



Strathkinness

4 & 5 bedroom homes





Springfield
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Strathkinness



House builder of the year

GREAT LOCATION BEAUTIFUL HOMES

Find out more about Springfield's collection of 35 beautiful new 4 & 5 bedroom family homes.



TRANSPORT

This is a very mature part of Scotland with good roads and an excellent bus service. The main Bus Station is right in the centre of St Andrews and the Rail Station is at Leuchars, just five miles from St Andrews and only four miles from Strathkinness. There is a regular bus service from the bus station to the rail station.

SPORT AND FITNESS

Sport and fitness activities available here are extensive. The game of golf was of course born here and there is an astonishing number of courses in the area, many of them surprisingly inexpensive to play. Sailing, walking, rambling, tennis, squash, cycling, bowls, angling, sea angling, athletics, jogging, judo, karate, boxing and all the team games, are played and participated in without having to travel very far.

EDUCATION

Strathkinness has its own Primary School. Secondary level pupils attend Madras College in St Andrews. There are many opportunities for further education in all the disciplines, both full time and part time, in a choice of universities and colleges all within a reasonable distance. St Andrews University itself is world renowned and regularly ranks top in the UK.



SHOPPING, DINING AND RECREATION

Strathkinness has its own pub restaurant, The Tavern at Strathkinness, and it is a very pleasant, family-owned establishment where everyone is made to feel really welcome. St Andrews is just three miles away and offers lots of recreational and shopping choice. St Andrews is one of the most popular places in Scotland for visitors and that popularity has given the town a range of very well-established shops and restaurants. In addition to the many local, independent specialist outlets you have the choice of Morrisons, M&S Food and Tesco supermarkets two of which are open until late. St Andrews has long been a vibrant town and at the height of the tourist season, or when there is a major golf tournament, St Andrews can become so busy that you might be glad that you have chosen to live three miles away in a quiet village.

THE VILLAGE

A delightful, traditional Fife village, Strathkinness is situated just three miles from the historic town of St Andrews. This beautiful section of coastline is one of the most desirable areas in Scotland and the new Springfield development is certain to attract considerable interest. As the site plan shows, our development has been very carefully designed to merge with and enhance the natural beauty which makes this part of the country so popular. When complete, the development will have 34 beautiful new 4 and 5 bedroom homes in 8 different house styles.



Springfield Properties enjoys a very well-deserved reputation for excellence and high standards and our new homes are examples of modern design, high quality materials and superior craftsmanship. That level of build quality is matched by industry leading standards in after sales customer care. Just ask our thousands of very satisfied new home owners. Across the country, for three decades, every type of new home purchaser, from first time buyer to those moving into a bigger property to meet the needs of a growing family, have all enjoyed the experience of becoming owners of a new Springfield home. Our aim is nothing less than complete customer satisfaction.





QUALITY SERVICE AND AFTER SALES

Within minutes of entering a Springfield home you will be conscious of the difference. They are very well designed and built to the highest standard, and it shows; you can actually feel the quality. We are committed to building the most energy efficient homes on the market and that objective can only be achieved with quality materials and superior craftsmanship. Every one of our properties is built around a sustainable timber frame with our craftsmen working under the close direction of our own inhouse designers whose talent is matched by their experience.

For a full two years after you move in you have access to your after sales team. We believe that our after sales service levels are leading the industry but the only real judge of that is you. We're confident that you'll be impressed.





Strathkinness

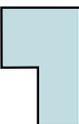
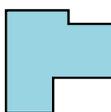
DEVELOPMENT PLANS

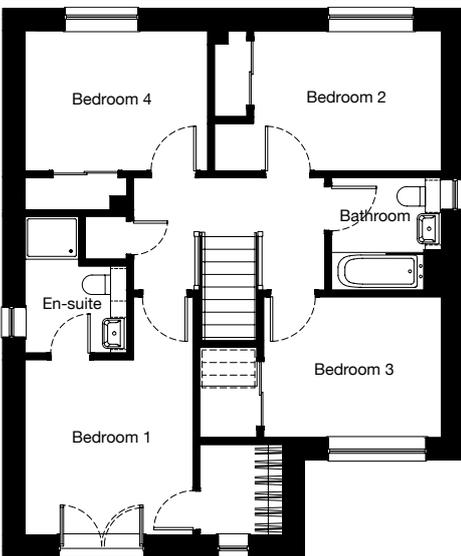
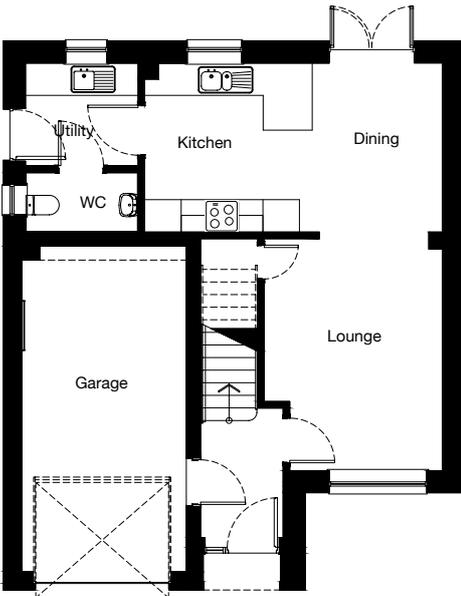
As you can see from the development plan, Strathkinness is a relatively small development with a selection of four & five bedroom homes. A traditional Fife village and an excellent investment in your family's future.



Bird boxes on plots 5, 12 & 26. Speak to your Development Consultant for more information.

KEY

- | | | | |
|--|---|---|--|
|  Roslin
4 bedroom |  Cramond
4 bedroom |  Letham
4 bedroom |  Melford
5 bedroom |
|  Kincraig
5 bedroom |  Culbin
4 bedroom |  Bowmore
5 bedroom |  Dunrobin
5 bedroom |



ROSLIN

4 bedroom detached

Ground Floor

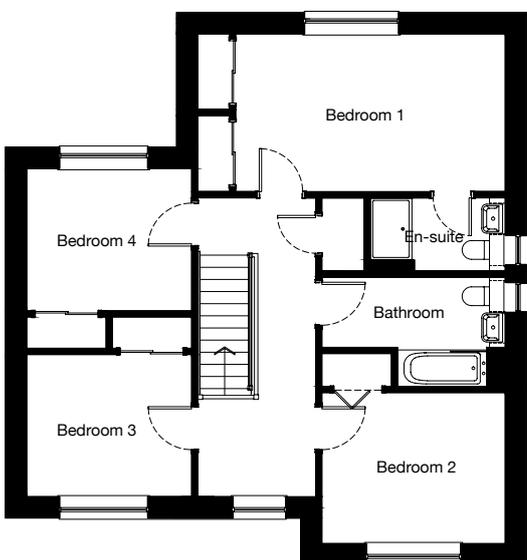
Room	Metric	Imperial
Lounge	3273 x 4294 mm	10'9" x 14'1"
Dining	2392 x 3130 mm	7'10" x 10'3"
Kitchen	3075 x 3130 mm	10'1" x 10'3"
Utility	2070 x 1900 mm	6'9" x 6'3"
WC	2050 x 1090 mm	6'9" x 3'7"

First Floor

Room	Metric	Imperial
Bedroom 1	3094 x 3250 mm	10'2" x 10'8"
En-suite	1874 x 2534 mm	6'2" x 8'4"
Bedroom 2	4176 x 2600 mm	13'8" x 8'6"
Bedroom 3	3273 x 2613 mm	10'9" x 8'7"
Bedroom 4	3360 x 2600 mm	11' x 8'6"
Bathroom	2025 x 2091 mm	6'8" x 6'10"

Total Floor Area: 111m² / 1202ft²

Please note: Any images, site plans or floor plans are for illustrative purposes only. All measurements given are approximate and intended as a guide. Materials used may vary from those shown and room layouts may be subject to alteration. None of the information is intended to form part of a contract. Please speak to your Development Consultant if you require any further details.



CRAMOND

4 bedroom detached

Ground Floor

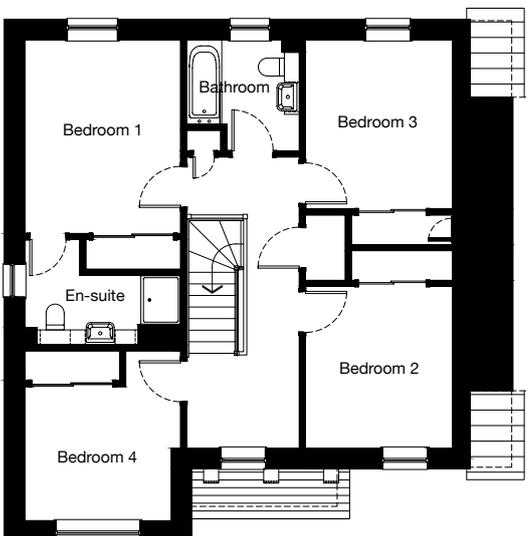
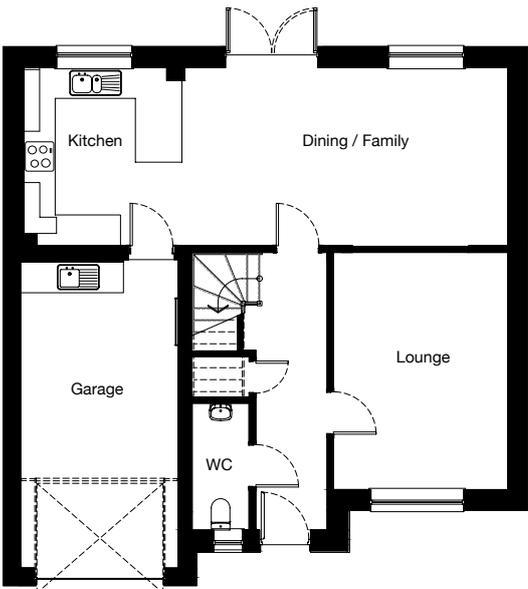
Room	Metric	Imperial
Lounge	3494 x 4099 mm	11'6" x 13'5"
Dining	2706 x 3160 mm	8'11" x 10'4"
Kitchen	3150 x 3160 mm	10'4" x 10'4"
Utility	1569 x 2285 mm	5'2" x 7'6"
WC	1785 x 1470 mm	5'10" x 4'10"

First Floor

Room	Metric	Imperial
Bedroom 1	5136 x 3032 mm	16'10" x 9'11"
En-suite	2574 x 1400 mm	8'5" x 4'7"
Bedroom 2	3494 x 2902 mm	11'6" x 9'6"
Bedroom 3	3142 x 2733 mm	10'4" x 9'
Bedroom 4	3142 x 2733 mm	10'4" x 9'
Bathroom	3494 x 2100 mm	11'6" x 6'11"

Total Floor Area: 131m² / 1410ft²

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LETHAM

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3380 x 4619 mm	11'1" x 15'2"
Dining / Family	6294 x 3470 mm	20'8" x 11'5"
Kitchen	3050 x 3470 mm	10' x 11'5"
WC	1100 x 2470 mm	3'7" x 8'1"

First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3900 mm	10'3" x 12'10"
En-suite	2321 x 1400 mm	7'7" x 4'7"
Bedroom 2	2937 x 3255 mm	9'8" x 10'8"
Bedroom 3	2937 x 3404 mm	9'8" x 11'2"
Bedroom 4	2932 x 3422 mm	9'7" x 11'3"
Bathroom	2250 x 2237 mm	7'5" x 7'4"

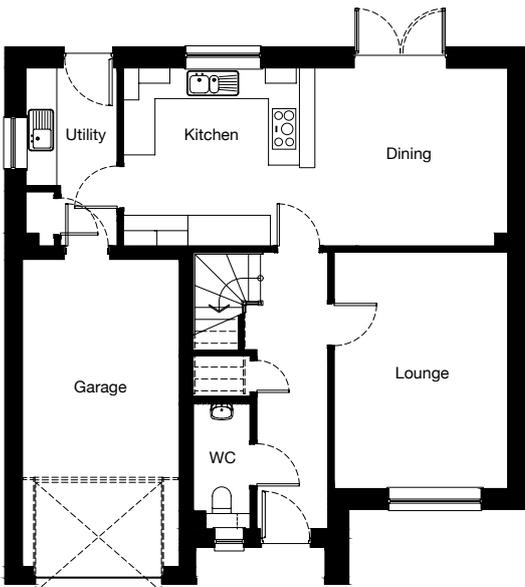
Total Floor Area: 138m² / 1485ft²

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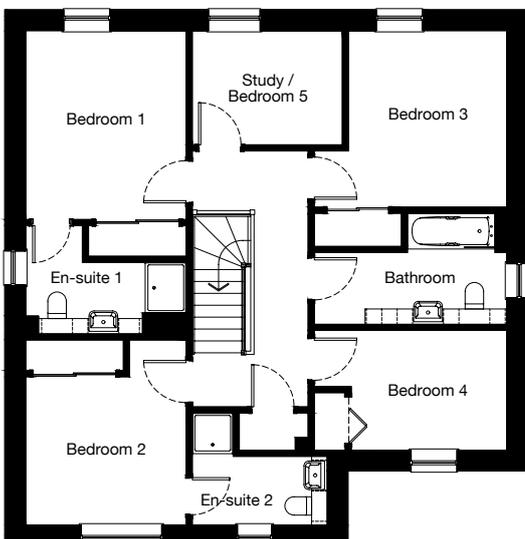
MELFORD

5 bedroom detached



Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619 mm	11' 1" x 15' 2"
Dining	3739 x 3480 mm	12' 3" x 11' 5"
Kitchen	3713 x 3480 mm	12' 2" x 11' 5"
Utility	1772 x 3480 mm	5' 10" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

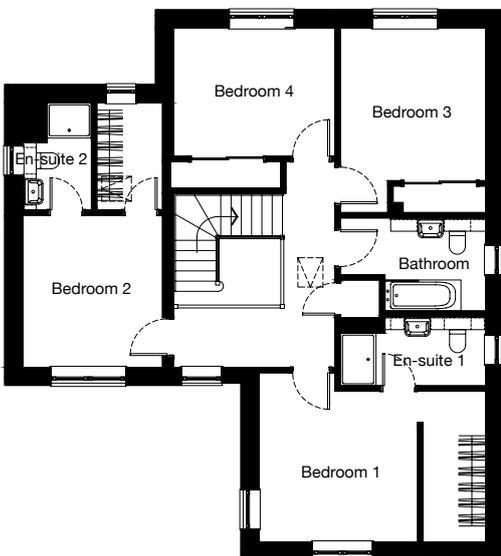
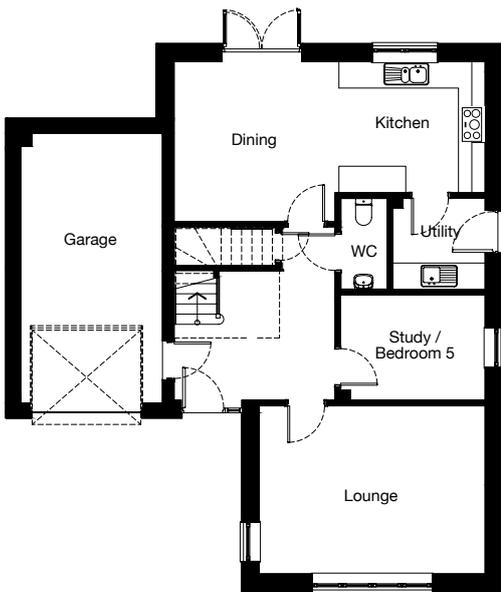


First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3700 mm	10'3" x 12'2"
En-suite 1	2321 x 1400 mm	7'7" x 4'7"
Bedroom 2	3117 x 3622 mm	10'3" x 11'11"
En-suite 2	2619 x 1343 mm	8'7" x 4'5"
Bedroom 3	3072 x 3458 mm	10'1" x 11'4"
Bedroom 4	3737 x 2346 mm	12'3" x 7'8"
Study / Bed 5	2915 x 2238 mm	9'7" x 7'4"
Bathroom	3737 x 2175 mm	12'3" x 7'2"

Total Floor Area: 148m² / 1602ft²

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KINCRAIG

5 bedroom detached

Ground Floor

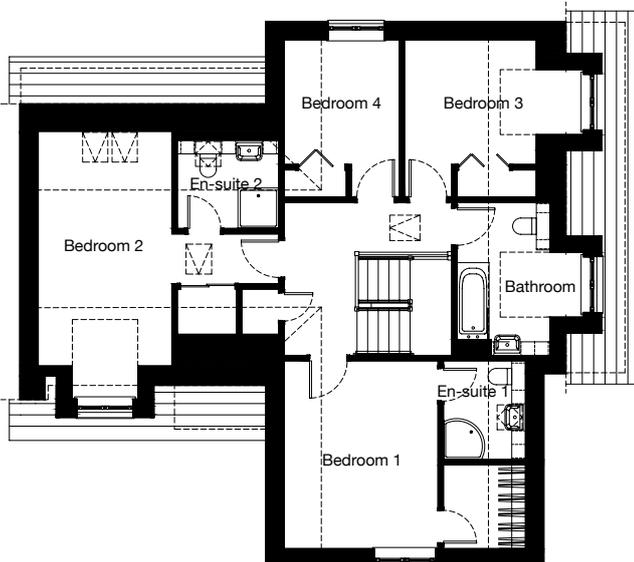
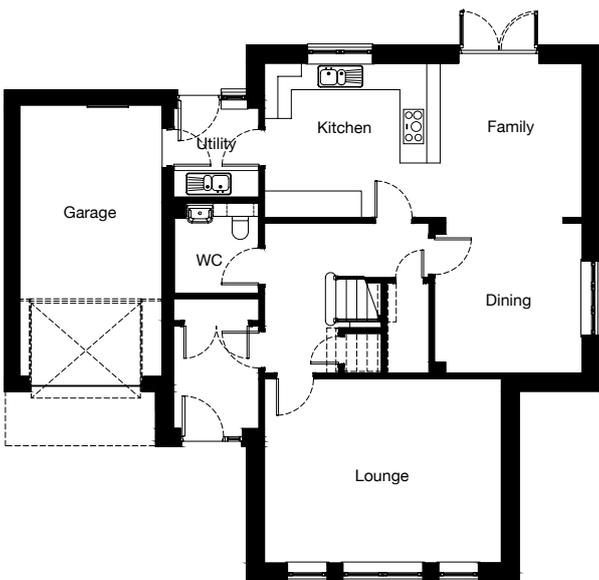
Room	Metric	Imperial
Lounge	5069 x 3808 mm	16'8" x 12'6"
Dining	3612 x 3616 mm	11'10" x 11'10"
Kitchen	3369 x 2966 mm	11'1" x 9'9"
Utility	2069 x 2070 mm	6'9" x 6'9"
Study / Bed 5	3249 x 2380 mm	10'8" x 7'10"
WC	1040 x 2050 mm	3'5" x 6'9"

First Floor

Room	Metric	Imperial
Bedroom 1	3549 x 3818 mm	11'8" x 12'6"
En-suite 1	3249 x 1568 mm	10'8" x 5'2"
Bedroom 2	3127 x 3431 mm	10'3" x 11'3"
En-suite 2	1535 x 2418 mm	5' x 7'11"
Bedroom 3	3249 x 3446 mm	10'8" x 11'4"
Bedroom 4	3613 x 2896 mm	11'10" x 9'6"
Bathroom	3249 x 2100 mm	10'8" x 6'11"

Total Floor Area: 167m² / 1797ft²

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CULBIN

4 bedroom detached

Ground Floor

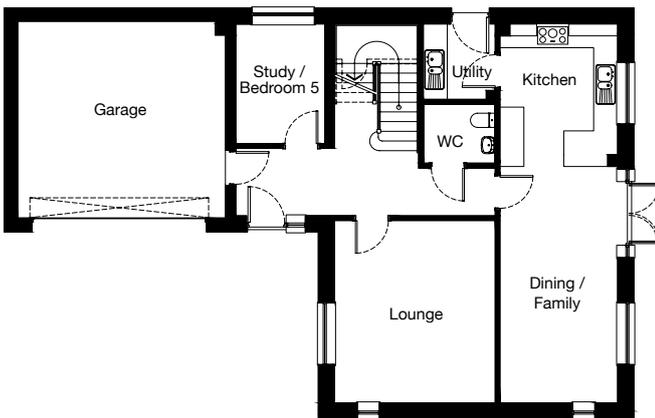
Room	Metric	Imperial
Lounge	5294 x 4155 mm	17'4" x 13'8"
Dining	3297 x 3381 mm	10'10" x 11'1"
Kitchen	3926 x 3480 mm	12'11" x 11'5"
Family	3168 x 3480 mm	10'5" x 11' 5"
Utility	1905 x 2009 mm	6'3" x 6'7"
WC	1885 x 2030 mm	6'2" x 6'8"

First Floor

Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11'1" x 13'8"
En-suite 1	1800 x 2185 mm	5'11" x 7'2"
Bedroom 2	2932 x 5190 mm	9'7" x 17'
En-suite 2	2228 x 1950 mm	7'4" x 6' 5"
Bedroom 3	3927 x 2760 mm	12'11" x 9'1"
Bedroom 4	2519 x 2760 mm	8'3" x 9'1"
Bathroom	2769 x 3382 mm	9'1" x 11'1"

Total Floor Area: 179m² / 1921ft²

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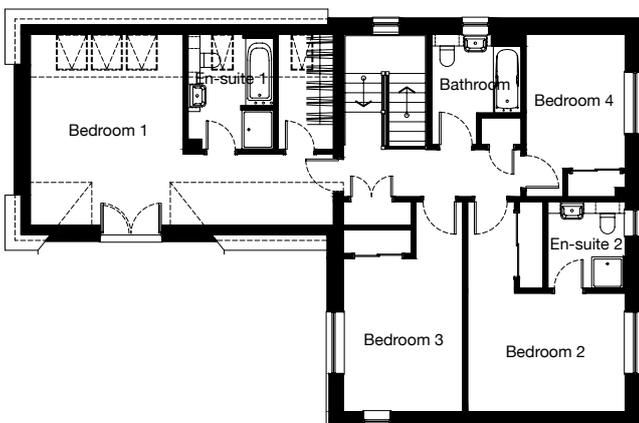


BOWMORE

5 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	4026 x 4605 mm	13'2" x 15'1"
Dining / Family	2948 x 5969 mm	9'8" x 19'7"
Kitchen	2948 x 3600 mm	9'8" x 11'10"
Utility	1800 x 1904 mm	5'11" x 6'3"
WC	1781 x 1481 mm	5'10" x 4'10"
Study / Bed 5	2227 x 3024 mm	7'4" x 9'11"

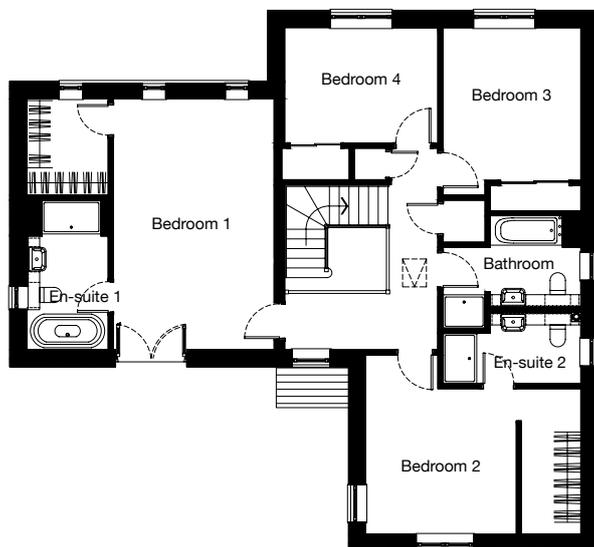
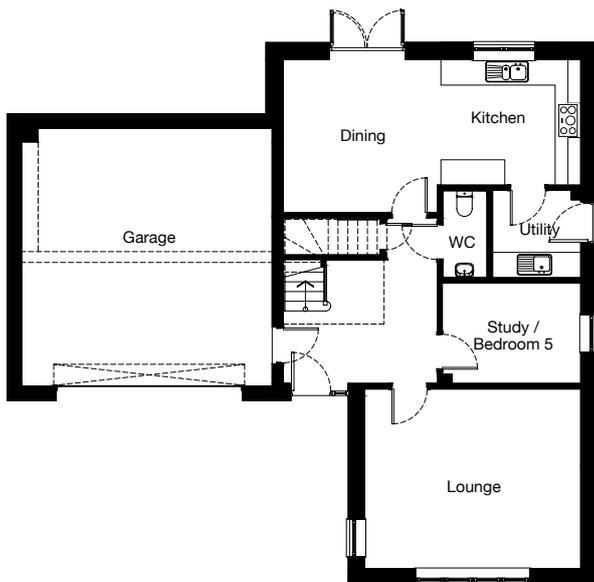


First Floor

Room	Metric	Imperial
Bedroom 1	7627 x 4844 mm	25' x 15'11"
En-suite 1	2150 x 2924 mm	7'1" x 9'7"
Bedroom 2	3968 x 3005 mm	13'x 9'10"
En-suite 2	1948 x 2200 mm	6'5" x 7'3"
Bedroom 3	3005 x 3885 mm	9'10" x 12'9"
Bedroom 4	2500 x 3404 mm	8'2" x 11'2"
Bathroom	2248 x 2804 mm	7'5" x 9'2"

Total Floor Area: 186m² / 2001ft²

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DUNROBIN

5 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	5069 x 4257 mm	16'8" x 14'
Study / Bed 5	3249 x 2380 mm	10'8" x 7'10"
Dining	3613 x 3616 mm	11'10" x 11'10"
Kitchen	3369 x 2966 mm	11'1" x 9'9"
Utility	2069 x 2070 mm	6'9" x 6'9"
WC	1040 x 2050 mm	3'5" x 6'9"

First Floor

Room	Metric	Imperial
Bedroom 1	3792 x 5969 mm	12'5" x 19'7"
En-suite 1	1915 x 3549 mm	6'3" x 11'8"
Bedroom 2	3549 x 4268 mm	11'8" x 14'
En-suite 2	3249 x 1693 mm	10'8" x 5'7"
Bedroom 3	3249 x 3631 mm	10'8" x 11'11"
Bedroom 4	3613 x 2746 mm	11' x 9'
Bathroom	3249 x 2175 mm	10' 8" x 7'2"

Total Floor Area: 188m² / 2020ft²

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	ROSLIN	CRAMOND	LETHAM	MELFORD	KINCRAIG	CULBIN	BOWMORE	DUNROBIN
KITCHEN & APPLIANCES								
Fully fitted kitchen including integrated appliances. All soft close unit doors								
Single oven	✓	✓	✓	✓	✓	✓	✓	✓
4 burner induction hob	✓	✓	✓	-	-	-	-	-
5 burner induction hob	-	-	-	✓	✓	✓	✓	✓
Cooker hood	✓	✓	✓	✓	✓	✓	✓	✓
Integrated microwave	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM								
Towel warmers work with main heating system only.								
Superior sanitary ware	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath	✓	✓	✓	✓	✓	✓	✓	✓
Separate shower cubicle	-	-	-	-	-	-	-	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling on all walls at bath	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓
EN-SUITES								
Bath to en-suite 1	-	-	-	-	-	-	✓	✓
Shower cubicle	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling in shower cubicle	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓
WC								
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling on all walls	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	-	-	-	✓	-	✓	-	-
CERAMIC WALL TILING								
Chrome square edge tile trim to external corners included as standard	✓	✓	✓	✓	✓	✓	✓	✓
CEILING HEIGHT								
2.7m high ceilings on the ground floor					✓		✓	✓

	ROSLIN	CRAMOND	LETHAM	MELFORD	KINCRAIG	CULBIN	BOWMORE	DUNROBIN
ELECTRICAL & HEATING								
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing/Gas combi condensing boiler	✓	✓	✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder	✓	✓	✓	✓	✓	✓	✓	✓
Pre cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓
WARDROBES								
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.								
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓
INTERNAL DOORS & IRONMONGERY								
Choice of door to public rooms	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors in home white ladder style	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓
DECORATION								
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓
WINDOWS								
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL DOORS								
Chrome handles	✓	✓	✓	✓	✓	✓	✓	✓
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL ITEMS / PLOTWORKS								
Monoblock driveway / parking spaces	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓
External light at front of home	✓	✓	✓	✓	✓	✓	✓	✓
External light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓
Grey retractable garage door and frame	✓	✓	✓	✓	✓	✓		
Grey insulated roller garage door							✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Development Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Development Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Development Consultant. All dimensions are approximate and are not shown to scale.



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