



ABBEYFORTH  
SALES & LETTINGS



POPPYFIELDS AT PATTIESMUIR | FIFE

4 & 5 Bedroom homes for sale



PREMIER HOMES  
SCOTLAND LTD

## RAISING THE STANDARD IN NEW-BUILD GREEN HOUSING

**ABBEY FORTH PROPERTY** present Poppyfields at Pattiesmuir – an exclusive collection of 4-5 bedroom bespoke detached villas forming part of a unique development created by eco-friendly building specialists Premier Homes Scotland Ltd.

As recently reported in The Herald, Premier Homes Scotland prides itself on developing sustainable homes with strong green credentials. Poppyfields is designed to respect the local conservation area whilst reflecting the rural surroundings. The generously proportioned properties come with a number of impressive eco-friendly features including air source heat pumps, underfloor heating, solar panels and EV chargers.

Premier Homes Scotland use cutting-edge design and superior interior spec to create spacious and flexible accommodation perfectly suited for modern family living. The ground floor living area benefits from an open-plan arrangement, but also provides flexible options for families. A high standard specification throughout will appeal to discerning buyers looking for a stunning family home in an idyllic rural setting.

### DUE FOR COMPLETION 2023

Poppyfields is located in the hamlet of Pattiesmuir. It enjoys a rural outlook within a conservation area, yet is well connected via easy access to the A985, the M90 and the Queensferry Crossing, beyond which offers direct links to Edinburgh, Edinburgh Airport and the Central Belt. Local railway stations and Park & Ride facilities provide regular services north and south, with easy Intercity links to the rest of the UK.



## LOCATION

Pattiesmuir is accessed via an unclassified road from the A985, beyond which the access will be via an adopted road. The coastal village of Limekilns is within walking distance and boasts lovely views, walks, cafes and pubs.

The nearby historic city of Dunfermline provides all the facilities you would expect, with a broad selection of supermarkets and superstores, and high street shopping including M&S, Primark, Next etc. You will find two theatres (the Alhambra and Carnegie Hall) and also beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the historic Dunfermline Abbey, the Andrew Carnegie Birthplace Museum, and the Firestation Creative Art Gallery. Fife Leisure Park offers a multiplex cinema, health club, ten pin bowling and an array of restaurants. Additional leisure pursuits can be found at the Carnegie Leisure Centre and Pure Gym, as well as a good choice of local golf courses in the West Fife area.

Schooling of good repute is available within the pre-school, primary and secondary sectors. There are a number of independent schools throughout Edinburgh, as well as Dollar Academy, all within easy reach. Bus and train services connect to and from nearby Inverkeithing or Dunfermline to Edinburgh/ Glasgow and the Central Belt.



## POINTS OF INTEREST/TRAVEL TIME

M90 Junction 1C – 2.5 miles

Dunfermline – 3 miles

Edinburgh – 16 miles - 35 mins by car, 25 mins by Train

Edinburgh International Airport - 20 mins by car

Dunfermline Station - 10 mins by car

Dunfermline City Centre - 10 mins by car

The Three Forth Bridges - less than 10 mins by car

## DIRECTIONS

From the North, South and East, once on the A985, east of M90 Junction 1C, continue west of the A985 for approximately 2.5 miles before turning right on to the minor road to Pattiesmuir. Follow this road for approximately 150m, following the road to the right and then continuing for a further 250m, reaching the plots in the heart of the village. From the West, South West and North West, once over the Kincardine Bridge, follow the A985 for approximately 11.5 miles before turning left on to the minor road to Pattiesmuir.



## RESERVATION AND COMPLETION

A £1000 non-refundable reservation fee and a 1% of sales price deposit with signed missives in 4 weeks.

## ENQUIRIES

Contact Abbey Forth Sales Team

[E sales@abbeyforth.co.uk](mailto:sales@abbeyforth.co.uk)

## KEY SPECIFICATIONS

- superior fit, high energy efficient, ultra-low 0.11W/m<sup>2</sup>K external walls for improved thermal performance
- Smart Heating System
- air source heating pump system
- integrated solar PV roof panels
- underfloor heating to ground floor
- electric vehicle charging point
- 4m bi-folding doors to rear garden
- contemporary smokey grey internal doors
- German Design Kitchen with integrated appliances and instant hot water tap
- high-spec bathroom sanitaryware with tiled floors
- USB charging sockets in public rooms and bedrooms
- brushed steel sockets in principal rooms as standard
- upgraded 145x16mm moulded 'Ogee' skirting
- coving to ground floor
- insulated garage door (where applicable)
- fitted wardrobes in most bedrooms included as standard
- generous storage
- outdoor tap
- outdoor electrical point to rear garden
- high speed fibre broadband

The sale price includes the above, however floor coverings are not included.



# SITE PLAN

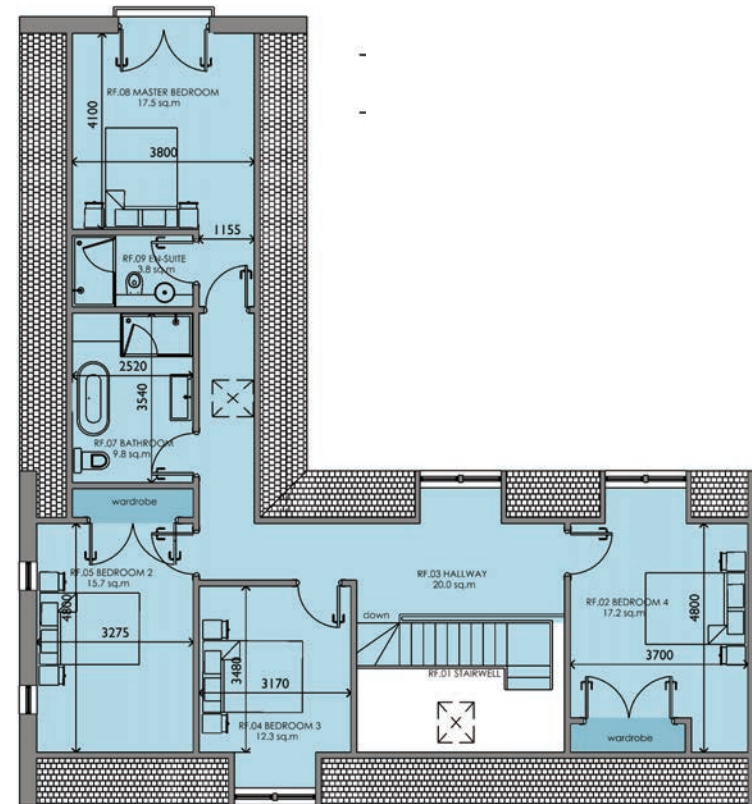
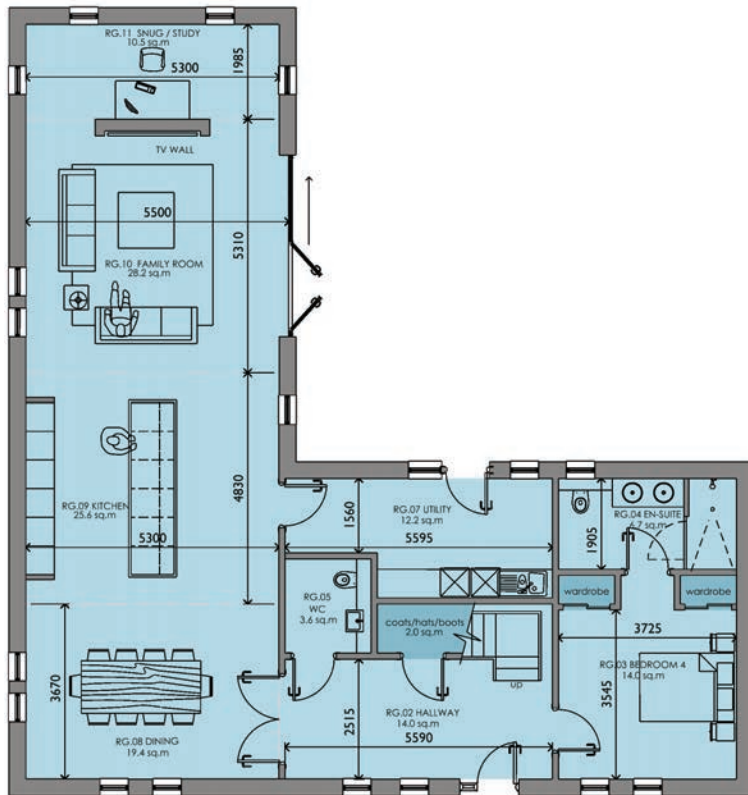


 Extent of Application Boundary



## Plot 7 & 8 Floor Plans

Total Floor Area = 247m<sup>2</sup>



### Ground Floor

|                    |               |           |               |
|--------------------|---------------|-----------|---------------|
| Family Living Area | 5.50m x 5.31m | Utility   | 12.2 sqm      |
| Kitchen            | 5.30m x 4.83m | Bedroom 5 | 3.72m x 3.54m |
| Dining             | 5.30m x 3.67m | En-suite  | 3.72m x 1.90m |
| Study              | 3.30m x 1.99m | WC        | 3.65 sqm      |

### First Floor

|                |               |           |               |
|----------------|---------------|-----------|---------------|
| Master Bedroom | 3.80m x 4.10m | Bedroom 4 | 3.70m x 4.80m |
| En-suite       | 3.80 sqm      | Bathroom  | 3.52m x 3.54m |
| Bedroom 2      | 3.27m x 4.80m |           |               |
| Bedroom 3      | 3.17m x 3.48m |           |               |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

