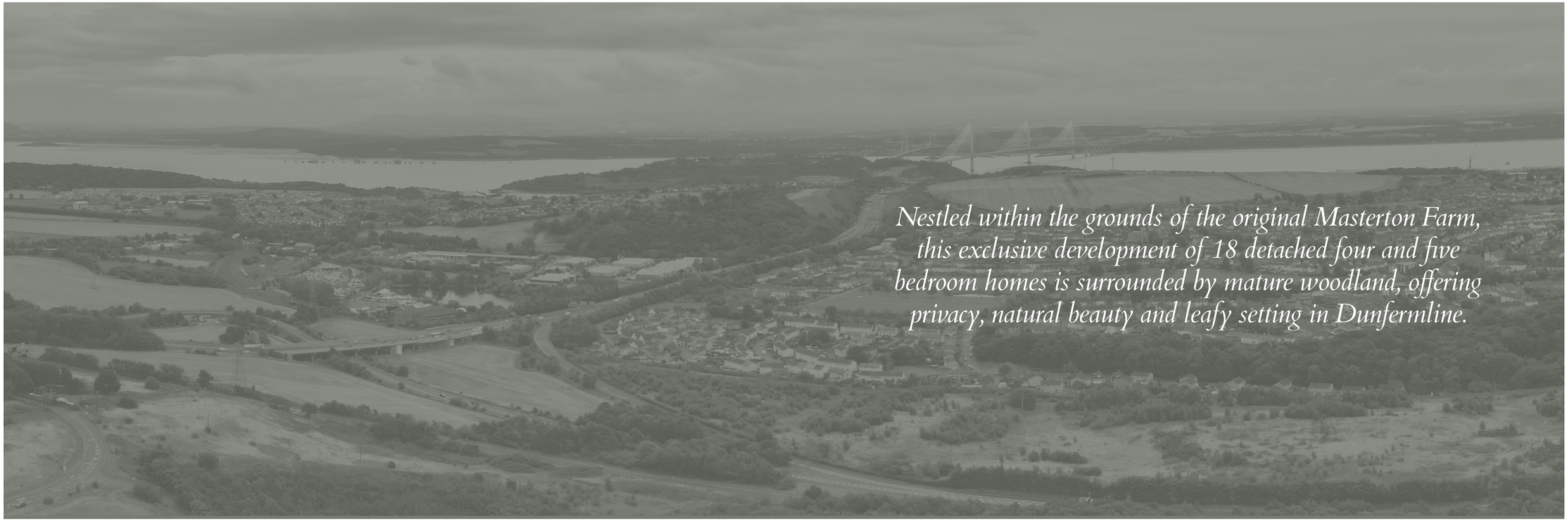
Masterton Farm

DUNFERMLINE



Nestled within the grounds of the original Masterton Farm, this exclusive development of 18 detached four and five bedroom homes is surrounded by mature woodland, offering privacy, natural beauty and leafy setting in Dunfermline.

Contemporary Design at its Very Best

Masterton Farm offers all the modern benefits that new owners expect. It is highly energy efficient and provides stunning, stylish interiors. Each home is finished to an exceptional standard using the highest quality materials and finishes. All homes are built to B+ rated energy efficiency standards with a 10-year structural warranty.



Please note this image is computer generated and for representation only and subject to change











Connected Living, Surrounded by Heritage

At Masterton Farm, life feels peacefully tucked away while remaining well connected. Situated on the historic southern edge of Dunfermline, Scotland's ancient capital, the development enjoys a tranquil residential setting with excellent links to Edinburgh, the Forth Bridges and the wider Fife area.

Surrounded by an abundance of natural beauty, residents can enjoy coastal walks, woodland trails and far-reaching views across the Firth of Forth, all within easy reach.

Everyday essentials are close at hand, with supermarkets, shops and leisure facilities nearby. A range of highly regarded schooling options, from nursery through to secondary education, makes the area particularly appealing to families. Fife Leisure Park offers a variety of entertainment and dining options, while Dunfermline's vibrant High Street combines independent retailers, cafés, restaurants and essential services.

Dunfermline's railway stations provide regular services to Edinburgh and destinations across Fife, offering a convenient alternative to commuting by car. The development is also ideally positioned for access to Rosyth, Inverkeithing and the wider Forth corridor, home to a range of major employers and business hubs.

Combining excellent connectivity, outstanding local amenities and easy access to some of Scotland's most beautiful landscapes, Masterton Farm offers the perfect balance of peaceful living and modern convenience.

The Development

Masterton Road, Dunfermline

Everything needed for day-to-day living is within easy reach of Masterton Farm. Residents benefit from excellent access to supermarkets, schools, healthcare services, cafés, restaurants and a wide range of leisure amenities. The homes are well positioned to the south of Dunfermline city centre, and close to popular shopping destinations, Fife Leisure Park and an array of recreational facilities. Nearby parks, golf courses and walking routes also provide ample opportunities to enjoy the outdoors.

For commuters, the M90 motorway is just minutes away, while Dunfermline's rail connections offer regular services throughout Fife and into Edinburgh. Edinburgh Airport is also within easy reach, making both business and leisure travel straightforward.

Combining excellent transport links with a wealth of local amenities, Masterton Farm offers convenient, well-connected living in the heart of West Fife.

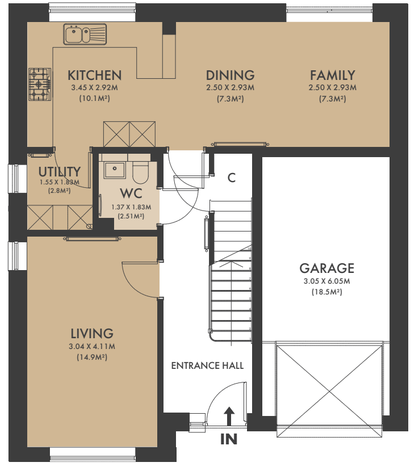


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The Forth



1495sqft | 4 Beds | 1 Reception | 2 Bath | 1 WC | Garden | Garage | Detached



Ground Floor

Living	3.04 x 4.11m	10'0" x 13'6"
Family	2.50 x 2.93m	8'2" x 9'7"
Dining	2.50 x 2.93m	8'2" x 9'7"
Kitchen	3.45 x 2.92m	11'4" x 9'7"
Utility	1.55 x 1.83m	5'1" x 6'0"
WC	1.37 x 1.83m	4'6" x 6'0"
Garage	3.05 x 6.05m	10'0" x 19'10"



First Floor

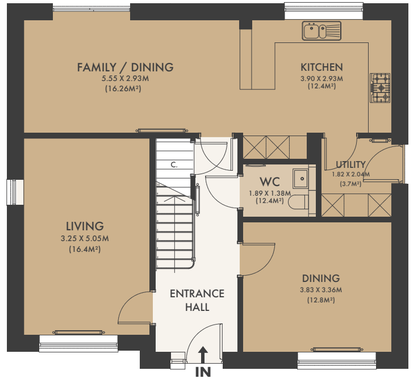
Bedroom 01	4.16 x 3.04m	13'8" x 10'0"
En suite	2.02 x 2.04m	6'8" x 6'8"
Bedroom 02	3.07 x 4.15m	10'1" x 13'7"
Bedroom 03	3.07 x 4.86m	10'1" x 15'11"
Bedroom 04	3.04 x 3.46m	10'0" x 11'4"
Bathroom	2.09 x 2.92m	6'10" x 9'7"

The Abbey



1690sqft | 4 Beds | 1 Reception | 2 Bath | 1 WC | Garden | Garage | Detached

PLEASE NOTE: THE TOTAL SQUARE FOOTAGE EXCLUDES GARAGE SPACE, WHETHER THE GARAGE IS INTEGRAL OR DETACHED





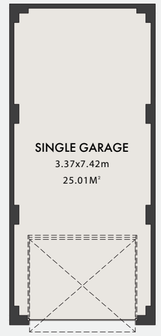
Ground Floor

Living	3.25 x 5.05m	10'8" x 16'7"
Dining	3.83 x 3.36m	12'7" x 11'0"
Kitchen	3.90 x 2.93m	12'10" x 9'7"
Family / Dining	5.55 x 2.93m	18'2" x 9'7"
Utility	1.82 x 2.04m	6'0" x 6'2"
WC	1.89 x 1.38m	6'2" x 4'6"

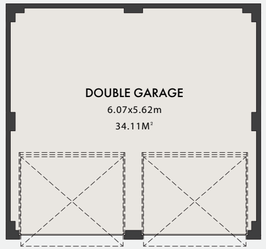
First Floor

Bedroom 01	3.83 x 3.53m	12'7" x 11'7"
En suite	2.60 x 1.69m	8'6" x 5'7"
Bedroom 02	3.26 x 4.16m	10'8" x 13'8"
Bedroom 03	3.26 x 3.14m	10'8" x 10'4"
Bedroom 04	3.84 x 3.13m	12'7" x 10'3"
Bathroom	2.12 x 2.01m	6'11" x 6'7"

Single Garage | Plots 3, 4 & 5



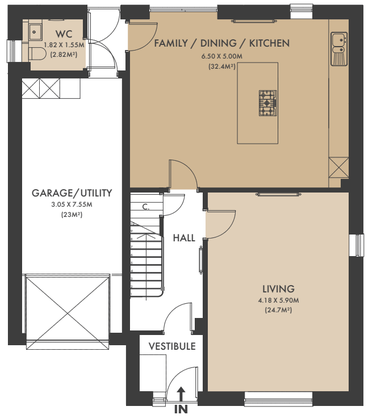
Double Garage | Plot 13



The Pitreavie

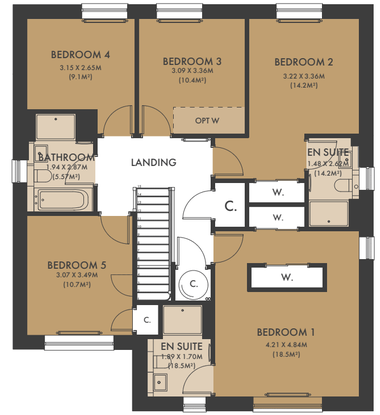


1860sqft | 5 Beds | 1 Reception | 3 Bath | 1 WC | Garden | Garage | Detached



Ground Floor

Living	4.18 x 5.90m	13'9" x 19'4"
Family / Dining / Kitchen	6.50 x 5.00m	21'4" x 16'5"
WC	1.82 x 1.55m	6'0" x 5'1"
Garage / Utility	3.05 x 7.55m	10'0" x 24'9"

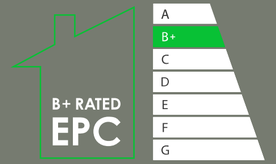


First Floor

Bedroom 01	4.21 x 4.84m	13'10" x 15'11"
En suite 01	1.89 x 1.70m	6'2" x 5'7"
Bedroom 02	3.22 x 3.36m	10'7" x 11'0"
En suite 02	1.48m x 2.62m	4'10" x 8'7"
Bedroom 03	3.09 x 3.36m	10'2" x 11'0"
Bedroom 04	3.15 x 2.65m	10'4" x 8'8"
Bedroom 05	3.07 x 3.49m	10'1" x 11'5"
Bathroom	1.94 x 2.87m	6'4" x 9'5"

A Green Blueprint for Elegant Living

Our homes are designed with your long-term savings in mind, featuring energy-efficient systems, and eco-friendly materials. These modern, low-maintenance residences not only reduce your environmental footprint but also significantly lower your utility bills, making it a smart and sustainable investment for the future.



- Heat recovery technologies
- Double glazing



Please note these images are computer generated and for representation only and subject to change





Specification

Kitchen

- High-quality designer kitchens and worktops
- Matt doors with three colour combinations together with sleek, slimline laminate worktops
- Handles or handleless options
- Under-cabinet LED lighting
- Fully integrated Neff appliances
- Soft-closing drawers and cupboards
- Selected sockets with USB points/ concealed backflip socket to island

Bathrooms & En suites

- Contemporary white sanitary ware
- A stylish choice of wall and floor tiles with a mix of full height to wet areas and half height to other areas (see agent for details)
- Feature bath with glass shower screen and chrome shower over
- Chrome heated towel rail with chrome fixtures and fittings in the WC and family bathroom
- Black heated towel rail with black fixtures and fittings to bedroom 1 en suite
- Hansgrohe taps
- Shaver points

Technology

- BT fibre optic broadband
- TV point to living and bedrooms
- Selected sockets with USB points to lounge, kitchen, and bedrooms

Interiors

- Contemporary white doors
- White feature frames and skirtings to all rooms
- White switches and sockets throughout
- Internal walls and ceilings finished in matt white
- Fitted wardrobes to bedrooms 1 and 2
- Combination of LED downlights and pendant lighting
- Designer radiators to living areas

Exteriors

- UPVC anthracite windows
- Stone detailing to principal elevation
- Outside lighting to all external doors
- Turfing to front gardens
- Monoblock Private driveway
- Garage
- Electric Vehicle Charging Point
- 10-year structural build warranty with Checkmate

CHECKMATE
POWERED BY LOCKTON

Sustainability

- B+ Rated Energy Performance Certificate (EPC)
- Samsung - Air Source Heat Pump
- 140mm timber kit with 190mm wall insulation
- Thermal double glazing

NOTE: the developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.

Masterton Farm | Dunfermline

WHAT THREE WORDS
RENTAL . LAUNCHED . HEAVEN

- MASTERTON FARM
- 01 M90
- 02 DUNFERMLINE
- 03 PITTENCRIEFF PARK
- 04 DUNFERMLINE HIGH SCHOOL
- 05 PITREAVIE PRIMARY SCHOOL
- 06 FIFE LEISURE PARK
- 07 NORTH QUEENSFERRY
- 08 QUEENSFERRY
- 09 EDINBURGH AIRPORT
- 10 EDINBURGH CITY
- 11 EDINBURGH INTERNATIONAL CLIMBING ARENA
- 12 LINLITHGOW













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CARMICHAEL HOMES

The Carmichael Homes team has over 30 years' experience building award-winning homes, apartments and public buildings in Glasgow, Edinburgh, Stirling, East Kilbride, East Renfrewshire and East Lothian. A Carmichael Home will always be built far beyond the minimum building standards for energy-efficiency. Instead, you can expect a home sustainably built using low carbon design principles that's economical to run and fit for a net zero future.

@carmichaelhomes

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Masterton Farm

DUNFERMLINE