

# Pitcairn Gardens Balmullo.

An elegant collection of  
3 & 4 bedroom homes.





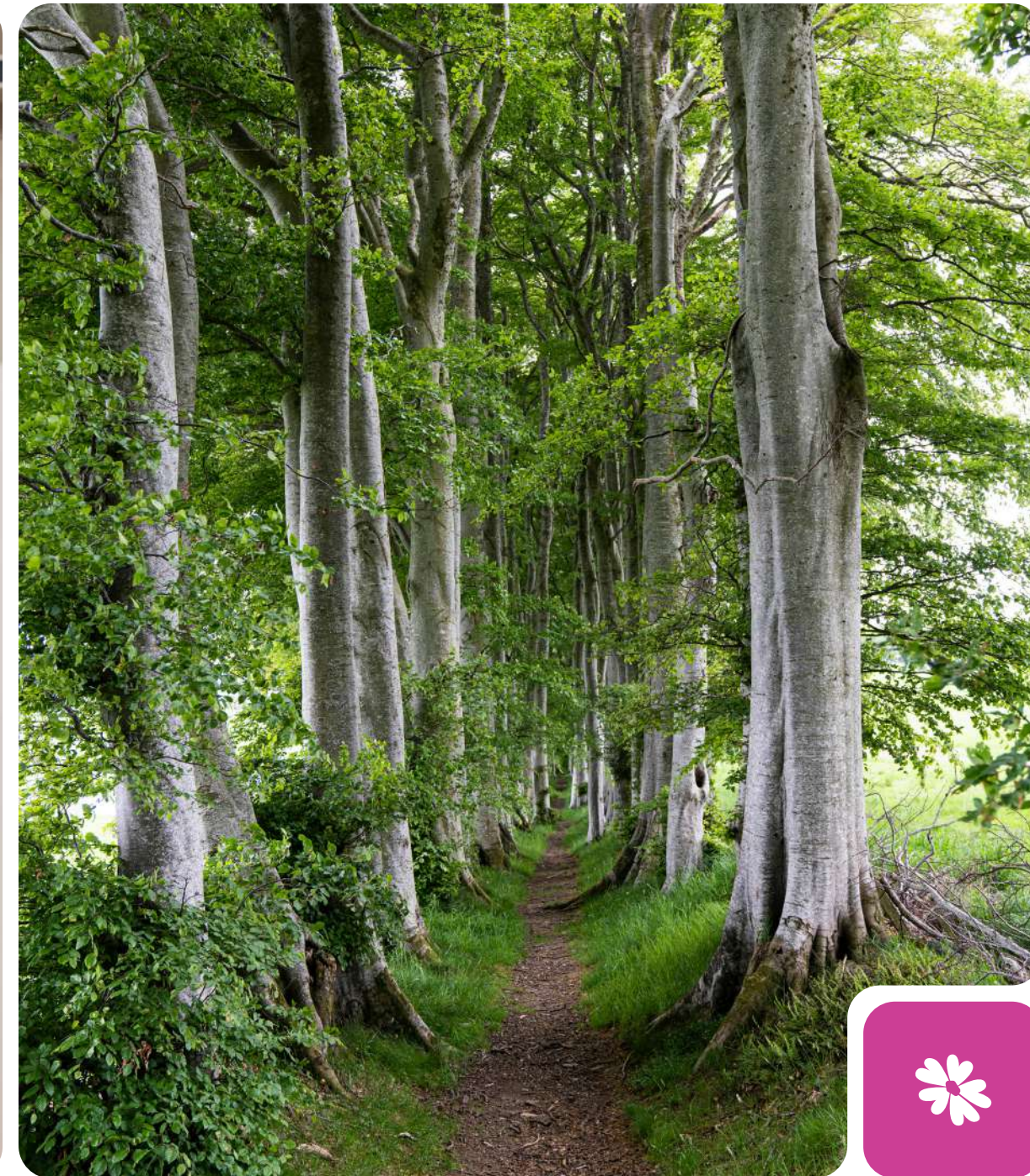
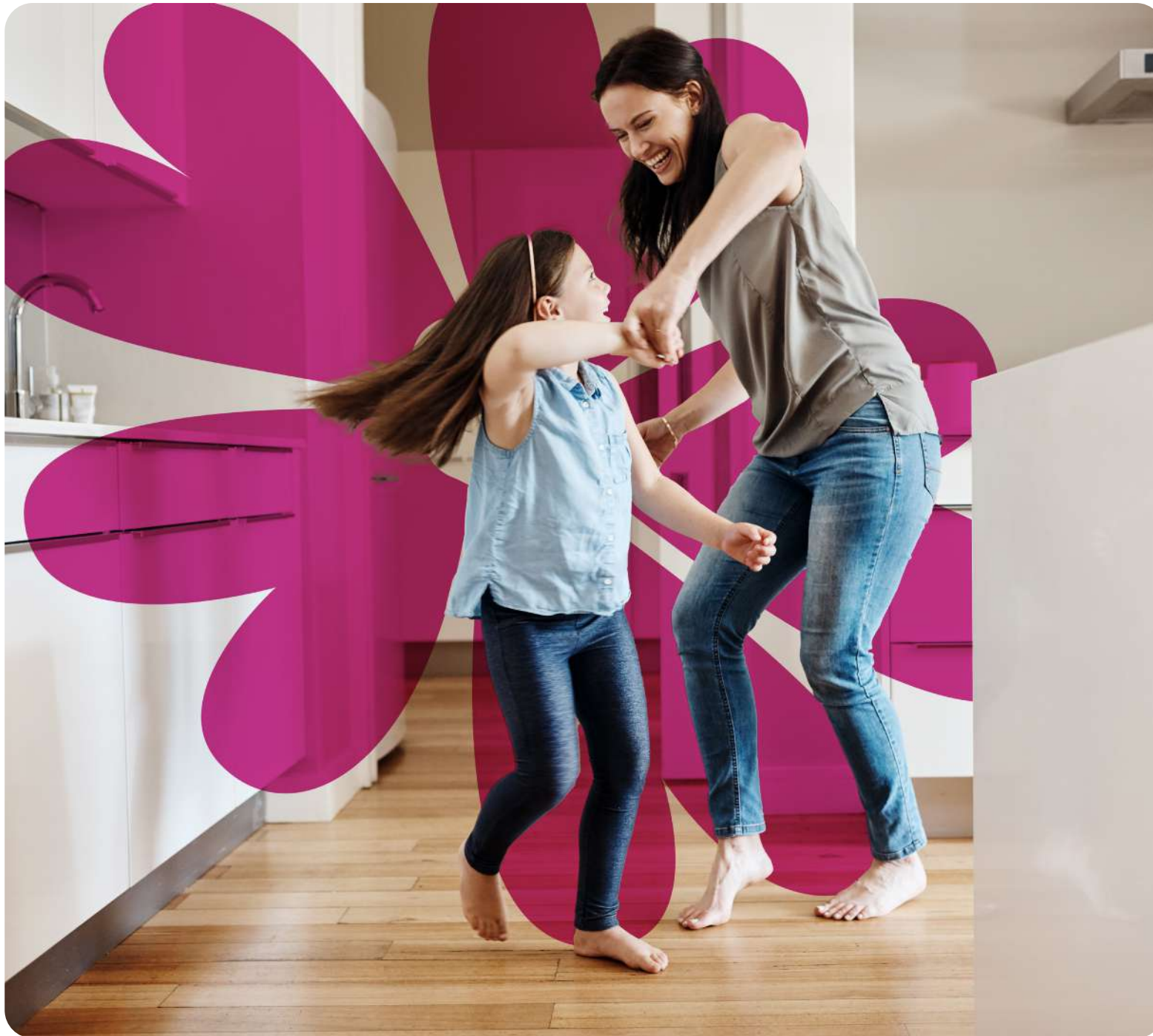


## Welcome to your new beginning at Pitcairn Gardens.

Proudly family-owned and award-winning, Campion Homes has been building exceptional homes for over 35 years. With a reputation for quality, care, and attention to detail, we create beautifully designed spaces that our customers are proud to call home.

Perfectly placed in the heart of Fife's picturesque countryside, this stunning new development by Campion Homes offers a collection of thoughtfully designed homes in the charming village of Balmullo. Known for its sense of community and idyllic surroundings, Balmullo provides the perfect balance of rural tranquility and convenient access to nearby towns and cities such as St Andrews, Dundee and Cupar.

Whether you're seeking your first home, the perfect place for a growing family or a peaceful retreat, Pitcairn Gardens offers something for everyone, where quality and care create the foundation for your new chapter.







# Balmullo.

A Place to Belong in the Heart of Fife.

Enjoy the best of both worlds at Pitcairn Gardens, a peaceful village atmosphere with excellent connections to surrounding areas. Situated in the beautiful Fife countryside, this welcoming community provides a serene escape while keeping you close to everything you need.

The village of Balmullo boasts a warm, close-knit community offering a delightful blend of rural tranquility and convenience. Set against the backdrop of Lucklaw Hill, the area provides stunning views and is a haven for those who enjoy country walks and outdoor adventures. At the heart of the community lies Burnside Village Hall, a vibrant hub that hosts a variety of activities for all ages, fostering Balmullo's strong sense of togetherness. Residents can also enjoy socialising at The Balmullo Inn, a cosy pub offering a warm welcome, and the village's bowling club, perfect for those looking to engage in a leisurely yet competitive pastime.

The village has everything you need on your doorstep, including a local shop, Balmullo primary school and

medical practice all within walking distance. Residents will also be well-connected, with Leuchars Train Station just 5 minutes away by car. Pitcairn Gardens is in easy reach of the historic town of St Andrews, for those looking to enjoy world-class golf, boutique shopping and culinary delights. Dundee, a vibrant city known for its cultural attractions and waterfront regeneration, is a short journey away, while the charming market town of Cupar offers a range of local amenities and secondary schooling options.





# Location.

**1 PITCAIRN PRACTICE**

Distance	By Car	By Foot
0.3 Miles	1 Minutes	2 Minutes

**2 SPAR BALMULLO**

Distance	By Road	By Foot
0.4 Miles	2 Minutes	7 Minutes

**3 LEUCHARS STATION**

Distance	By Road	By Foot
1.8 Miles	4 Minutes	36 Minutes

**4 TESCO SUPERSTORE**

Distance	By Road
6.0 Miles	13 Minutes

**5 ST MICHEALS GOLF CLUB**

Distance	By Road	By Foot
2.3 Miles	5 Minutes	48 Minutes

**6 TENTSMUIR FOREST & BEACH**

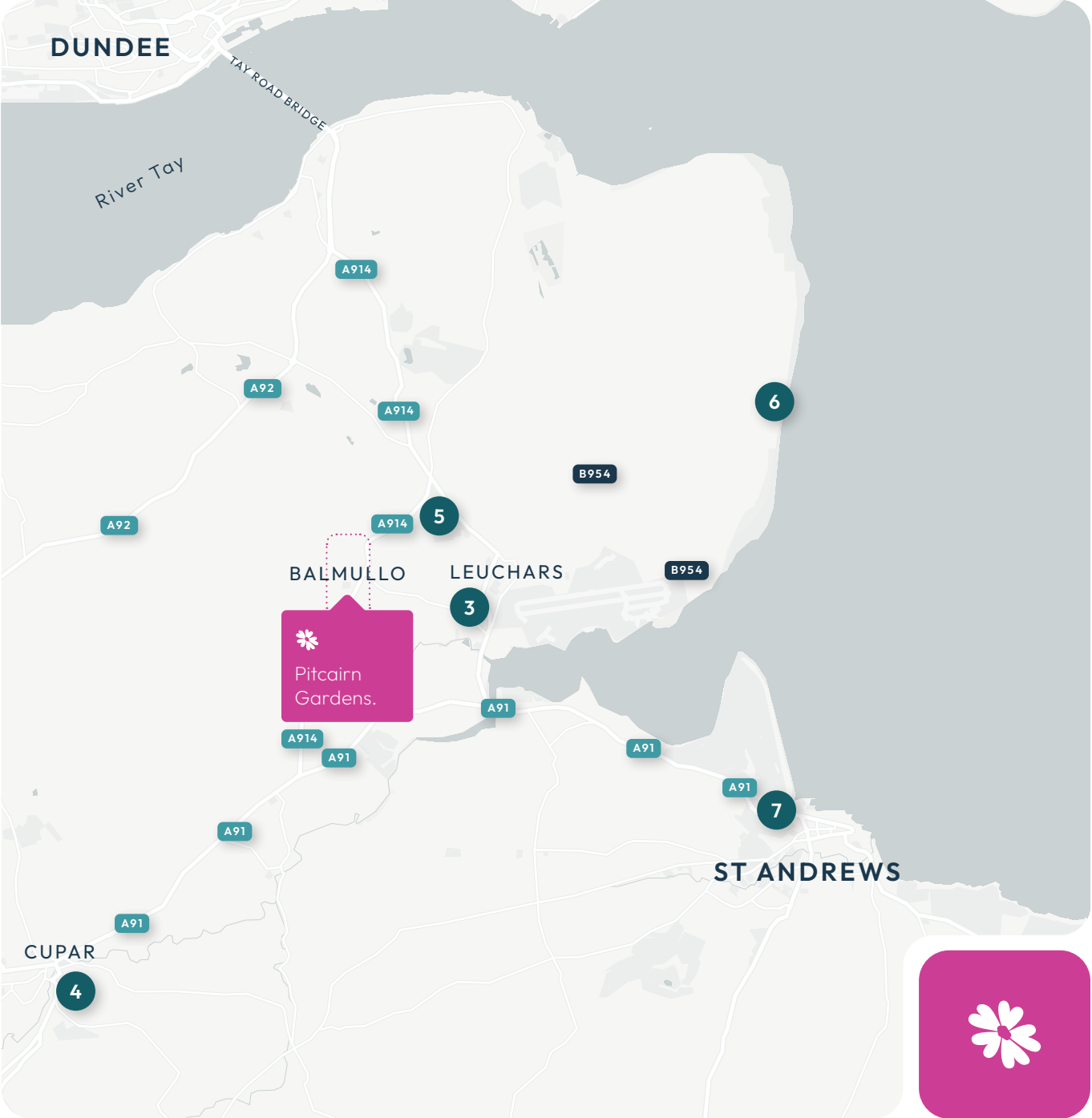
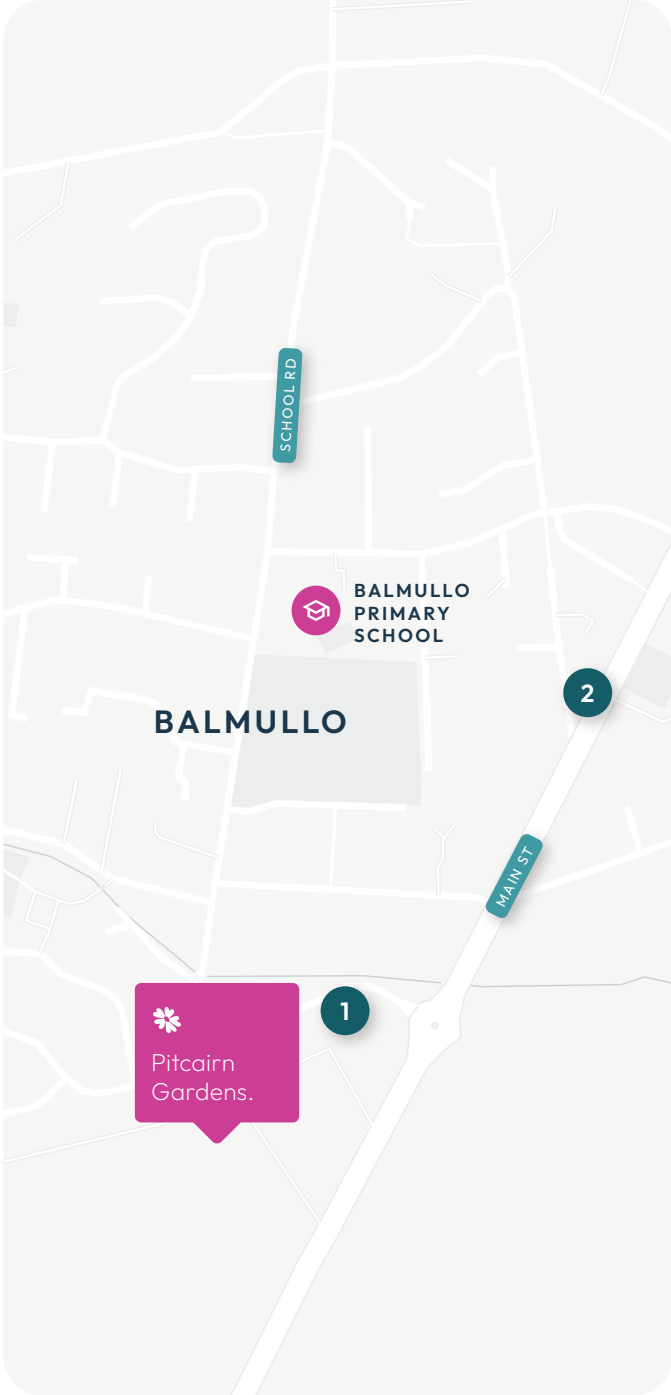
Distance	By Road	By Foot
4.5 Miles	3 Minutes	16 Minutes

**7 THE OLD COURSE - GOLF RESORT**

Distance	By Road
6.0 Miles	13 Minutes

**BALMULLO PRIMARY SCHOOL**

Distance	By Road	By Foot
0.7 Miles	3 Minutes	8 Minutes







## Why Buy New With Champion Homes.

At Champion Homes, our goal is for you to truly love your home. We focus on more than building houses - we craft spaces designed to suit your lifestyle. With a choice of 6 thoughtfully designed styles, there is something for everyone. We also understand the importance of your surroundings. That's why we carefully select fantastic locations and design developments to compliment their natural environment, offering you not just a home but a community you'll be proud to be part of.

### 35 YEARS

Campion Homes is a family owned, award winning business that has been building quality homes across East Central Scotland with the same pride and passion for over 35 years.

### 112 COMPLETED DEVELOPMENTS

We have been the trusted developer of over 117 developments across Scotland, we create homes that stand the test of time. From creative use of space, great design and modern building methods, our homes are simply a great place to live.



### Energy Efficient.

Each home is built to modern building standards and contains efficient features including Hive heating system and PV panels.



### Less Maintenance.

Enjoy modern appliances, fixtures and fittings, all brand new and ready for you!



### Chain Free Move.

Our homes are available to reserve at a fixed price and with no troublesome chains.



### A Fresh Canvas.

You can pack your new home full of personality at our Choices Suite and no need to worry about renovation works.



### Warranties.

Peace of mind through your 2 year Champion Homes builder warranty and 10 years NHBC build mark cover.



### Our Team.

Our experienced sales team are here to guide you on every step of your journey with us. Support will continue long after you get your keys as our customer care team are on hand for 2 years as part of your builder warranty.



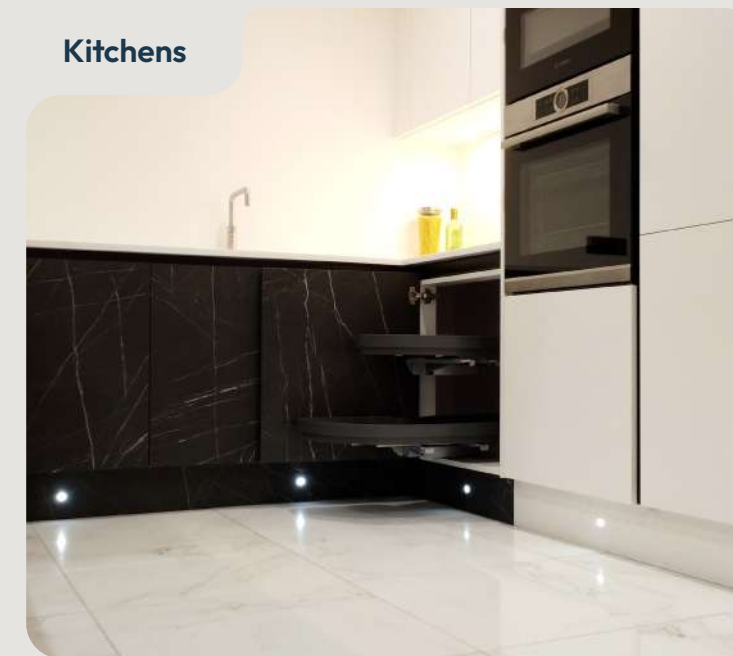
## Your exclusive invitation to our Choices Suite.

We believe your home should be a reflection of you—a true expression of your personality, style, and needs. That's why we created our exclusive Choices Suite, a unique offering that empowers you to transform your home into a masterpiece. From handpicking finishes to tailoring every detail, this service lets you create a home that is “as individual as you are”.

### The excitement doesn't end when you reserve your new home!

Once you've reserved your new home at one of our developments, you'll be invited to the Choices Suite at our Head Office in Dunfermline—a space where you can truly make your mark on your new home. This is your opportunity to infuse your personality and style into every detail, creating a living space that feels uniquely yours. It's an exciting and hands-on part of the journey, where your dream home starts to take shape. The Choices Suite allows you to customise your home, from your kitchen to your bathrooms, doors, wardrobes, and much more.

### Kitchens



## The Choices Guide.

Ahead of your appointment, we'll send you our comprehensive Choices Guide, a thoughtfully curated guide showcasing the extensive selection available. It includes both standard options and upgrades, offering inspiration and the opportunity to personalise your home even further.

Choices available are subject to construction build stage, please speak to our Sales Team for more information.

### Bathrooms







# Pitcairn Gardens.

## Design Details, Features & Finshes.

The plans, illustrations, photography and sizes are indicative. the images depict standard specification and optional upgrades. Choices available subject to build stage. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form any part of any contract.



### Kitchen & Utility Rooms

- Cooker hood
- Glass splashback
- Single mixer tap in kitchen and utility room
- 1 1/2 bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Under-unit lighting
- Contemporary, stylish kitchen designs.
- Choose from a selection of door & drawer fronts
- A choice of handles
- Worktop with matching upstand
- Touch control induction hob
- Fan assisted single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated microwave oven

### General

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors and chrome handles
- Fitted wardrobe to primary bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint to internal walls

### Bathrooms & En Suites

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves

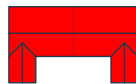
### External

- Turfed front garden
- Monoblock driveways
- UPVC double glazed windows
- French doors to rear
- Door address plate
- External lights with sensors
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- 1.8m fencing between plots to rear

- Included within your home
- Integrated fridge freezer, dishwasher and microwave oven only available as standard in all 4 bedroom homes. Available as an optional upgrade to 3 bedroom homes.
- As design dictates



# Development Layout.



**Willow** | 3 Bedroom Semi Bungalow  
PLOTS 10 | 11 | 12 | 13



**Myrtle** | 3 Bedroom Semi Detached  
PLOTS 5 | 6 | 17 | 18



**Lavender** | 3 Bedroom Detached  
PLOT 19



**Rowan** | 4 Bedroom Detached  
PLOTS 1 | 2 | 3 | 4



**Laburnum** | 4 Bedroom Detached - Garage  
PLOTS 9 | 16



**Oleander** | 4 Bedroom Detached - Garage  
PLOTS 7 | 8 | 14 | 15



**CAMPION**  
HOMES





# The Willow.

3 BEDROOM SEMI-DETACHED BUNGALOW

GROUND FLOOR:       x3



GROUND FLOOR		
Lounge	3.50 x 4.10m	11'6" x 13'6"
Kitchen/Dining	2.99 x 4.09m	9'10" x 13'6"
Bathroom	2.47 x 2.58m	8'1" x 8'6"
Primary Bedroom	3.33 x 3.75m	10'11" x 12'4"
Bedroom 2	4.02 x 3.30m	13'2" x 10'10"
Bedroom 3	2.99 x 2.96m	9'10" x 9'8"
WC	1.28 x 1.61m	4'2" x 5'3"

GROUND FLOOR

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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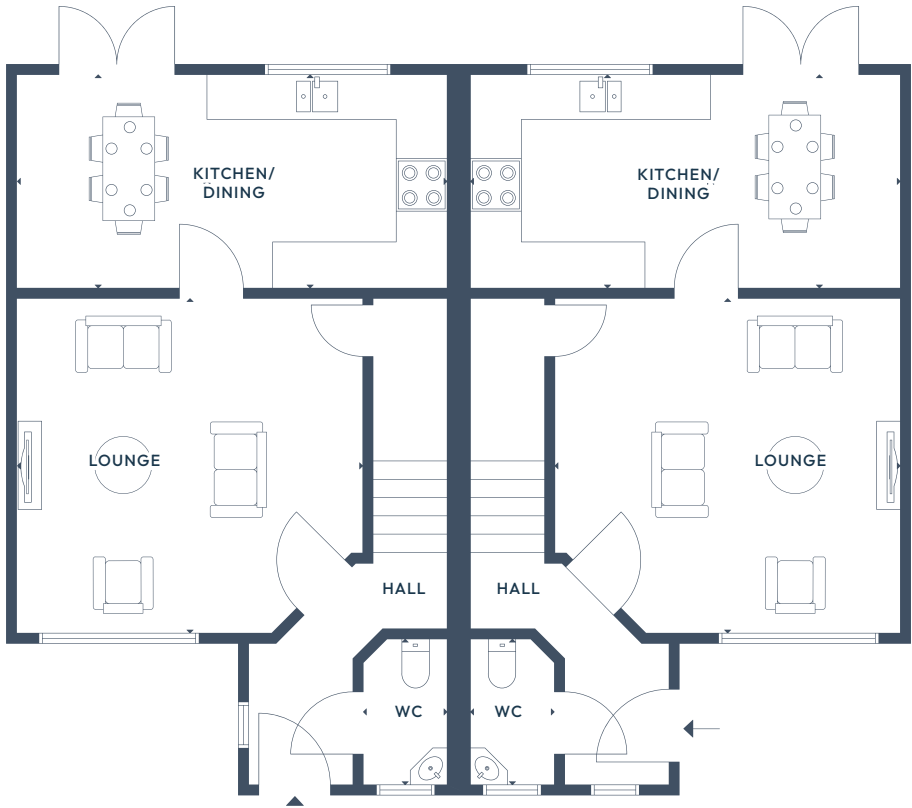


# The Myrtle.

3 BEDROOM SEMI DETACHED HOME

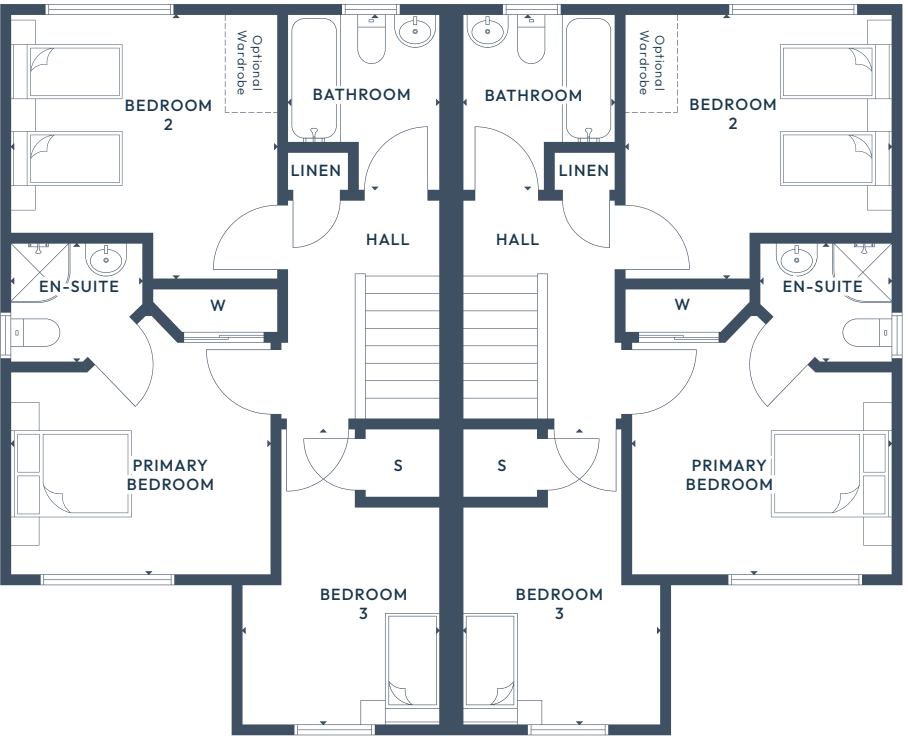
GROUND FLOOR:

FIRST FLOOR: x3 x2



## GROUND FLOOR

Lounge	4.40 x 4.52m	14'5" x 14'10"
Kitchen/Dining	2.80 x 5.56m	9'2" x 18'3"
WC	1.91 x 1.10m	6'3" x 3'7"



## FIRST FLOOR

Primary Bedroom	3.03 x 3.42m	9'11" x 11'2"
En Suite	1.60 x 1.78m	5'3" x 5'10"
Bedroom 2	3.49 x 3.51m	11'5" x 11'6"
Bedroom 3	3.85 x 2.58m	12'7" x 8'5"
Bathroom	2.33 x 2.01m	7'7" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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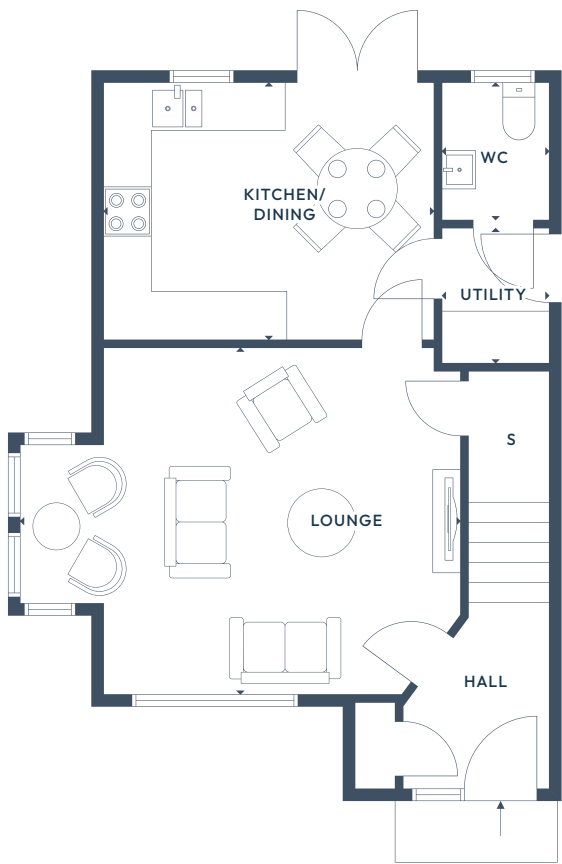


# The Lavender.

3 BEDROOM DETACHED HOME

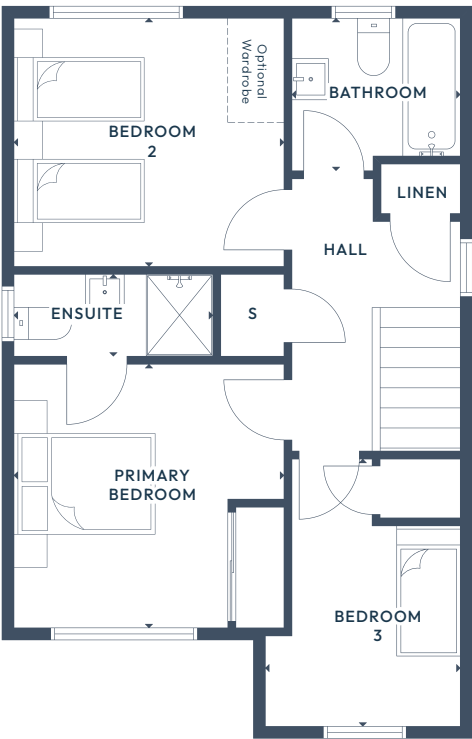
GROUND FLOOR:

FIRST FLOOR: x3 x2



GROUND FLOOR

Lounge	4.29 x 5.48m	14'0" x 18'0"
Kitchen/Dining	3.19 x 4.13m	10'5" x 16'6"
Utility	1.63 x 1.34m	5'4" x 4'5"
WC	1.78 x 1.34m	5'10" x 4'5"



FIRST FLOOR

Primary Bedroom	3.29 x 3.37m	10'9" x 11'0"
En-Suite	1.01 x 2.47m	3'4" x 8'1"
Bedroom 2	3.10 x 3.37m	10'2" x 11'0"
Bedroom 3	3.30 x 2.42m	10'10" x 7'11"
Bathroom	1.91 x 2.10m	6'3" x 6'10"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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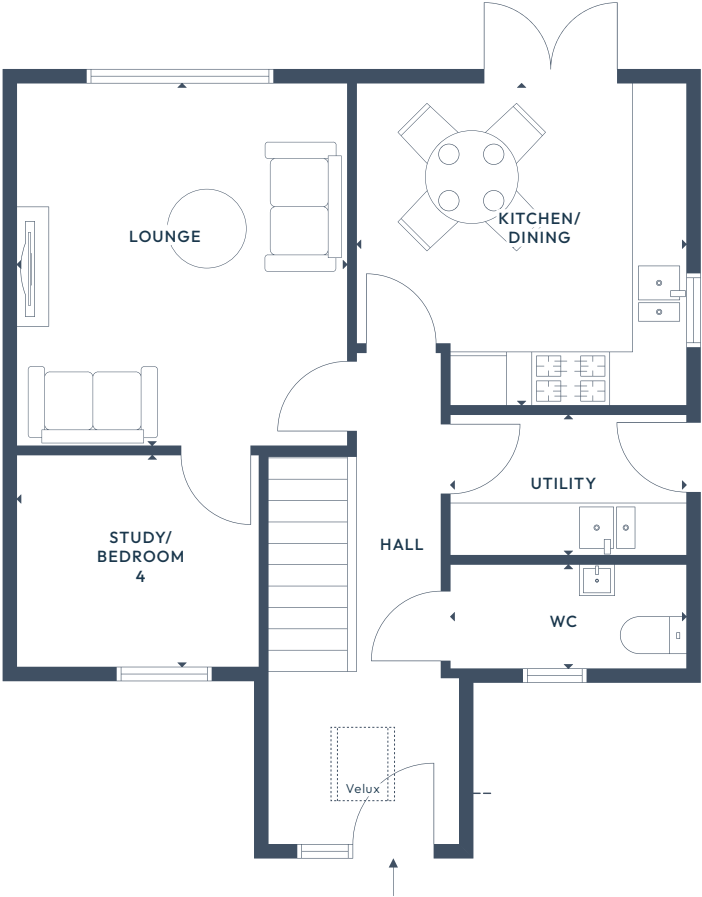


# The Rowan.

4 BEDROOM DETACHED HOME

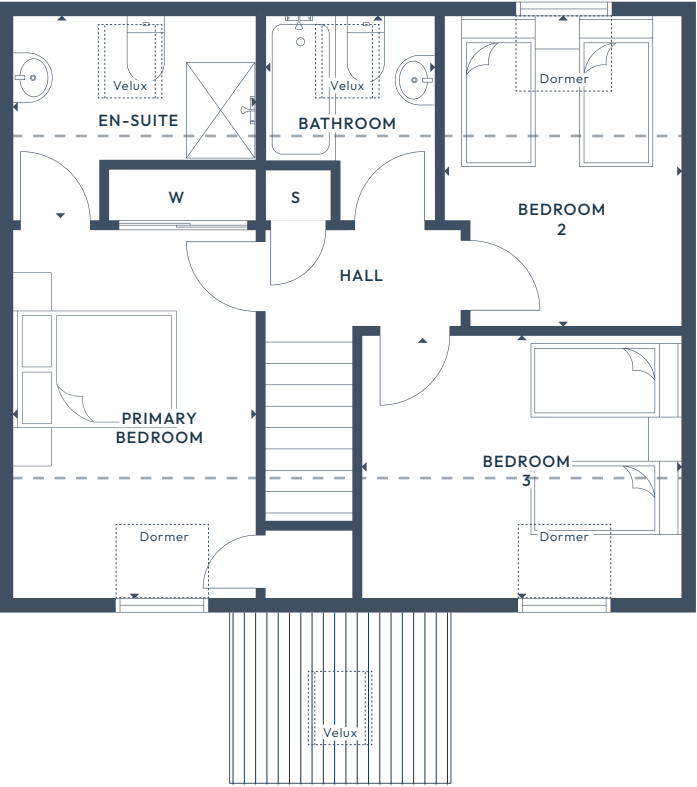
GROUND FLOOR:      

FIRST FLOOR:  x3  x2



GROUND FLOOR

Lounge	3.78 x 4.14m	12'5" x 13'7"
Kitchen/Dining	3.77 x 3.68m	12'4" x 12'1"
Study/Bed 4	2.78 x 2.44m	9'1" x 8'0"
Utility	2.67 x 2.44m	8'9" x 8'0"
WC	2.67 x 1.18m	8'9" x 3'10"



FIRST FLOOR

Primary Bedroom	2.78 x 4.20m	9'1" x 13'9"
En Suite	2.78 x 2.38m	9'1" x 7'10"
Bedroom 2	3.68 x 3.00m	12'1" x 9'10"
Bedroom 3	2.72 x 3.58m	8'11" x 11'9"
Bathroom	1.96 x 2.38m	6'5" x 7'10"

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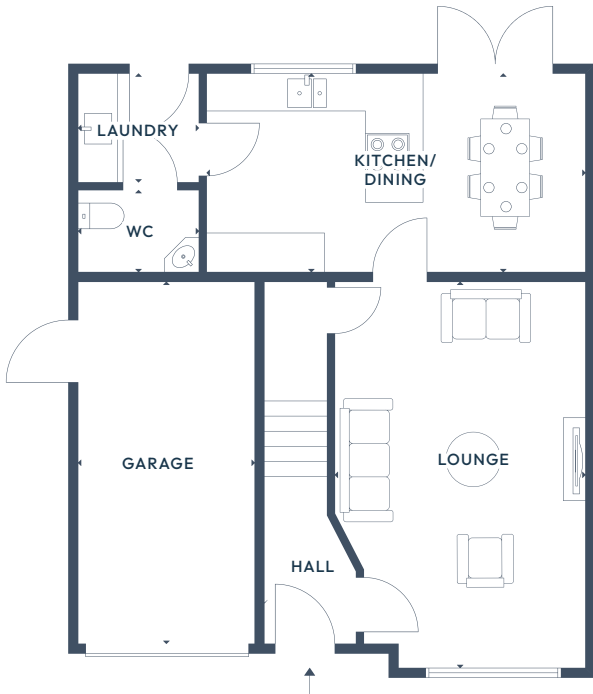


# The Laburnum.

2 BEDROOM TERRACED HOME

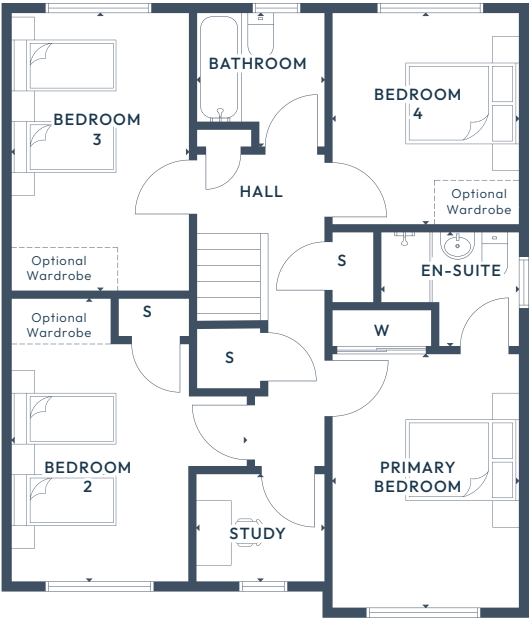
GROUND FLOOR:      

FIRST FLOOR:  x4  x2 



GROUND FLOOR

Lounge	6.00 x 3.90m	19'9" x 12'9"
Kitchen/Dining	3.08 x 5.89m	10'1" x 19'4"
Utility	1.72 x 1.88m	5'7" x 6'2"
WC	1.27 x 1.88m	4'2" x 6'2"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	3.94 x 2.90m	12'11" x 9'6"
En-Suite	1.80 x 2.13m	5'10" x 7'0"
Bedroom 2	4.41 x 3.69m	14'5" x 12'1"
Bedroom 3	4.35 x 2.78m	14'3" x 9'1"
Bedroom 4	3.32 x 2.90m	10'10" x 9'6"
Study	1.71 x 2.00m	5'7" x 6'7"
Bathroom	2.16 x 2.00m	6'11" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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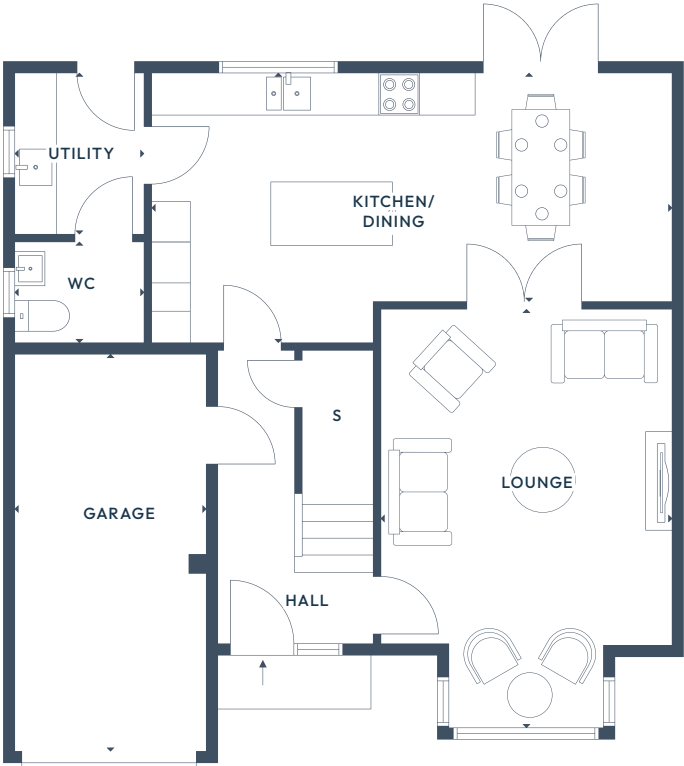


# The Oleander.

4 BEDROOM DETACHED HOME

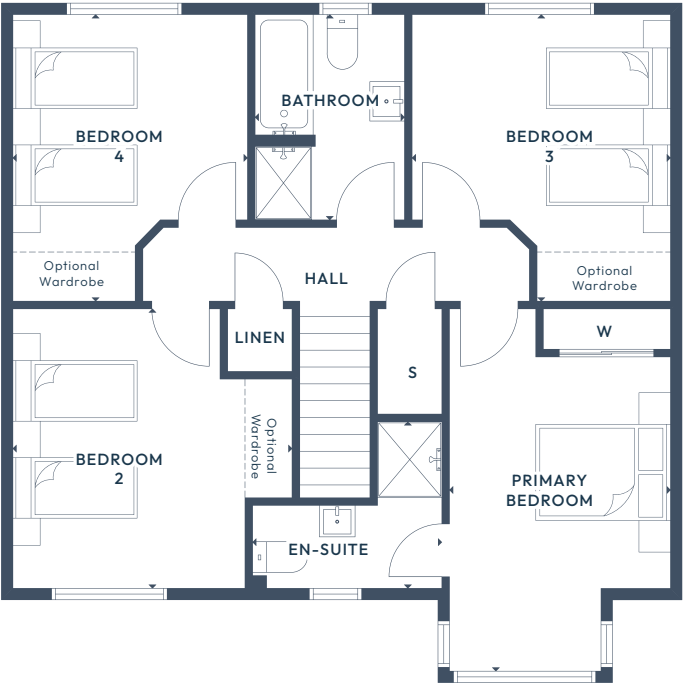
GROUND FLOOR:

FIRST FLOOR: x4 x2



GROUND FLOOR

Lounge	5.97 x 4.12m	19'7" x 13'6"
Kitchen/Dining	3.85 x 7.35m	12'7" x 24'1"
Utility	2.32 x 1.86m	7'7" x 6'1"
WC	1.44 x 1.86m	4'8" x 6'1"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	5.20 x 3.12m	17'0" x 10'3"
Ensuite	2.36 x 2.72m	7'9" x 8'11"
Bedroom 2	3.96 x 3.98m	12'11" x 13'0"
Bedroom 3	4.06 x 3.67m	13'4" x 12'0"
Bedroom 4	4.06 x 3.32m	13'4" x 10'11"
Bathroom	2.92 x 2.12m	9'7" x 6'11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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# Pitcairn Gardens Balmullo.

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