

GLENROTHES CASKIEBERRAN

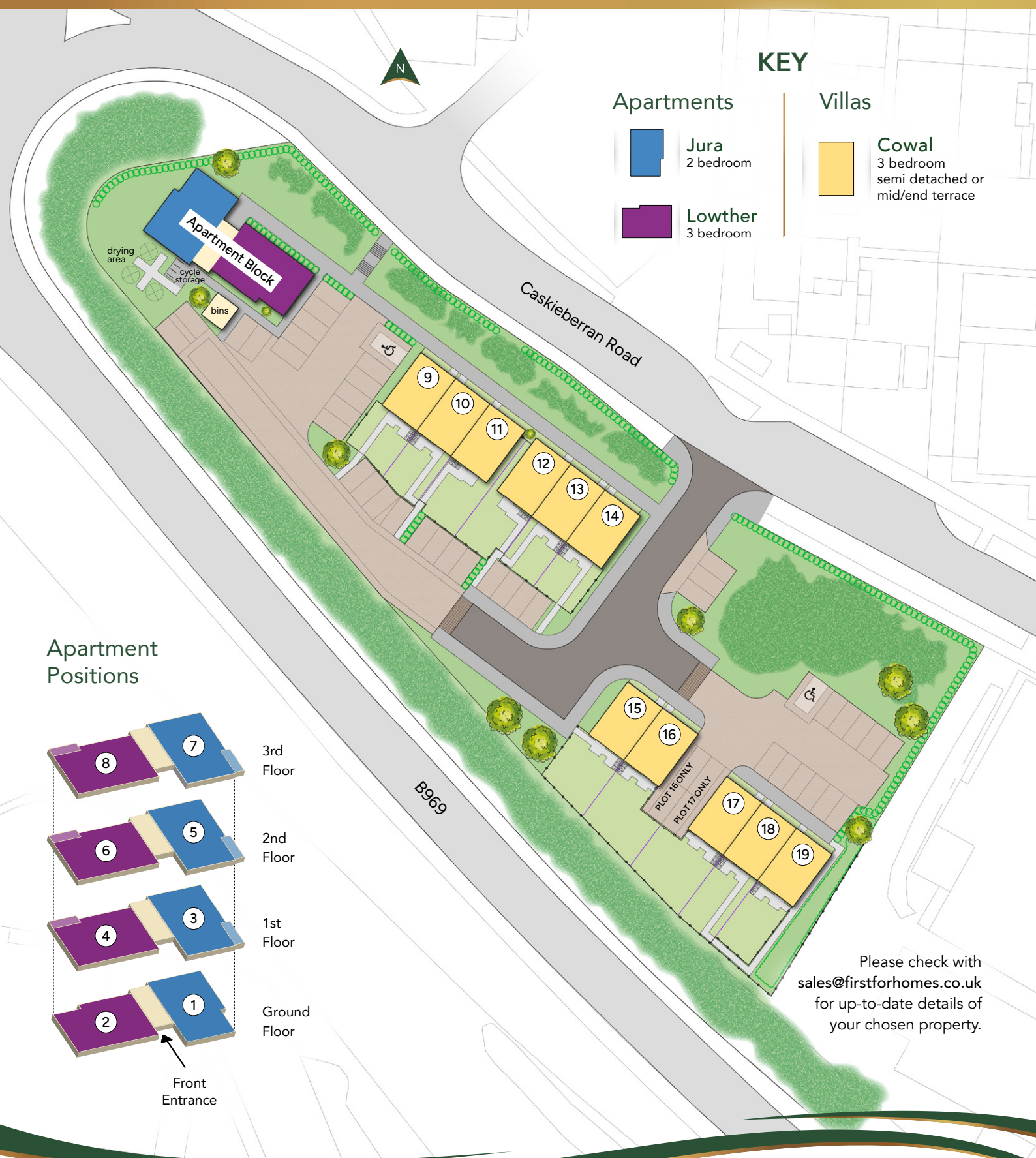
what3words: [///horses.prefer.dates](https://www.what3words.com/#!/horses-prefer-dates)

2 & 3 Bedroom Apartments
and 3 Bedroom Homes



ALLANWATER
HOMES

For all enquiries please contact First For Homes, 32 North Street, Glenrothes KY7 5NA
Telephone: 01592 752944 | Email: sales@firstforhomes.co.uk | Open Mon-Sat 9am-5pm

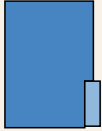


*Plots 16 and 17 each have two designated parking spaces.

The Development Plan is for orientation purposes only and does not show details of land gradients, boundary treatments or lighting. The plan has been prepared with care, and it is the intention to build in accordance with this plan, but there may be occasions when boundaries, footpaths and landscaping may change during the building process.

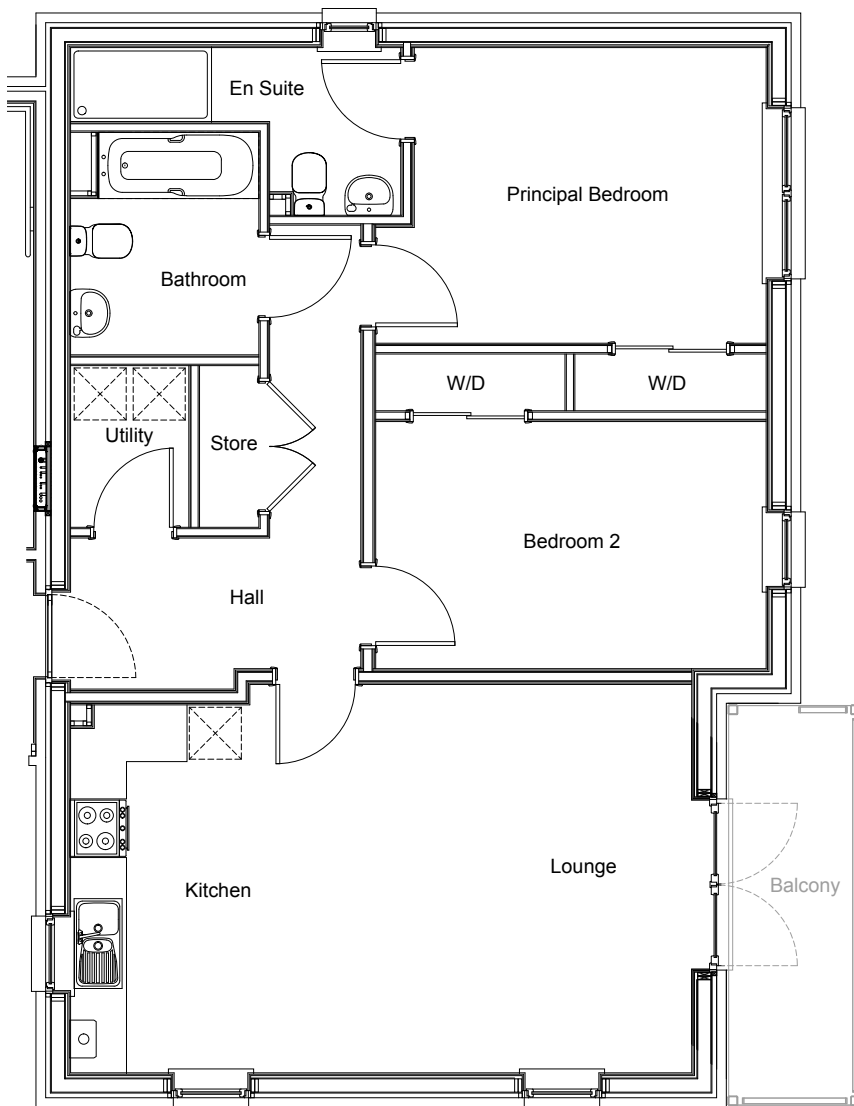
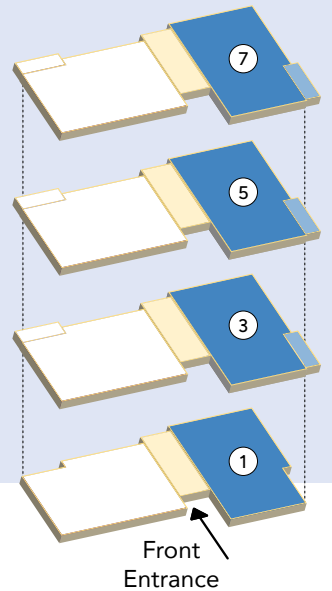
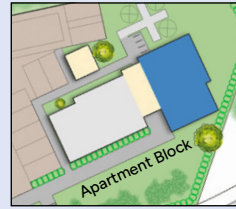


ALLANWATER GLENROTHES



Jura

2 bedroom apartment



APARTMENT	
Kitchen/Lounge	6.57 x 4.11 m 21'7" x 13'6"
Balcony*	1.35 x 4.27 m 4'4" x 14'0"
Principal Bedroom	3.72 x 3.13 m 12'3" x 10'3"
En Suite	1.39 x 1.77 m 4'7" x 5'10"
Bedroom 2	4.14 x 2.61 m 13'7" x 8'7"
Bathroom	2.35 x 1.99 m 7'9" x 6'6"

*Balcony with plots 3, 5 and 7.

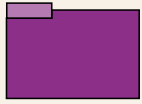
Glenrothes KY6 2NR | T: 01592 752944 | E: sales@firstforhomes.co.uk

Dimensions shown for all these homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. Maximum dimensions include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Computer generated images – individual features, specification and elevational treatments may vary at the discretion of Allanwater Homes, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.

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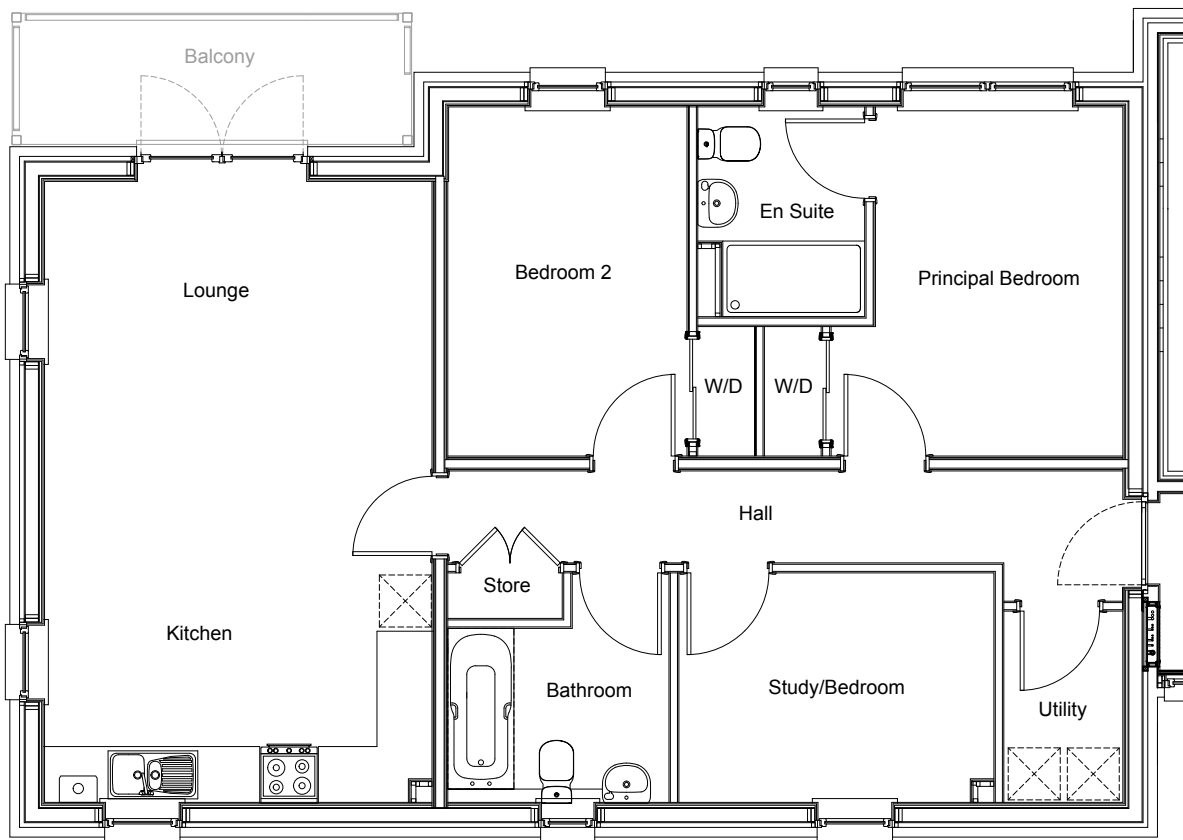
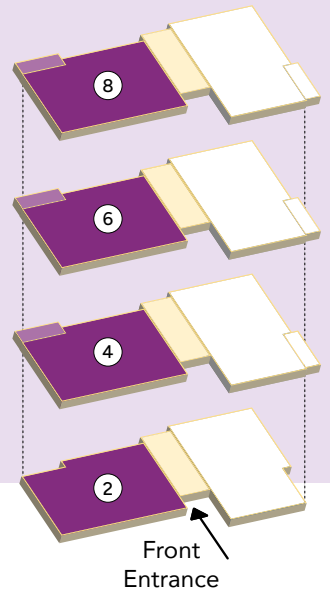
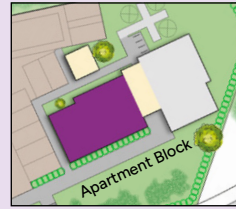


ALLANWATER GLENROTHES



Lowther

3 bedroom apartment



APARTMENT		
Kitchen/Lounge	4.10 x 6.57 m	13'5" x 21'7"
Balcony*	4.27 x 1.35 m	14'0" x 4'4"
Principal Bedroom	3.69 x 3.09 m	12'1" x 10'1"
En Suite	2.22 x 1.76 m	7'3" x 5'9"
Bedroom 2	2.53 x 3.69 m	8'4" x 12'1"
Study/Bedroom 3	3.32 x 2.43 m	10'10" x 8'0"
Bathroom	2.33 x 2.43 m	7'8" x 8'0"

*Balcony with plots 4, 6 and 8.

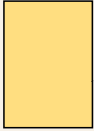
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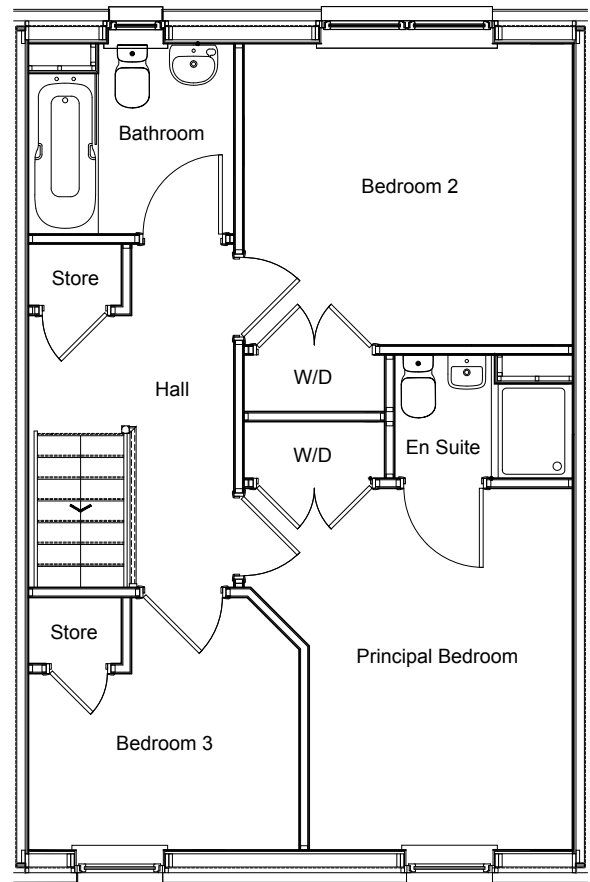
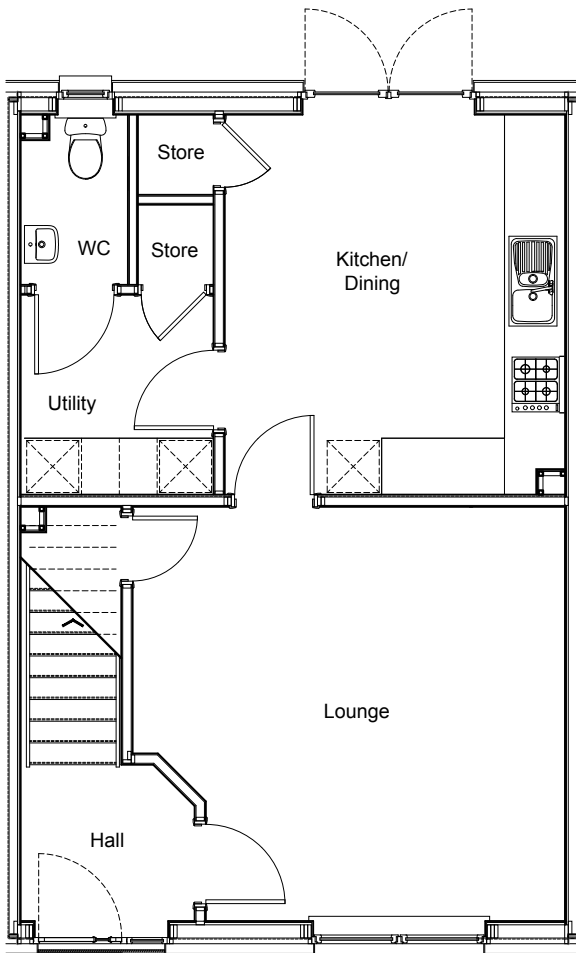


ALLANWATER GLENROTHES



Cowal

3 bedroom
mid terrace villa



GROUND FLOOR

Lounge	3.80 x 4.38 m	12'6" x 14'4"
Kitchen/Dining	3.60 x 4.02 m	11'10" x 13'2"
Utility	2.11 x 2.00 m	6'11" x 6'7"
WC	1.09 x 1.80 m	3'7" x 5'11"

FIRST FLOOR

Principal Bedroom	2.75 x 3.83 m	8'11" x 12'7"
En Suite	1.84 x 1.30 m	5'11" x 4'3"
Bedroom 2	3.44 x 3.19 m	11'3" x 10'6"
Bedroom 3	2.82 x 2.67 m	9'3" x 8'9"
Bathroom	2.13 x 2.00 m	7'0" x 6'7"

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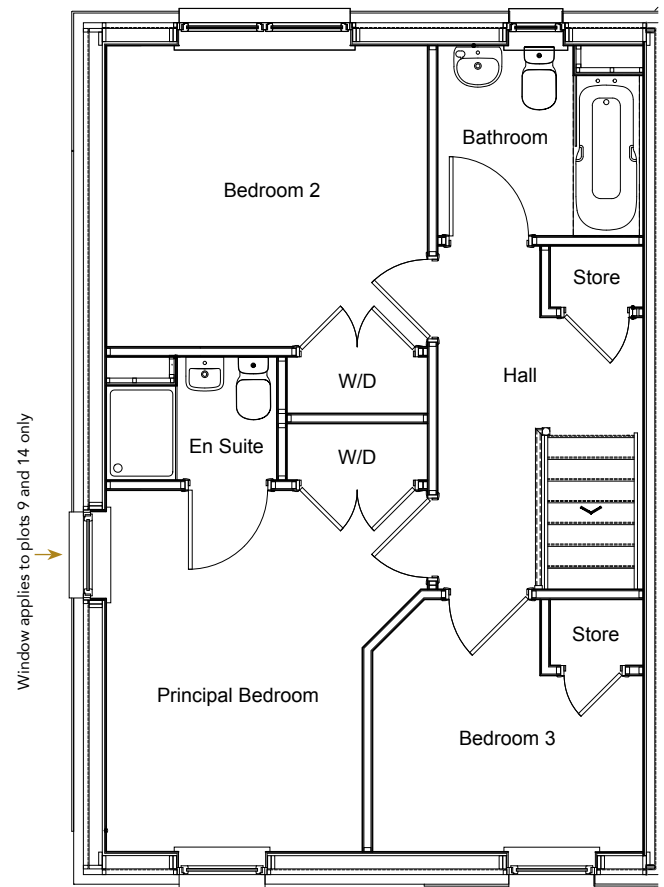
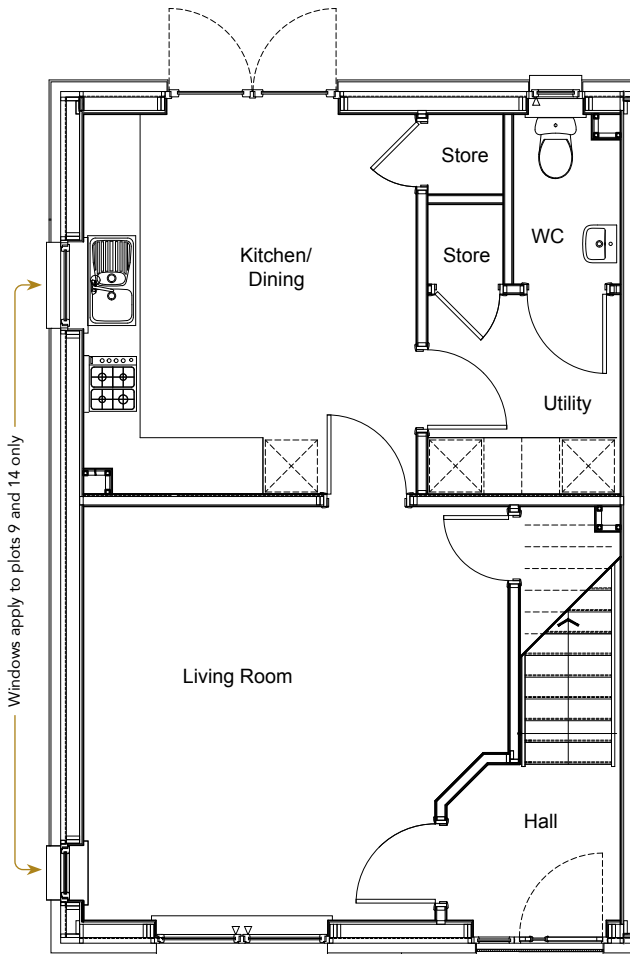


ALLANWATER GLENROTHES



Cowal

3 bedroom end terrace/
semi detached villa



GROUND FLOOR

Lounge	3.72 x 4.38 m	12'3" x 14'4"
Kitchen/Dining	3.52 x 4.02 m	11'7" x 13'2"
Utility	2.11 x 2.00 m	6'11" x 6'7"
WC	1.09 x 1.80 m	3'7" x 5'11"

FIRST FLOOR

Principal Bedroom	2.71 x 3.83 m	8'11" x 12'7"
En Suite	1.81 x 1.30 m	5'11" x 4'3"
Bedroom 2	3.40 x 3.19 m	11'2" x 10'6"
Bedroom 3	2.82 x 2.67 m	9'3" x 8'9"
Bathroom	2.13 x 2.01 m	7'0" x 6'7"

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Specifications



KITCHEN

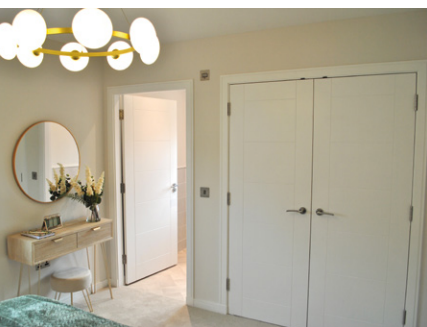
- Modern style fitted kitchen in a range of colours
- Worktop choice, with upstand to wall
- 4 burner gas hob
- Single fan oven
- Stainless steel 1.5 sink, with chrome mixer tap
- Stainless steel extractor hood & glass splashback to hob
- Under unit led lights
- Appliance spaces available in utility area (as design dictates)

BATHROOM/EN SUITE/WC

- Stylish bath with mixer tap (as design dictates)
- Thermostatic shower (to en suite areas)
- Wash hand basin with pedestal and mixer tap
- Close coupled back to wall WC with soft close seat
- Wide selection of ceramic wall tiling available

DECORATION

- Walls and ceilings in white emulsion
- Woodwork finished in white satin finish
- White internal doors with chrome handles (as design dictates)
- Apartment entrance doors – 2 panel white with chrome handles
- All fire doors fitted with overhead closers (Apartments only)
- Moulded spindles, newels, skirtings and facings



ELECTRICAL/PLUMBING/HEATING

- Dual control individually programmable thermostats
- Central heating via gas combi boiler
- White sockets and switches
- Mains wired heat and smoke detectors
- Battery operated carbon monoxide detectors
- Open Reach fibre connection
- PIR porch light up and down (as design dictates)
- PIR rear light (as design dictates)
- Photovoltaic solar panels (Villas only)

EXTERNAL

- Turf to front gardens & apartment communal areas
- Rotovated and topsoil to rear gardens
- 1.8m single slat fence to rear boundaries (as design dictates)
- 0.9m post and rail fence between plots
- UPVC double glazed windows – External: Anthracite/Internal: White
- UPVC French doors – External Anthracite/Internal White
- Composite doors with multi point locking system to front – External Anthracite/Internal White (Villas only)
- Door entry system (Apartments only)
- Bin stores – timber fenced designated bin stores (Apartments only)
- Bicycle storage rail (Apartments only)
- Residential communal unallocated parking areas – brindle monoblock (Villas & Apartments)

APARTMENT STAIRWELL

- Flooring – industrial quality carpet with wall capping to stairs and all floors

GENERAL

- 10 year Premier Guarantee
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request from our options menu as soon as possible to avoid disappointment.

All homes...
Energy Efficiency Rating

B

