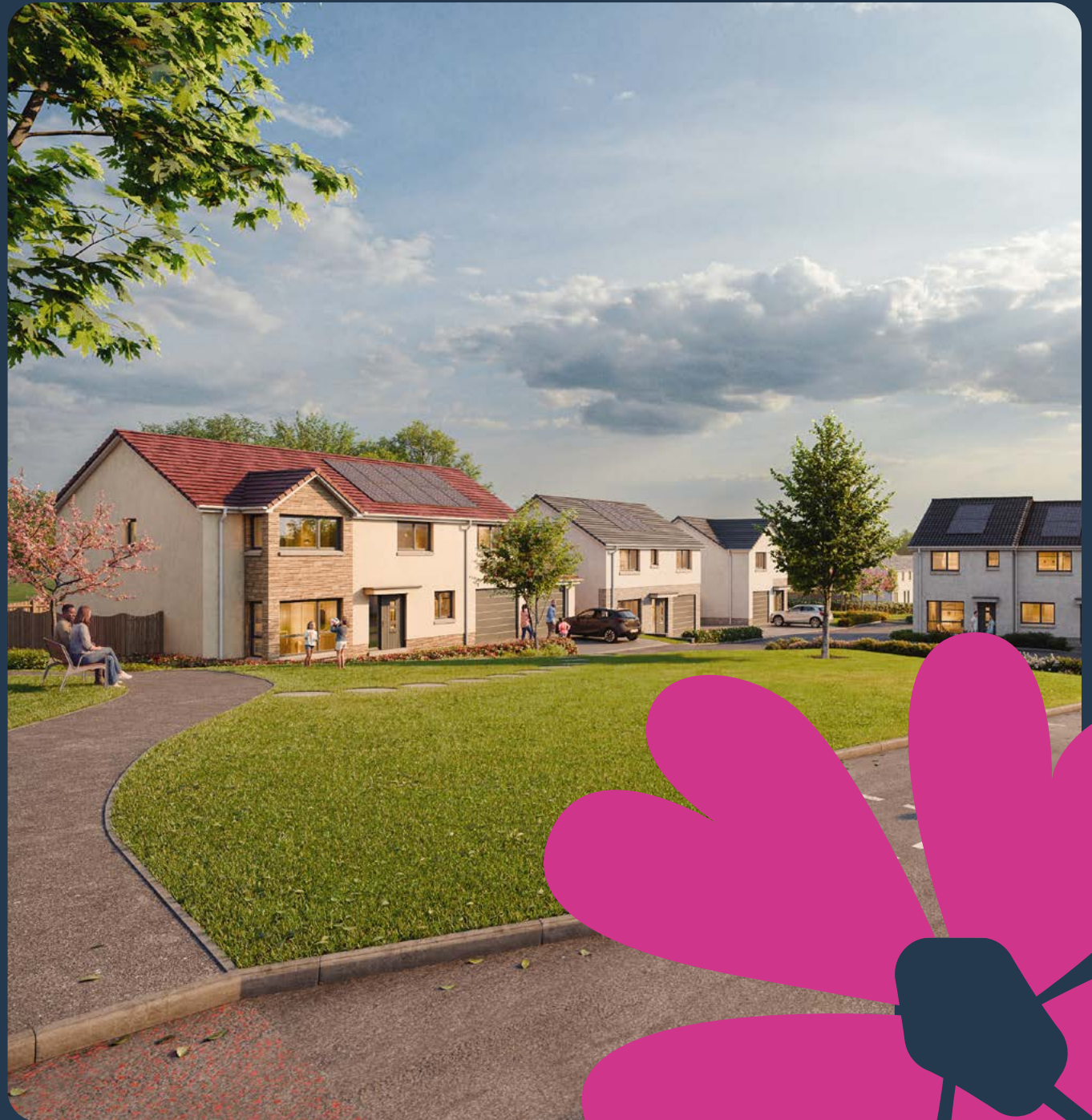


 CAMPION HOMES

The Temple Balcurvie.

An exclusive collection of
2-6 bedroom homes.



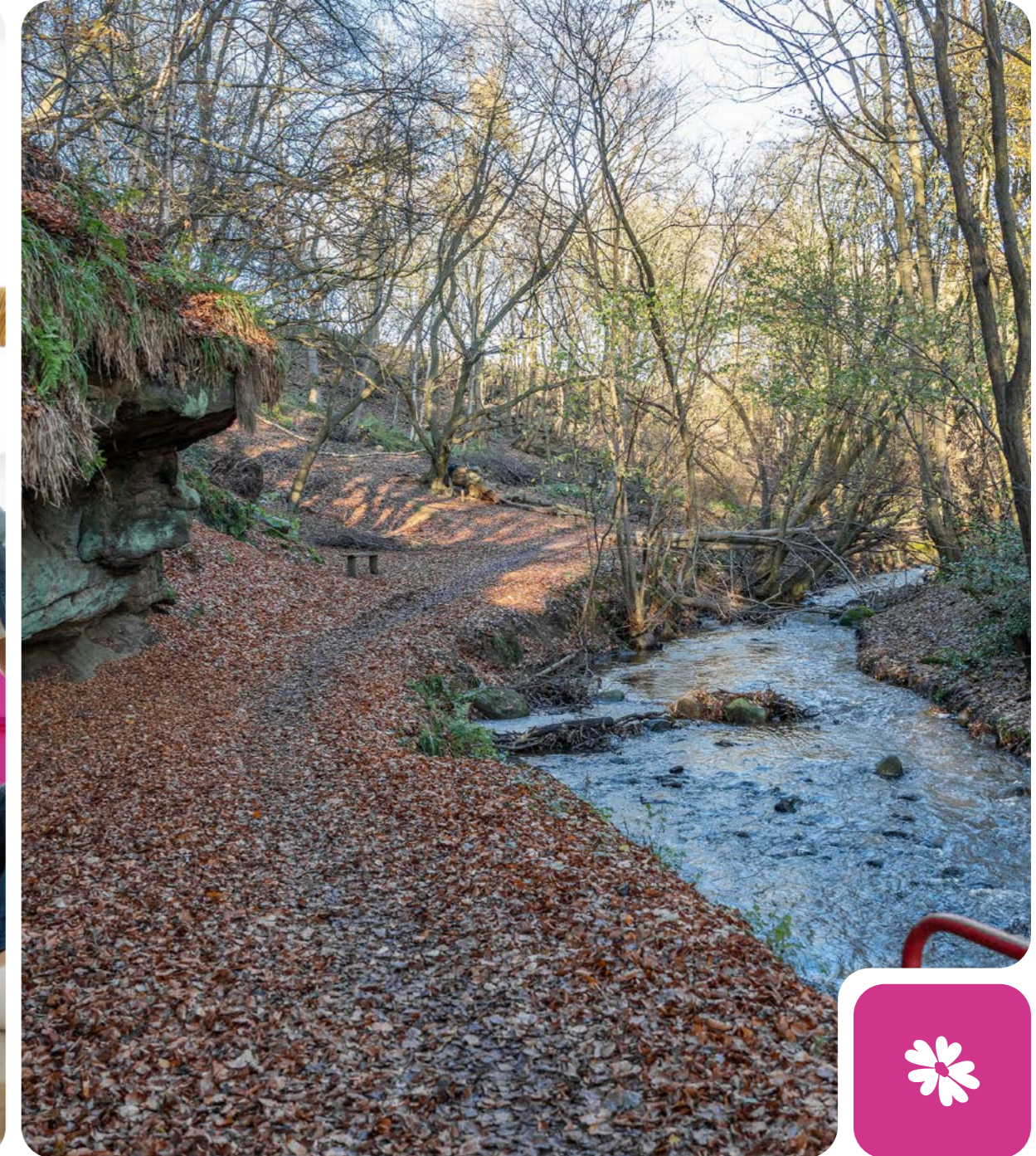


Welcome home to **The Temple.**

Proudly family-owned and award-winning, Champion Homes has been creating exceptional homes across Central Scotland for over 37 years. Known for quality craftsmanship, thoughtful design and genuine care, we build homes that are made to be lived in, and loved.

Set within the peaceful rural setting of Balcurvie, The Temple is a carefully considered development of beautifully designed homes, offering space, style and modern living in a tranquil location. Surrounded by open countryside yet well connected to nearby towns, it's a place where everyday life feels calmer, without feeling cut off.

Whether you're taking your first step onto the property ladder, upsizing for a growing family or looking for a quieter pace of life, The Temple offers a welcoming next chapter.





Balcurvie.

Rural Calm with Everyday Convenience.

The Temple offers the best of both worlds - a peaceful countryside setting paired with easy access to Fife's key towns and amenities. Located in the heart of Balcurvie, this charming development is surrounded by open landscapes, everyday essentials, schooling and convenient transport links.

Balcurvie provides a the perfect balance between rural yet connected living. From nearby golf courses and scenic countryside routes to the renowned East Neuk beaches just a short drive away, there are countless opportunities to enjoy the outdoors. The popular Pilgrim's Way walking route also passes close by, connecting residents to some of the region's most distinctive landscapes and heritage.

Kirkcaldy, Glenrothes and Leven are within easy reach and with Cameron Bridge Railway Station around a mile away travelling, exploring and commuting will be seamless.





Location.

1 CAMERON BRIDGE TRAIN STATION

Distance	By Road	By Foot
1 Mile	5 Minutes	21 Minutes

2 CAMERON HOSPITAL

Distance	By Car	By Foot
1.6 Miles	6 Minutes	27 Minutes

3 KEYSTORE

Distance	By Car	By Foot
0.2 Miles	1 Minute	3 Minutes

4 GREIG INSTITUTE VILLAGE HALL

Distance	By Road	By Foot
0.3 Miles	2 Minutes	5 Minutes

5 FIFE CENTRAL RETAIL PARK

Distance	By Road
11.1 Miles	18 Minutes

6 ALDI - LEVEN

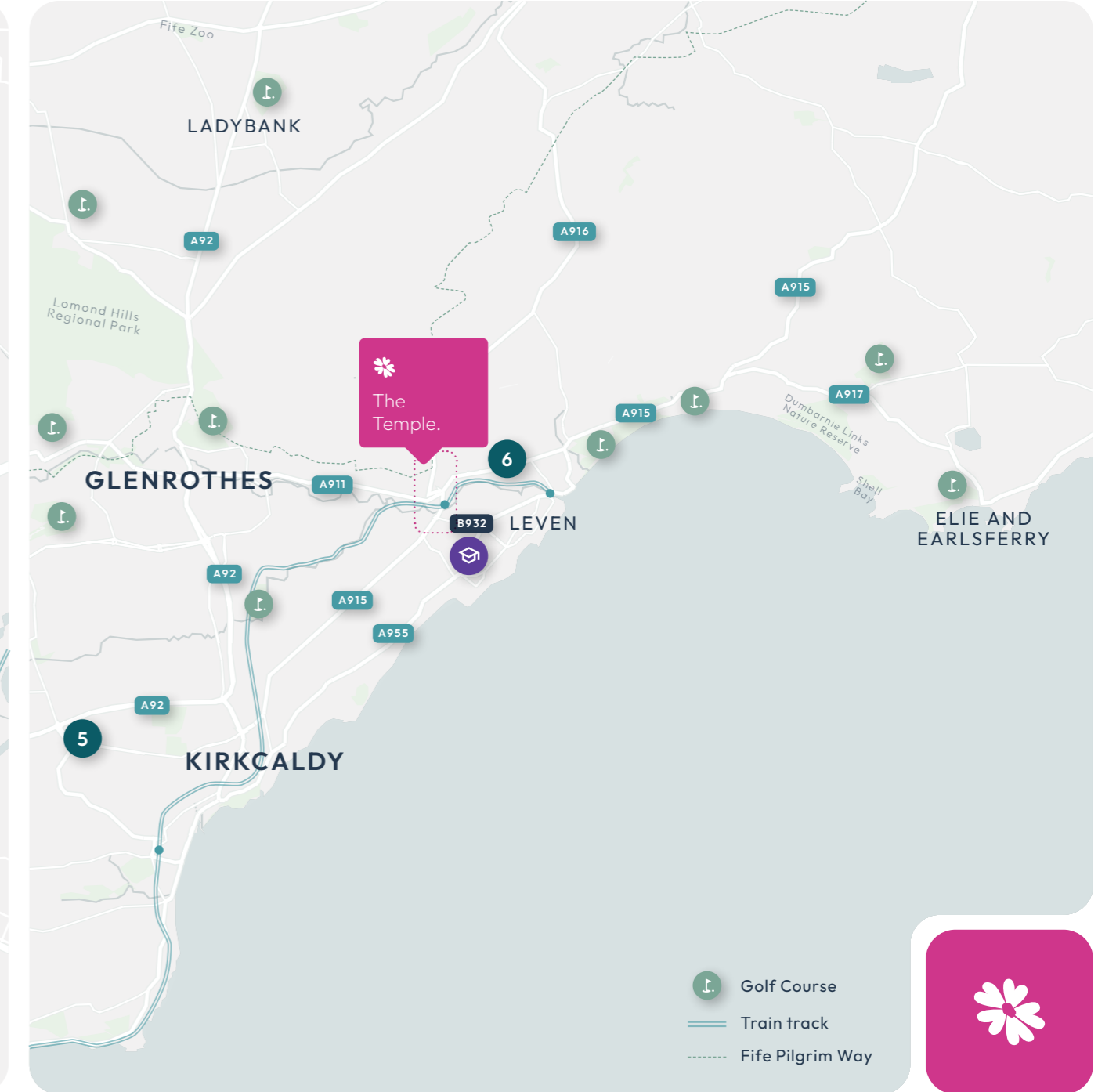
Distance	By Road
2.2 Miles	8 Minutes

BALCURVIE PRIMARY SCHOOL

Distance	By Road	By Foot
0.3 Miles	2 Minutes	6 Minutes

LEVENMOUTH ACADEMY

Distance	By Road
3.2 Miles	10 Minutes



- Golf Course
- Train track
- Fife Pilgrim Way





Why Buy New With Champion Homes.

At Champion Homes, our goal is for you to truly love your home. We focus on more than constructing homes - we craft spaces designed to suit your lifestyle. With a choice of 19 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 complement their natural environment, offering you not just a home but a community you'll be proud to be part of.

37 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 37 years.

120 COMPLETED DEVELOPMENTS

We have been the trusted developer of over 120 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.



All New.

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. This service lets you create a home that is "as individual as you are".

The excitement begins when you reserve your new home!

Once you've reserved your new home at one of our developments you'll be invited to meet with one of our Choices Specialists 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 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.

The Choices Guide.

Ahead of your appointment, we'll send you our comprehensive Choices Guide, which showcases 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.

Kitchens



Bathrooms





The Temple.

Design Details, Features & Finishes.

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

- Extractor 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 wall 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 scalloped fencing to rear boundary

- Included within your home
- As design dictates
- Available where layout permits as standard in 4, 5 & 6 bedroom homes and as an optional upgrade to 2 & 3 bedroom homes
- Azalea features walk in wardrobe in primary bedroom.

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



Development Layout.



Magnolia | 6 Bedroom Detached
PLOTS 31 | 47



Camelia | 6 Bedroom Detached
PLOTS 45 | 53



Azalea | 5 Bedroom Detached
PLOT 44



Orchid | 5 Bedroom Detached
PLOTS 24 | 29 | 43 | 46



Jacaranda | 5 Bedroom Detached
PLOTS 1 | 9 | 15 | 16 | 49 | 50



Oleander | 4 Bedroom Detached
PLOTS 3 | 4 | 23 | 41 | 60



Laburnum | 4 Bedroom Detached
PLOTS 26 | 28 | 30 | 42



Wisteria | 4 Bedroom Detached
PLOTS 5 | 8 | 21 | 40 | 54



Maple | 4 Bedroom Detached
PLOTS 10 | 12 | 22 | 48 | 55



Alamanda | 3 Bedroom Detached
PLOTS 2 | 11 | 25 | 61



Mulberry | 3 Bedroom Detached
PLOTS 27 | 59



Tamarisk | 3 Bedroom Detached Bungalow
PLOTS 64 | 65 | 66



Myrtle | 3 Bedroom Semi-Detached
PLOTS 13 | 14 | 38 | 39 | 62 | 63



Hazel | 3 Bedroom Semi-Detached
PLOTS 6 | 7 | 51 | 52



Fern | 3 Bedroom End Terrace
PLOTS 32 | 58



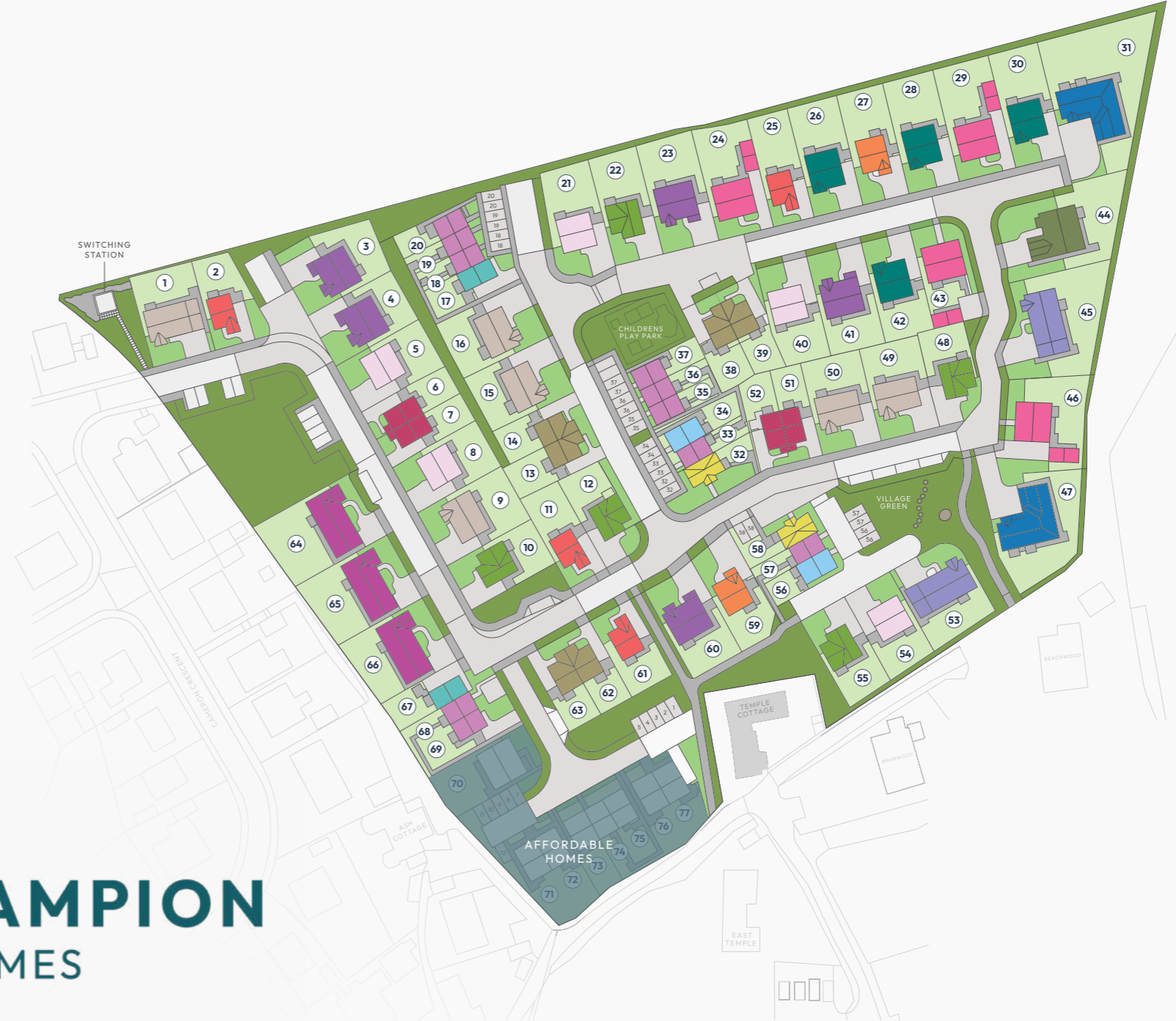
Holly | 3 Bedroom End Terrace
PLOTS 34 | 56



Mimosa | 2 Bedroom End Terrace
PLOTS 17 | 67



Laurel | 2 Bedroom Terrace
PLOTS 18 | 19 | 20 | 33 | 35 | 36 | 37
| 57 | 68 | 69



CAMPION HOMES





CAMPION
HOMES

The Temple Balcurvie.

Cameron Crescent, Balcurvie,
Fife, KY8 5EA



HEAD OFFICE

Campion Homes
Campion House
Pitreavie Business Park
Dunfermline
KY11 8US

01383 432600

TELEPHONE:

01333 400444

EMAIL:

sales@campionhomes.com

WEB:

campionhomes.com

