



KIRKFORTHAR
FEUS

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Welcome to Kirkforthar Feus

Delight in nature on your doorstep and discover a dream lifestyle with six beautifully appointed link-detached family homes quietly nestled in a picturesque rural Fife setting.

Taking inspiration from the surrounding countryside and the traditional cottage houses of this beautiful part of Scotland, each single-storey home, although contemporary and innovative in design, uses a range of materials and colours sympathetic to the landscape.

Enjoying substantial front and rear garden grounds with uninterrupted views, these exceptional properties boast spacious and meticulously designed interiors. Finished to

an impeccable standard with the highest specification of fixtures and fittings, each will provide you and your family with optimum comfort and quality.

Open-plan living areas with an abundance of natural light and a seamless flow to the rear garden are at the heart of each design, increasing the sense of space and enhancing family life. In addition, all rear gardens enjoy private access to a small and peaceful area of natural paddock.

Like the rich heritage of this scenic and historic Scottish county, these carefully considered homes are a place for you to begin your new chapter and create everlasting memories.





History

Kirkcubbin Feus is named after the land on which it sits.

Kirkcubbin was a small parsonage believed to date back to the early 17th Century belonging to Lindsay of Kirkcubbin, with the Lindsay Laids having occupied Kirkcubbin House since 1488.

In Gaelic, fother or forthar signifies a fortified place, and in Old Scots Law, feus relates to the practice of a landowner, most commonly a Laird, who would portion off some of the Crown's land to another.

As with those years gone by, this land's appeal and beauty as a place for families to settle remains to this day with our reimagined Kirkcubbin Feus.

Location

Wonderfully situated in a peaceful and scenic area of The Kingdom of Fife, Kirkforthar Feus enjoys an excellent commuting location from which to explore some of Scotland's most breathtaking scenery, and historic towns.



Glenrothes

With plentiful amenities and recreational facilities, the town of Glenrothes is reached in less than a 10-minute drive from Kirkforthar Feus. Set on the banks of the River Leven in the true heart of Fife, between the delightful villages of Markinch and Leslie.

Enjoy the recreational options at The Michael Woods Sports and Leisure Centre with a swimming pool, gym, and fitness classes, test out your swing at the 18-hole course at Glenrothes Golf Club, or take in the latest movie at The Kino Cinema. Daily shopping needs are well met by Morrisons and Asda, with friendly independent shops, eateries, a deli and excellent butchers found across Glenrothes, Markinch and Leslie.

Local schooling is available at both primary and secondary level, with Fife private options including Kilgraston School, Dollar Academy, and St Leonards. For capital city commuters, the Glenrothes with Thornton Trainline which is a twelve-minute drive, offers regular connections to Edinburgh, with the journey taking one hour.

Falkland

Steeped in history and famously picturesque, charming Falkland is a 5-minute drive from the doorstep. With a royal history and beautiful setting between two Lomond Hills, discover the town's sprawling woodland and parks which offer a plethora of walking trails, cycling routes and picnic spots.

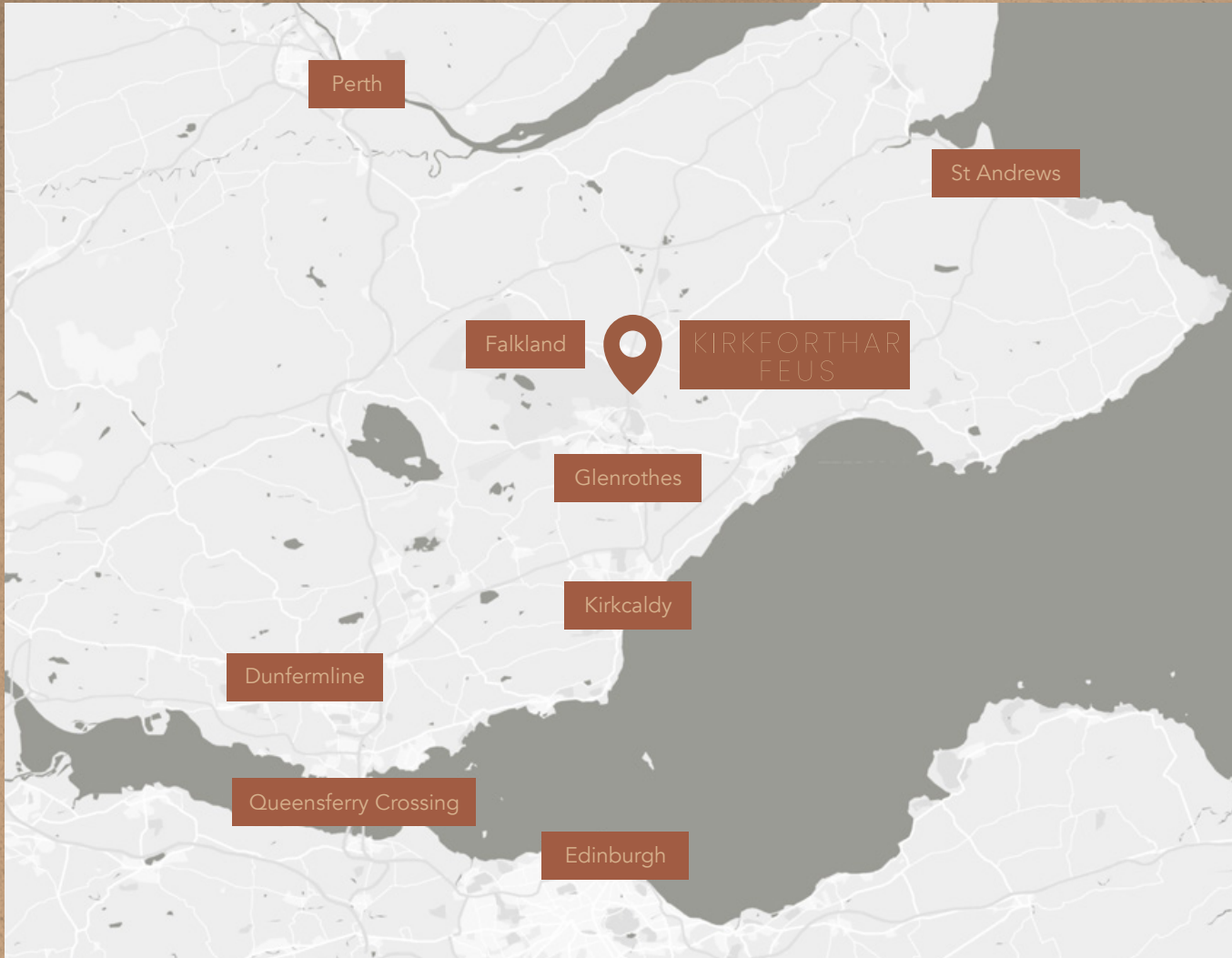
As well as rural charm, Falkland offers convenient access to amenities with a range of local shops, cosy and independent cafes and inviting pubs.

The town's historic sites and well-preserved architecture create the perfect day trip to enjoy with family and friends. With its fairytale entrance and once adored by Mary, Queen of Scots, Falkland Palace is sure to become a favourite attraction. Explore the Renaissance palace with its tranquil grounds and fascinating 17th Century artefacts.



St Andrews

The coastal town of St Andrews, world-famous as the "Home of Golf", is also home to one of the most globally renowned ancient universities and is blessed with beautiful West Sands beach, fashionable restaurants, and stunning medieval architecture. A half hour drive will take you here and onwards through the East Neuk of Fife and the picture postcard villages of Elie, Crail, and St Monans.



Edinburgh

35 miles away by car, the A92 takes you to Edinburgh in an hour. From the medieval Old Town to the spectacular Georgian architecture of the New Town there is so much to see and do. With festivals, sporting and music events, cultural attractions, superb dining options, and world-class shopping including the St James Quarter housing iconic brands and restaurants, visitors of all ages are sure to be spoilt for choice.

Local Area

With Fife long recognised as a fabulous outdoor destination there are an array of pursuits to enjoy in and around Kirkforthar Feus.

- Discover some of the finest golf courses including Balbirnie, Falkland, and Ladybank, named "One of the greatest heathland golf courses in Scotland and the UK" by Paul Lawrie OBE
- Explore the local area and history with scenic walks such as the Kirkforthar Circular taking in Cuinin Hill and the ruins of Kirkforthar House, or the relaxing Maspie Den forest walk with its beautiful waterfall
- Marvel at the inspiring Falkland Estate where Stuart Kings and Queens of Scotland came for rest and recreation, and was most recently featured in Outlander
- For those who love more pedal power cyclists of all abilities will be spoilt for choice with the range of routes available
- Visit Pillars of Hercules Organic Farm Shop and Café, one of the oldest organic farms in Scotland, and sample delicious cakes, and light bites

House Type 01

Hawthorn House & Foxglove House

Perfect for a young and growing family or those looking to downsize in comfort, House Type 01 is a light and airy home with open-plan living at its heart. Boasting three spacious and bright double bedrooms, and two elegant bathrooms along with substantial gardens and private parking, House Type 01 is the tranquil home that you have been searching for.

Hawthorn House (Plot 3)

Rear garden area : 262sqm

Paddock Area : 435sqm

Internal Plot Size : 140sqm

Overall Plot Size : 837sqm

Foxglove House (Plot 5)

Rear garden area : 242sqm

Paddock Area : 136sqm

Internal Plot Size : 140sqm

Overall Plot Size : 518sqm



LIVING/LOUNGE AREA

20'3" x 12'7" | 6.17 x 3.84m

BEDROOM 1

10'6" x 10'4" | 3.20 x 3.15m

BEDROOM 2

10'6" x 9'10" | 3.20 x 3.00m

BEDROOM 3

13'4" x 13'0" | 4.08 x 3.95m

House Type 01



House Type 02

Yarrow House & Sitka House

With a desirable open-plan living/kitchen, this cleverly designed home provides all the space your family will need over the coming years. Enjoying an abundance of natural light and a beautiful private rear garden, it houses four generously proportioned double bedrooms and two elegant bathrooms. With private parking, House Type 02 is modern rural living at its very best.

Yarrow House (Plot 1)

Rear garden area : 274sqm

Paddock Area : 481sqm

Internal Plot Size : 140sqm

Overall Plot Size : 895sqm

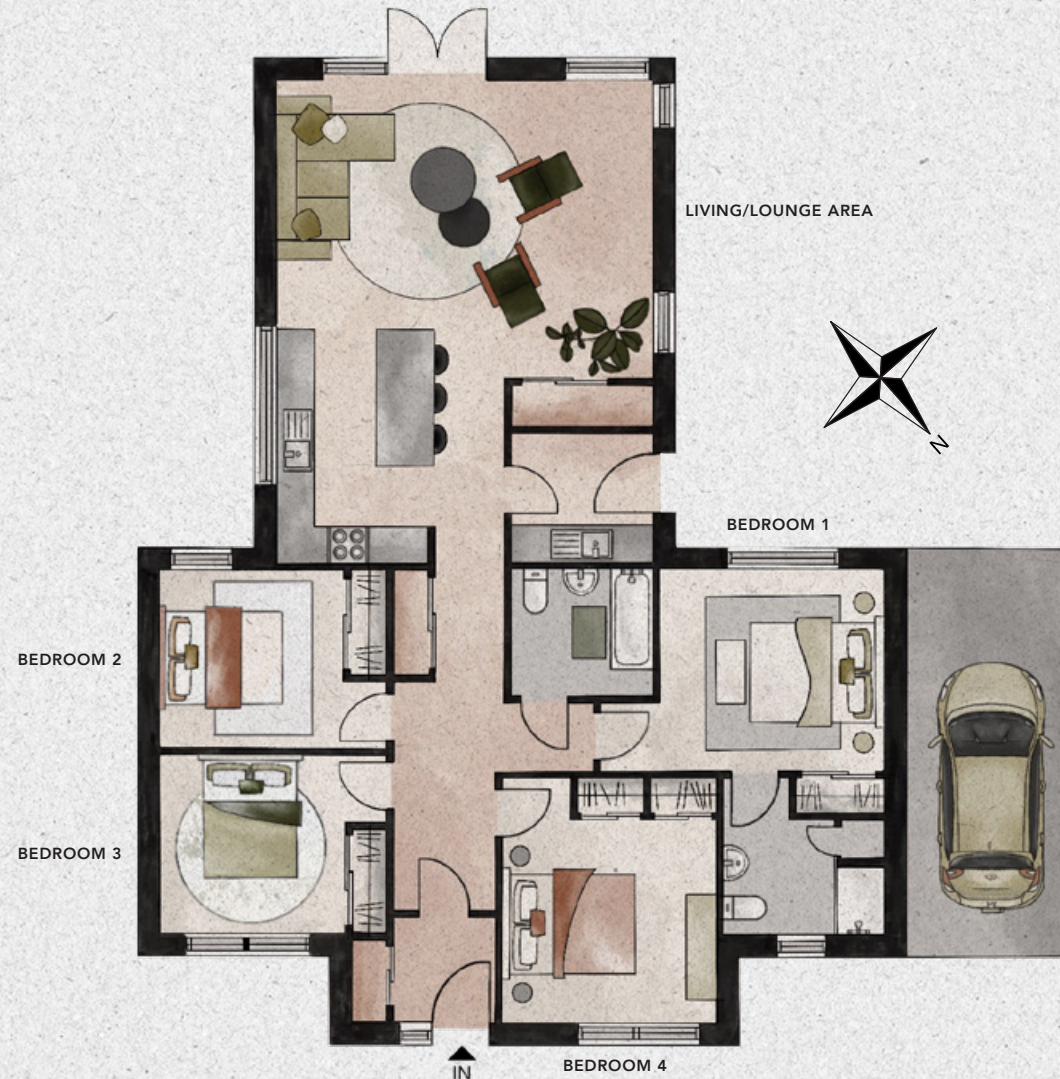
Sitka House (Plot 2)

Rear garden area : 275sqm

Paddock Area : 506sqm

Internal Plot Size : 140sqm

Overall Plot Size : 921sqm



LIVING/LOUNGE AREA

21'1" x 16'10" | 6.42 x 5.13m

BEDROOM 1

12'5" x 11'5" | 3.80 x 3.48m

BEDROOM 2

10'6" x 10'1" | 3.20 x 3.07m

BEDROOM 3

10'6" x 10'1" | 3.20 x 3.07m

BEDROOM 4

12'2" x 11'4" | 3.70 x 3.47m

House Type 02



House Type 03

Douglas House & Birdsfoot House

A delightful family home, House Type 03 is wonderfully light and incredibly spacious thanks to its considered design. Four well-positioned and naturally bright double bedrooms sit alongside two elegant bathrooms, whilst a free-flowing open plan living/kitchen leads out to a private rear garden. Enjoying private parking, it is a superb opportunity for your escape to the country.

Douglas House (Plot 4)

Rear garden area : 246sqm

Paddock Area : 300sqm

Internal Plot Size : 140sqm

Overall Plot Size : 686sqm

Birdsfoot House (Plot 6)

Rear garden area : 168sqm

Paddock Area : 146sqm

Internal Plot Size : 140sqm

Overall Plot Size : 454sqm



LIVING/LOUNGE AREA

21'10" x 24'2" | 6.67 x 7.37m

BEDROOM 1

11'6" x 12'1" | 3.53 x 3.70m

BEDROOM 2

10'1" x 11'3" | 3.08 x 3.45m

BEDROOM 3

9'7" x 11'4" | 2.93 x 3.45m

BEDROOM 4

11'6" x 13'9" | 3.50 x 4.20m

House Type 03



House Type 03



Site Plan



Specifications

Contemporary fixtures and fittings, along with a sumptuous interior design run through each property as standard, with the option where applicable of upgrades. The specification will include:

Internal Finishes

- Walls and ceilings are painted with a clean white matte emulsion
- Skirtings and facings are painted with eggshell white
- Internal doors are oak faced and pre-finished
- Brushed steel lever handles on a round rose

External Finishes

- White UPVC double glazed windows and French doors
- UPVC fascias and soffits
- Front door – composite / pvc 4 panel with letter plate - Secure by design
- Utility door – composite / pvc 2 panel with half glass - Secure by design
- Concrete slabs to patio, steps, and paths
- Monoblock driveway
- Turfed front garden
- Levelled and rotavated rear garden with 1.8 fencing, side gate, and external cold water tap

Lighting and Electrical

- White power sockets throughout
- TV points to lounge, and master bedroom

- Low-energy LED pendant light fittings
- Low-energy LED pendant downlighters in kitchen and bathrooms
- Low-energy LED external pandrop style fittings to external and patio doors
- Doorbell and chimes at front door entrance

Green Energy

- Highly efficient Samsung air source heat pump and radiator system
- Thermostatically controlled radiators

Kitchens/Utility Room*

- Each plot at Kirkforthar Feus is fitted with a high-end bespoke kitchen supplied by our trusted partner Symphony. Upgrades are available so please peruse the selection and reach out for further information
- High-spec integrated BOSCH appliances include a fridge/freezer, combi microwave, 4-zone induction hob, electric oven, and dishwasher
- All feature 1.5 bowl stainless steel sink with contemporary single mixer tap; 20mm PP edge laminate work top and upstand to kitchen; laminate work top and upstand to utility and a stainless-steel sink with single mixer tap and drainer in utility

Bathrooms and En-Suites*

- Each elegant bathroom and en-suite at Kirkforthar Feus boast exceptional fixtures and fittings to ensure quality, durability, and a sense of luxury.
- Fixtures and Fittings include:
 - Vitra S1 contemporary white sanitary ware
 - Vitra vanity unit in the principal en-suite
 - Vado chrome taps and fittings
 - Vado shower heads and valves
 - Vado Mixer tap and handheld sprays to baths
 - Silver finish and glass shower screen
 - Stylish chrome ladder towel warmers
 - Selection of Porcelanosa contemporary ceramic wall tiles
 - Full height tiling in the shower enclosure
 - Half height tiling around baths
 - Splashback tiling to vanity and basins
 - Contemporary floor tiling

Safety and Security

- Intruder alarm system
- Mains powered linked smoke detectors
- Mains powered link heat detector
- Battery operated Carbon Monoxide detector

*All brands subject to change

Warranty

- Provided by Global Home Warranties UK

Important Notice

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.

Kirkforthar Feus is the marketing name for the development.


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 specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

Measurements (metric and imperial) 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 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 developments or depict generic specifications. Therefore, please refer to the selling agent for specific details before making a purchase decision.

Contact

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