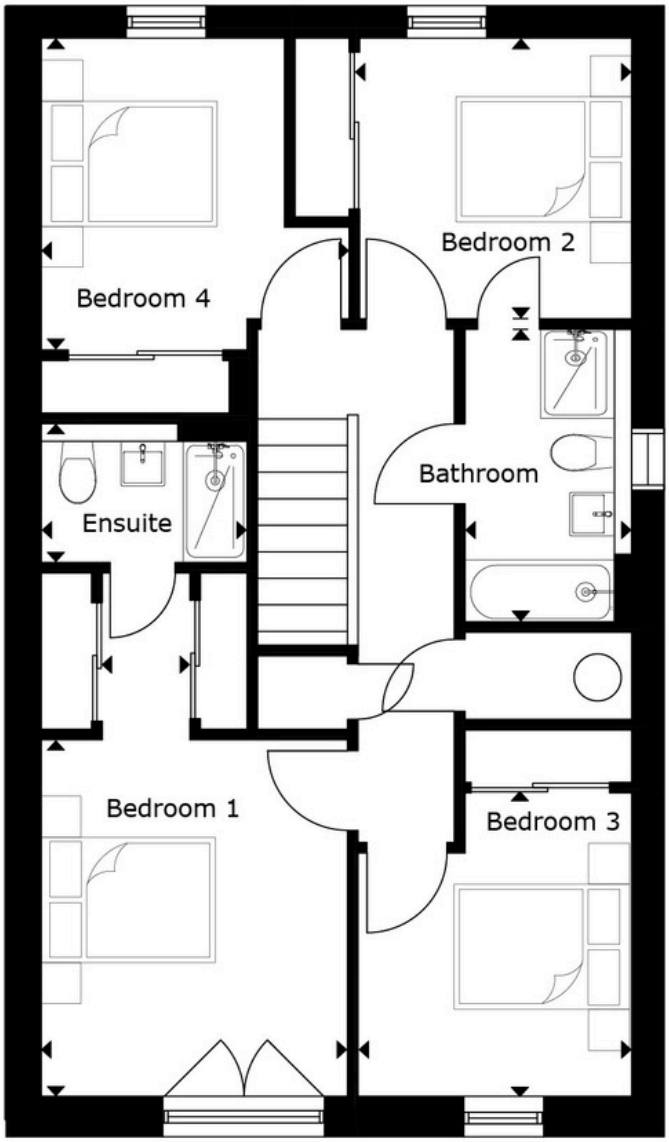


GROUND FLOOR

Kitchen/Family Area	22' 9" x 14' 2"	6.94m x 4.32m
Dining Room	10' 9" x 13' 11"	3.27m x 4.24m
Lounge	14' 6" x 12' 4"	4.43m x 3.75m
WC	3' 8" x 7' 9"	1.12m x 2.35m
Garage	10' 2" x 23' 5"	3.09m x 7.13m

Plans are not to scale. All measurements are approximate room dimensions.

INTERNAL AREA
168 sq m
1808 sq ft



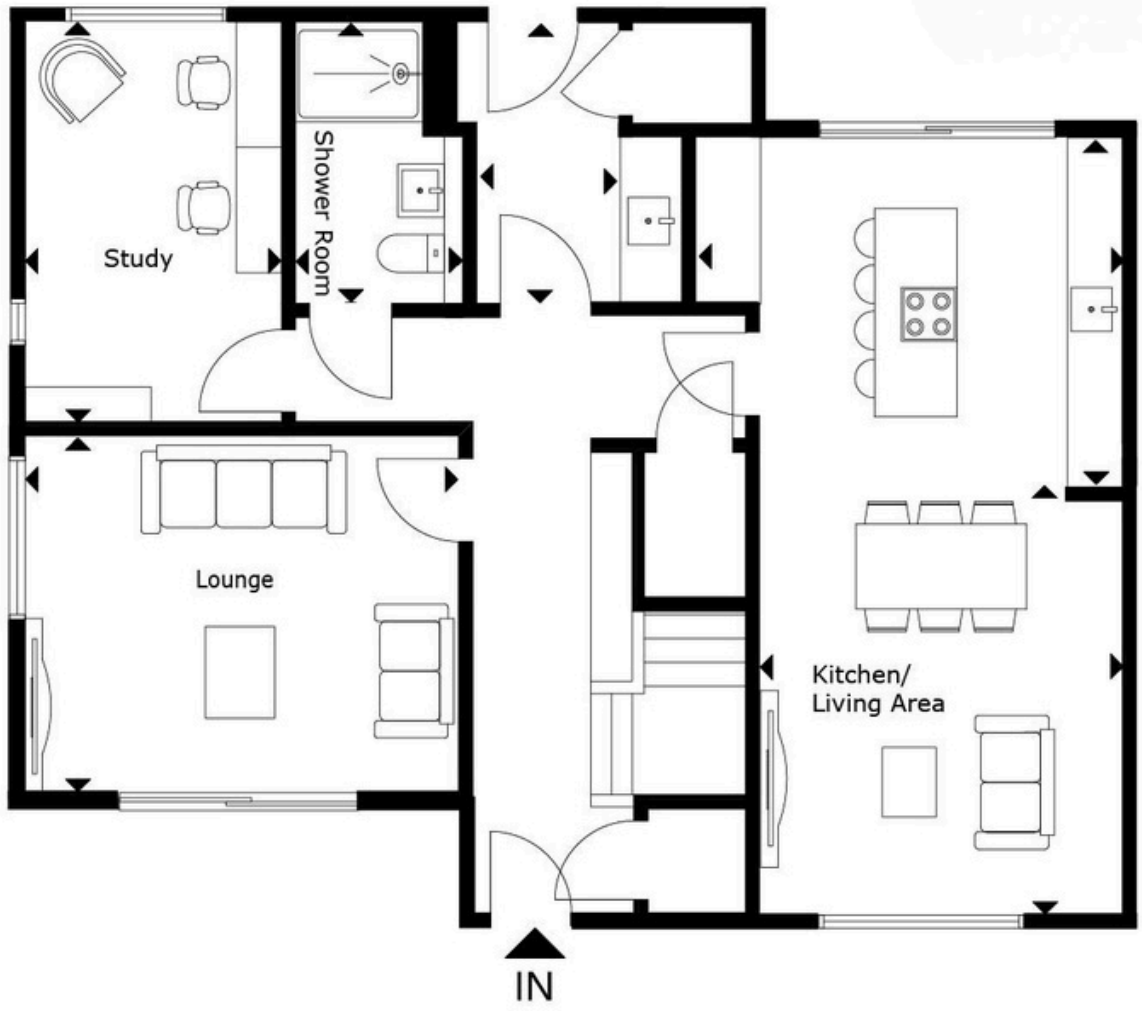
FIRST FLOOR

Bedroom 1	11' 8" x 13' 8"	3.56m x 4.16m
Ensuite	7' 10" x 5' 3"	2.39m x 1.60m
Bedroom 2	10' 10" x 10' 8"	3.29m x 3.26m
Bedroom 3	10' 9" x 11' 7"	3.27m x 3.54m
Bedroom 4	11' 7" x 11' 11"	3.53m x 3.62m
Bathroom	6' 7" x 11' 2"	2.00m x 3.41m

Mews

3 Bedroom | 1.5 Storey House | Semi Detached with Garage

Property 9

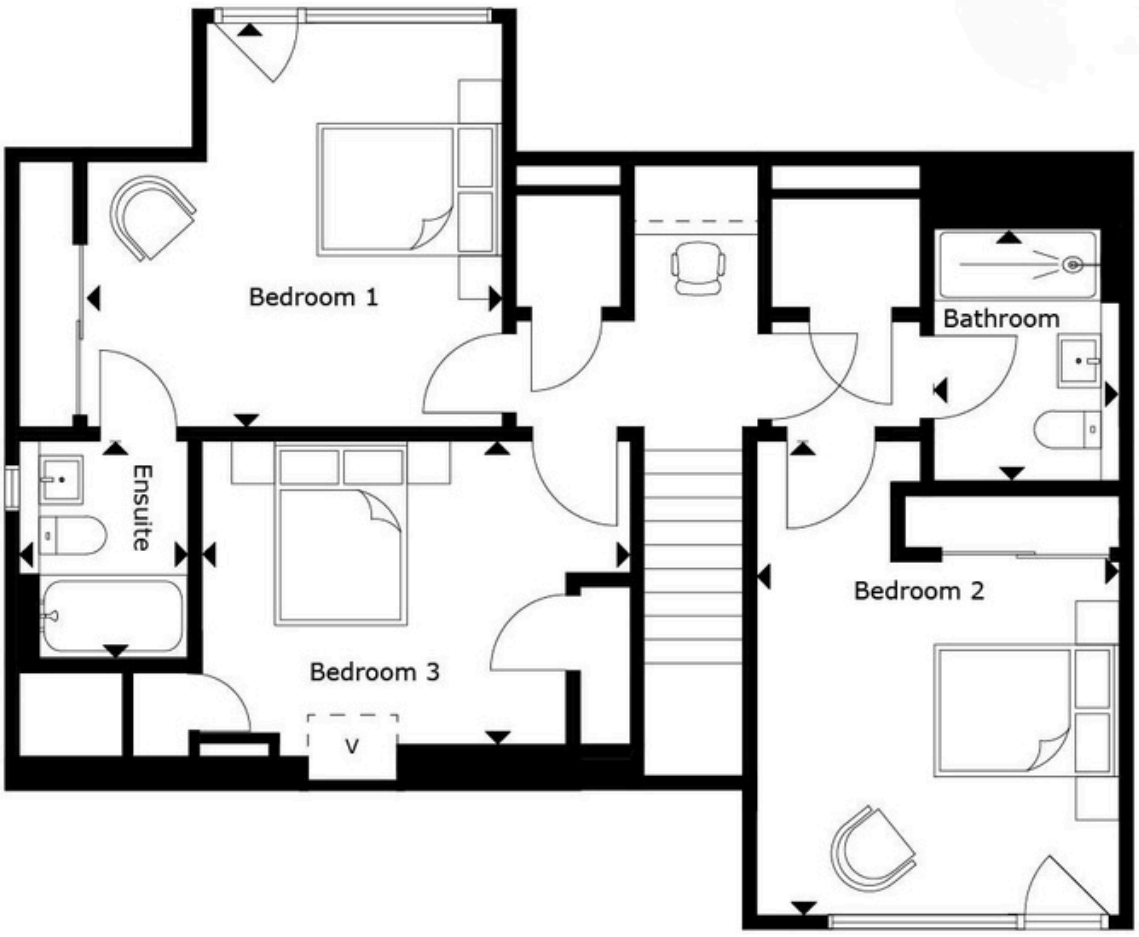


GROUND FLOOR

Kitchen	14' 11" x 13' 3"	4.56m x 4.04m
Living Area	12' 10" x 14' 5"	3.91m x 4.39m
Lounge	15' 6" x 12' 7"	4.72m x 3.83m
Study	9' 2" x 14' 6"	2.80m x 4.41m
Shower Room	6' 0" x 10' 2"	1.84m x 3.09m
Utility	4' 11" x 10' 2"	1.51m x 3.09m
Garage	10' 2" x 23' 5"	3.09m x 7.13m

Plans are not to scale. All measurements are approximate room dimensions.
Floor plans for The Mews are plot specific. Please consult Rettie for further information.

INTERNAL AREA
185.7 sq m
1999 sq ft



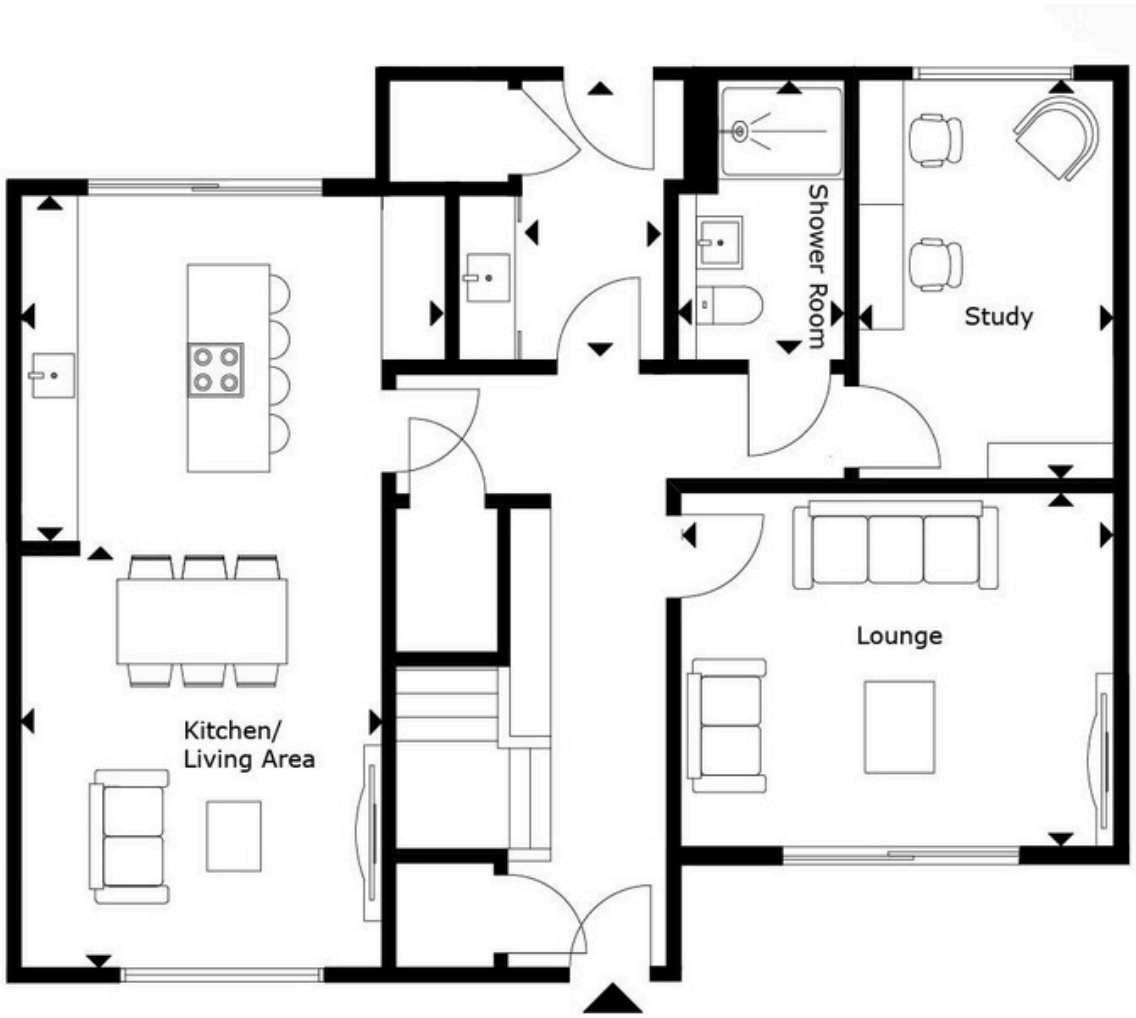
FIRST FLOOR

Bedroom 1	14' 9" x 14' 6"	4.50m x 4.41m
Ensuite	6' 0" x 7' 9"	1.84m x 2.35m
Bedroom 2	12' 10" x 16' 8"	3.92m x 5.08m
Bedroom 3	15' 1" x 10' 4"	4.60m x 3.15m
Bathroom	6' 7" x 7' 2"	2.00m x 2.18m

Mews

3 Bedroom | 1.5 Storey House | Semi Detached with Garage

Properties 10 & 12



GROUND FLOOR

Kitchen	14' 11" x 13' 3"	4.56m x 4.04m
Living Area	12' 10" x 14' 5"	3.91m x 4.39m
Lounge	15' 6" x 12' 7"	4.72m x 3.83m
Study	9' 2" x 14' 6"	2.80m x 4.41m
Shower Room	6' 0" x 10' 2"	1.84m x 3.09m
Utility	4' 11" x 10' 2"	1.51m x 3.09m
Garage	10' 2" x 23' 5"	3.09m x 7.13m

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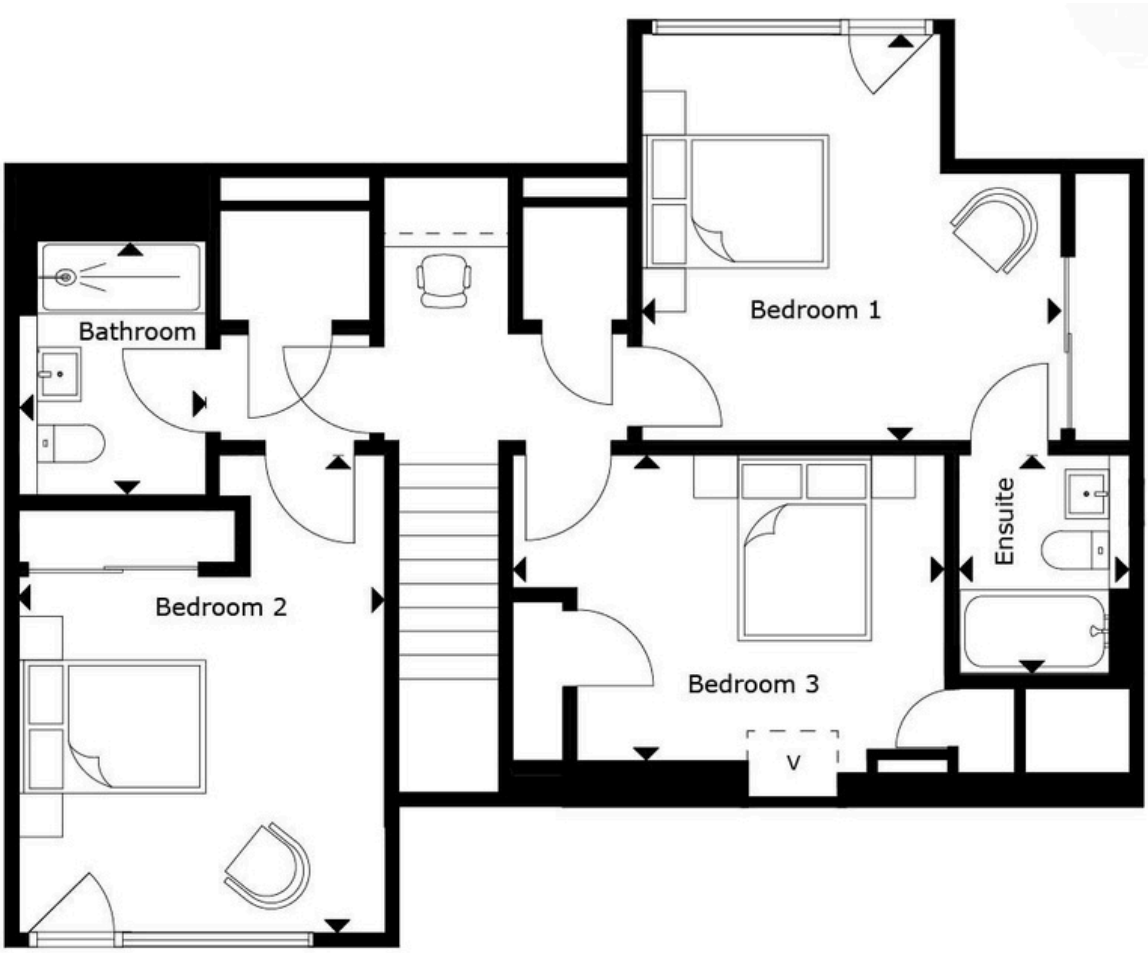
INTERNAL AREA
185.7 sq m
1999 sq ft



FIRST FLOOR

Bedroom 1	14' 9" x 14' 6"	4.50m x 4.41m
Ensuite	6' 0" x 7' 9"	1.84m x 2.35m
Bedroom 2	12' 10" x 16' 8"	3.92m x 5.08m
Bedroom 3	15' 1" x 10' 4"	4.60m x 3.15m
Bathroom	6' 7" x 7' 2"	2.00m x 2.18m

Specifications

Kitchens

German-manufactured kitchens featuring:

- High-quality Quartz worktops
- Siemens touch control vented induction hub
- Integrated Siemens single oven and grill
- Integrated Siemens combi oven and grill
- Integrated Siemens microwave oven
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer located within separate utility space (Fishers & Apartments)
- Quooker Hot tap (Linkshouses, Dura)

Optional upgrades available (subject to build stage) on enquiry - appliances, boiling water tap, splashback, waterfall gables, premiuim lacquer door fronts

Bathrooms

- Wall mounted washbasins
- Wall mounted vanity unit
- Wall hung w.c. with dual flush and soft-close seat
- Large bespoke feature mirrors
- Shaver and toothbrush charging point
- Contemporary wall-mounted heated towel rails
- Underfloor heating
- Matt finished porcelain wall and floor tiles

Bedrooms

- Fitted wardrobes as shown on plans with LED strip light.

Flooring

- Ceramic floor tiling to all bathrooms, ensuites, and kitchen area

Decoration

- Typically 2.7m ceilings to ground floor and 2.5m to 2.6m ceilings to 1st floor (apartments may vary)
- All ceilings and walls painted matt emulsion Chalk white
- All woodwork painted Satinwood White

Refuse/Recycling

- An underground refuse system will be installed. The location of the refuse zones are shown on site plan.

Doors & Windows

- 5 lever British standard dead bolt locking systems to entrance doors with letterplates and spyholes.
- High-performance composite entrance door to apartments with external main door access
- Saltinwood white internal doors
- Polished chrome door handles
- NorDan Ntech double-glazed alu-clad windows

Electrcial

- Low energy LED recessed down lights to halls, kitchens, bathrooms, and en-suites.
- LED sensor strip light within wardrobe.
- Pendant lighting to bedrooms and living spaces.
- White low-profile power sockets and switch plates,
- Infrastructure cabling for BT openreach, Sky, and Freeview.
- EV charging within plot or within car park

Heating, Ventilation, Hot water

- A sustainable, highly efficient heating system (air source heat pumps) - individually metered and billed
- Zoned underfloor heating with smartphone control - (Ground floor only: excludes duplexes and upper floor apartments)

Outside Space

- Refer to individual plots for details of private outdoor space and parking provisions.
- Monoblock driveways and parking bays
- Horman Up & Over garage door (Linkshouses, Mews)
- Horman sectional garage door with electric opening/closing (Dura)
- Bike Storage (Fishers, Apartments)

Warranties

- 10-year NHBC building warranty is issued with all properties.

Information is for guidance only and is subject to change. The developer operates a policy of continuous product improvement and as such this specification is for guidance only and may be subject to change. The developer reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any showhome may depict appliances, fittings, and decorative finishes that do not form a part of the standard specification. Please consult the selling agents for more detail.

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The Developer

Trusted, Local, Experienced

Headon is an **award-winning** property developer and builder with **40 years of experience** delivering new homes across St Andrews, Edinburgh, and the surrounding area. Founded in 1986 by brothers Joe and Pat, the business remains **family owned**, guided by a clear and enduring principle: **to deliver every detail with care and precision**, taking time to understand each site and the lives that will unfold there. Over time, this approach has come to define Headon's reputation: an **assured confidence in craftsmanship and a design-led philosophy.**

Each Headon home is carefully composed with longevity and liveability in mind, creating spaces that prioritise both form and function. This commitment to placemaking extends well beyond completion. Relationships with homeowners are built to last, with an ongoing commitment to customer care that reflects a belief in stewardship and doing things right. Every project is approached as a singular opportunity, not just to build amazing homes but to create something lasting, shaped by place and made for people who will call it home.

Learn More.
Visit our Website

Headon

www.headon-dev.com

40
YEARS

RETTIE

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Although every care has been taken to ensure the accuracy of all information given, the contents of this brochure 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 operates a policy of continuous product development and reserves the right to amend any aspect of the specification as necessary without prior notice, but to an equal or higher standard. Please note that items shown in literature or any show home may depict applicants, fittings, and decorative finishes that are not part of the standard specification. Measurements provided have not been surveyed on site. The measurements have been taken from the architect's plans, and as such, may be subject to variation during construction and are therefore indicative. The units described may not have been completed at the time of going to print. CGIs are for illustrative purposes only and are therefore indicative, and photography may be from previous development or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.

Developed By

Headon

LIVING AT ST ANDREWS WEST

www.standrewswest.co.uk

Headon