

# Linen Lea

AUCHTERMUCHTY

LEBURN SQUARE  
KY14 7BQ

**ediston**



*“At Ediston, we create more than houses, we shape thoughtfully designed homes where quality, integrity, and creativity come together. Every detail is considered to reflect the way people want to live today, while ensuring lasting comfort for the future.”*

Neal Jamieson,  
Managing Director

**ediston**

0131 370 8912  
[www.edistonhomes.com](http://www.edistonhomes.com)

# UNFOLDING

## *Linen Lea*

3	LIVING IN AUCHTERMUCHTY
6	THE DEVELOPMENT
8	DEVELOPMENT PLAN
10	LOCATION
14	THE BARCLAY
18	THE BRUCE
22	THE BRODIE



# LIVING IN *Auchtermuchty*



Set in the heart of the Fife countryside, the historic village of Auchtermuchty, affectionately called 'Muchty', offers charm, character and community. Its winding streets and rolling fields create a peaceful backdrop to modern living, while a rich past in weaving, agriculture and music gives the town a unique spirit.



From its time as a Royal Burgh to its role in the linen trade, Auchtermuchty's story is woven into its streets and surrounding landscape. Today, it remains a welcoming place where history and countryside meet, just minutes from everyday amenities.



# THE DEVELOPMENT

---

Linen Lea brings together fifteen beautifully crafted three and four bedroom bungalows situated in a peaceful cul-de-sac setting. Designed to maximise light, space and views, each home blends contemporary design with the calmness of the surrounding countryside.



At the crest of the development a handful of homes are graced with sweeping panoramas of the rolling Fife hills, where sky and countryside meet in a changing canvas of colour. Every home enjoys the gift of generous gardens, softened by natural landscaping, in a setting that balances privacy with a gentle sense of community.





# DEVELOPMENT PLAN

---



## HOUSE TYPES

 The Barclay

 The Bruce

 The Brodie

## ROADS & PARKING

 Private Road to Plots 13, 14 & 15

 Residents' Private Driveways

 Visitor Parking Spaces

Every home at Linen Lea blends modern convenience with timeless style. Open-plan layouts and light-filled rooms frame the surrounding views, while refined finishes add character and warmth, creating homes that are adaptable, comfortable and a joy to live in.

*Discover the view  
from above*



# THE LOCATION

---



## *A secluded countryside haven*

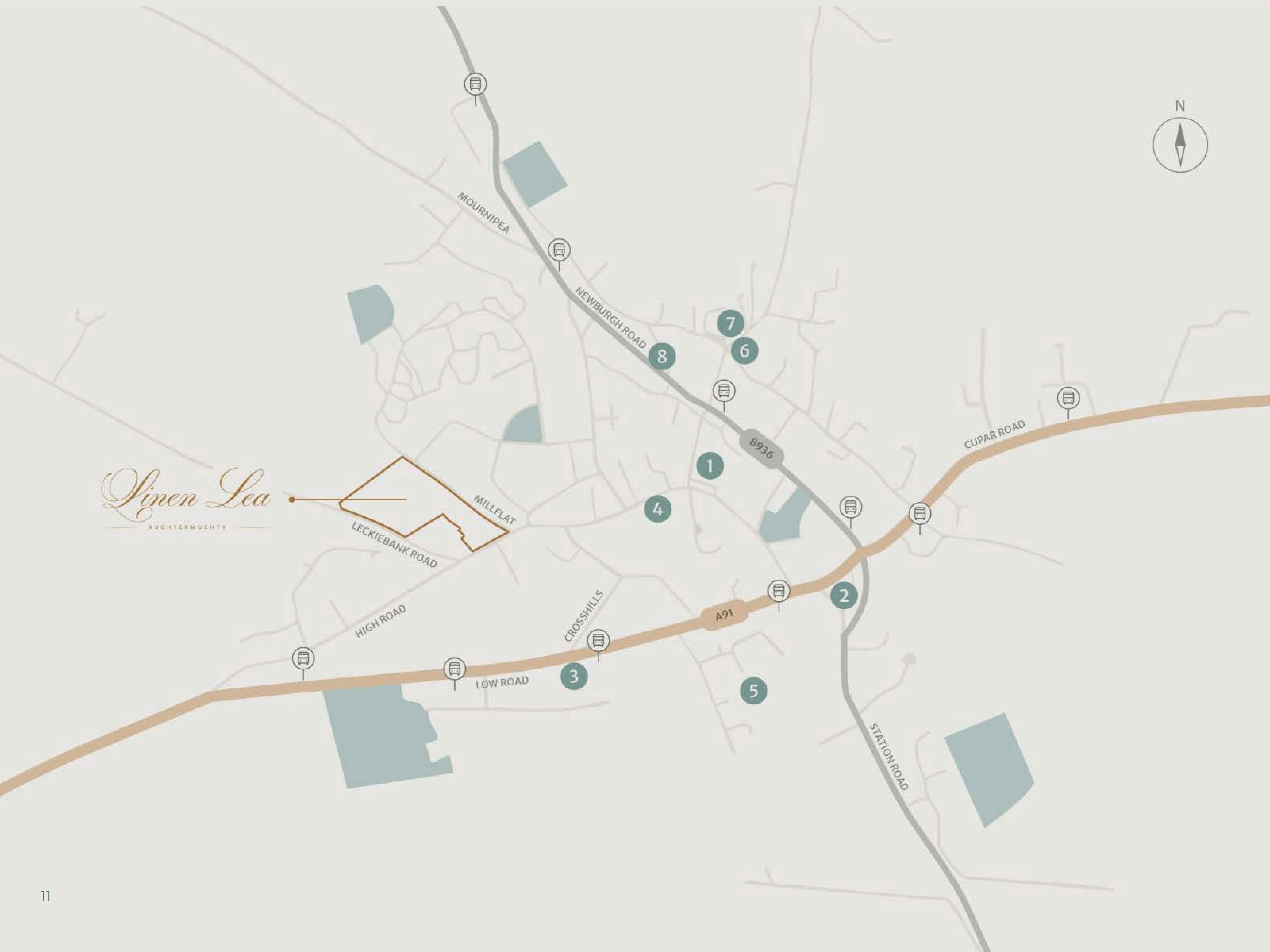
Aside from its recognised beauty, quaint narrow streets, and rich history, Auchtermuchty offers the perfect balance between peaceful countryside living and convenient urban connectivity.

Whether you're commuting, exploring, or travelling beyond Auchtermuchty, there is a range of reliable transport options just a short distance away that are both simple and accessible.

Linen Lea has everything you need on its doorstep, offering peace of mind with essential amenities close at hand. Despite its small size, the town is home to a warm and welcoming community, where neighbours quickly become friends.







## Transportation



Ladybank  
Railway Station

9 minute drive

Frequent  
Bus Services

4 minute walk

Edinburgh  
International Airport

40 minute drive

Kinross  
Park and Ride

14 minute drive

## Leisure



The Boar's Head  
Restaurant & Pub

4 minute walk

1

Yacht and Barrow  
Cafe

8 minute walk

2

Co - Op  
Food

5 minute walk

3

Tesco  
Superstore

20 minute drive

## Healthcare



Auchtermuchty  
Health Centre

7 minute walk

5

Rowlands  
Pharmacy

5 minute walk

4

Infinityblu  
Dental

8 minute walk

6

Victoria Hospital -  
Kirkcaldy

30 minute drive

## Education



Auchtermuchty  
Primary School

8 minute walk

7

Bell Baxter  
High School

16 minute drive

Kinross  
High School

Fife  
College

16 minute drive

23 minute drive

## Recreation



Auchtermuchty  
Community Centre

9 minute walk

8

Lomond Hills  
Regional Park

14 minute drive

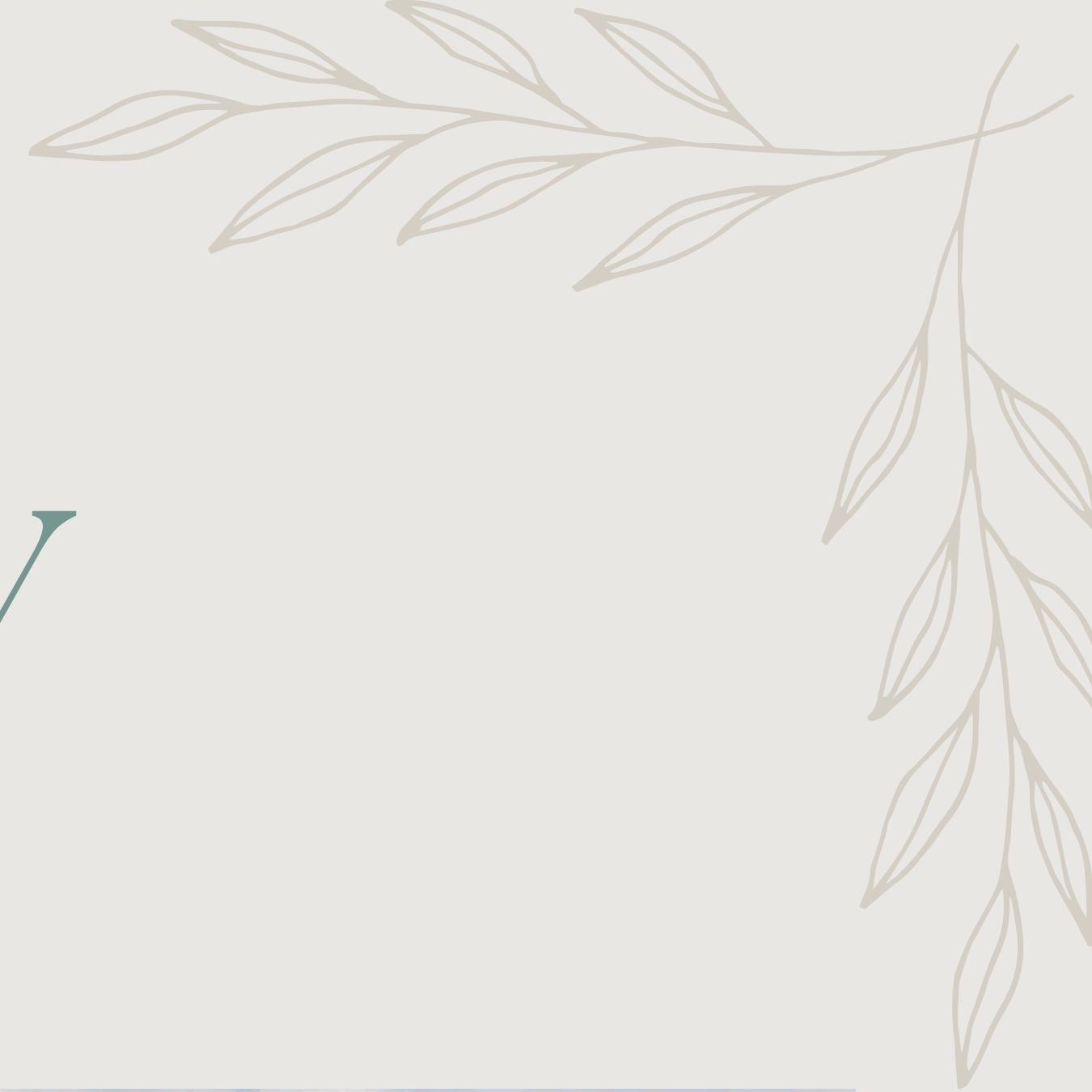
Pitmedden  
Forest

5 minute drive

Ladybank  
Golf Club

12 minute drive

# THE BARCLAY



The Barclay is a versatile three-bedroom home available in both detached and semi-detached designs. Its open-plan living spaces are bright and welcoming, with wide bi-folding doors opening directly onto the garden to create an easy flow between indoors and outdoors. The principal bedroom has an en-suite and fitted wardrobes, while additional rooms provide comfort and flexibility for family, guests or a home office.

Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.



SQ. FT.

1200



LIVING ROOM

1



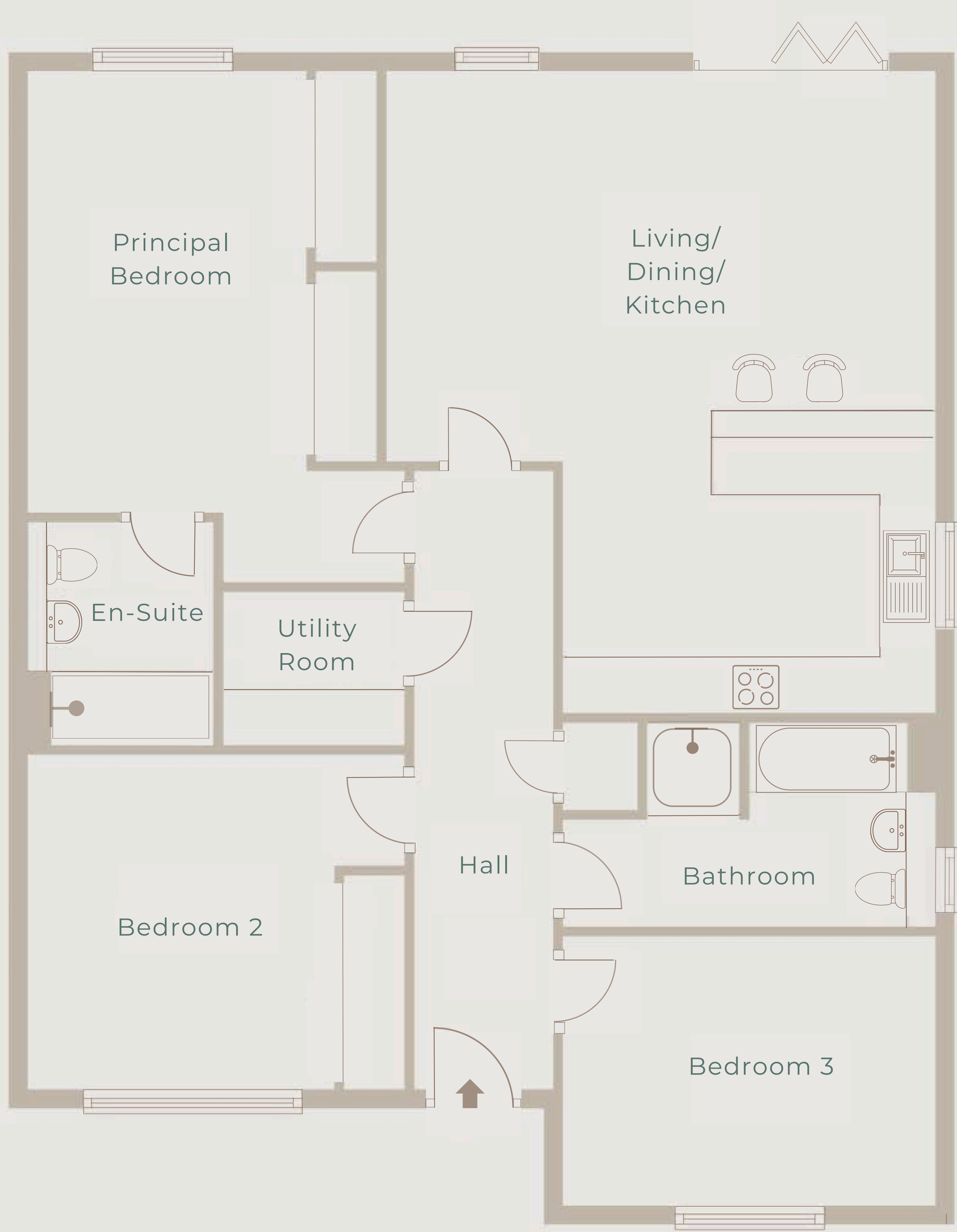
BATH

2



BED

3



Living Areas	6.86m x 5.89m	22'6" x 19'3"
Bedroom 1	5.49m x 4.01m	18' x 13'1"
Bedroom 2	4.01m x 3.57m	13'1" x 11'8"
Bedroom 3	3.93m x 2.90m	12'10" x 9'6"
Bathroom	3.90m x 2.15m	12'9" x 7'
En-suite.	2.35m x 1.99m	7'8" x 6'6"

Total Sq. Ft.  
1200



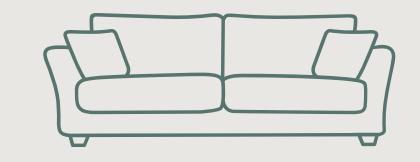
Floor plans are for illustrative purposes only. Specifications and dimensions may vary, and measurements are not to scale.

# THE BRUCE



SQ. FT.

1315



LIVING ROOM

1



BATH

2

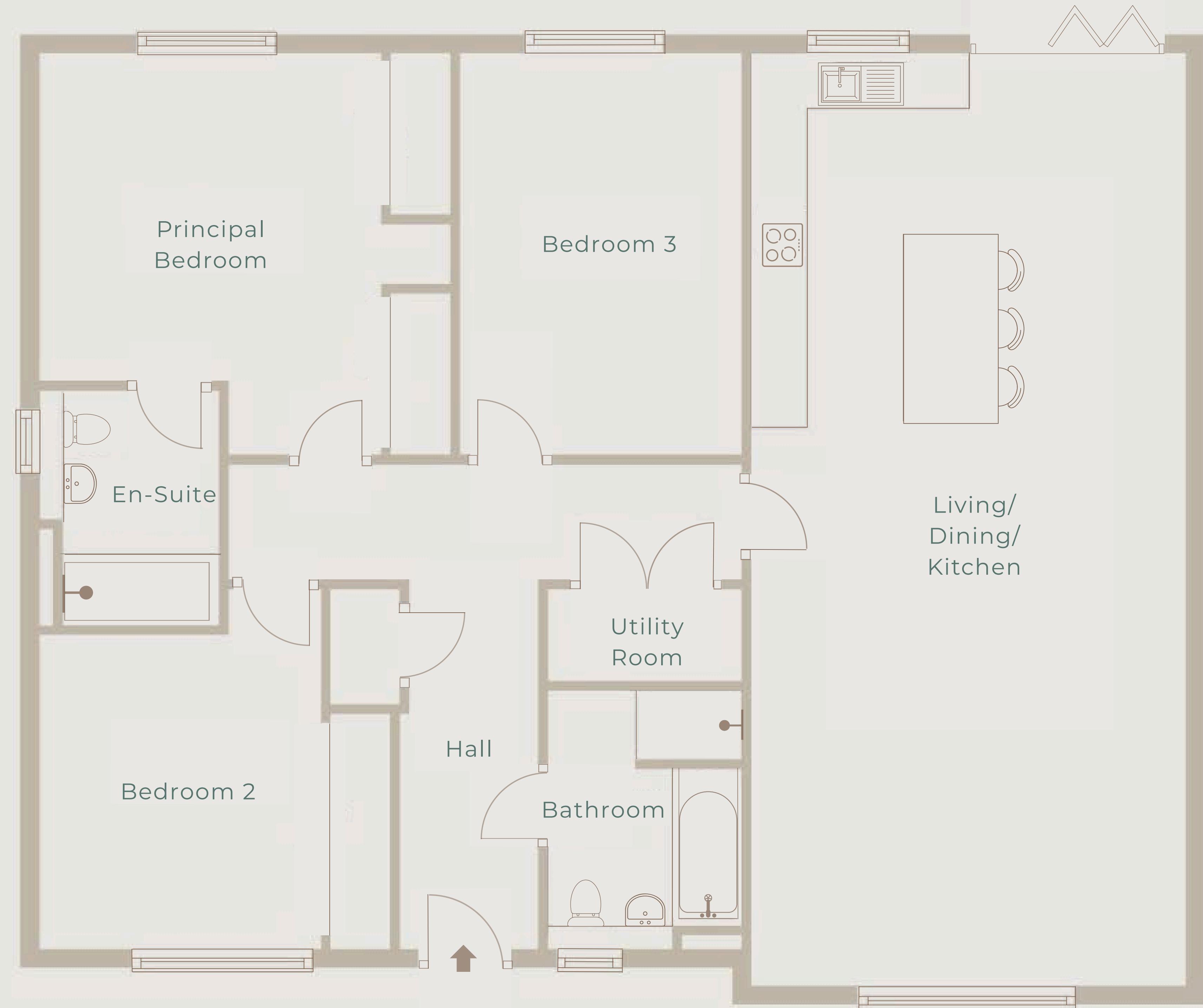


BED

3

The Bruce is a contemporary three-bedroom home designed with space and style at its heart. A large open-plan kitchen, dining and living area with a central island creates the perfect setting for gathering with friends and family. The principal bedroom includes an en-suite and fitted wardrobes, while smart storage and a dedicated utility area bring practicality to everyday living.

Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.



Living Areas	10.12m x 4.72m	33'2" x 15'5"	
Bedroom 1	3.7m x 3.53m	12'1" x 11'6"	
Bedroom 2	3.38m x 3.06m	11'1" x 10'	
Bedroom 3	4.33m x 3.03m	14'2" x 9'11"	
Bathroom	2.76m x 2.08m	9' x 6'9"	Total Sq. Ft.
En-suite	2.55m x 1.94m	8'4" x 6'4"	1315





# THE BRODIE



The Brodie is the largest home in the collection, offering exceptional space and comfort along with a detached garage. Its impressive kitchen with central island forms a welcoming hub for cooking, dining and entertaining. The principal bedroom includes a walk-in wardrobe and private en-suite, while three further bedrooms can be tailored to suit your lifestyle, whether as family rooms, guest spaces or a study.

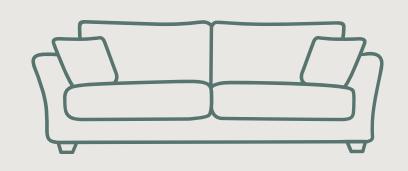
Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.



SQ. FT.  
1500



GARAGE  
1



LIVING ROOM  
1



BATH  
2



BED  
4



Living Areas	9.78m x 5.26m	32'1" x 17'3"	
Bedroom 1	3.96m x 3.82m	12'11" x 12'6"	
Bedroom 2	3.82m x 3.47m	12'6" x 11'4"	Total Sq. Ft.
Bedroom 3	4.10m x 3.02m	13'5" x 9'10"	1500
Bedroom 4	3.40m x 3.20m	11'1" x 10'5"	
Bathroom	2.73m x 2.27m	8'11" x 7'5"	
En-suite	2.18m x 2.02m	7'1" x 6'7"	

Floor plans are for illustrative purposes only. Specifications and dimensions may vary, and measurements are not to scale.





# Where Heritage Meets Home...

Living at Linen Lea means more than owning a beautiful home. It is about becoming part of a welcoming community, surrounded by countryside, history and connection. Here, every day offers space to breathe, moments to share, and a home built for lasting quality.





**ediston**