



Spencer Fields

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three,
four and five bedroom homes in
Inverkeithing, Fife.

Taylor
Wimpey

Contents



Welcome to Spencer Fields

If you love a location that is an ideal commuter town and has great local amenities, Spencer Fields is the perfect place for you. The area has all the sense of community you could ask for, and Edinburgh city centre is within easy reach. With a wide variety of homes available, Spencer Fields is suitable for everyone from first time buyers to growing families.
A home to suit everyone.



Love local life

Inverkeithing railway station is within walking distance of the development with regular trains to whisk you to Edinburgh city centre in under 30 minutes. The M90, Queensferry Crossing and the Ferrytoll park/ride facility are all nearby making Spencer Fields a great choice for commuters.

Silver Sands Beach



Ballast Bank Public Park



The Forth Bridges



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens

'Symphony' kitchen with a selection of doors,worktops and upstands	✓
1.5 bowl stainless steel insert sink c/w mixer taps* (housetype specific)	✓
Double oven*	✓
Integrated Pull Out Hood with Filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Zanussi integrated washing machine, dishwasher and 70/30 fridge freezer	✓
Under cupboard lighting and soft close doors	✓
Stainless steel splashback	✓

Bathrooms, en suites, utility and cloakrooms

Debba white free-standing sanitary ware	✓
Alto chrome mixer tap	✓
3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)	✓
Thermostatic shower with shower curtain and full height tiling on the shower wall dropping to 3 tiles halfway along * (house type specific)	✓
Aqualisa 9.5Kw electric shower (combination boiler) / thermostatic shower (condensing boiler) (housetype specific)	✓
Full height tiling to shower enclosure and splashback to basin	✓
Shower tray and 'Roman' chrome finish glass shower door	✓

Central heating/hot water system

Gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Double electric sockets throughout	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
Double electric Socket and baton light to garage (housetype specific)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing Touches	
White emulsion to walls	✓
Flat white finish to ceilings	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Ground floor concrete finish (no latex or screed)	*
Half height tiling to walls around bath area (only in all main bathrooms)	*
External Features	
Solar panels	✓
PVCu fascia and soffit	✓
External tap outside kitchen of property	✓
Doorbell	✓
Chrome door furniture	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓
Gardens, Paths and Drives	
Turf to front garden	✓
Fencing as boundary enclosure layout with 1.6m timber fence with tressle detail 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Our homes





The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m²



GROUND FLOOR

Kitchen

2.06m x 3.30m 6' 9" x 10' 10"

Living Room/Dining Area

4.02m x 3.54m 13' 2" x 11' 8"

WC

1.80m x 1.22m 5' 11" x 4' 0"



FIRST FLOOR

Bedroom 1

4.02m x 3.59m 13' 2" x 11' 9"

Bedroom 2 (max)

4.02m x 2.40m 13' 2" x 7' 11"

Bathroom (over bath)

1.77m x 2.10m 5' 10" x 6' 11"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14337 / February 2024



The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m²



GROUND FLOOR

Kitchen (max)	2.39m x 2.77m	7' 10" x 9' 1"
Living Room/Dining Area (max)	4.58m x 4.10m	15' 0" x 13' 5"
WC	2.39m x 1.17m	7' 10" x 3' 10"



FIRST FLOOR

Bedroom 1 (max)	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2 (max)	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3 (max)	1.92m x 3.33m	6' 4" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m²



GROUND FLOOR

Kitchen ^(max)

2.68m x 3.56m 8' 10" x 11' 8"

Living Room/Dining Area

3.87m x 5.47m 12' 9" x 18' 0"

WC ^(max)

1.73m x 2.13m 5' 8" x 7' 0"



FIRST FLOOR

Bedroom 1

3.55m x 3.65m 11' 8" x 12' 0"

Bedroom 2

3.04m x 3.65m 10' 0" x 12' 0"

Bedroom 3 ^(max)

3.76m x 3.05m 12' 4" x 10' 0"

Bathroom ^(over bath)

2.83m x 2.03m 9' 4" x 6' 8"

En suite ^(over shower)

2.44m x 1.84m 8' 0" x 6' 1"

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The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m²



GROUND FLOOR

Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Living Room	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room ^(max)	2.52m x 3.13m	8' 4" x 10' 4"
WC	1.87m x 1.25m	6' 2" x 4' 1"



FIRST FLOOR

Bedroom 1	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 ^(max)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3 ^(max)	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4 ^(max)	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
En suite ^(over shower)	2.08m x 1.65m	6' 10" x 5' 4"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14337 / February 2024



The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.9m²



GROUND FLOOR

Kitchen/Breakfast Area

2.34m x 4.92m 7' 8" x 16' 2"

Living Room

4.77m x 3.69m 15' 8" x 12' 2"

Dining Room

2.34m x 2.99m 7' 8" x 9' 10"

WC

2.34m x 1.10m 7' 8" x 3' 7"



FIRST FLOOR

Bedroom 1

3.41m x 3.89m 11' 2" x 12' 9"

Bedroom 2 (max)

2.60m x 4.45m 8' 7" x 14' 7"

Bedroom 3 (max)

2.74m x 3.94m 9' 0" x 12' 11"

Bedroom 4

2.37m x 3.32m 7' 9" x 10' 11"

Bathroom (over bath)

1.97m x 2.07m 6' 6" x 6' 10"

En suite (over shower)

2.37m x 1.89m 7' 9" x 6' 3"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14626 / February 2024



The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m²



GROUND FLOOR

Kitchen/Dining Area

8.27m × 2.80m 27' 2" × 9' 2"

Living Room

3.16m × 5.34m 10' 5" × 17' 6"

WC

2.54m × 1.14m 8' 4" × 3' 9"



FIRST FLOOR

Bedroom 1^(max)

3.78m × 3.89m 12' 5" × 13' 1"

Bedroom 2^(max)

4.39m × 2.88m 14' 5" × 9' 6"

Bedroom 3

2.65m × 3.48m 8' 8" × 11' 5"

Bedroom 4

3.19m × 2.89m 10' 6" × 9' 6"

Bathroom^(max)

2.25m × 2.34m 7' 5" × 7' 8"

En suite 1^(over shower)

2.10m × 1.81m 6' 11" × 5' 11"

En suite 2^(over shower)

2.65m × 1.73m 8' 8" × 5' 8"

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The Lewis

4 BEDROOM HOME, TOTAL 1482sq ft / 137.6m²



GROUND FLOOR

Kitchen/Dining Area ^(max)

8.92m x 3.06m 29' 3" x 10' 0"

Living Room

3.54m x 3.35m 11' 7" x 11' 0"



FIRST FLOOR

Bedroom 1

4.65m x 3.48m 15' 3" x 11' 5"

Bedroom 2 ^(max)

4.20m x 3.48m 13' 9" x 11' 5"

Bedroom 3

3.55m x 3.21m 11' 8" x 10' 6"

Bedroom 4

3.10m x 2.99m 10' 2" x 9' 10"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14337 / February 2024



The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m²



GROUND FLOOR

Kitchen/Dining Area

8.69m x 3.07m 28' 6" x 10' 1"

Living Room

4.20m x 4.44m 13' 9" x 14' 7"

WC

1.78m x 1.12m 5' 11" x 3' 7"

Utility

1.82m x 2.14m 6' 0" x 7' 2"



FIRST FLOOR

Bedroom 1 ^(max)

4.20m x 4.49m 13' 9" x 14' 9"

Bedroom 2 ^(max)

3.39m x 3.39m 11' 1" x 11' 1"

Bedroom 3

3.26m x 3.10m 10' 8" x 10' 2"

Bedroom 4 ^(max)

3.09m x 3.77m 10' 2" x 12' 5"

Bathroom ^(over bath)

2.20m x 3.10m 7' 3" x 10' 2"

En suite ^(inc. shower)

1.64m x 2.72m 5' 5" x 8' 11"

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The Monro

4 BEDROOM HOME, TOTAL 1536sq ft / 142.6m²



GROUND FLOOR

Kitchen/Breakfast Area

6.27m x 3.07m 20' 7" x 10' 1"

Living Room (into bay window)

3.76m x 6.67m 12' 4" x 20' 5"

Dining Room

3.08m x 3.00m 10' 2" x 9' 10"

Utility

1.72m x 1.82m 5' 8" x 6' 0"

WC

1.11m x 1.85m 3' 8" x 6' 1"



FIRST FLOOR

Bedroom 1 (excl. changing)

3.80m x 3.42m 12' 6" x 11' 3"

Bedroom 2

3.22m x 3.12m 10' 9" x 10' 3"

Bedroom 3 (max)

2.63m x 2.93m 8' 8" x 9' 8"

Bedroom 4

3.32m x 2.41m 10' 11" x 7' 11"

Bathroom (over bath & shower)

2.65m x 2.71m 8' 8" x 8' 11"

En suite 1 (over shower)

2.50m x 1.43m 8' 3" x 4' 8"

En suite 2 (over shower)

1.22m x 2.72m 4' 0" x 8' 11"

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The Ross

4 BEDROOM HOME, TOTAL 1532sq ft / 142.3m²



GROUND FLOOR

Kitchen/Dining Area (max)
8.92m x 3.20m 29' 3" x 10' 6"

Living Room
3.41m x 4.47m 11' 2" x 15' 0"



FIRST FLOOR

Bedroom 1
4.91m x 3.61m 16' 1" x 11' 10"

Bedroom 2
4.42m x 3.16m 14' 6" x 10' 4"

Bedroom 3 (max)
4.43m x 3.27m 14' 6" x 10' 9"

Bedroom 4 (max)
3.94m x 3.05m 12' 11" x 10' 0"

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The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M²



GROUND FLOOR

Kitchen	3.93m × 3.90m	12' 11" × 12' 10"
Living Room	4.87m × 3.90m	16' 0" × 12' 10"
Dining Room	3.41m × 2.88m	11' 2" × 9' 5"
Utility ^(max)	2.83m × 2.09m	9' 4" × 6' 11"
WC	2.83m × 1.16m	9' 4" × 3' 10"



FIRST FLOOR

Bedroom 1	3.95m × 3.96m	13' 0" × 13' 0"
Bedroom 2 ^(max)	3.95m × 3.50m	13' 0" × 11' 6"
Bedroom 3 ^(max)	3.59m × 3.95m	11' 10" × 13' 0"
Bedroom 4	3.41m × 2.88m	11' 2" × 9' 5"
Bathroom ^(over bath & shower)	3.59m × 1.91m	11' 0" × 6' 3"
En suite 1 ^(over shower)	2.51m × 1.52m	8' 3" × 5' 0"
En suite 2 ^(over shower)	1.84m × 2.16m	6' 1" × 7' 1"

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The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m²



GROUND FLOOR

Kitchen/Dining Area

5.86m x 3.41m 19' 3" x 11' 2"

Living Room

3.86m x 5.06m 12' 8" x 16' 7"

Dining Room

2.86m x 3.41m 9' 5" x 11' 2"

Utility

1.75m x 2.21m 5' 9" x 7' 3"

WC

1.13m x 2.14m 3' 8" x 7' 0"



FIRST FLOOR

Bedroom 1

3.86m x 3.95m 12' 8" x 13' 0"

Bedroom 2 (max)

3.86m x 4.32m 12' 8" x 14' 2"

Bedroom 3 (max)

3.85m x 3.34m 12' 8" x 11' 0"

Bedroom 4 (max)

3.86m x 2.86m 12' 8" x 9' 5"

Bedroom 5

2.75m x 2.45m 9' 0" x 8' 1"

Bathroom (over bath & shower)

2.74m x 2.14m 9' 0" x 7' 0"

En suite 1 (over shower)

2.61m x 1.58m 8' 7" x 5' 2"

En suite 2 (over shower)

2.73m x 1.69m 8' 11" x 5' 7"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on 01383 661 693.



Find out how we can get you moving with our buying schemes.



SPENCER FIELDS Off Hillend Road Inverkeithing KY11 1PL

CONTACT US ON 01383 661 693

Taylor Wimpey