



Poppyfields

POPPYFIELDS AT PATTIESMUIR

4 & 5 Bedroom homes for sale



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RAISING THE STANDARD IN NEW-BUILD GREEN HOUSING

Keller Williams are delighted to present Poppyfields, a small exclusive development of eight detached properties in Pattiesmuir, brought to you by Premier Homes Scotland Ltd.

The properties are designed with flexibility in mind, offering adaptable living space that can be tailored to meet the needs of all family members. The open-plan living areas feature underfloor heating, providing a warm and inviting space for everyone to enjoy. The properties also benefit from solar panels, air source heat pump, and an EV charger, ensuring that energy costs are minimized, and the environment is protected.

The five-bedroom homes are spacious and well-appointed. The master bedroom features an en suite bathroom, providing the perfect retreat for parents or grandparents. The ground floor en suite bedroom is well-suited for guests, or family members with disabilities, or for elderly members offering an integrated and comfortable living area within the family home.

The four-bedroom homes vary in proportion based on the same design of the five-bedroom homes with the additional feature of an integrated garage instead of the fifth bedroom.

These new build homes offer the perfect solution for multi-generational families, providing a comfortable, accessible, and sustainable living environment plus ample outdoor space for entertainment and fun.

Parking is available for each plot.



Premier Homes Scotland prides itself on delivering quality and sustainable A grade EPC rating homes for the future.

Eco-friendly features including:

- > Air source heat pumps
- > Underfloor heating
- > Solar panels
- > EV chargers
- > State of the art Klargestor Biodisc treatment plant for sewage





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, cafés, and pubs.

Schooling: Pre-school, primary and secondary sectors have a good reputation, with several independent schools throughout Edinburgh, as well as Dollar Academy, all within easy reach.

Shopping: Dunfermline provides all the facilities you would expect, with a broad selection of supermarkets and high street stores including M&S, Next etc.

Entertainment: There are a variety of options depending on your taste. With history and culture on your doorstep you can visit Dunfermline Abbey, the Andrew Carnegie Birthplace Museum, the Art Gallery, or an evening at the theatre. The area boasts great leisure facilities indoor and out with beautiful parks, walks and golf courses as well as a Leisure Park with a multiplex cinema, health club, ten pin bowling and a variety of restaurants.



ADDITIONAL INFORMATION

Unlike many new builds Poppyfields homes will have High speed fibre broadband in place for you moving in.

Should you wish to design your feature garden with a Landscape designer, we can introduce you to get your plan prepared.

A local removal company can also be introduced to remove any unnecessary furniture or rubbish from your existing home before moving and be booked to relocate your furniture on your moving in date.







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.

SITE PLANS



RESERVATION AND COMPLETION

For the four-bedroom homes with integrated garage are due for completion in the last quarter of 2024. A 1% non-refundable reservation fee and a 4% sale price deposit with missives signed in four weeks.

Plot 4: Four Bedroom
Size 548m²
Building Footprint 152m²
Total Living Space 237m²
Garden Size 396m²

Plot 5: Four Bedroom
Size 547m²
Building Footprint 165m²
Total Living Space 247m²
Garden Size 382m²

Plot 6: Four Bedroom
Size 493m²
Building Footprint 152m²
Total Living Space 237m²
Garden Size 341m²

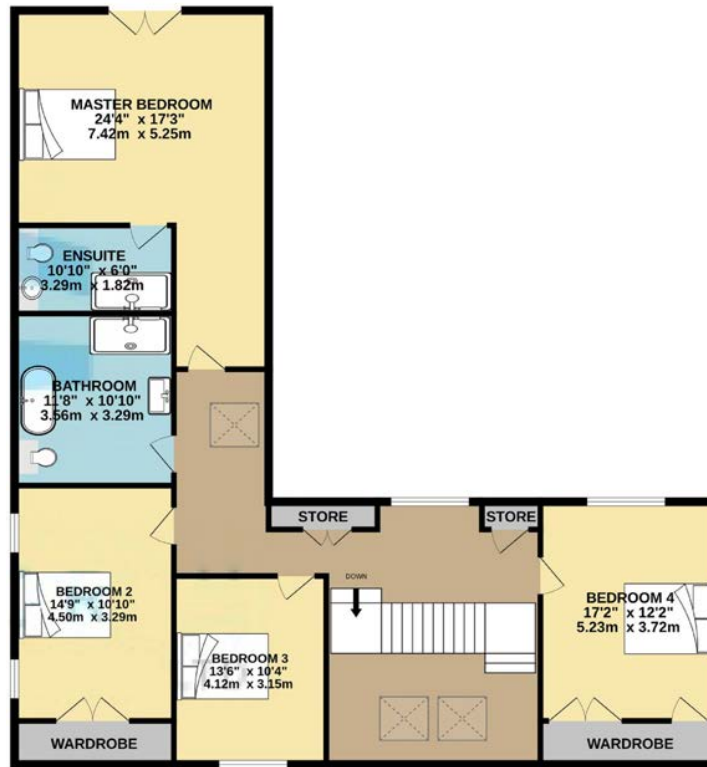
Plot 7: Five Bedroom
Size 739m²
Building Footprint 165m²
Total Living Space 261.4m² or 2814ft²
Garden Size 574m² + 303m² optional greenbelt space

Plot 8: Five Bedroom
Size 779m²
Building Footprint 165m²
Total Living Space 261.4m² or 2814ft²
Garden Size 614m² + 366m² optional greenbelt space

*(Greenbelt land will be subject to specific planning policies and regulations)

PLOT 7 & 8 FLOOR PLANS

Total Floor Area = 261.4m²



Ground Floor

Family living area	5.63m x 5.25m	Utility
Kitchen	4.19m x 5.25m	Bedroom 5
Dining	3.90m x 5.25m	Ensuite
Study	1.88m x 5.25m	WC

First Floor

Master Bedroom	7.42m x 5.25m	Bedroom 4
(Ensuite)	3.29m x 1.82m	Bathroom
Bedroom 2	4.50m x 3.29m	
Bedroom 3	4.12m x 3.15m	

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floor plans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floor plan 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.

KEY SPECIFICATIONS

- > Superior fit, high energy efficient, ultra-low 0.11W/m²K 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 sanitary ware 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
- > Outdoor electrical point to rear garden
- > High speed fibre broadband
- > Car parking spaces
- > EPC rating A

Plots 4, 5, 6 and 7 have a limited flexibility with the Kitchen and bathroom finishes.

PLOT 4 & 6 FLOOR PLANS

Total Floor Area = 237m²



Ground Floor

Family living area	5.38m x 5.80m	Utility
Kitchen	5.38m x 5.38m	WC
Dining	5.38m x 3.00m	
Garage	3.68m x 5.58m	



First Floor

Master Bedroom	5.38m x 8.24m	Bedroom 3
(Ensuite)	3.67m x 1.80m	Bedroom 4
Bedroom 2	3.67m x 5.38m	Bathroom
(Ensuite)	2.20m x 2.44m	

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PLOT 5 FLOOR PLANS

Total Floor Area = 247m²



Ground Floor

Family living area	5.38m x 5.80m	Utility
Kitchen	5.38m x 5.38m	WC
Dining	5.38m x 3.00m	
Garage	3.68m x 5.58m	



First Floor

Master Bedroom	5.38m x 8.24m	Bedroom 3
(Ensuite)	3.67m x 1.80m	Bedroom 4
Bedroom 2	3.67m x 5.38m	Bathroom
(Ensuite)	2.20m x 2.44m	

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