

SYCAMORE GARDENS

CAIRNEYHILL ROAD, CROSSFORD, FIFE, KY12 8QB



A BRAND NEW COLLECTION OF 3, 4 & 5 BEDROOM HOMES



BARRATT
HOMES

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



WELCOME TO SYCAMORE GARDENS

CROSSFORD

A collection of new homes in the charming town of Crossford, nestled in between Dunfermline and Kincardine Bridge in historical Fife.

Crossford will suit a wide range of buyers, due to its good schooling nearby, including Crossford Primary school which is within walking distance of home.

Golfers are spoilt for choice, with Dunfermline Golf Course directly opposite the development, and high-end Forrester Resort just a 5 minute drive away.

There's plenty of amenities nearby, including local stores, plentiful shops and restaurants, bars and cafes.

Weekends could be spent strolling through the picturesque Crossford Burn exploring the local nature, or exploring the amenities that neighbouring Dunfermline has to offer.

Whatever it is you're looking for in your new home, our 3, 4 & 5 bedroom homes at Sycamore Grange are designed to offer exactly that.



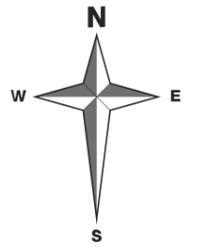
SYCAMORE GARDENS

DEVELOPMENT LAYOUT

- **Abergeldie**
3 bedroom semi-detached home
- **Craigend**
3 bedroom semi-detached home
- **Corgarff**
4 bedroom detached home
- **Campbell**
4 bedroom detached home
- **Inverness**
4 bedroom detached home
- **Balloch**
4 bedroom detached home
- **Stobo**
4 bedroom detached home
- **Birkhill**
4 bedroom detached home
- **Ballathie**
5 bedroom detached home
- **Affordable Housing**
- SH **Show Home**
- SC **Sales & Information Centre**
- P/S **Pumping Station**
- S/S **Sub Station**

- Play Area** 
- New Tree Line** 
- Existing Trees** 
- Sustainable Drainage System** 
- Giving nature a home on this development:**
- Swift Poles** 
- Hedgehog Highway** 
- Bat Box** 
- Bug Hotel** 

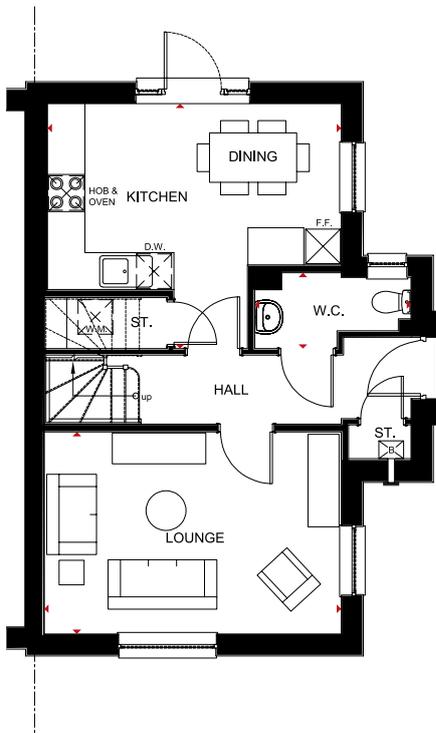
Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



ABERGELDIE

3 BEDROOM HOME

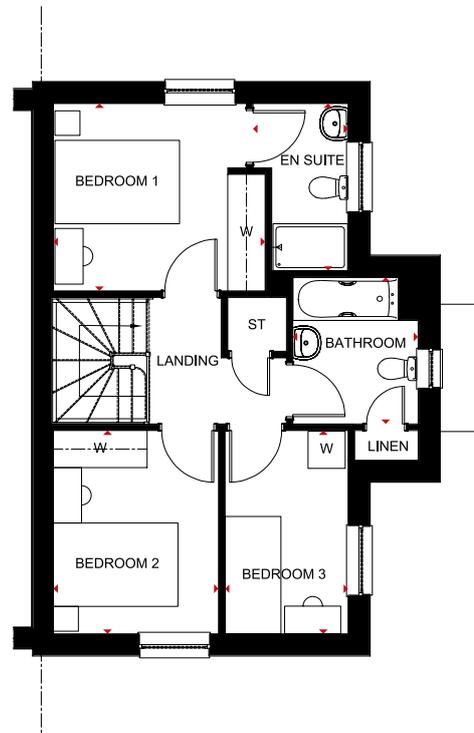
- Open-plan kitchen/dining area with access to your garden and a bright lounge.
- Upstairs, you'll find 3 bedrooms - the main with en suite - and a family bathroom.
- A separate WC and storage add practicality to your new home.



Ground Floor

Lounge	4770 x 3271 mm	15'8" x 10'9"
Kitchen/Dining	4717 x 3966 mm	15'6" x 13'0"
WC	2512 x 1227 mm	8'3" x 4'0"

[Approximate dimensions]



First Floor

Bedroom 1	3401 x 3033 mm	11'2" x 9'11"
En suite	2705 x 1526 mm	8'10" x 5'0"
Bedroom 2	3294 x 2651 mm	10'10" x 8'8"
Bedroom 3	3294 x 1976 mm	10'10" x 6'6"
Bathroom	2375 x 2011 mm	7'10" x 6'7"

[Approximate dimensions]

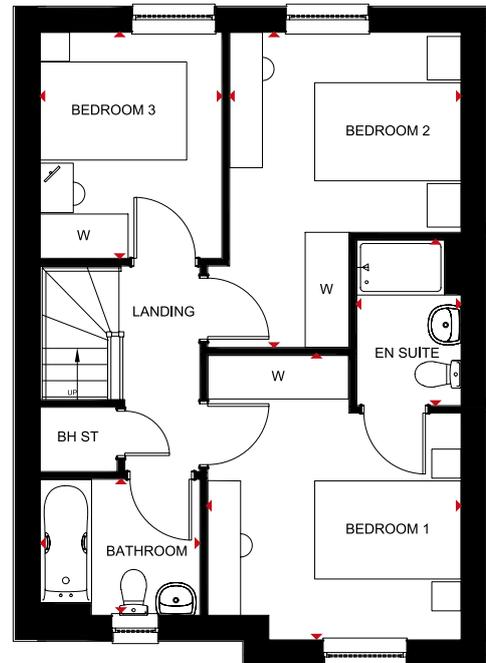
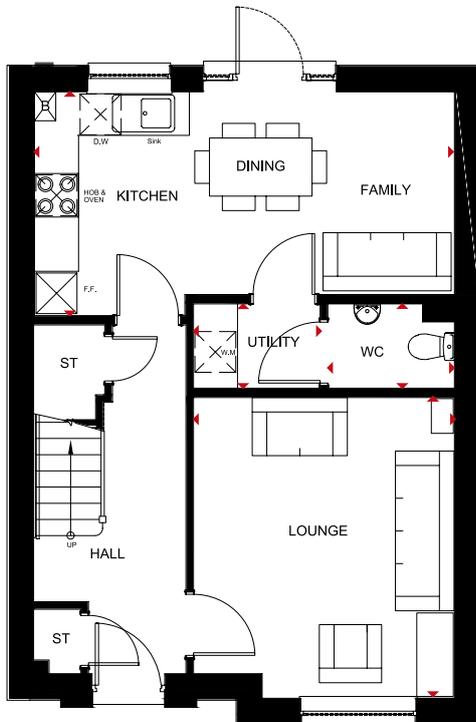
KEY	B	Boiler	dw	Dishwasher space	◀▶ Dimension location
	ST	Store	f/f	Fridge freezer space	
	wm	Washing machine space	W	Wardrobe space	



CRAIGEND

3 BEDROOM HOME

- An open-plan kitchen/dining/family area, which gives you access to the back garden and a separate lounge.
- Upstairs, you'll find 3 double bedrooms with the main bedroom benefitting from an en suite.
- A utility room and WC complete your home.



Ground Floor

Lounge	4138 x 3562 mm	13'7" x 11'8"
Kitchen/Dining Family	5734 x 3080 mm	18'10" x 10'1"
Utility	1728 x 1161 mm	5'8" x 3'10"
WC	1730 x 1161 mm	5'8" x 3'10"

[Approximate dimensions]

First Floor

Bedroom 1	3920 x 3462 mm	12'10" x 11'4"
En suite	2280 x 1424 mm	7'6" x 4'8"
Bedroom 2	4337 x 3162 mm	14'3" x 10'4"
Bedroom 3	3111 x 2480 mm	10'2" x 8'2"
Bathroom	2180 x 1874 mm	7'2" x 6'2"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space		

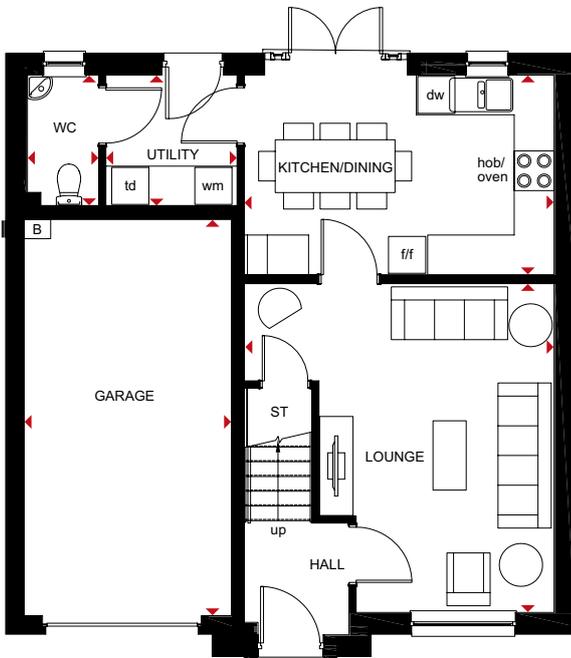


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HOMES

CORGARFF

4 BEDROOM DETACHED HOME

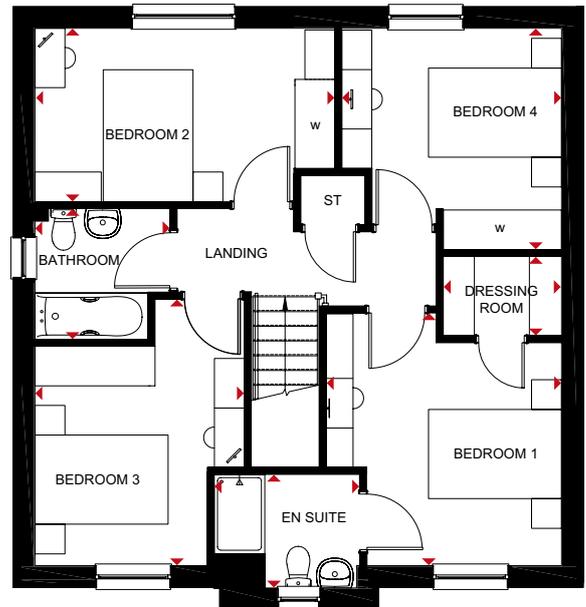
- Bright open-plan kitchen and dining area with French doors leading to the rear garden
- Front-aspect lounge with space for all the family to relax in
- Practical utility for added convenience and integral garage for extra security
- Four double bedrooms, the stylish main bedroom with en suite and walk-in wardrobe, and a family bathroom are upstairs



Ground Floor

Lounge	4658 x 4973mm	15'3" x 16'4"
Kitchen/Dining	4658 x 3024mm	15'3" x 9'11"
Utility	1976 x 1939mm	6'6" x 6'4"
WC	1074 x 1939mm	3'6" x 6'4"
Garage	3129 x 5956mm	10'3" x 19'6"

[Approximate dimensions]



First Floor

Bedroom 1	3534 x 3829mm	11'7" x 12'7"
Dressing Room	1779 x 1200mm	5'10" x 3'11"
En Suite	2185 x 1716mm	7'2" x 5'8"
Bedroom 2	4509 x 2629mm	14'10" x 8'8"
Bedroom 3	3154 x 4039mm	10'4" x 13'3"
Bedroom 4	3304 x 3354mm	10'10" x 11'0"
Bathroom	2033 x 1980mm	6'8" x 6'6"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	w Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	td Tumble dryer space	

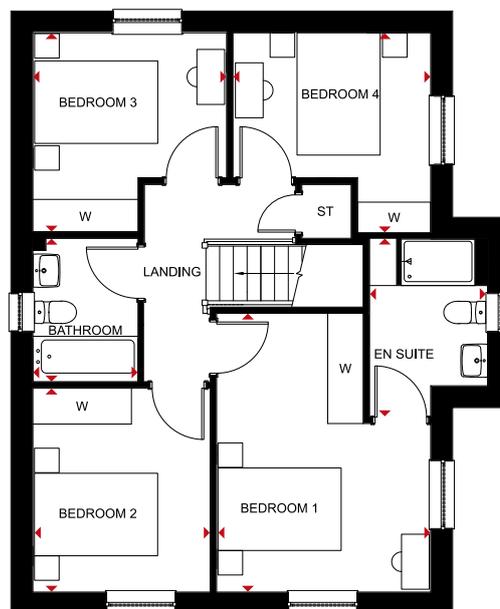
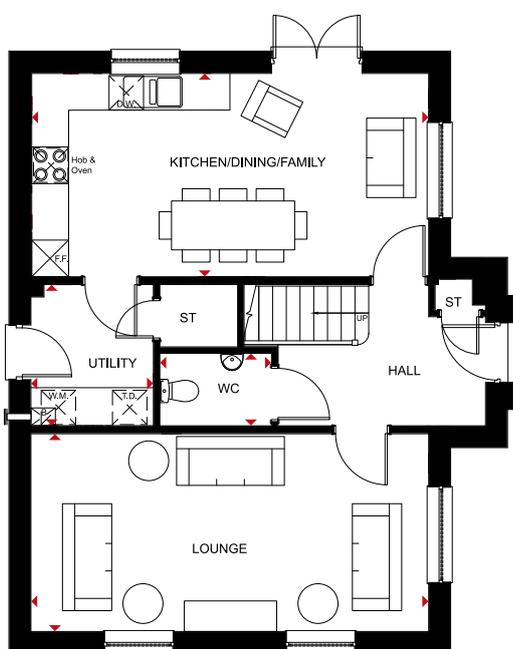


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CAMPBELL

4 BEDROOM HOME

- Combining style and space with an open-plan kitchen/dining/family area and French doors to the garden.
- The lounge to the other side of the home, is light and bright with windows on two sides of the room.
- Upstairs, there are 4 double bedrooms, with an en suite to the main bedroom.
- A utility room, WC, and detached garage complete your home.



Ground Floor

Lounge	6459 x 3235 mm	21'2" x 10'7"
Kitchen/Dining Family	6446 x 3327 mm	21'2" x 10'11"
Utility	2308 x 1989 mm	7'7" x 6'6"
WC	1813 x 1186 mm	5'11" x 3'11"

[Approximate dimensions]

First Floor

Bedroom 1	4561 x 3476 mm	15'0" x 11'5"
En suite	2915 x 1914 mm	9'7" x 6'3"
Bedroom 2	3334 x 2878 mm	10'11" x 9'5"
Bedroom 3	3256 x 3145 mm	10'8" x 10'4"
Bedroom 4	3270 x 3209 mm	10'9" x 10'6"
Bathroom	2350 x 1707 mm	7'9" x 5'7"

[Approximate dimensions]

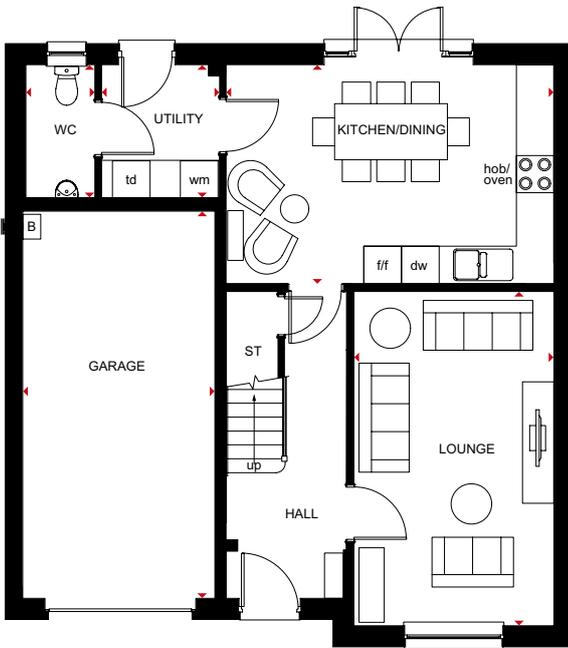
KEY	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



INVERNESS

4 BEDROOM DETACHED HOME

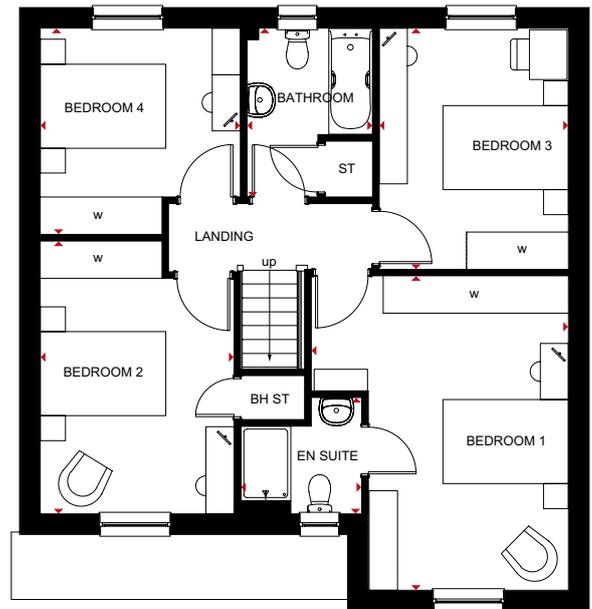
- Stylish four bedroom detached home complete with a single integral garage
- Comfortable and spacious front-facing lounge space
- Large open-plan kitchen with rear doors out to the garden, as well as a useful utility room
- Upstairs is the main bedroom and en suite, three further double bedrooms and the family bathroom



Ground Floor

Lounge	3189 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5225 x 3517mm	17'2" x 11'6"
Utility	1881 x 2137mm	6'2" x 7'0"
WC	1103 x 2137mm	3'7" x 7'0"
Garage	3064 x 6221mm	10'1" x 20'5"

[Approximate dimensions]



First Floor

Bedroom 1	4101 x 5052mm	13'5" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	3088 x 4384mm	10'2" x 14'5"
Bedroom 3	3017 x 3875mm	9'11" x 12'9"
Bedroom 4	3190 x 3315mm	10'6" x 10'11"
Bathroom	2001 x 2715mm	6'7" x 8'11"

[Approximate dimensions]

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location

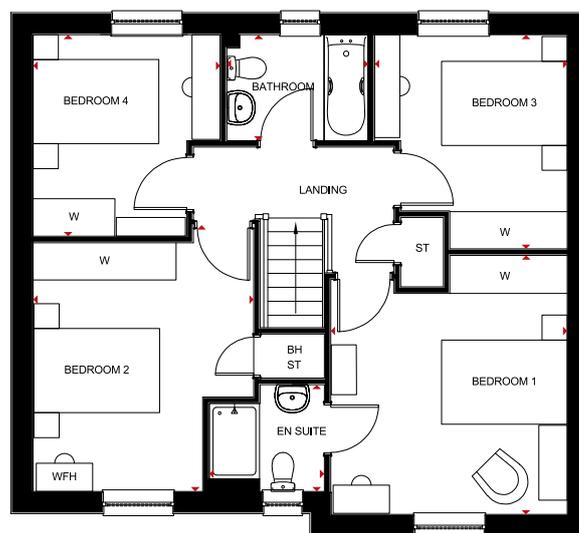
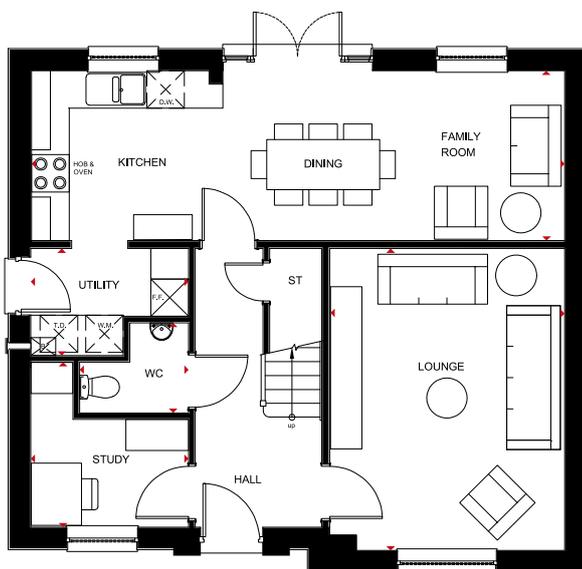


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BALLOCH

4 BEDROOM HOME

- Offering you flexible living options with its open-plan kitchen/dining/family area – which open out to the back garden – generous lounge and separate study.
- Upstairs, you'll find 4 double bedrooms – the main with en suite – and the family bathroom.
- A detached garage, utility space and WC complete your home.



Ground Floor

Lounge	4843 x 3741 mm	15'11" x 12'3"
Kitchen/Dining Family	8502 x 2726 mm	27'11" x 8'11"
Study	2651 x 2514 mm	8'8" x 8'3"
Utility	2515 x 1717 mm	8'3" x 5'8"
WC	1734 x 1445 mm	5'8" x 4'9"

First Floor

Bedroom 1	4156 x 3763 mm	13'8" x 12'4"
En suite	1830 x 1767 mm	6'0" x 5'10"
Bedroom 2	4271 x 3509 mm	14'0" x 11'6"
Bedroom 3	3436 x 3065 mm	11'3" x 10'1"
Bedroom 4	3231 x 2978 mm	10'7" x 9'9"
Bathroom	2250 x 1698 mm	7'5" x 5'7"

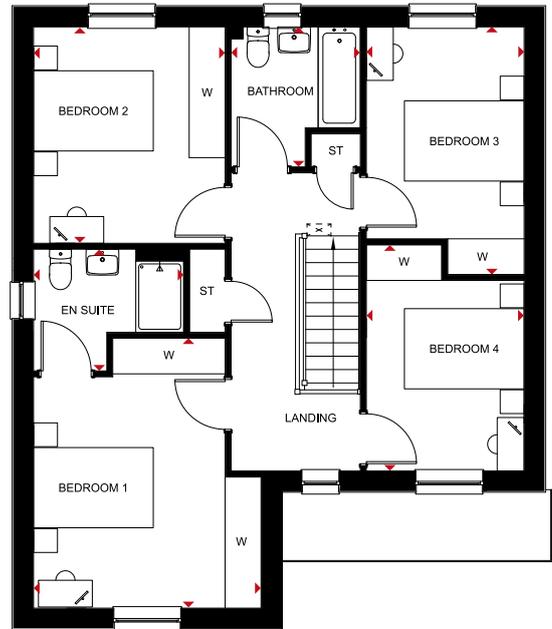
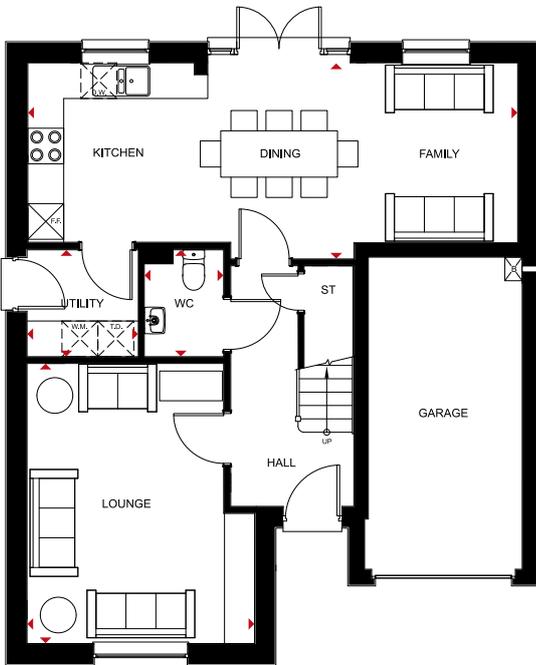
KEY	B Boiler	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	WFH Working from home space	
	BH ST Bulkhead store	f/f Fridge/freezer space	W Wardrobe space	



STOBO

4 BEDROOM HOME

- An open-plan kitchen/dining/family area with French doors to the back garden, plus a front-facing lounge.
- Upstairs, you'll find 4 double bedrooms, with an en suite to the main bedroom.
- A utility room, WC, and integral garage complete your home.



Ground Floor

Lounge	4714 x 3800 mm	15'6" x 12'6"
Kitchen/Dining Family	8182 x 3301 mm	26'10" x 10'10"
Utility	1858 x 1798 mm	6'1" x 5'11"
WC	1798 x 1325 mm	5'11" x 4'4"

First Floor

Bedroom 1	4543 x 3800 mm	14'11" x 12'6"
En suite	2508 x 2048 mm	8'3" x 6'9"
Bedroom 2	3641 x 3200 mm	11'11" x 10'6"
Bedroom 3	4166 x 2636 mm	13'8" x 8'8"
Bedroom 4	3808 x 2636 mm	12'6" x 8'8"
Bathroom	2356 x 2159 mm	7'9" x 7'11"

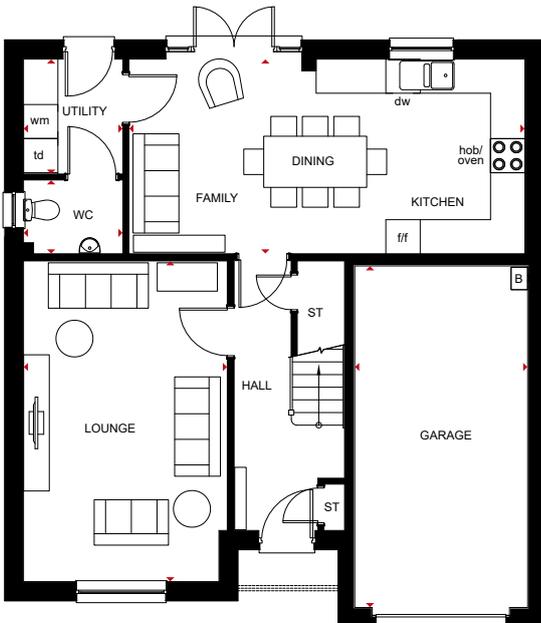
KEY	B	Boiler	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	t/d	Tumble dryer space		



BIRKHILL

4 BEDROOM DETACHED HOME

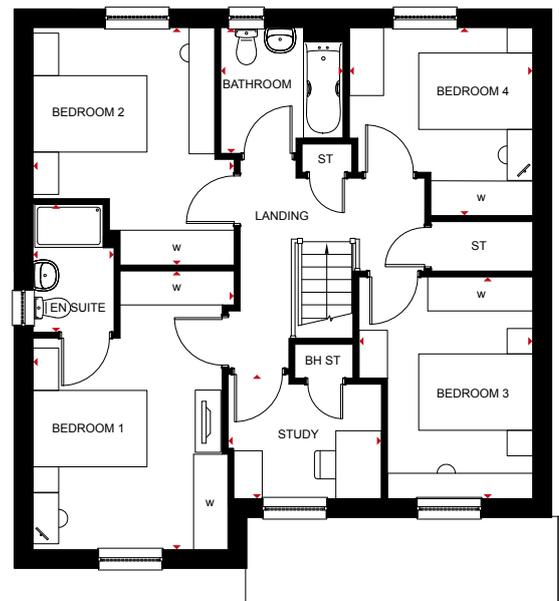
- Bright and spacious family detached home with integral garage, designed for flexible living
- Open-plan kitchen includes a large family area and dining space, with glazed French double doors giving access to the garden
- Downstairs also comprises a spacious lounge, as well as a utility room and WC
- Generously spacious upstairs includes a main bedroom and en suite, three double bedrooms, a family bathroom and a study, ideal for remote working



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6937 x 3430mm	22'9" x 11'3"
WC	1737 x 1300mm	5'8" x 4'3"
Utility	1737 x 2025mm	5'8" x 6'8"
Garage	3024 x 6020mm	9'11" x 19'9"

[Approximate dimensions]



First Floor

Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	3049 x 3919mm	10'0" x 12'10"
Bedroom 4	3218 x 3323mm	10'7" x 10'11"
Study	2689 x 2198mm	8'10" x 7'3"
Bathroom	2150 x 2224mm	7'1" x 7'4"

[Approximate dimensions]

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location

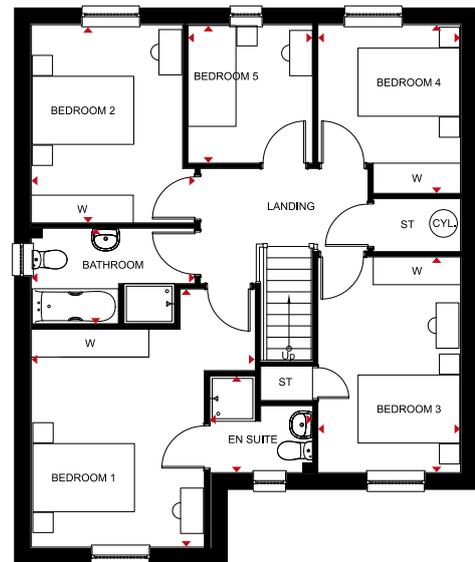


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BALLATHIE

5 BEDROOM HOME

- Open-plan kitchen/dining/family area with access to the back garden and a spacious lounge.
- Upstairs, you'll find 4 double bedrooms – the main bedroom with en suite – and a single bedroom which provides you with options for a separate study or dressing room.
- A utility room, WC and integral garage complete your home.



Ground Floor

Lounge	4949 x 3494 mm	16'3" x 11'6"
Kitchen/Dining/Family	8403 x 3161 mm	27'7" x 10'4"
Utility	2116 x 1949 mm	6'11" x 6'5"
WC	1949 x 1273 mm	6'5" x 4'2"

First Floor

Bedroom 1	5105 x 4393 mm	16'9" x 14'5"
En suite	2025 x 1904 mm	6'8" x 6'3"
Bedroom 2	3915 x 3205 mm	12'10" x 10'6"
Bedroom 3	4263 x 2792 mm	14'0" x 9'2"
Bedroom 4	3280 x 2792 mm	10'9" x 9'2"
Bedroom 5	2730 x 2452 mm	8'11" x 8'1"
Bathroom	3205 x 1900 mm	10'6" x 6'3"

KEY	B	Boiler	dw	Dishwasher space	CYL	Cylinder
	ST	Store	f/f	Fridge freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



BARRATT
HOMES

SYCAMORE GARDENS AMENITIES



DOCTORS

Millhill Surgery

87 Woodmill Street, Dunfermline,
KY11 4JW

Hospital Hill Surgery

7 Izatt Avenue, Dunfermline,
KY11 3BA

DENTIST

New Row Dental Practice

16 New Row, Dunfermline,
KY12 7EF

Dentistry @ No.3

3 Comely Park, Dunfermline,
KY12 7HU

PRIMARY SCHOOL

Crossford Primary School

Dean Drive, Crossford, KY12 8PE

St Margarets RC Primary School

WoodMill Road, Dunfermline,
KY11 4BB

HIGH SCHOOL

St Columba's High School

Old Muirhouses Road, Dunfermline,
KY11 8WH

Queen Anne High School

Broomhead Parks, Dunfermline,
KY12 0PQ

NURSERY

Appin Nursery

6-8 Halbeath Road, Dunfermline,
KY12 7QX

Laurieston Nursery

165 Robertson Road, Dunfermline,
KY12 0BL

VETS

Inglis Vet

120 Halbeath Road, Dunfermline, KY11 4LA

Dunfermline Vets for Pets

Pets at Home, Halbeath Retail Park,
Halbeath Road, Dunfermline, KY11 4LP

SPORTS AND LEISURE

Bannatyne Health Club & Spa

Fife Leisure Park, Dunfermline,
KY11 8EX

Dunfermline Athletic Football Club

East End Park, Halbeath Road, Dunfermline,
KY12 7RB

RESTAURANTS

Dhoom

19-25 New Row, Dunfermline,
KY12 7EA

Haberdashery Bistro

123 New Row, Dunfermline,
KY12 7DZ

SUPERMARKETS

Tesco Superstore

Winterthur Lane, Dunfermline,
KY12 7BD

Asda Superstore

St Leonards Street, Dunfermline,
KY11 3AY

Aldi

18 Halbeath Road, Dunfermline,
KY12 7QY

Halbeath Retail Park

Dunfermline, KY11 4LP

POST OFFICE

Main Street, Crossford, Dunfermline,
KY12 8NN

OPTICIANS

Specsavers

131 High Street, Dunfermline,
KY12 7DR

TRANSPORT

Dunfermline City Train Station

St Margarets Drive, Dunfermline,
KY12 7HT

Dunfermline Bus Station

Queen Anne Street, Dunfermline,
KY12 7BA



BENEFITS OF BUYING TIMBER FRAMED

ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA¹ and BBA².

EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council/ PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

¹ TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

² BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

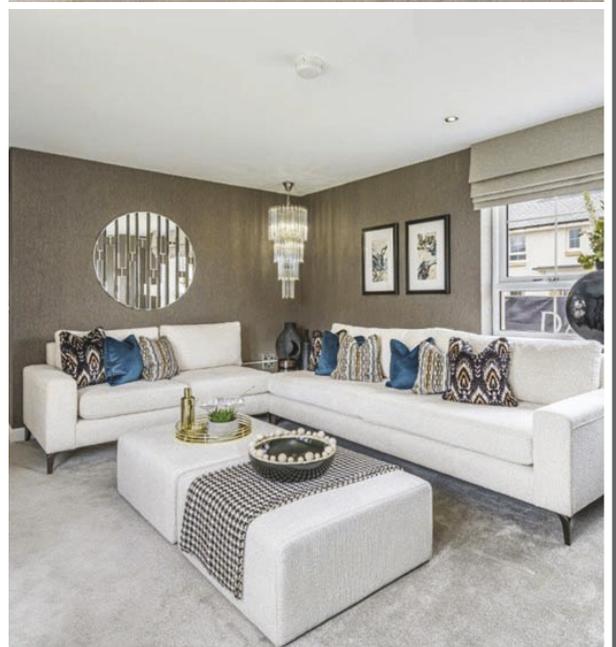
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



barratthomes.co.uk



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