



# WESTWOOD PARK

GLENROTHES

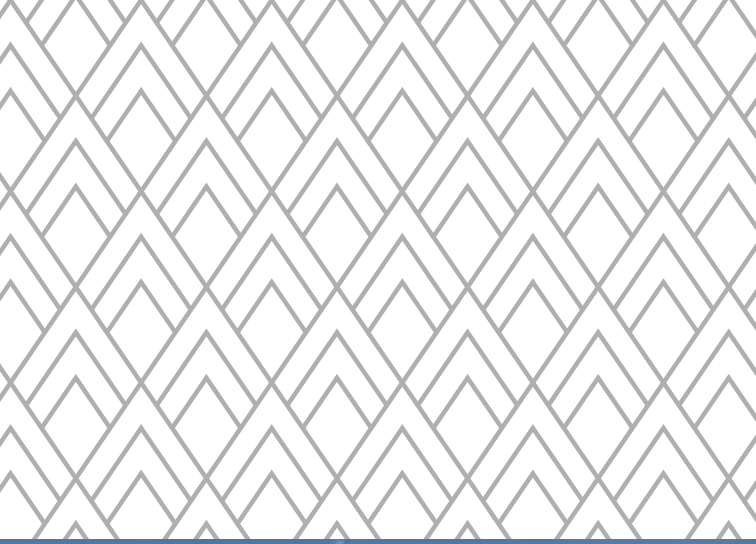
FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

[keepmoat.com](http://keepmoat.com)





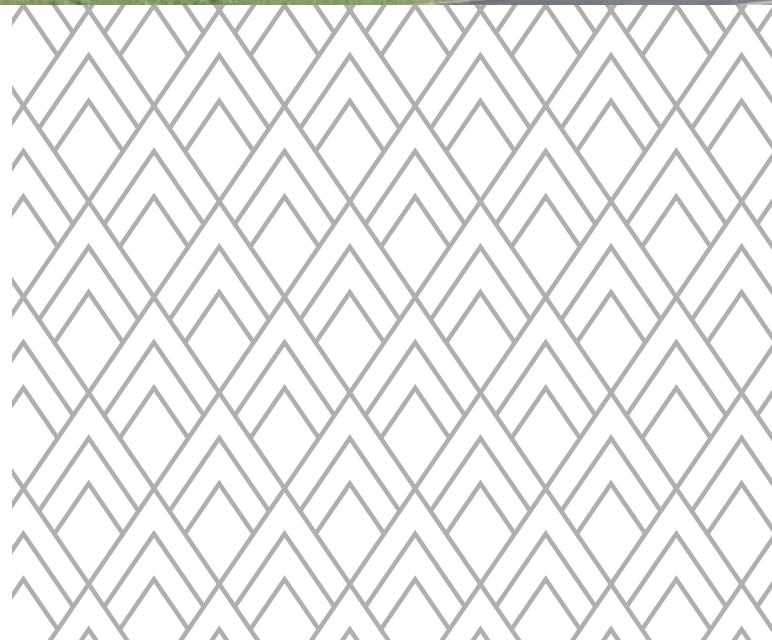
FOXTON DR, GLENROTHES, KY7 4UA



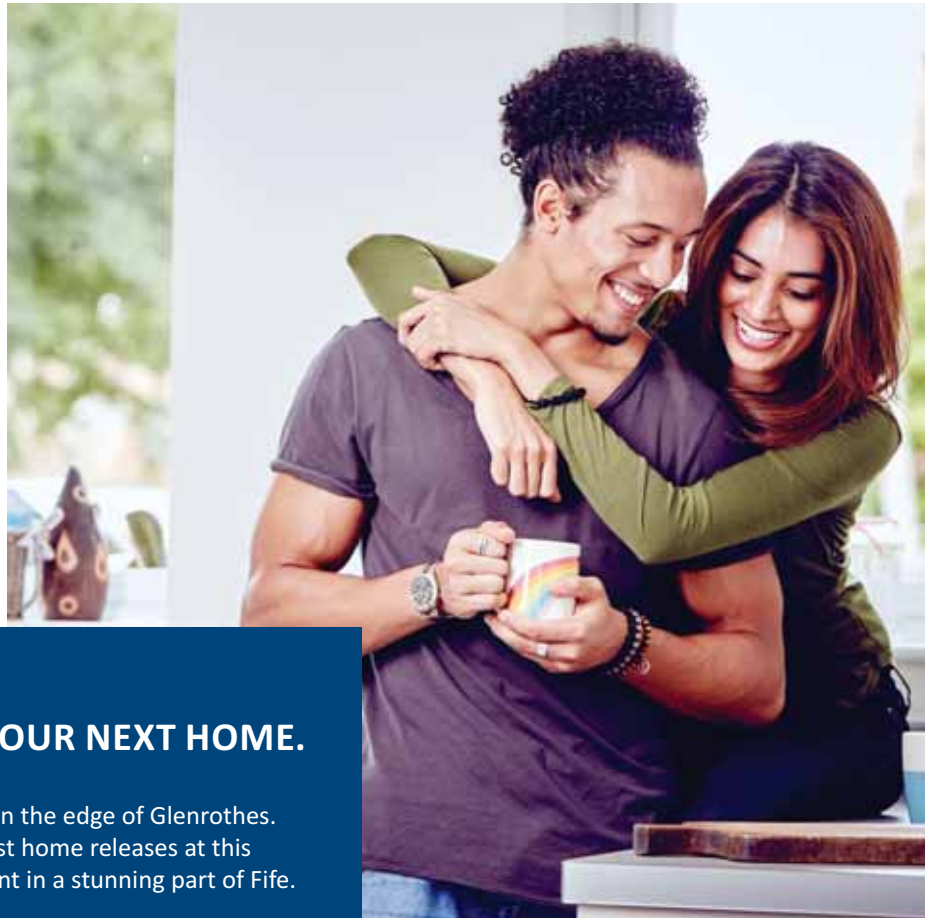
WESTWOOD  
PARK



▶ WELCOME TO  
WESTWOOD PARK



- ▶ **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



## A NATURAL CHOICE FOR YOUR NEXT HOME.

Get ready for a whole new way of living on the edge of Glenrothes. Make sure you don't miss out on the latest home releases at this modern, well-connected new development in a stunning part of Fife.

Near the picturesque coastline and with great amenities on the doorstep, it's a great location for our very latest collection of 2, 3 and 4 bedroom homes. All with innovative energy-saving features, flexible living spaces, plus high specification kitchens and bathrooms.

So, whether you're looking for your first home, or your next one, finding the one that suits both your lifestyle and budget is easy. Plus, as one of the UK's leading homebuilders, with a 5-star award for customer satisfaction, you can rest assured you're in safe hands too.

*Home to sell? Ask us about Easymove.*



**Easymove**



## ▶ LIFE IN GLENROTHES



Royal Mile, Edinburgh ▲



Queensferry bridges ▲

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With so much in Glenrothes, you'll love being a part of this amazing community. In this bustling little town, there's a choice of supermarkets, a shopping centre, sports centre, gym and great local parks. And if learning to fly is on your bucket list, good news, the development is also near Fife Airport.

With a relaxed, out of the way feel, it's easy to enjoy the quiet life here, in a modern new home. There are many parks and walks in the area that takes in the rugged beauty of this part of Scotland. Yet with great road links on the doorstep, all the big towns and cities in the area are easy to get to. Edinburgh is less than an hour away and closer to home, the coastal town of Kirkcaldy is just ten minutes away.

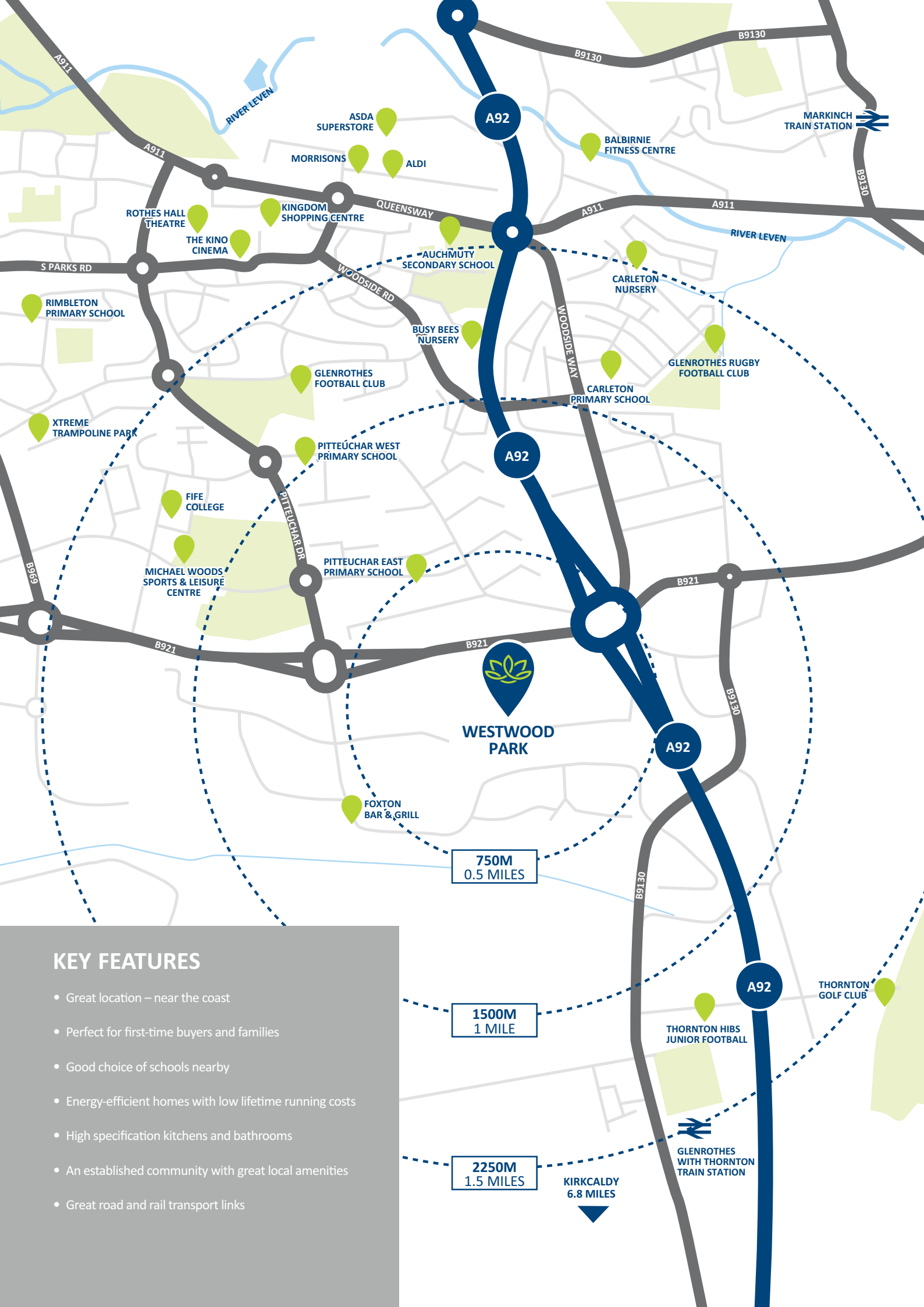
Kirkcaldy also has great amenities. It's home to the Victoria Hospital, the Fife Ice Arena, shops and independent stores, one of the areas many golf courses and lots of places to get a bite to eat. Here you'll also find the stunning landmark, Ravenscraig Castle. Built by James II for his wife, Queen Mary of Gueldres, it sits within the scenic Ravenscraig Park, overlooking the Firth of Forth.

With the combination of green open spaces, great amenities and choice of local schools, Glenrothes is a fantastic location for growing families. Just a short walk away is Pitteuchar East Primary School. Plus other primary schools, such as Thornton Primary and St Paul's RC Primary are just some of the others in the area. For the older ones, Auchmuty High School is a 7-minute drive away.



Kirkcaldy beach and Ravenscraig Castle ▲





## KEY FEATURES

- Great location – near the coast
- Perfect for first-time buyers and families
- Good choice of schools nearby
- Energy-efficient homes with low lifetime running costs
- High specification kitchens and bathrooms
- An established community with great local amenities
- Great road and rail transport links

750M  
0.5 MILES

1500M  
1 MILE

2250M  
1.5 MILES

KIRKCALDY  
6.8 MILES

WESTWOOD  
PARK

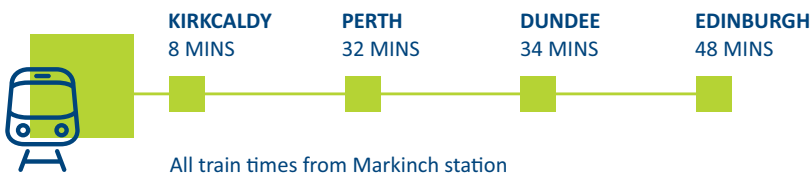
A91, A92, B9130, B921, B969, QUEENSWAY, WOODSIDE RD, WOODSIDE WAY, S PARKS RD, PITTEUCHAR DR, RIVER LEVEN, MARKINCH TRAIN STATION, ASDA SUPERSTORE, MORRISONS, ALDI, BALBIRNIE FITNESS CENTRE, ROTHES HALL THEATRE, THE KINO CINEMA, KINGDOM SHOPPING CENTRE, AUCHMUTY SECONDARY SCHOOL, CARLETON NURSERY, RIMBLETON PRIMARY SCHOOL, BUSY BEES NURSERY, GLENROTHES RUGBY FOOTBALL CLUB, XTREME TRAMPOLINE PARK, GLENROTHES FOOTBALL CLUB, CARLETON PRIMARY SCHOOL, FIFE COLLEGE, PITTEUCHAR WEST PRIMARY SCHOOL, PITTEUCHAR EAST PRIMARY SCHOOL, MICHAEL WOODS SPORTS & LEISURE CENTRE, FOXTON BAR & GRILL, THORNTON HIBS JUNIOR FOOTBALL, THORNTON GOLF CLUB, GLENROTHES WITH THORNTON TRAIN STATION

## ▶ TRAVEL LINKS

### OUT AND ABOUT

This part of Scotland is famous for its stunning landscapes and beautiful coastline. And in Fife, you're never that far from the sea. Nearby Lower Largo, with its famous Standing Stone of Lundin, has mile after mile of unspoilt golden sands. Head a little further around the coast and Shell Bay Beach is an idyllic spot for walking, picnicking or enjoying the sea. You could of course head inland towards the Lomond Hills Regional Park and explore its stunning views, waterfalls and sheer natural beauty.

If, however, a little city life takes your fancy, the bright lights await. All the arts, culture, nightlife, entertainment and shopping of Edinburgh and Glasgow and easy to get to by car or train.



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ TRAVEL LINKS

SITE PLAN

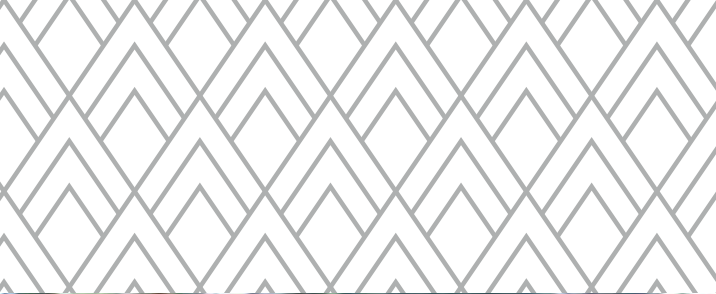
MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING





► SITE PLAN

- THE BALMORAL  
2 bedroom home
- THE BLAIR  
3 bedroom home
- THE BUCHANAN  
3 bedroom home
- THE CULZEAN  
3 bedroom home
- THE FYVIE  
3 bedroom home
- THE HUNTLY  
3 bedroom home
- THE ROXBURGH  
3 bedroom home
- THE BALVENIE  
4 bedroom home
- THE BRAEMAR  
4 bedroom home
- AFFORDABLE HOMES

► SALES CENTRE  
Plot 1 garage

► SHOWHOMES  
Plots 1, 2 & 3



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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.







▶ MAKE IT YOUR OWN



WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN

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## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

*Practical and stylish homes that are perfectly suited to the demands of modern living.*

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



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## KITCHEN / UTILITY\*

- ✓ Range of stylish, soft close, door fronts to choose from
- ✓ Durable worktop options featuring curved edges
- ✓ Upstand to match chosen worktop
- ✓ Plinths, ends and posts in white
- ✓ Boiler housing that complements the kitchen
- ✓ Built in conventional oven
- ✓ Integrated hood that complements the kitchen
- ✓ Contemporary gas hob with 4 burner rings
- ✓ Classic stainless steel splashback
- ✓ Single bowl sink with mixer tap
- ✓ Spaces for appliances

## BATHROOM / EN SUITE\*

- ✓ Fitted contemporary white sanitaryware
- ✓ If the house type has an en-suite, splashback tiling around bath and basin
- ✓ Houses without en-suite, bathroom to have half height tiling behind basin where basin is located at end of bath
- ✓ Mixer bar shower over bath (homes without en suite)\* with full height tiling
- ✓ Choice of wall tiles
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

*Make it your own with our range of optional extras*

## DECOR

- ✓ Brilliant white dulux painted walls and ceilings
- ✓ White gloss to exposed woodwork

## GENERAL

- ✓ Pre-finished white timber cottage style internal doors with polished chrome ironmongery
- ✓ Path from rear door to garden (please see working drawings for location)
- ✓ External PIR light to the front of the house (to back elevation with level access only)
- ✓ TV point to lounge and master bedroom
- ✓ Outside tap
- ✓ Smart slate door numeral
- ✓ Open reach fibre connection

## SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home



Please Note: \*Exact positions are subject to variance between house types and plot location within the site. Please see plot specific working drawings for more details. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



## ▶ YOUR BUYING GUIDE



### STEP 01

#### Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme \*\* can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.

WELCOME  
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SPECIFICATION

#### ▶ YOUR BUYING GUIDE

30,000 HOMES & COUNTING



### STEP 02

#### The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



### STEP 03

#### Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts †.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

\*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

\*\*Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.



**STEP 04**  
Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



**STEP 05**  
Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



**STEP 06**  
Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.







## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

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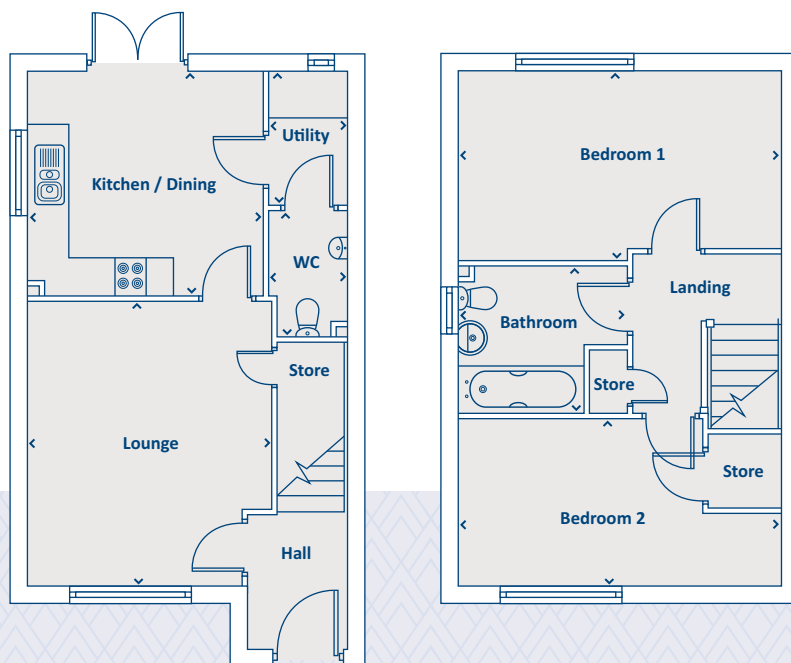
► **30,000 HOMES & COUNTING**

*Start the next  
exciting chapter  
in your life at  
Westwood Park*



Artists impression, features may vary

## THE BALMORAL 2 bedroom home



### GROUND FLOOR

Kitchen / Dining	3144 x 3314	10'3" x 10'10"
Lounge	4032 x 3429	13'2" x 11'3"
Utility	1861 x 1098	6'1" x 3'7"
WC	1800 x 1096	5'10" x 3'7"

### FIRST FLOOR

Bedroom 1	2667 x 4503	8'9" x 14'9"
Bedroom 2	2346 x 4503	7'8" x 14'9"
Bathroom	2088 x 2331	6'10" x 7'7"

› Longest measurement taken

**PLEASE NOTE:**

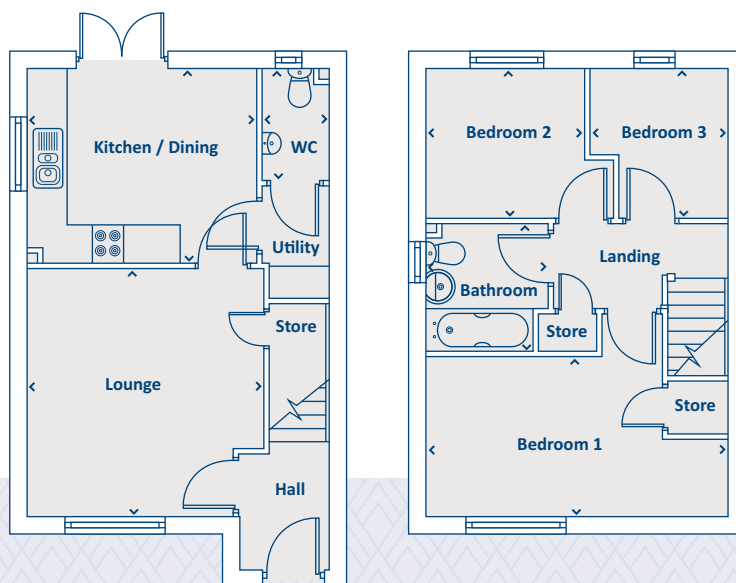
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Artists impression, features may vary

## THE BLAIR 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3144 x 3709	10'3" x 12'2"
Lounge	4032 x 3819	13'2" x 12'6"
WC	1799 x 1095	5'10" x 3'7"

### FIRST FLOOR

Bedroom 1	2585 x 4897	8'5" x 16'0"
Bedroom 2	2429 x 3001	7'11" x 9'10"
Bedroom 3	2429 x 2273	7'11" x 7'5"
Bathroom	2108 x 1935	6'10" x 6'4"

› Longest measurement taken

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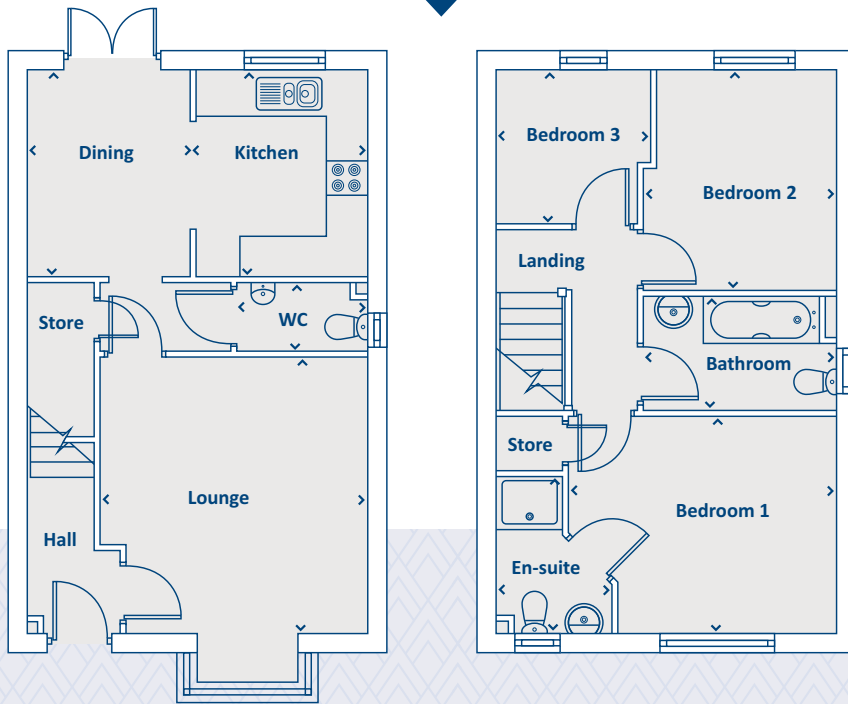
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Artists impression, features may vary

# THE BUCHANNAN 3 bedroom home



## GROUND FLOOR

Kitchen	3045 x 2474	9'11" x 8'1"
Dining	3045 x 2538	9'11" x 8'3"
Lounge	4035 x 3936	13'2" x 12'10"
WC	1015 x 1903	3'3" x 6'2"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	3164 x 3921	10'4" x 12'10"
En-suite	2254 x 1716	7'4" x 5'7"
Bedroom 2	3269 x 2828	10'8" x 9'3"
Bedroom 3	2261 x 2302	7'5" x 7'6"
Bathroom	2088 x 2331	6'10" x 7'7"

**PLEASE NOTE:**

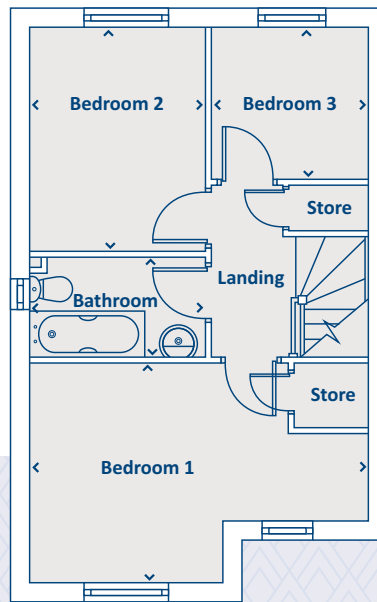
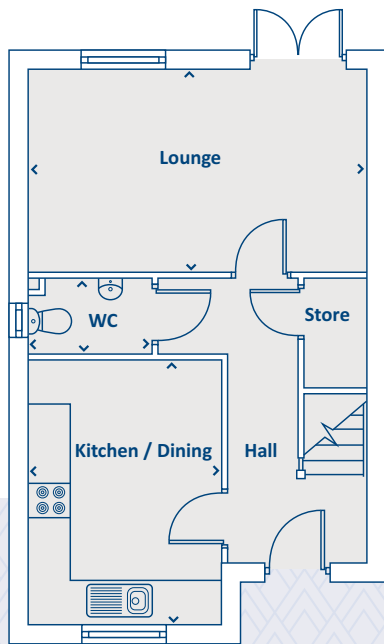
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# THE CULZEAN 3 bedroom home



## GROUND FLOOR

Kitchen / Dning	3891 x 2795	12'9" x 9'2"
Lounge	2995 x 5009	9'9" x 16'5"
WC	1097 x 1655	3'7" x 5'5"

## FIRST FLOOR

Bedroom 1	3161 x 5009	10'4" x 16'5"
Bedroom 2	3355 x 2620	11'0" x 8'7"
Bedroom 3	2280 x 2296	7'5" x 7'6"
Bathroom	1496 x 2620	4'10" x 8'7"

› Longest measurement taken

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# THE FYVIE 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3229 x 4820	10'7" x 15'9"
Lounge	3324 x 4820	10'10" x 15'9"
WC	1536 x 1595	5'0" x 5'2"

## FIRST FLOOR

Bedroom 1	4328 x 3313	14'2" x 10'10"
En-suite	2682 x 1595	8'9" x 5'2"
Bedroom 2	3324 x 2432	10'10" x 7'11"
Bedroom 3	2045 x 2295	6'8" x 7'6"
Bathroom	2270 x 1747	7'5" x 5'8"

› Longest measurement taken

**PLEASE NOTE:**

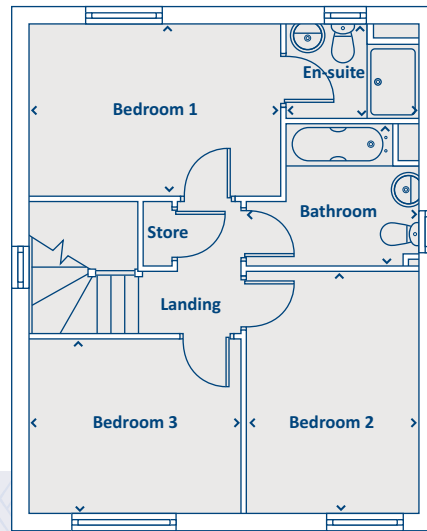
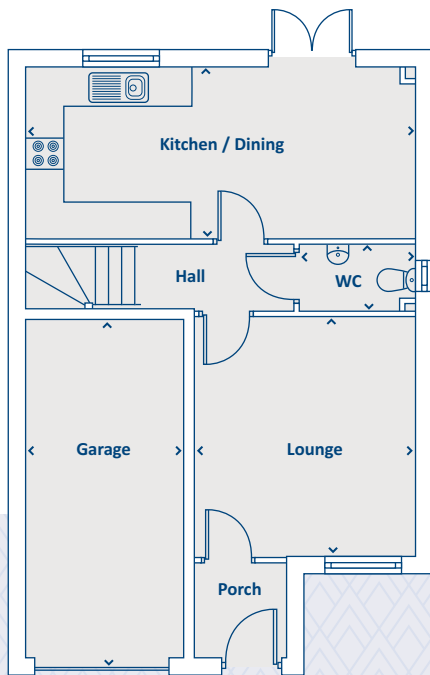
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# THE HUNTLY 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	2782 x 6282	8'11" x 20'7"
Lounge	3886 x 3532	12'8" x 11'7"
WC	1090 x 1810	3'6" x 5'9"
Garage	5559 x 2524	18'2" x 8'3"

## FIRST FLOOR

Bedroom 1	2784 x 4105	9'1" x 13'5"
En-suite	1495 x 2084	4'10" x 6'10"
Bedroom 2	3934 x 2745	12'10" x 9'0"
Bedroom 3	2807 x 3444	9'2" x 11'3"
Bathroom	2355 x 2747	7'8" x 9'0"

› Longest measurement taken

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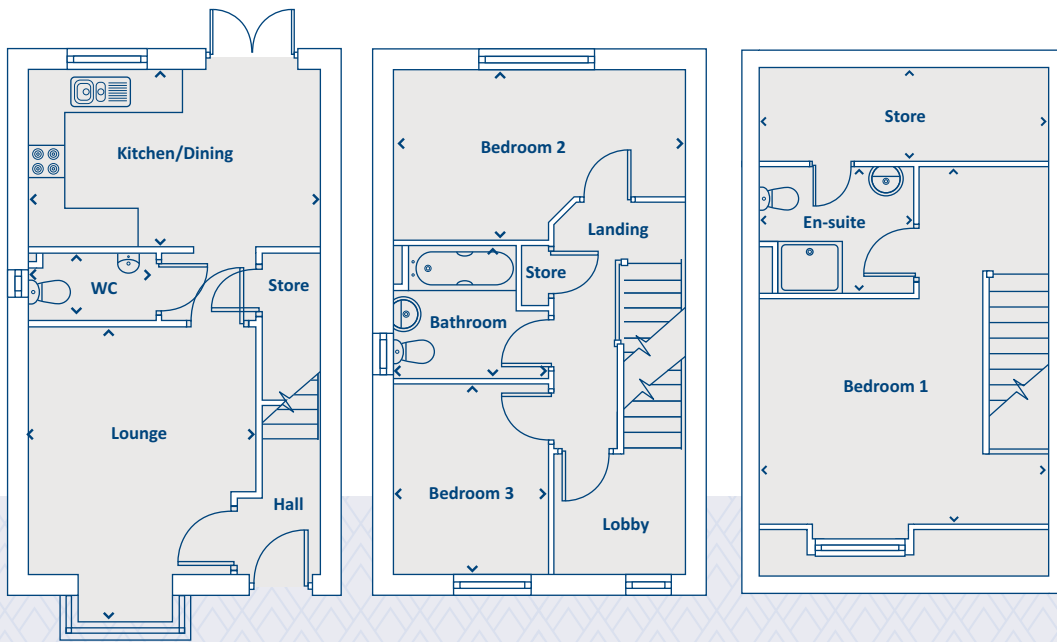
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# THE ROXBURGH 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	2725 x 4503	8'11" x 14'9"
Lounge	3794 x 3430	12'5" x 11'3"
WC	1014 x 1903	3'9" x 6'2"

## FIRST FLOOR

Bedroom 2	2669 x 4503	8'9" x 14'19"
Bedroom 3	2865 x 2334	9'4" x 7'7"
Bathroom	2016 x 2334	6'7" x 7'7"

## SECOND FLOOR

Bedroom 1	3482 x 4503	11'5" x 14'9"
En-suite	1948 x 2297	6'4" x 7'6"
Store	1376 x 4503	4'6" x 14'9"

› Longest measurement taken

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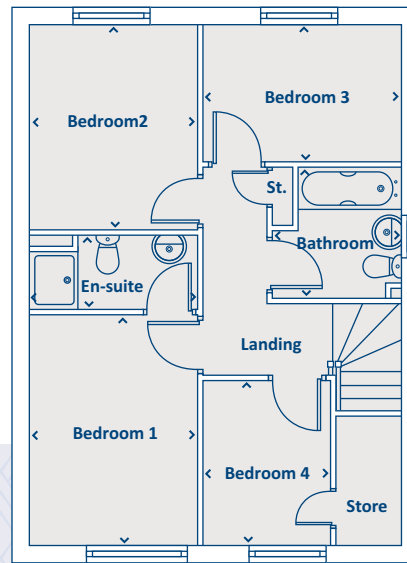
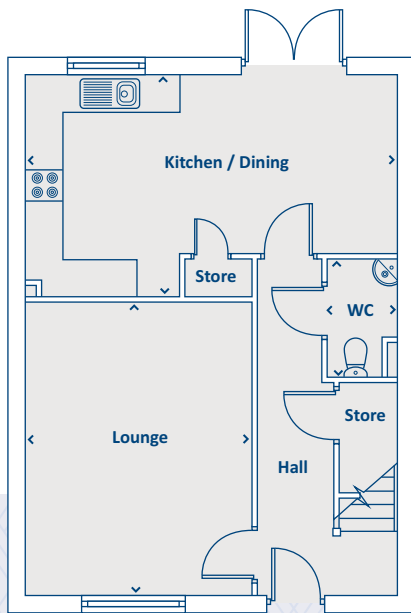
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# THE BALVENIE 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	3625 x 6060	11'10" x 19'10"
Lounge	4788 x 3688	15'8" x 12'1"
WC	1934 x 1135	6'4" x 3'8"

## FIRST FLOOR

Bedroom 1	3718 x 2730	12'2" x 8'11"
En-suite	1221 x 2730	4'0" x 8'11"
Bedroom 2	3407 x 2730	11'2" x 8'11"
Bedroom 3	2307 x 3234	7'6" x 10'7"
Bedroom 4	2089 x 2618	6'10" x 8'7"
Bathroom	2132 x 2105	6'11" x 6'10"

› Longest measurement taken

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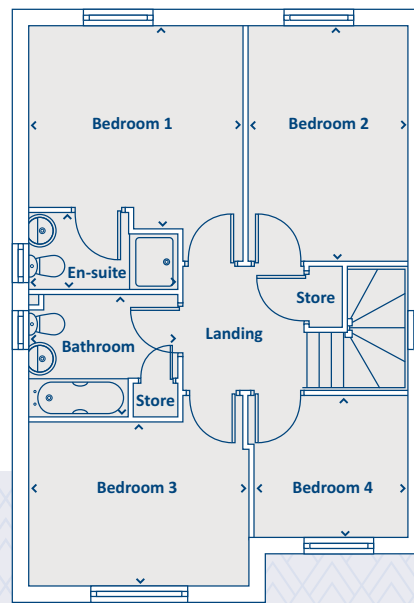
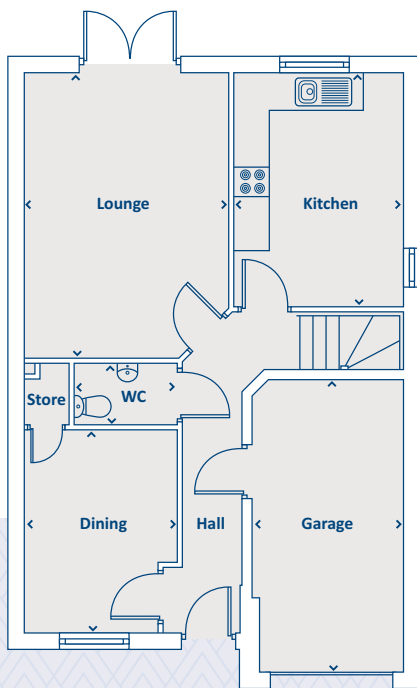






Artists impression, features may vary

# THE BRAEMAR 4 bedroom home



## GROUND FLOOR

Kitchen	4040 x 2878	13'3" x 9'5"
Dining	3439 x 2605	11'3" x 8'6"
Lounge	4927 x 3510	16'3" x 11'6"
WC	1070 x 1802	3'6" x 5'10"
Garage	5206 x 2490	17'0" x 8'2"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	4075 x 3664	13'4" x 12'0"
En-suite	1359 x 2539	4'5" x 8'3"
Bedroom 2	4075 x 2750	13'4" x 9'0"
Bedroom 3	3231 x 3697	10'7" x 11'11"
Bedroom 4	2441 x 2720	8'0" x 8'11"
Bathroom	2134 x 2550	7'0" x 8'4"

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# WESTWOOD PARK

GLENROTHES

All enquiries:

**01592 858 754**

or email: [westwoodpark@keepmoat.com](mailto:westwoodpark@keepmoat.com)



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