

KIRKTON LEA

BURNTISLAND

AN EXCLUSIVE DEVELOPMENT OF 2 BED APARTMENTS,
PENTHOUSES, 3, 4 AND 5 BED ENERGY EFFICIENT LUXURY HOMES



www.sipshomes.com



WELCOME HOME

CGI image of Kirkton Lea street scene view

First impressions count...

Welcome your visitors in this beautiful entrance. The impressive windows are an excellent source of natural light. Expansive glazing, generous spaces and straight clean lines all combine to make the interior of your new home as open and light as the exterior. At Sips Homes, quality is more than just a word. From sourcing our materials to design, planning and build right through to the moment you move into your new home, we ensure that everything will exceed your highest expectations.

Sophisticated and architectural elements such as the impressive vaulted ceiling (approx 4m to apex) creates unique spaces in which you can feel inspired. Full height windows run along the full width of the house, bringing the inside and outside together. Each new home is highly specified and includes - Aluclad triple glazed windows and doors, solar panels, mechanical ventilation and heat recovery system (MVHR), cabling for electric car charging point, air source heat pump, alarm system, exterior lighting, power and water supply, all fitted as standard. Even better the exterior of your new home utilises a combination of materials that are almost maintenance free.

At Kirkton Lea you can dare to be different. Your new home has a lively geometry but a natural feel. A clever combination of traditional and contemporary architecture with modern, sustainable materials, create a peaceful and sculptural presence, making this a special place to call home...

To Kirkton Lea at Burntisland

Designed for life, we create places where people love to live, work and relax. Where apartments and houses are light-filled, adaptable and finished to the highest standards.

These unique architect designed three, four and five bedroom detached homes and luxury two bedroom apartments will impress with much more than just their stunning exteriors. Here at Sips Homes we design and build high quality homes that are environmentally friendly and offer you an unrivalled level of comfort and a unique healthy living climate and are cost effective to run. Each home or apartment has its own inviting and precious outside space to enjoy, while the development creates a safe and relaxing environment both in the day and at night. Sips Homes do more than just build a home, we help to create a new community.

A commitment to the future...

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping and high standards of sustainability. We don't just build for today; we build for the future too.



Note: CGI and interior images are for illustration purposes only.

Life is better in Burntisland...

A former royal burgh and parish in Fife, Scotland, on the northern shore of the Firth of Forth, previously known as Wester Kinghorn or Little Kinghorn, your new home is in a thriving neighbourhood. With its beautiful award winning sandy beach, dramatic volcanic plug as a backdrop and the 15th-century Rossend Castle, the sought after coastal town of Burntisland is a wonderful place to live. The Burntisland Links was granted by Royal Charter in 1541 to the Burgh of Burntisland by King James V of Scotland. Facilities include pitch and putt in the summer, play area all year round. The famous Burntisland highland games are held on the third Monday in July, and are Scotland's second oldest games dating back to 1652.

There are guided historical walks round the town in the summer and an annual exhibition. While the leisure centre sits right next to the beach and lovely walks along the Fife Coastal Path. The Port of Burntisland is the Forth's most natural harbour and one of its oldest. There are great beaches at Burntisland (1m), Kinghorn (3m), Aberdour and Leven and the East Neuk is within easy driving distance. If you like to be a little more active while you are outdoors there are golf courses at Kinghorn (2.7m), Aberdour (3m), Dunfermline (11m), Leven, Ellie and the 7 courses near St. Andrews.



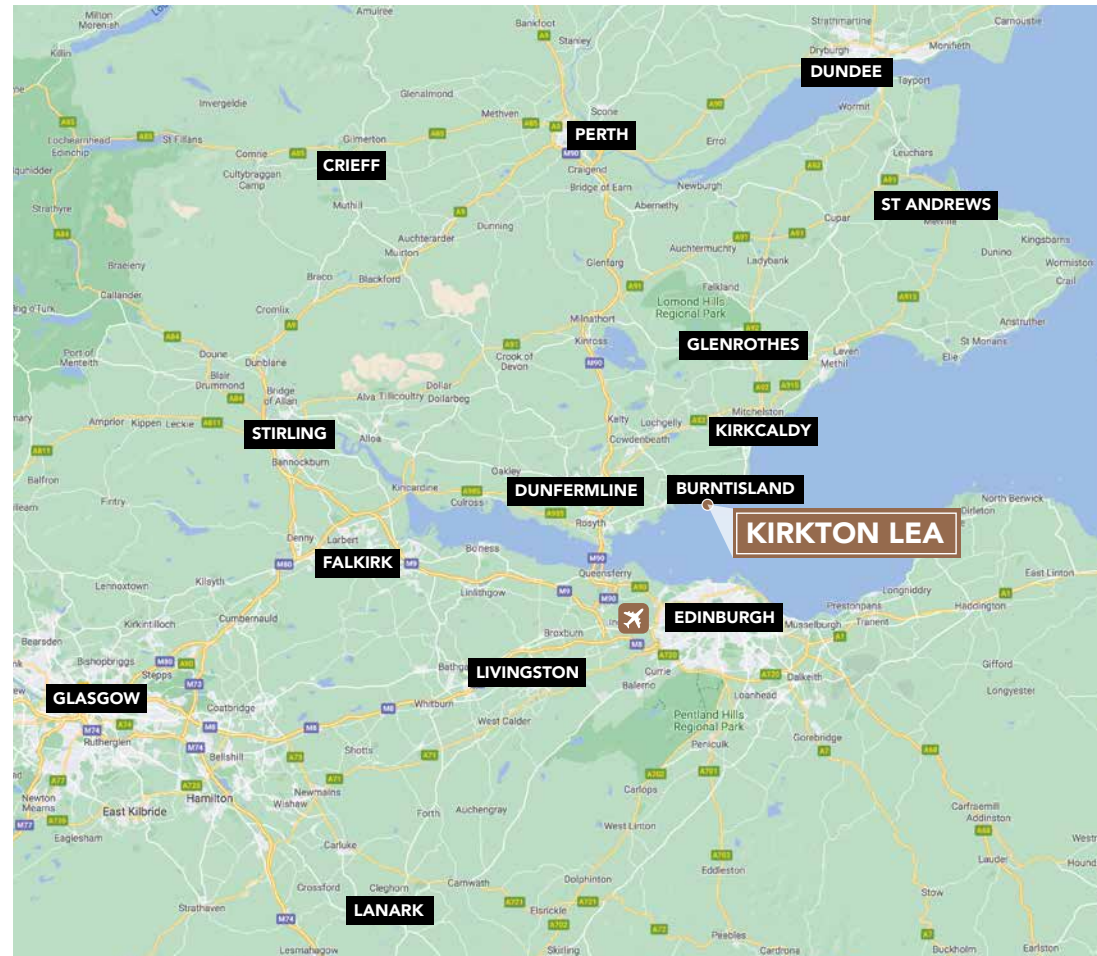
SAME TOWN DIFFERENT WORLD

Totally Locally

Thanks to this shopping initiative, Burntisland has a bustling high street. There is a wonderful sense of community, the locals are proud of their small independent shops and regularly use them. The shop keepers work together and share ideas. People chat in the street and shop keepers know their customers by name. Everything you need is here. Macauley's Fruit and Veg Merchants is a tiny shop packed full of fresh fruit and veg and there really is an impressive selection. C Sinclair sell fresh fish caught locally and have an amazing range of exciting foods to try. Tom Courts, the award winning local butchers, is run by three generations of the same family, while local bakers provide delicious fresh baked good daily. If you are just looking for a coffee or some lunch you are spoiled for choice.

Education

The new Burntisland Primary School was opened in August 2014 with a school roll around 690, which includes nursery pupils. Secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Catholic pupils travel to St Marie's Primary School or St Andrews High School, also in Kirkcaldy.

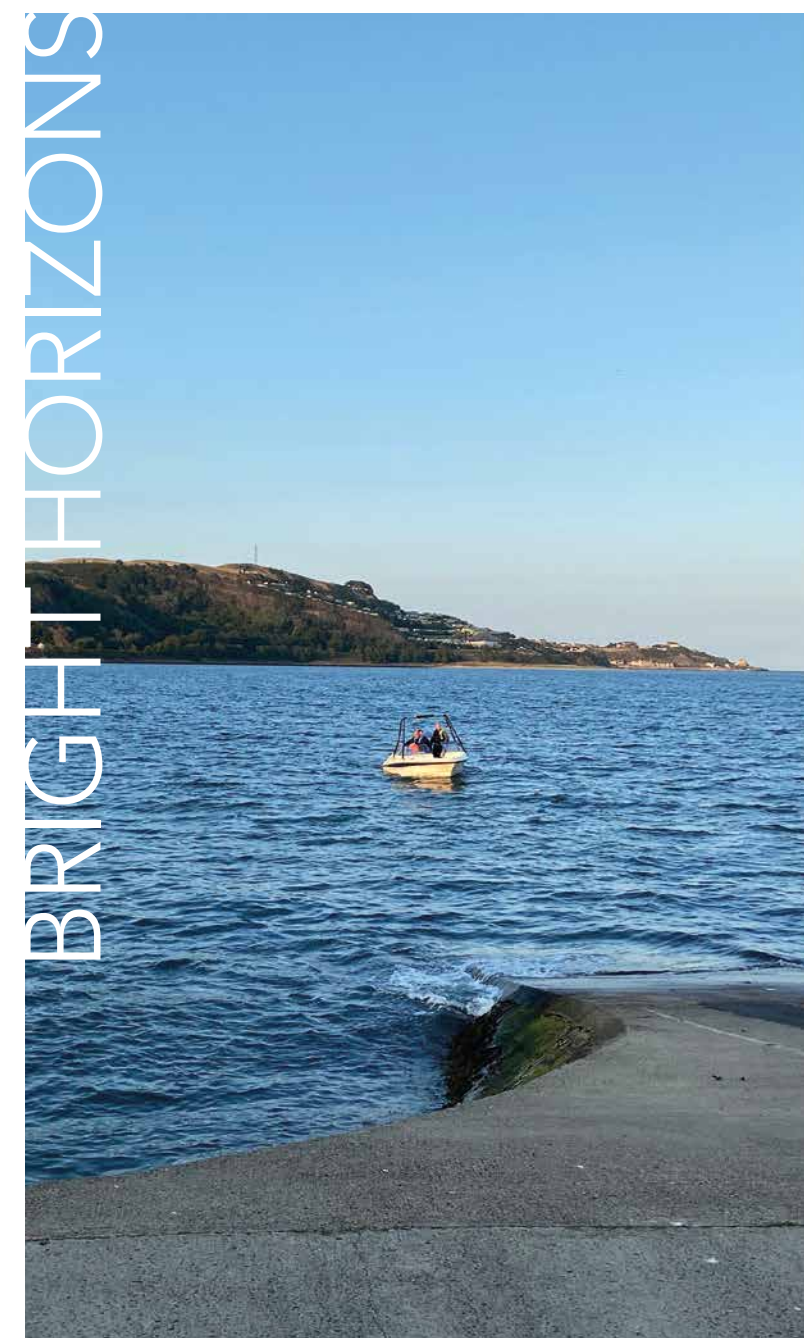


Transport

The A921 coast road runs through the town and connects to the M90 motorway at Inverkeithing in the west and the A92 at Kirkcaldy in the east. The A909 travels inland towards the A92 at Cowdenbeath and the M90 at Keltie. Burntisland railway station is on the Fife Circle Line and provides direct links with Kirkcaldy to the north and Edinburgh to the south. You are perfectly placed for travel at Kirkton Lea.

Burntisland Station ~ 0.4 miles	Dunfermline ~ 12 miles
Kinghorn Station ~ 2.4 miles	Glenrothes ~ 13 miles
Aberdour Station ~ 2.6 miles	Edinburgh ~ 22 miles
Kirkcaldy ~ 6 miles	Glasgow ~ 48 miles

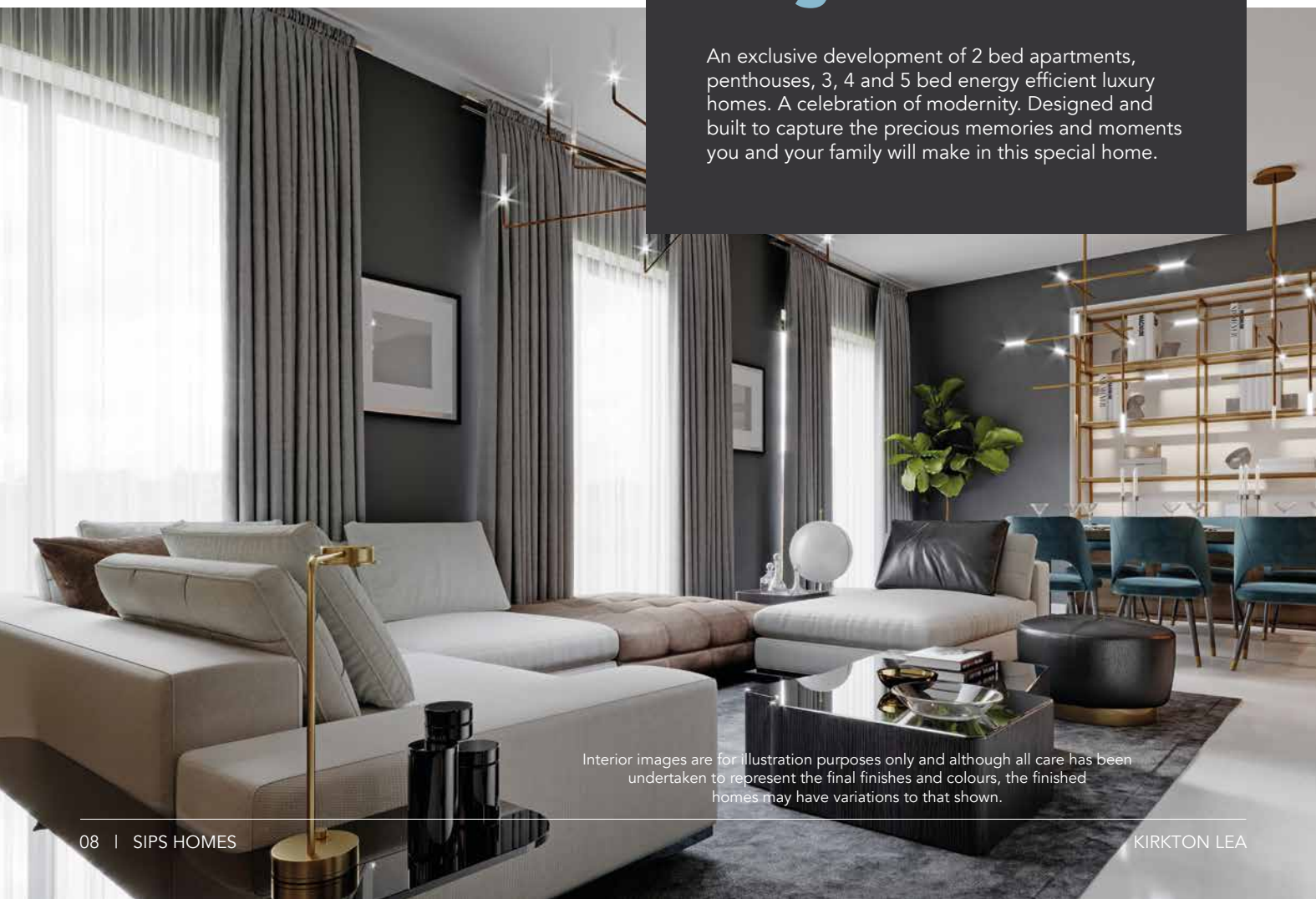
It is only a 29 minute commute to Edinburgh Waverly and 86 minutes to Glasgow Queen Street. The town is also served by Stagecoach bus service 7, which runs between Dunfermline in the west and Leven (via Kirkcaldy) in the east. The circular B1 service covers most areas of the town.





Community is at the heart of our neighbourhood

An exclusive development of 2 bed apartments, penthouses, 3, 4 and 5 bed energy efficient luxury homes. A celebration of modernity. Designed and built to capture the precious memories and moments you and your family will make in this special home.



Interior images are for illustration purposes only and although all care has been undertaken to represent the final finishes and colours, the finished homes may have variations to that shown.

KIRKTON LEA

BURNTISLAND



IONA
5 BED DETACHED HOUSE
With Integral Garage
2127 sqft

SKYE
4 BED DETACHED HOUSE
(TYPE 1)
With Integral Garage
1736 sqft

ISLAY
4 BED DETACHED HOUSE
(TYPE 2)
With Integral Garage
1736 sqft

BUTE
3 BED DETACHED HOUSE
With Integral Garage
1554 sqft

EASDALE
2 BED APARTMENTS
With En Suite and Parking
757 sqft

This site plan is correct at time of publication but could be subject to change.



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EXTERIOR

- High-performance, energy efficient, net zero, SIPs construction.
- Building elevations combine a selection of materials including stone, composite panel, Sto render system with picture frame feature surrounds, doors and base course. (Refer to each house styles for specific exterior finishes)
- Solar panels: 3.5kw - 5kw panel output.
- Integrated entrance canopy with featured downlighting extending over entrance and garage door.
- Marley Modern or equivalent concrete interlocking roof tiles.
- Maintenance free composite panel, fascia and soffit boards.
- Triple-glazed, aluclad secured by design, windows and external doors.
- Triple-glazed roof windows with selected units electrically controlled.
- Marley deep flow or similar black UPVC rainwater gutters and downpipes.
- Feature, wall mounted up and down lighters at door positions around the building.
- Outside water tap and power socket.
- Sectional insulated garage door with remote control.
- Cabling for electric car charging point (Wall connector not included).
- Doorbell and wall mounted letter box.
- 10 year structural warranty, including 2 years builder defects policy.

INTERIOR SPECIFICATION

- Feature, vaulted ceilings at second floor level in each house with approx 4m height to the apex.
- App controlled whole-house mechanical, ventilation heat recovery system (MVHR).
- Air source heat pump (ASHP) for all heating and hot water requirements.
- Under floor heating to ground floor (heated towel rails in bathrooms and en-suites).
- App controlled, whole-house alarm system.
- Mains powered, interlinked smoke/heat detectors throughout.
- Solid core, white painted, seven panel doors to all rooms, including wardrobes. Selected doors to rooms are glazed. (Wardrobes have hanging rails).
- Chrome/brushed stainless steel handles and hinges.
- Mirrors will be supplied to all bathrooms, en-suites and WCs.
- White painted finish throughout to all walls, ceilings and woodwork.
- White electrical sockets and switches, some with USB.
- Recessed, low-energy, LED lighting in all rooms.
- Cat 6 home wiring solution, including Ethernet, TV and telephone points in selected rooms.

BALCONIES

- First floor, glass enclosed terrace area over garage. Access from kitchen. On 5 bed properties only.

KITCHEN AND UTILITY ROOM

- A range of stunning German kitchens, carefully designed, including islands/breakfasting bar and separate utility room (choice of colours and finishes).
- Soft close hinges and drawers, with rigid built carcasses.
- Slim line laminate worktops (solid work surface available at additional cost).
- Built in appliances including oven, separate combination microwave/oven, induction hob and extractor canopy.
- Integrated appliances including dishwasher, washing machine, condensing tumble dryer, full height fridge and full height no frost freezer (except for 3 bed which has combination fridge/freezer).
- Single bowl under mounted sink and mixer tap.
- Feature lighting in selected areas.
- Note: Upgrade options available at additional cost, subject to build programme. Appliances will be Bosch or similar.

BATHROOM, EN-SUITE AND CLOAKROOMS

- Carefully designed bathrooms, en-suites and cloakrooms maximising space and function with larger separate shower cubicles in selected rooms.
- Sanitary ware from the designer Swiss company Laufen and brassware from Hansgrohe or similar.
- Wall hung wash hand basin and toilets with concealed cistern and flush touch mechanisms.
- Built in baths with flush touch mechanisms (built in baths have tiled bath panel with removable access panel).
- Thermostatically controlled showers with glass shower screens (Fixed and sliding options depending on room settings).
- Shaver and electric tooth brush points in main bathroom and en suites.
- Choice of tiling to selected walls and floor and from the specified range (Included in purchase price).
- MVHR extraction in bathrooms and en-suites.
- Toilet roll holders and towel rails in each room.

GARDEN

- A mix of timber, post & rail and slat fencing ranging in height from 900mm - 1800mm with some native hedging in selected homes.
- Lawned gardens, monoblock driveways and decorative paving to paths and patio areas.
- Timber decked patio area.



Interior images shown are of a previous SIPS Homes build and are for illustration purposes only and do not represent the finishes at Kirkton Lea.



THE FUTURE IS YOURS



Built to exceed your expectations...

Your new home here at Kirkton Lea has been built utilising SIPS construction from multi award winning manufacturer SIPS Industries Ltd. SIPS Industries Ltd was established in 2000 with the aim of providing a complete SIPS manufacture and installation service to the building industry. They are now the longest established specialist SIPS company in the UK. SIPS construction delivers unrivalled insulation and air tightness, which reduces energy costs over the building's lifetime. A SIPS Home has minimal thermal bridging and delivers excellent air tightness, ensuring fewer drafts, materially lower energy bills and overall more energy efficient performance than other forms of home construction.

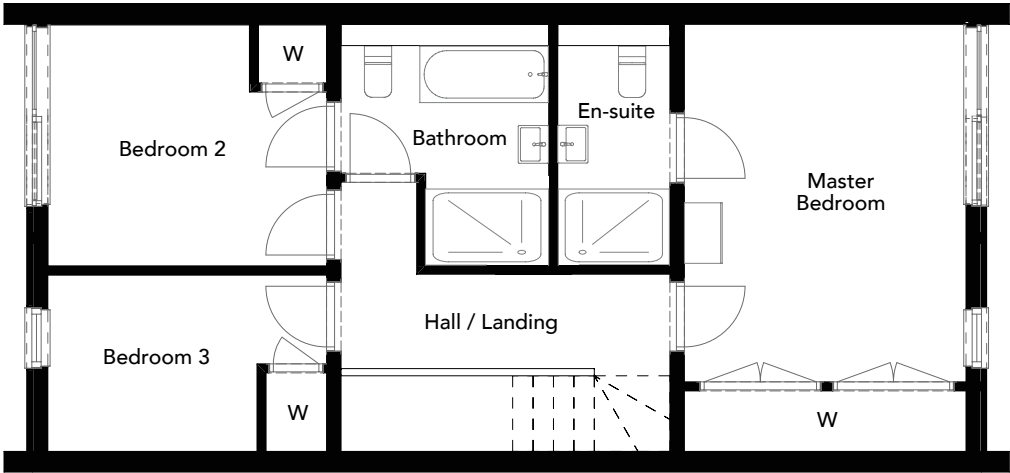
In addition to lower energy bills, SIPS Homes positively impact on the environment with lower CO2 emissions due to the reduction in heat loss and manufacturing wastage. SIPS Homes are precision engineered and formed with a timber OSB board and EPS insulation, laminated together to produce an incredibly strong and rigid building structure. This inherent strength allows the homes to enjoy large open plan and vaulted spaces, free of additional structure or support such as roof trusses. These feature areas provide a feeling of space, grandeur and opulence, adding character to the homes.

The air tight homes are fitted with a mechanical ventilation and heat recovery system (MVHR) ensuring the air quality is constantly optimised in each home. Habitable rooms are provided with pre-warmed fresh air and kitchens and bathrooms are extracted on a continual basis. Heat is extracted from the air removed from the building and used to pre heat the fresh air entering the building. The extracted air helps to remove germs, odours, stale air, pollens, pathogens, CO2 build ups and with a constant supply of fresh air the home living and sleeping environments are optimised. SIPS Homes set new standards in home living and the environmentally friendly, low energy, thermal efficient, air tight homes will positively impact on your living conditions and the environmental carbon footprint.

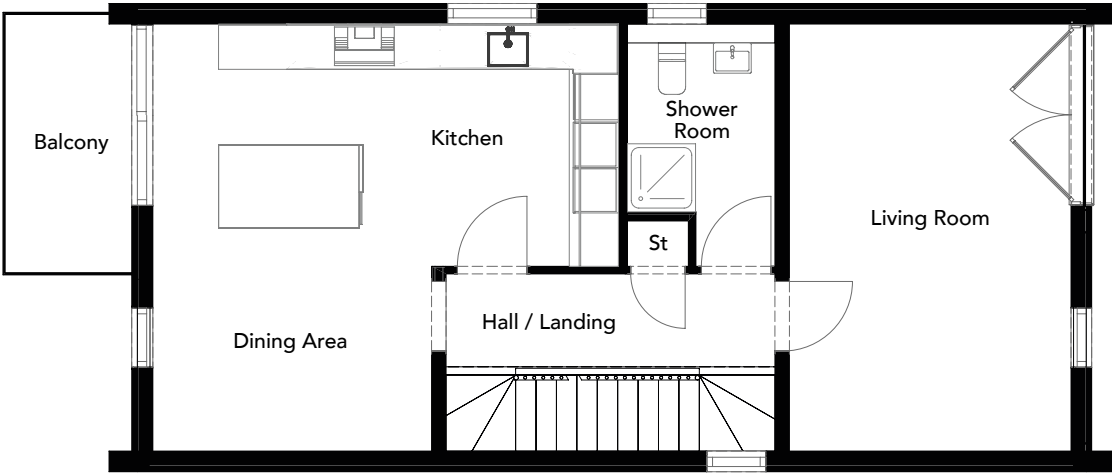
For further technical information and examples of SIPS Industries Ltd projects please refer to the website www.sipsindustries.com. If you would be interested in attending a seminar about SIPS construction, please ask your sales advisor who can arrange this for you.



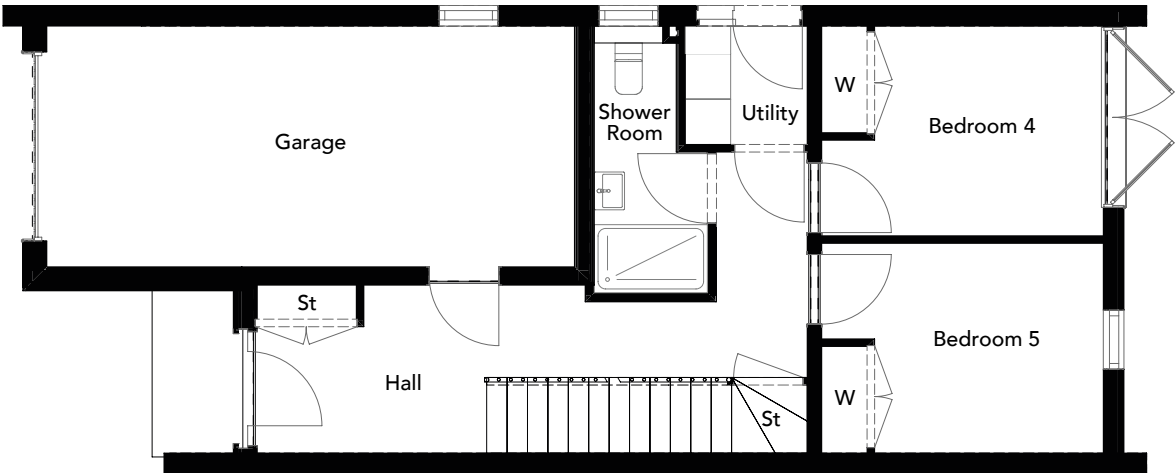
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- 5 BED DETACHED HOUSE
- WITH INTEGRAL GARAGE
- 2127 SQFT
- PLOTS 01, 10, & 11

Accommodation extending to over 2100sqft, including lounge, dining room, open plan luxury kitchen with integrated appliances, 5 bedrooms, 4 bathrooms, utility room, large integral garage, first floor balcony accessed from dining kitchen, landscaped garden grounds, perimeter fencing and selection of only 3 plots on the development. Homes are highly specified and include, Aluclad triple glazed windows and doors, solar panels, mechanical ventilation and heat recovery system (MVHR), cabling for electric car charging point, air source heat pump, alarm system, exterior lighting, power and water supply all fitted as standard.

Ground Floor			
Utility	1.6m x 1.6m	5'3" x 5'3"	
Garage	7.0m x 3.1m	22'11" x 10'2"	
Bedroom 4	3.7m x 2.7m	12'1" x 8'10"	
Bedroom 5	3.7m x 2.7m	12'1" x 8'10"	
Shower Room	3.5m x 1.5m	11'5" x 4'11"	
First Floor			
Balcony	3.5m x 1.6m	11'5" x 5'3"	
Kitchen/Dining	6.1m x 5.6m	20'0" x 18'4"	
Living Room	5.6m x 3.7m	18'4" x 12'1"	
Shower Room	3.2m x 1.9m	10'5" x 6'2"	
Second Floor			
Master Bedroom	4.7m x 3.7m	15'5" x 12'1"	
En-suite	3.1m x 1.5m	10'2" x 4'11"	
Bedroom 2	3.6m x 3.1m	11'9" x 10'2"	
Bedroom 3	3.6m x 2.3m	11'9" x 7'6"	
Bathroom	3.1m x 2.7m	10'2" x 8'10"	

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Skye

- 4 BED DETACHED HOUSE (TYPE 1)
- WITH INTEGRAL GARAGE
- 1736 SQFT
- PLOTS 02, 03, 04, 05, 06, 07, 08 & 09

Accommodation extending to over 1700sqft, including lounge, dining room, open plan luxury kitchen with integrated appliances, 4 bedrooms, 3 bathrooms, WC, utility room, large integral garage, landscaped garden grounds and perimeter fencing. Homes are highly specified and include, Aluclad triple glazed windows and doors, solar panels, mechanical ventilation and heat recovery system (MVHR), cabling for electric car charging point, air source heat pump, alarm system, exterior lighting, power and water supply all fitted as standard.

Ground Floor

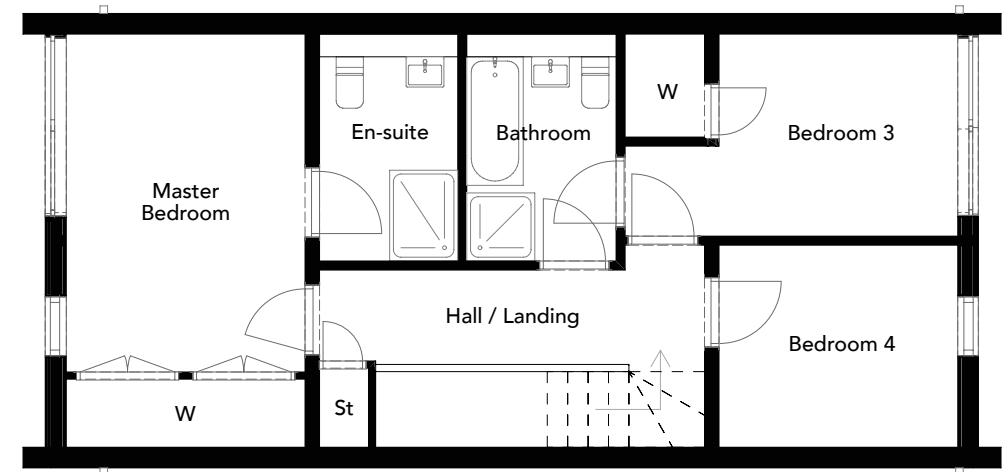
Garage	7.0m x 3.0m	22'11" x 9'10"
Utility	1.8m x 1.6m	5'10" x 5'2"
Bedroom 2	3.1m x 2.8m	10'2" x 9'2"
Shower Room	3.1m x 2.2m	10'2" x 7'2"

First Floor

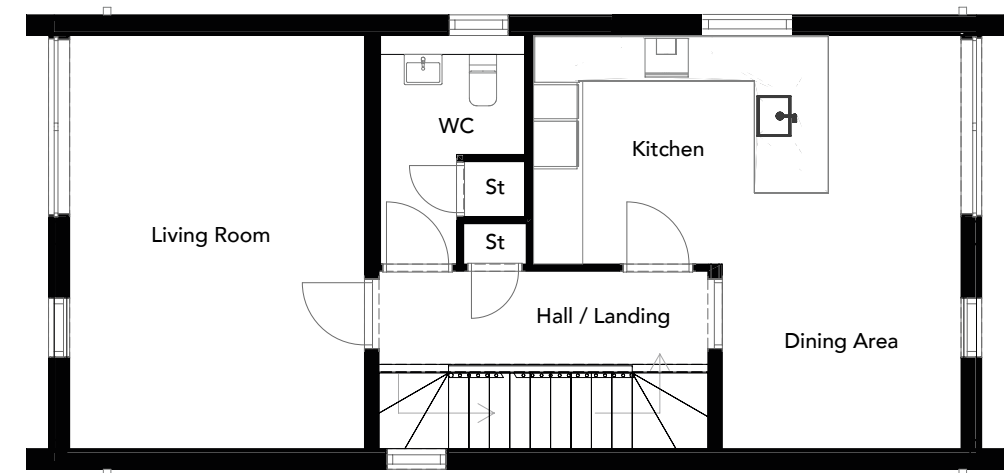
Living Room	5.4m x 3.9m	17'8" x 12'9"
WC	3.0m x 1.9m	9'10" x 6'2"
Kitchen/Dining	5.6m x 5.4m	18'4" x 17'8"

Second Floor

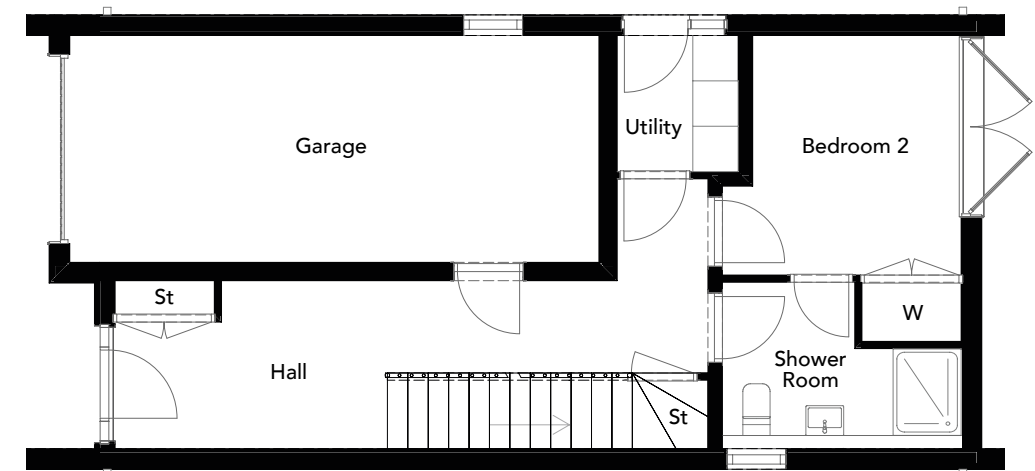
Master Bedroom	4.4m x 3.1m	14'5" x 10'2"
Ensuite	3.0m x 1.8m	9'10" x 5'10"
Bedroom 3	3.1m x 2.6m	10'2" x 8'6"
Bedroom 4	3.1m x 2.6m	10'2" x 8'6"
Bathroom	3.0m x 1.9m	9'10" x 6'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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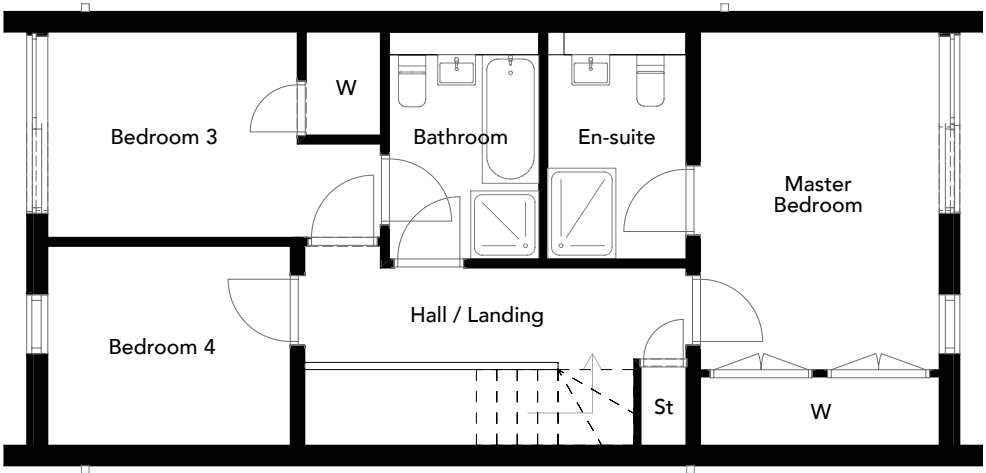
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Islay

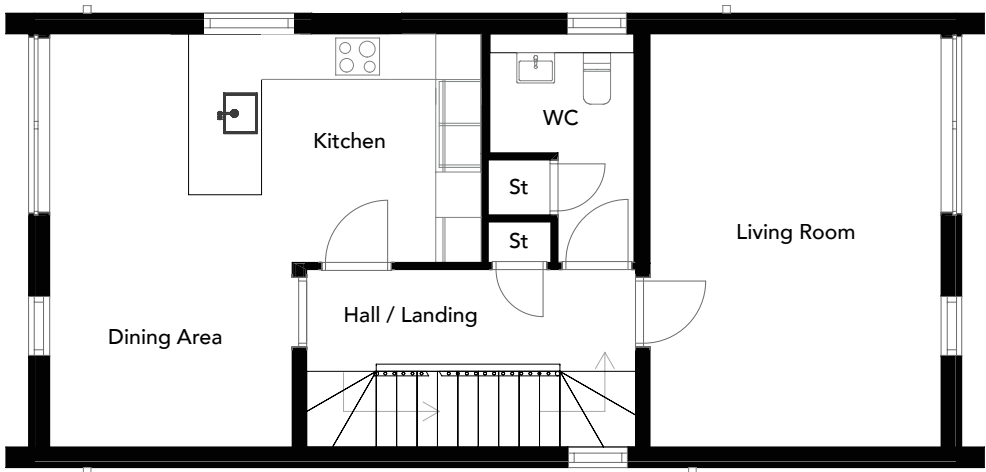
- 4 BED DETACHED HOUSE (TYPE 2)
- WITH INTEGRAL GARAGE
- 1736 SQFT
- PLOTS 12, 13, 14, 15 & 16

Accommodation extending to over 1700sqft, including lounge, dining room, open plan luxury kitchen with integrated appliances, 4 bedrooms, 3 bathrooms, WC, utility room, large integral garage, landscaped garden grounds and perimeter fencing. Homes are highly specified and include, Aluclad triple glazed windows and doors, solar panels, mechanical ventilation and heat recovery system (MVHR), cabling for electric car charging point, air source heat pump, alarm system, exterior lighting, power and water supply all fitted as standard.

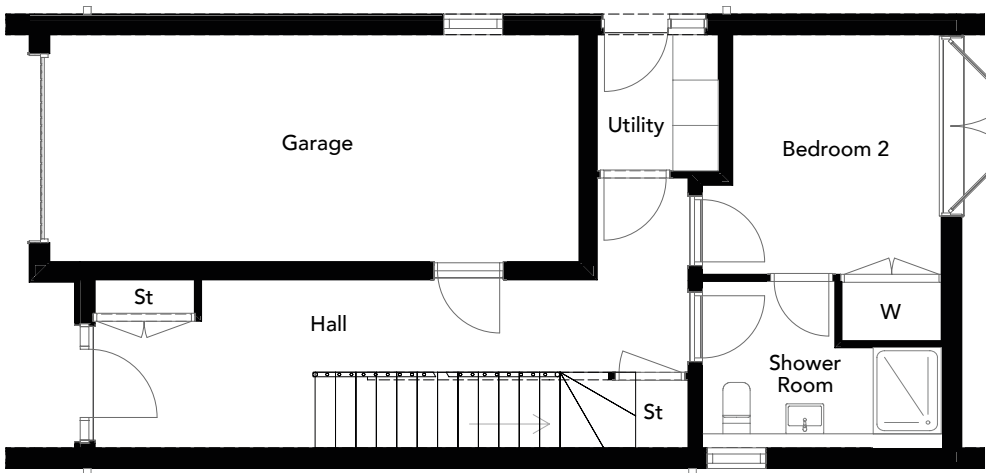
Ground Floor		
Garage	7.0m x 3.0m	22'11" x 9'10"
Utility	1.8m x 1.6m	5'10" x 5'2"
Bedroom 2	3.1m x 2.8m	10'2" x 9'2"
Shower Room	3.1m x 2.2m	10'2" x 7'2"
First Floor		
Kitchen/Dining	5.7m x 5.4m	18'8" x 17'8"
WC	3.0m x 1.9m	9'10" x 6'2"
Living Room	5.4m x 3.8m	17'8" x 12'5"
Second Floor		
Master Bedroom	4.6m x 3.1m	15'1" x 10'2"
En-suite	3.0m x 1.8m	9'10" x 5'10"
Bedroom 3	3.3m x 2.7m	10'9" x 8'10"
Bedroom 4	3.2m x 2.6m	10'5" x 8'6"
Bathroom	3.0m x 1.9m	9'10" x 6'2"



SECOND FLOOR



FIRST FLOOR

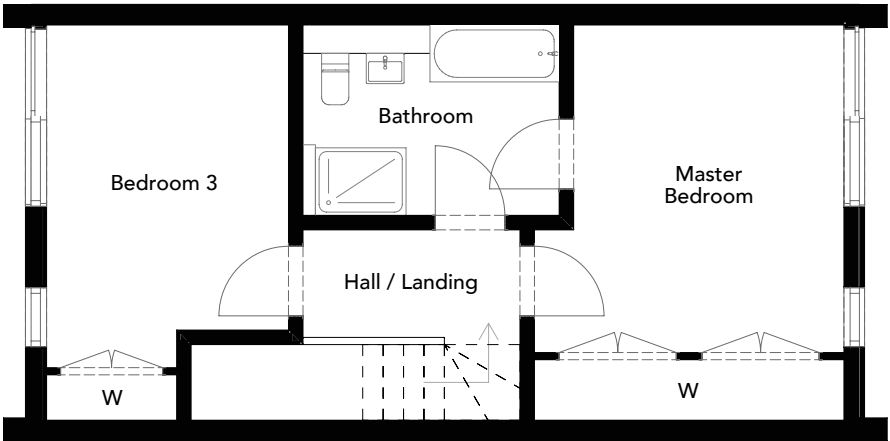


GROUND FLOOR

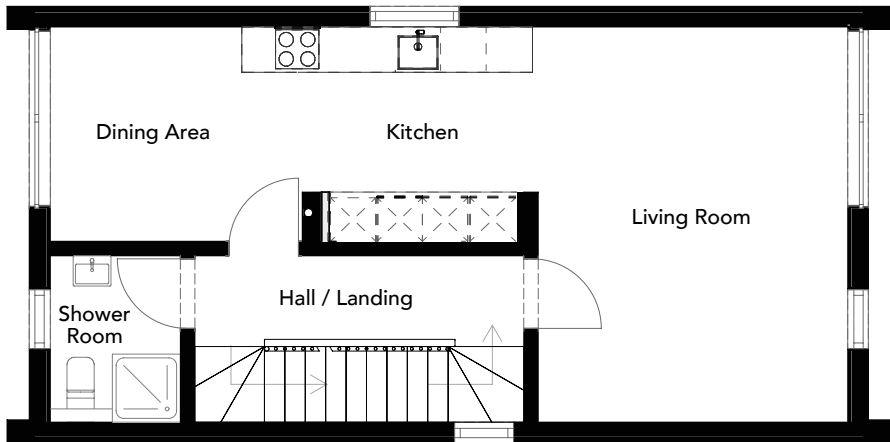
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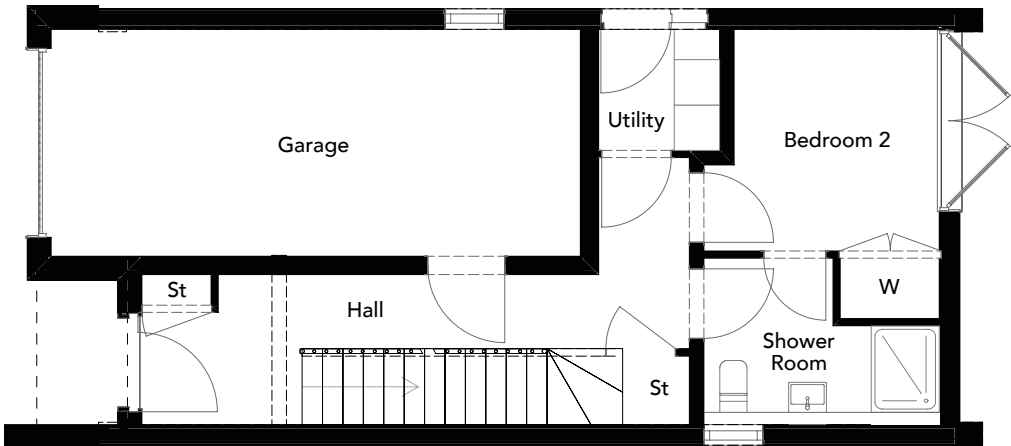
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- 3 BED DETACHED HOUSE
- WITH INTEGRAL GARAGE
- 1554 SQFT
- PLOTS 17, 18, 19 & 20

Accommodation extending to over 1500sqft, including lounge, dining room, open plan luxury kitchen with integrated appliances, 3 bedrooms, 3 bathrooms, utility room, large integral garage, landscaped garden grounds, perimeter fencing and selection of only 4 plots on the development. Homes are highly specified and include, Aluclad triple glazed windows and doors, solar panels, mechanical ventilation and heat recovery system (MVHR), cabling for electric car charging point, air source heat pump, alarm system, exterior lighting, power and water supply all fitted as standard.

Ground Floor		
Garage	7.0m x 3.0m	22'11" x 9'10"
Utility	1.6m x 1.6m	5'2" x 5'2"
Bedroom 2	2.9m x 2.8m	9'6" x 9'2"
Shower Room	3.1m x 2.2m	10'2" x 7'2"
First Floor		
Living Room	5.2m x 4.1m	17'0" x 13'5"
Kitchen/Dining	6.4m x 2.8m	20'11" x 9'2"
Shower Room	2.2m x 1.7m	7'2" x 5'6"
Second Floor		
Master Bedroom	4.3m x 4.1m	14'1" x 13'5"
Bathroom	3.3m x 2.5m	10'9" x 8'2"
Bedroom 3	4.5m x 3.2m	14'9" x 10'5"

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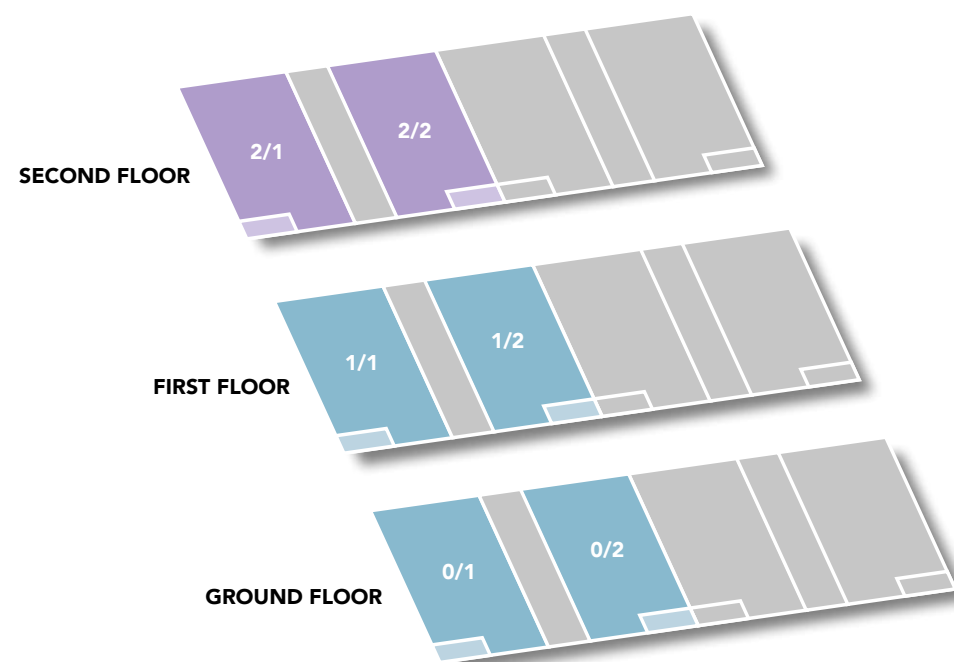


PERFECTED LIVING FOR EVERY GENERATION AT KIRKTON LEA

Easdale Apartments

- 2 BED APARTMENTS
- WITH EN-SUITE AND PARKING
- 757 SQFT
- SIX LUXURY 2 BEDROOM APARTMENTS WITH PRIVATE BALCONY & PARKING

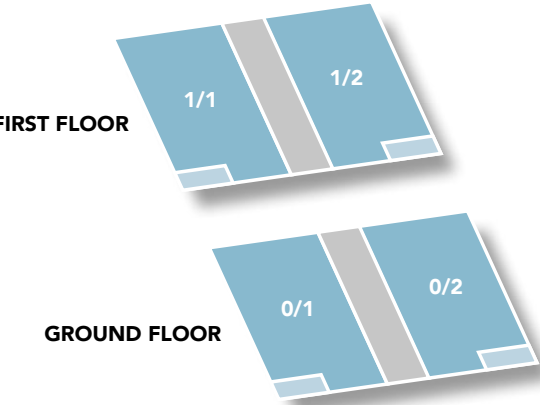
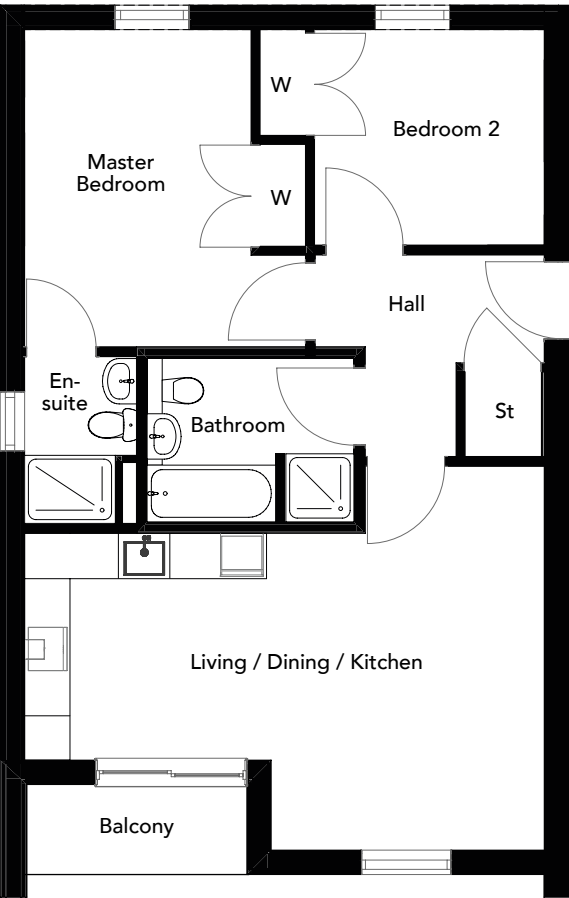
Accommodation extending to over 750sqft, including lounge/dining, open plan kitchen with integrated appliances, 2 bedrooms, 4 piece bathroom, master en-suite, private balcony and allocated parking space. Homes are highly specified and include, Aluclad triple glazed windows and doors, solar panels, gas central heating, MVHR system and alarm system. Two apartments at ground floor, first floor and 2 penthouses.



EASDALE 0/1, 0/2, 1/1 & 1/2

(Apartments 0/2 & 1/2 handed layout)

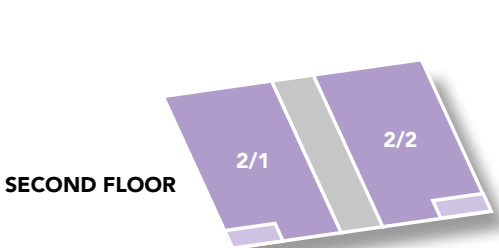
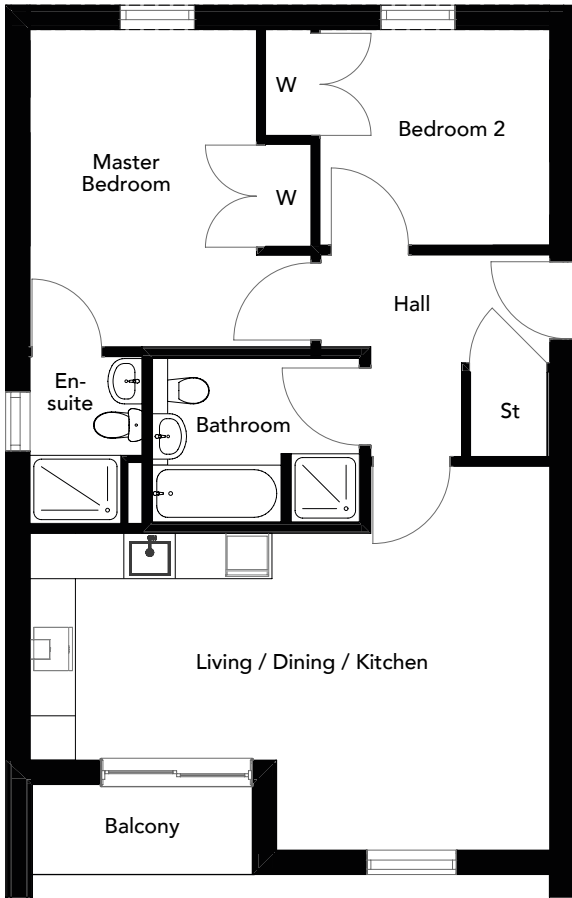
Living/Dining/Kitchen	6.8m x 5.0m	22'3" x 16'4"
Bathroom	2.7m x 2.2m	8'10" x 7'2"
Master Bedroom	4.2m x 3.0m	13'9" x 9'10"
En-suite	2.2m x 1.5m	7'2" x 4'11"
Bedroom 2	3.0m x 2.8m	9'10" x 9'2"
Balcony	2.9m x 1.1m	9'6" x 3'7"



EASDALE 2/1 & 2/2

(Apartment 2/2 handed layout)

Living/Dining/Kitchen	6.8m x 5.0m	22'3" x 16'4"
Bathroom	2.7m x 2.2m	8'10" x 7'2"
Master Bedroom	4.2m x 3.0m	13'9" x 9'10"
En-suite	2.2m x 1.5m	7'2" x 4'11"
Bedroom 2	3.0m x 2.8m	9'10" x 9'2"
Balcony	2.9m x 1.1m	9'6" x 3'7"



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Apartments Specification

EXTERIOR

- High-performance, energy efficient, SIPS construction.
- Building elevations combine a selection of materials including stone, composite panel, Sto render system with picture frame feature surrounds and base course.
- Solar panels: 1kw - 3kw panel output (per flat).
- Integrated entrance canopy with featured downlighting.
- Marley Modern or equivalent concrete interlocking roof tiles.
- Maintenance free composite panel, fascia and soffit boards.
- Triple-glazed, aluclad secured by design, windows and external doors.
- Triple-glazed roof windows in selected units.
- Marley deep flow or similar black UPVC rainwater gutters and downpipes.
- Feature, wall mounted up and down lighters at door positions around the building.
- Doorbell and wall mounted letter box.
- 10 year structural warranty, including 2 years builder defects policy.

INTERIOR SPECIFICATION

- Feature, vaulted ceilings in penthouse apartments with approx 4m height to the apex.
- App controlled whole-house mechanical, ventilation heat recovery system (MVHR).
- Gas central heating throughout.
- Modern radiators in all rooms (heated towel rails in bathrooms and en-suites).
- Alarm system.
- Mains powered, interlinked smoke/heat detectors throughout. CO2 sensor on boilers.
- Solid core, white painted, seven panel doors to all rooms, including wardrobes (hanging rail in wardrobes).
- Chrome/brushed stainless steel handles and hinges.
- White painted finish throughout to all walls, ceilings and woodwork.
- White electrical sockets and switches, some with USB.
- Recessed, low-energy, LED lighting in all rooms.
- TV and telephone points in selected rooms.

BALCONIES

- To all apartments with glass balustrades.

KITCHEN AND UTILITY ROOM

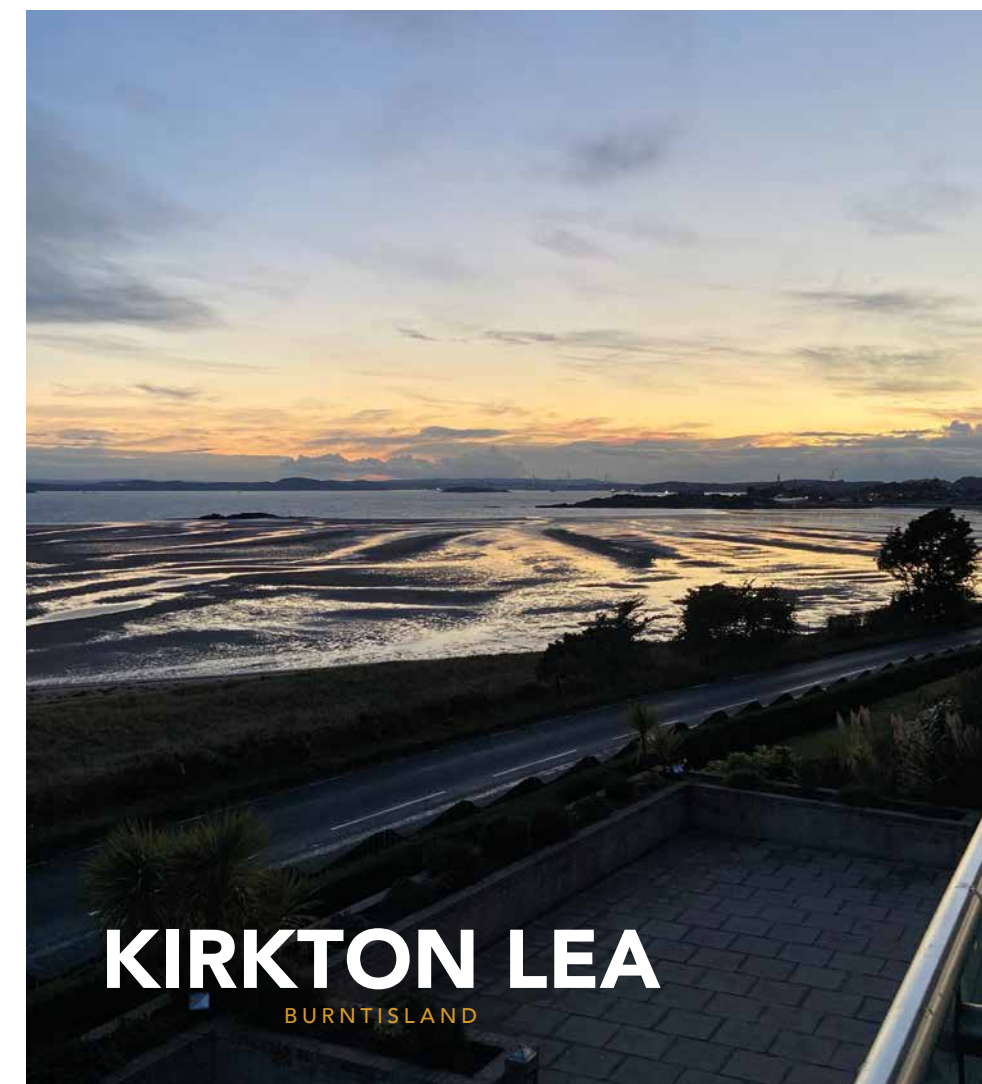
- A range of stunning German kitchens, carefully designed (choice of colours and finishes). Subject to build programme.
- Soft close hinges and drawers, with rigid built carcasses.
- Slim line laminate worktops.
- Built in appliances including oven, induction hob and extractor canopy.
- Integrated appliances including washing machine, condensing tumble dryer, refrigerator and freezer.
- Single bowl sink and mixer tap.
- Feature lighting in selected areas.
- Note: Upgrade options available at additional cost, subject to build programme.

BATHROOM, EN-SUITE AND CLOAKROOMS

- Carefully designed bathrooms and en-suites maximising space and function with larger separate shower cubicles in selected rooms.
- Designer sanitary ware.
- Wall hung wash hand basin and toilets with concealed cistern and flush touch mechanisms.
- Built in baths with flush touch mechanisms (built in baths have tiled bath panel with removable access panel).
- Thermostatically controlled showers with glass shower screens (Fixed and sliding options depending on room settings).
- Choice of tiling to selected walls and floor and from the specified range (Included in purchase price).
- MVHR extraction in bathrooms and en-suites.
- Toilet roll holders and towel rails in each room.

COMMON AREAS / PARKING

- Well lit and decorated throughout including fitted carpet and vinyl floor coverings.
- One allocated parking space per apartment plus additional visitor spaces.
- Communal bin store.
- Fire suppression system in communal areas and each apartment.



KIRKTON LEA

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AN EXCLUSIVE DEVELOPMENT OF 2 BED APARTMENTS,
PENTHOUSES, 3, 4 AND 5 BED ENERGY EFFICIENT LUXURY HOMES



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