

Pace Hill

MILNATHORT



A great choice of homes
in a location you'll love

DUNDAS

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where home means more

Welcome to Pace Hill



58 homes

16 house types

2, 3, 4 & 5
bedroom homes

Bungalows,
terraced, semi-
detached &
detached homes

Pace Hill is located in the town of Milnathort, just over a mile and a half from the town of Kinross. It is close to the beautiful shores of Loch Leven, which makes it perfect for anyone who wants to enjoy village life in the countryside.

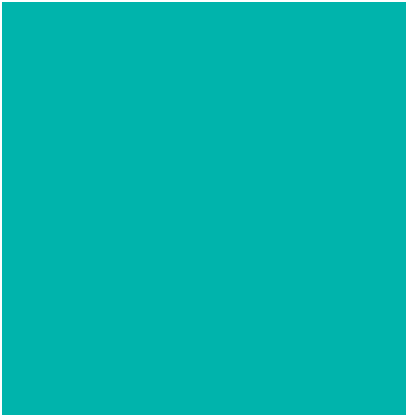
Pace Hill offers a great range of house styles that will appeal to a wide range of buyers. So, whether you are a first-time buyer, have a growing family or are looking to downsize, the development will have the perfect new home for you.

Although Pace Hill is in the middle of the countryside, it is close to lots of shops and other local amenities. Schools and sports facilities are close by and, thanks to excellent road links, the location is perfect for commuters.

Come and visit our Sales Centre where you'll find our friendly team ready to offer you helpful and straight-forward advice.



There's more to life at Pace Hill



GOLF, SWIMMING AND FITNESS ALL IN EASY REACH

The surrounding area offers a wide range of leisure and fitness facilities, including the local Burleigh Golf Course and the Live Active leisure centre, which boasts a swimming pool and fitness centre.

A RICH LOCAL HISTORY TO EXPLORE

The area around Pace Hill is steeped in history. For example, nearby Loch Leven castle is where Mary Queen of Scots was imprisoned. You can take a boat trip out to the island on which the castle stands.

GREAT OPTIONS FOR CAFES AND SHOPPING

Milnathort and nearby Kinross boast a great choice of local shops, supermarkets, cafes and restaurants. The very popular Loch Leven's Larder farm shop, deli and restaurant is within easy reach.

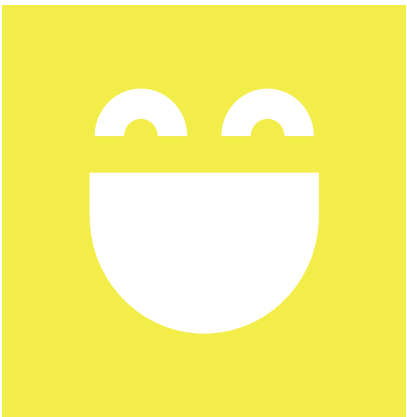


A NATURE RESERVE ON YOUR DOORSTEP

The Loch Leven national nature reserve is close by. Walk the loch's beautiful banks and spot Ospreys and other wonderful wildlife. Learn more about nature at the RSPB's visitor's centre, which has a great café.

ENJOY VILLAGE LIFE

Pace Hill is part of the pretty village of Milnathort. It is a friendly, welcoming community with a lovely memorial park, an historic high street and an impressive clock tower.



More of what matters

LIVE A GREENER LIFE

All the homes at Pace Hill meet the latest environmental standards and have solar panels. This not only makes them a greener choice, but also means they are cheaper to heat and run.

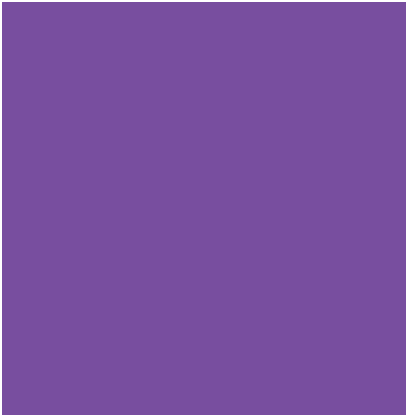


DISCOVER THE WONDERS OF FIFE AND PERTH & KINROSS

Pace Hill is in Perth & Kinross, close to Fife. These beautiful regions, offer stunning countryside and coastlines and lots of picturesque towns and villages to explore, including St Andrews.

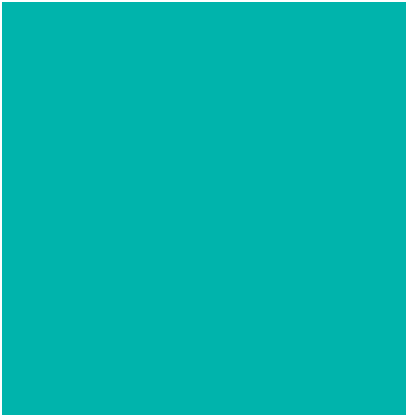
WELL-REGARDED SCHOOLS CLOSE BY

At Pace Hill the school run's easy: Milnathort Primary School is less than a 10-minute walk away. While the local secondary school, Kinross High, is less than a mile away.



GREAT FOR COMMUTERS

With Edinburgh, Dundee and St. Andrews less than an hour's drive away and Perth even closer, Pace Hill is perfect for commuters. It also boasts good motorway links.





Home Specifications

The homes at Pace Hill offer either open-plan living or more traditional layouts in which the kitchen and dining areas are separate from the living rooms. All fittings and finishes are of a high standard, and include luxury bathrooms and quality kitchens with high-spec SMEG appliances. All of the homes have been built to meet the latest energy efficiency standards and benefit from roof-mounted solar panels. They also offer generous gardens and private parking.



INTERNAL
Gas central heating with high efficiency condensing combination boiler and thermostatic radiator valves
High thermal insulation
White satin finish internal doors with chrome ironmongery

KITCHEN
Luxury fitted kitchen with choice of doors and worktops**
SMEG stainless steel single electric oven
SMEG stainless steel 4 burner gas hob
Stainless steel chimney hood
1.5 bowl stainless steel sink with mixer taps
Single bowl stainless steel sink with mixer taps in utility*

BATHROOM AND EN SUITE
Choice of vanity furniture in bathroom and en suite**
Shower in en suite
Choice of wall tiling in bathroom and en suite from a range by Porcelanosa**

BEDROOMS
Choice of feature wardrobe doors in master bedroom**
Sliding wardrobe doors to other bedrooms where applicable

DECORATION
Skirtings and facings finished in white gloss
White stair balustrade and handrail
Internal ceilings finished in white emulsion
Internal walls finished in soft grey emulsion

ELECTRICAL
Low energy pendant light fittings
Mains linked smoke detectors to both ground and first floor
Carbon monoxide detector
Television point in lounge and master bedroom
Telephone point in hall or lounge as applicable

EXTERNAL
Timber frame construction with stone or brick detailing and co-ordinated render
High performance insulated front and rear door*
Bell and numerals to front door
Light to front door*
UPVC double glazed windows
Slabbed paths
Paviour driveway
Turf to front garden
Photovoltaic Roof Panels
Fibre optic cabling

* where applicable ** subject to build stage





BLAIR

2 bedroom detached bungalow
with single garage

AREA	M	FT
Lounge	4.74 x 3.40	17'7" x 11'2"
Kitchen/Dining	5.54 x 3.70	18'2" x 12'2"
Utility	2.23 x 1.79	7'4" x 5'10"
Bed 1	3.31 x 3.08	10'10" x 10'1"
Bed 2	3.02 x 2.64	9'11" x 8'8"
Bathroom	2.25 x 2.00	7'5" x 6'7"
Total Floor Area	77.10m²	830ft²

GROUND FLOOR



Please note that some properties are built handed (mirror image) to those illustrated.
These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.



GILROY

3 bedroom semi-detached home

AREA	M	FT
Lounge	4.84 x 3.27	15'11" x 10'9"
Kitchen/Dining	5.33 x 2.63	17'6" x 8'8"
Master Bedroom	3.01 x 2.88	9'11" x 9'5"
En suite	1.81 x 1.79	5'11" x 5'10"
Bed 2	2.90 x 2.67	9'6" x 8'9"
Bed 3	2.86 x 1.89	9'5" x 6'2"
Bathroom	2.26 x 1.70	7'5" x 5'7"
Total Floor Area	85.4m²	918ft²

GROUND FLOOR



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FIRST FLOOR





ELLIOT

2 bedroom terraced home
with study

AREA	M	FT
Lounge	4.66 x 3.40	15'3" x 11'2"
Kitchen/Dining	4.58 x 2.75	15'0" x 9'0"
Study	2.80 x 2.60	9'2" x 8'6"
Master Bedroom	2.74 x 3.20	9'0" x 10'6"
En suite	2.67 x 1.03	8'9" x 3'5"
Bed 2	3.97 x 2.73	13'0" x 8'11"
Bathroom	2.82 x 1.81	9'3" x 5'11"
Total Floor Area	95.46m ²	1027ft ²

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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CARNEGIE

3 bedroom detached home
with a detached single garage

AREA	M	FT
Lounge	5.79 x 3.22	19' 0" x 10' 7"
Kitchen/Dining	5.79 x 2.85	19' 0" x 9' 4"
Master Bedroom	3.05 x 2.87	10' 0" x 9' 5"
En suite	2.80 x 1.50	9' 2" x 4' 11"
Bed 2	3.24 x 2.75	10' 8" x 9' 0"
Bed 3	3.24 x 2.25	10' 8" x 7' 5"
Bathroom	2.25 x 1.70	7' 5" x 5' 7"
Total Floor Area	98.42m ²	1059ft ²

GROUND FLOOR



FIRST FLOOR



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HARPER

3 bedroom detached home

AREA	M	FT
Lounge	4.90 x 3.48	16' 1" x 11' 5"
Kitchen/Dining	5.79 x 3.47	19' 0" x 11' 5"
Master Bedroom	3.19 x 2.78	10' 6" x 9' 1"
En suite	1.92 x 1.81	6' 4" x 5' 11"
Bed 2	3.19 x 2.61	10' 6" x 8' 7"
Bed 3	2.76 x 2.22	9' 1" x 7' 3"
Bathroom	2.50 x 1.70	8' 2" x 5' 7"
Total Floor Area	98.42m²	1059ft²

GROUND FLOOR



FIRST FLOOR



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DEWAR

3 bedroom detached home
with a single garage

AREA	M	FT
Lounge	4.52 x 3.13	14' 10" x 10' 3"
Kitchen/Dining	5.35 x 2.74	17' 7" x 9' 0"
Master Bedroom	4.10 x 2.93	13' 5" x 9' 8"
En suite	2.94 x 1.38	9' 8" x 4' 6"
Bed 2	3.16 x 3.13	10' 4" x 10' 3"
Bed 3	3.45 x 2.88	11' 4" x 9' 5"
Bathroom	2.38 x 2.00	7' 10" x 6' 7"
Total Floor Area	98.68m²	1063ft²

GROUND FLOOR



FIRST FLOOR



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MATHESON

4 bedroom detached home with a single garage

AREA	M	FT
Lounge	5.17 x 3.33	17'0" x 10'11"
Kitchen/Dining	5.86 x 2.88	19'3" x 9'5"
Utility	2.66 x 1.63	8'9" x 5'4"
Master Bedroom	3.63 x 3.59	11'11" x 11'9"
En suite	2.05 x 1.75	6'9" x 5'9"
Bed 2	3.46 x 2.85	11'4" x 9'4"
Bed 3	3.78 x 3.05	12'5" x 10'0"
Bed 4	3.35 x 2.65	10'12" x 8'8"
Bathroom	2.50 x 1.71	8'2" x 5'7"
Total Floor Area	112.58m²	1211ft²

GROUND FLOOR



FIRST FLOOR



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CRAWFORD

4 bedroom detached home with a single garage

AREA	M	FT
Lounge	4.46 x 3.55	14'8" x 11'8"
Kitchen/Dining	5.57 x 2.72	18'3" x 8'11"
Utility	2.79 x 1.74	9'2" x 5'8"
Master Bedroom	3.79 x 3.40	12'5" x 11'12"
En suite	2.15 x 1.30	7'1" x 4'3"
Bed 2	4.01 x 2.62	13'2" x 8'7"
Bed 3	3.80 x 2.79	12'6" x 9'2"
Bed 4	3.06 x 2.35	10'1" x 7'8"
Bathroom	2.41 x 1.70	7'11" x 5'7"
Total Floor Area	114.9m²	1239ft²

GROUND FLOOR



FIRST FLOOR



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CRAWFORD+

4 bedroom detached home
with a single garage

AREA	M	FT
Lounge	5.50 x 4.17	18'1" x 13'8"
Kitchen/Dining	5.57 x 2.61	18'3" x 8'7"
Utility	2.00 x 1.78	6'7" x 5'10"
Master Bedroom	4.75 x 4.22	15'7" x 13'10"
En suite	2.14 x 1.30	7'0" x 4'3"
Bed 2	4.01 x 2.61	13'2" x 8'7"
Bed 3	4.22 x 2.79	13'10" x 9'2"
Bed 4	3.06 x 2.34	10'0" x 7'8"
Bathroom	2.40 x 1.70	7'10" x 5'7"
Total Floor Area	121.4m ²	1306ft ²

GROUND FLOOR



FIRST FLOOR



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MIDDLETON

4 bedroom detached home
with a detached single garage

AREA	M	FT
Lounge	5.10 x 3.27	17'0" x 10'9"
Kitchen/Dining	6.07 x 2.60	19'11" x 8'6"
Study	2.66 x 2.48	8'9" x 8'2"
Utility	2.01 x 1.97	6'7" x 6'6"
Master Bedroom	3.17 x 3.09	10'5" x 10'2"
En suite	3.09 x 1.59	10'2" x 5'3"
Bed 2	3.11 x 2.82	10'2" x 9'3"
Bed 3	3.07 x 2.50	10'1" x 8'2"
Bed 4	2.86 x 2.39	9'5" x 7' 10"
Bathroom	2.45 x 1.70	8'0" x 5'7"
Total Floor Area	116.12m ²	1250ft ²

GROUND FLOOR



FIRST FLOOR



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Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot.

LEWIS

4 bedroom detached home with a single garage

AREA	M	FT
Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	5.90 x 3.80	20'0" x 12'6"
Utility	1.62 x 1.54	5'4" x 5'1"
Master Bedroom	4.41 x 3.31	14'6" x 10'10"
En suite	2.24 x 2.03	7'4" x 6'8"
Bed 2	3.13 x 2.70	10'3" x 8'10"
Bed 3	3.13 x 2.82	10'3" x 9'3"
Bed 4	3.38 x 2.30	11'1" x 7'7"
Bathroom	2.30 x 2.24	7'7" x 7'4"
Total Floor Area	125.95m ²	1355ft ²

GROUND FLOOR



FIRST FLOOR



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MORTON

4 bedroom detached home with a double detached garage

AREA	M	FT
Lounge	5.57 x 3.52	18'3" x 11'7"
Kitchen/Dining	6.10 x 2.85	20'0" x 9'4"
Study	3.32 x 2.30	10'11" x 7'7"
Utility	2.28 x 1.82	7'6" x 5'12"
Master Bedroom	3.77 x 2.86	12'4" x 9'5"
En suite	2.86 x 1.60	9'5" x 5'3"
Bed 2	3.33 x 2.62	10'11" x 8'7"
Bed 3	3.48 x 2.85	11'5" x 9'4"
Bed 4	2.61 x 2.40	8'7" x 7'10"
Bathroom	2.24 x 2.00	7'4" x 6'7"
Total Floor Area	128.7m ²	1385ft ²

GROUND FLOOR



FIRST FLOOR



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FIRST FLOOR



GROUND FLOOR



MCARTHUR

5 bedroom detached home with single garage and bike store

AREA	M	FT
Lounge	4.98 x 3.41	16'4" x 11'2"
Kitchen/Dining	8.96 x 3.75	29'0" x 12'4"
Utility	2.74 x 2.13	8'12" x 6'12"
Master Bedroom	3.21 x 2.91	10'6" x 9'7"
En suite	2.92 x 1.60	9'7" x 5'3"
Dressing	2.81 x 1.10	9'3" x 3'7"
Bed 2	3.30 x 2.92	10'10" x 9'7"
En suite 2	1.60 x 1.60	5'3" x 5'3"
Bed 3	3.40 x 2.50	11'2" x 8'2"
Bed 4	3.89 x 2.74	12'9" x 7'10"
Bed 5	3.01 x 2.33	9'11" x 7'8"
Bathroom	2.45 x 2.34	8'0" x 7'8"
Total Floor Area	162m ²	1744ft ²

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FULLARTON

5 bedroom detached home
with a single garage

AREA	M	FT
Lounge	4.41 x 3.31	14'5" x 10'10"
Dining	3.27 x 2.51	10'9" x 8'3"
Kitchen	3.57 x 2.64	11'8" x 8'8"
Utility	2.64 x 1.35	8'8" x 4'5"
Master Bedroom	4.36 x 2.73	14'3" x 8'11"
Dressing	2.04 x 1.31	6'8" x 4'4"
En suite	1.67 x 1.51	5'6" x 5'0"
Bed 2	3.15 x 3.02	10'4" x 9'11"
Bed 3	3.31 x 2.53	10'10" x 8'4"
Bathroom	2.91 x 2.42	9'7" x 7'11"
Bed 4	4.32 x 2.72	14'2" x 8'12"
Bed 5	4.32 x 2.49	14'2" x 8'2"
Shower Room	2.22 x 1.74	7'3" x 5'8"
Total Floor Area	150.4m²	1619ft²

SECOND FLOOR



FIRST FLOOR



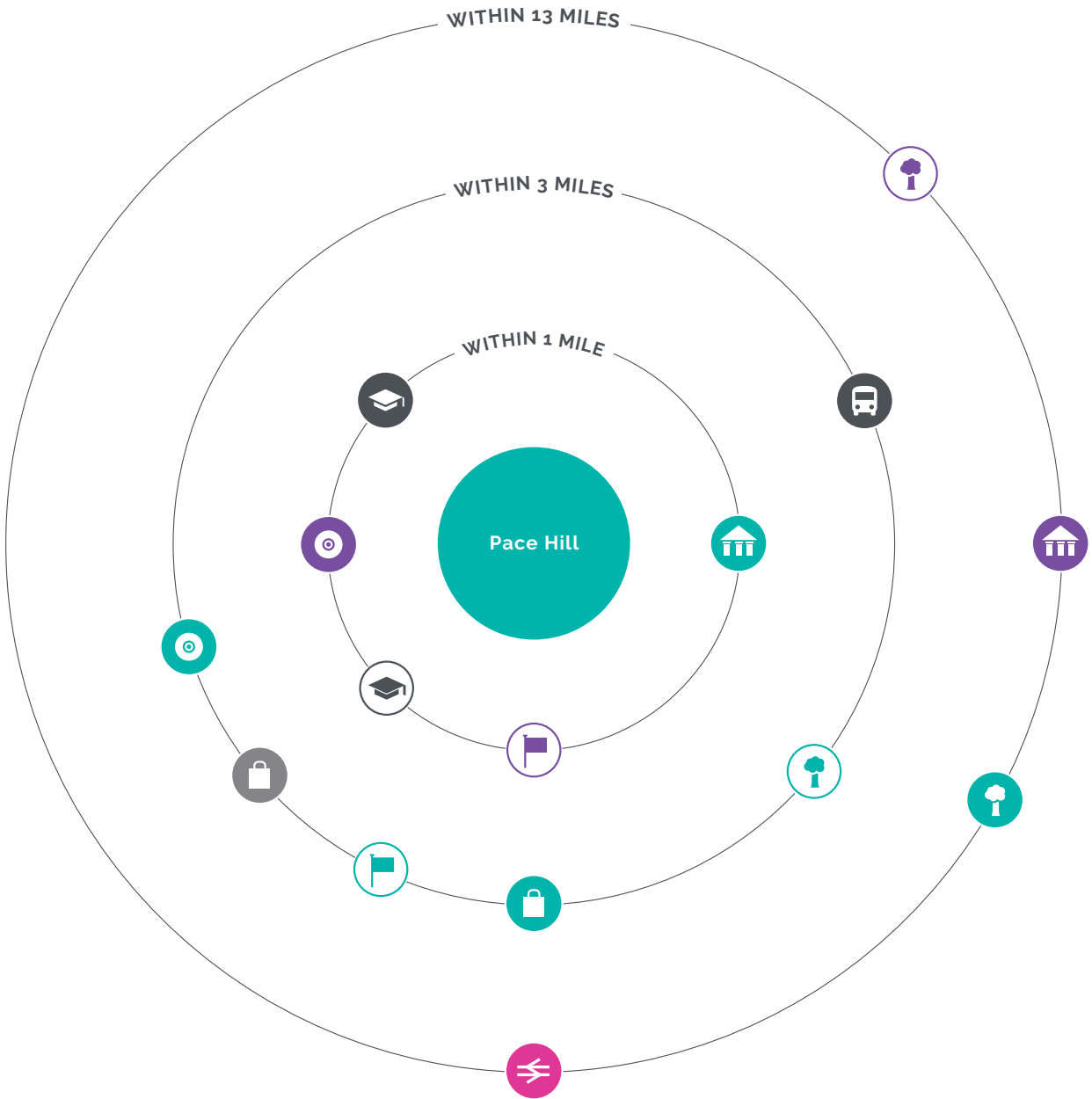
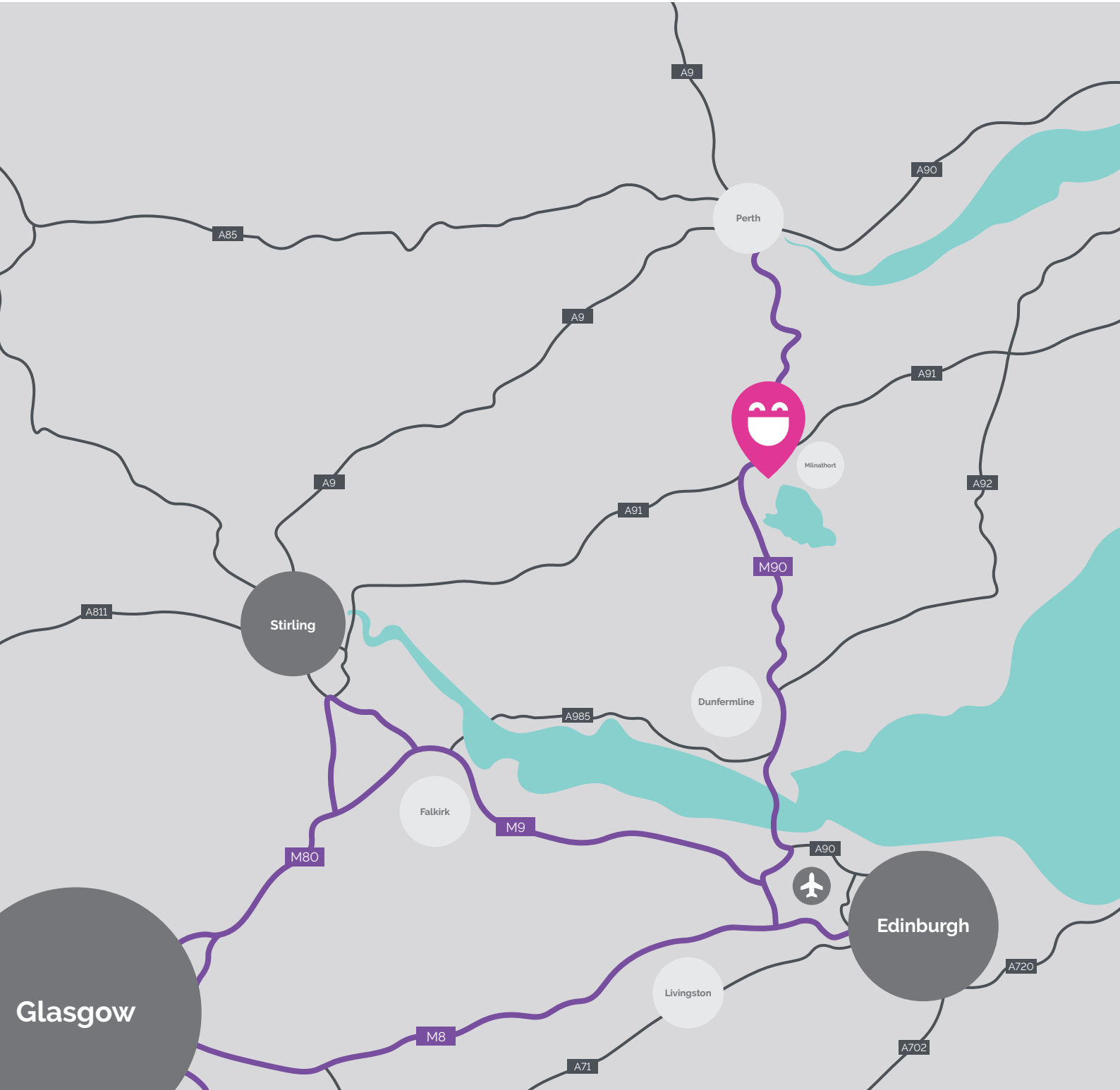
GROUND FLOOR



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Just a stone's throw away

As you can see, Pace Hill is close to a wide range of great shops, sports facilities, transport links, schools and other amenities and attractions - putting you right at the centre of things.



KEY



Burleigh Golf Course
0.2 miles | 1 min drive



Kinross Golf Club
1.5 miles | 4 min drive



Falkland Palace
10.4 miles | 16 min drive



Milnathort Primary School
0.5 miles | 2 min drive



Co-op
1.7 miles | 5 min drive



Cowdenbeath train station
10.2 miles | 19 min drive



Burleigh Castle
0.7 miles | 2 min drive



Sainsbury's
2.2 miles | 7 min drive



Lomond Hills Regional Park
12.9 miles | 24 min drive



Live Active - Leisure Centre
0.7 miles | 2 min drive



Loch Leven
2.3 miles | 9 min drive

Edinburgh city centre is a 44 min train journey from Cowdenbeath train station

Motorway links within 3 miles



Kinross High School
0.8 miles | 2 min drive



Loch Leven's Larder
2.8 miles | 7 min drive



Kinross Rugby
1.2 miles | 3 min drive



Loch Leven Nature Reserve
6.2 miles | 12 min drive

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JAMES WALKER
LEITH

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