

# Pace Hill

MILNATHORT



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

**DUNDAS**

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[dundas.co.uk](https://dundas.co.uk)  
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.

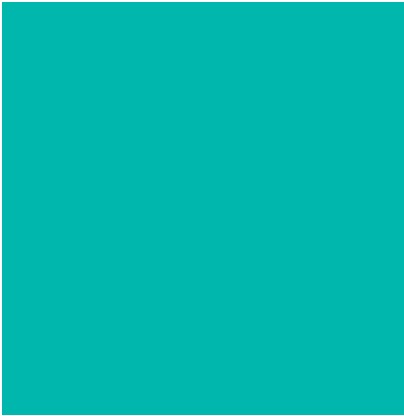
Although Pace Hill is in the middle of the countryside, it is close to lots of shops and other local amenities. Schools and sports facilities are close by and, thanks to excellent road links, the location is perfect for commuters.

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.

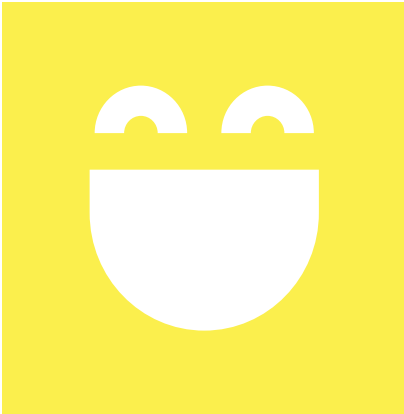


**A NATURE RESERVE ON YOUR  
DOORSTEP**

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.

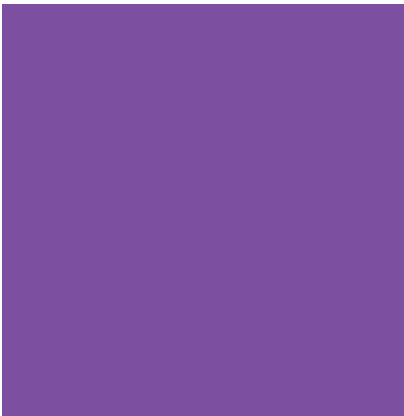


**DISCOVER THE WONDERS OF  
FIFE AND PERTH & KINROSS**

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.

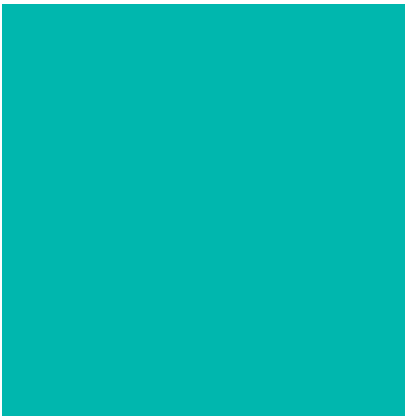
**WELL-REGARDED SCHOOLS  
CLOSE BY**

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

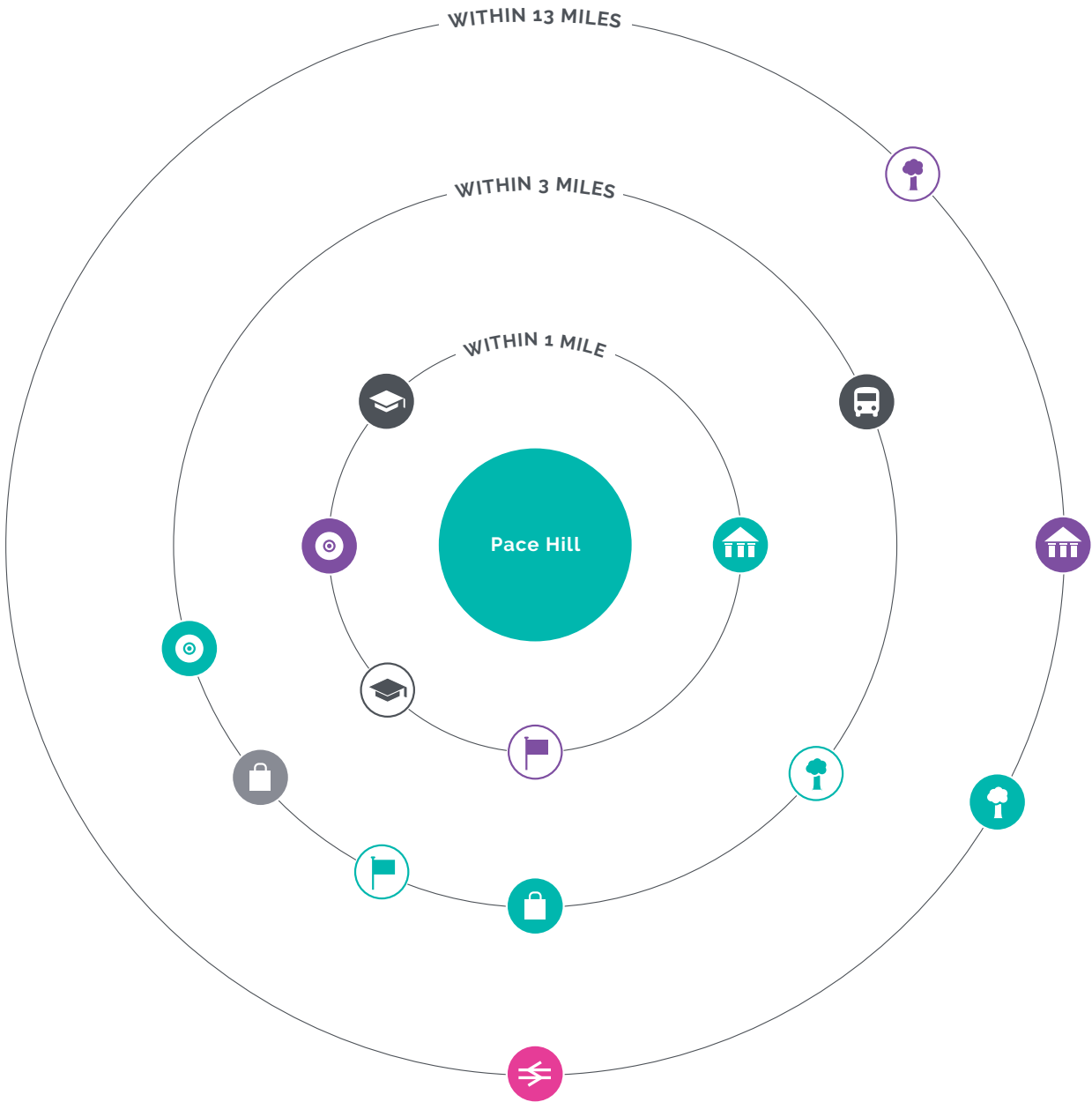
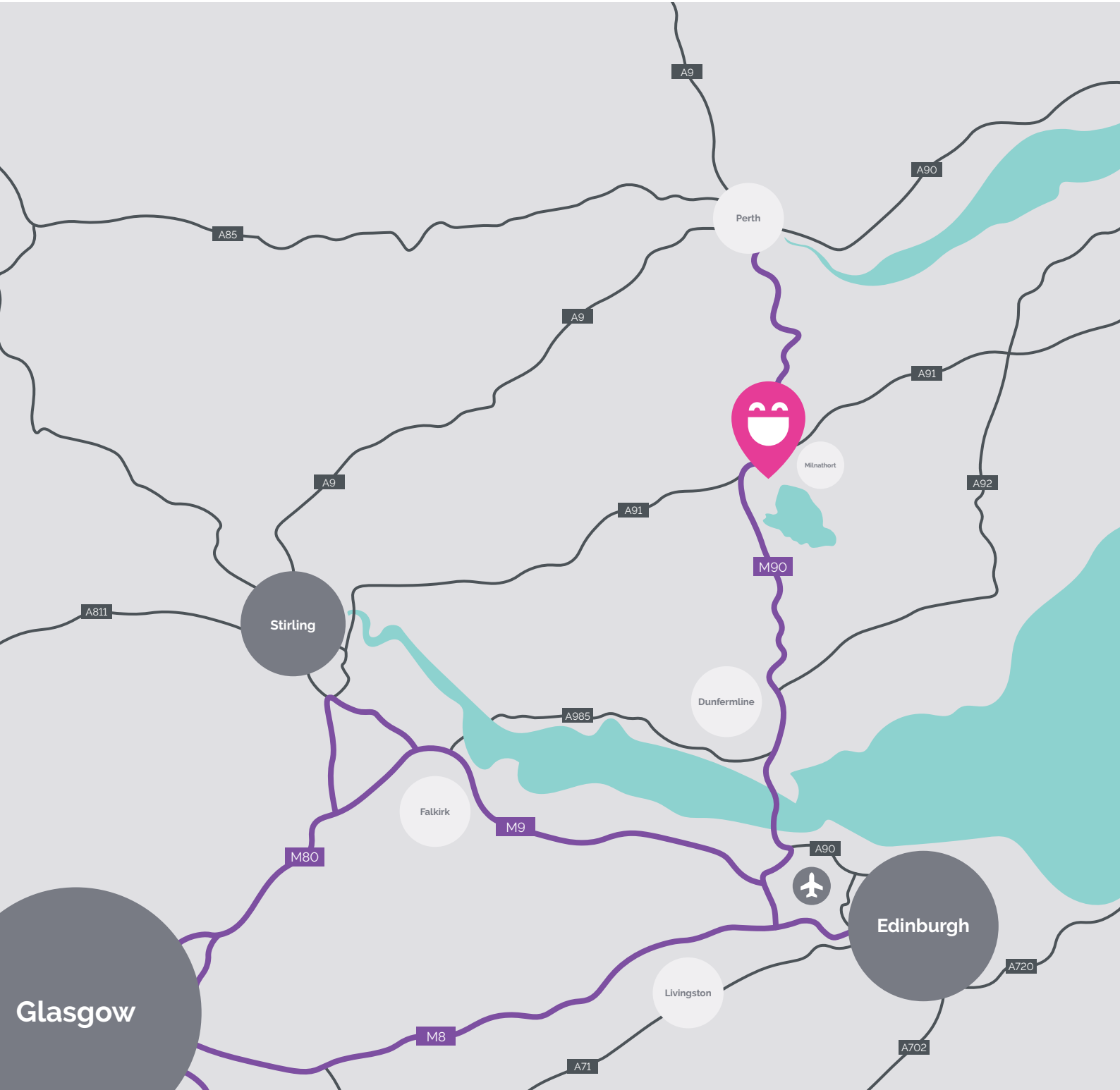
\* where applicable    \*\* subject to build stage






# 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

# DUNDAS

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Nor do they constitute a contract, part of a contract or a warranty.



**JAMES WALKER**  
LEITH

Dundas Estates & Development Co Ltd is the property development division of James Walker (Leith) Ltd, a quality construction company established in 1863. Registered Office: Alderstone House, MacMillan Road, Livingston. Registered in Scotland No.132918.

# Site Map



## HOUSE TYPES

### BUNGALOW



Blair

### 2 BED TERRACE



Elliot



Munro

### 2 BED SEMI DETACHED



Munro

### 3 BED SEMI DETACHED



Gilroy

### 3 BED DETACHED



Carnegie



Harper



Dewar

### 4 BED DETACHED



Matheson



Crawford



Crawford+



Middleton



Lewis



Morton

### 5 BED DETACHED



Fullarton



McArthur

### COTTAGE FLATS



Plots 15-18



Computer generated images. Individual features and elevational treatments may vary. Please ask the Sales Negotiator for details of your chosen plot. The site map has been prepared with care and is correct at time of printing, however these details may be subject to change and subsequently do not form part of any contract.





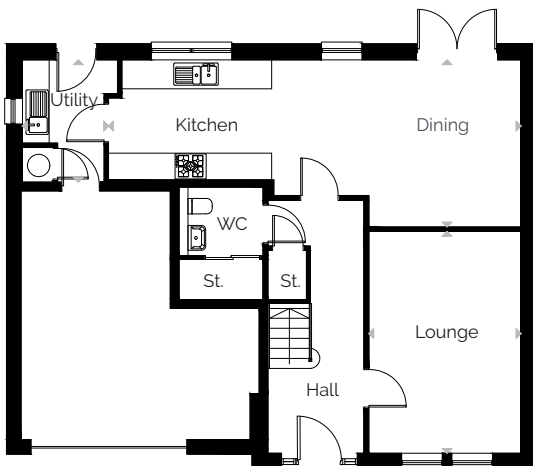
Internal & external specifications vary on each development. Please contact our sales negotiator for further details on your chosen plot/development.

## McArthur

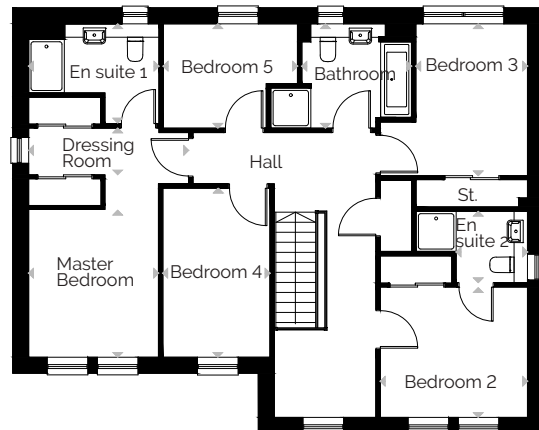
5 bedroom detached home  
with single garage and  
bike store

ROOM	M	FT
Lounge	4.98 x 3.41	16'4" x 11'2"
Kitchen/Dining	9.26 x 3.75	30'5" x 12'4"
Utility	2.74 x 1.83	8'0" x 6'0"
Master Bedroom	3.31 x 2.91	10'10" x 9'7"
Dressing	3.58 x 1.05	11'9" x 3'5"
En suite 1	2.92 x 2.23	9'7" x 7'4"
Bedroom 2	3.30 x 2.92	10'10" x 9'7"
En suite 2	2.50 x 1.60	8'2" x 5'3"
Bedroom 3	3.40 x 2.50	11'2" x 8'2"
Bedroom 4	3.79 x 2.40	12'5" x 7'10"
Bedroom 5	3.01 x 2.33	9'11" x 7'8"
Bathroom	2.45 x 2.34	8'0" x 7'8"
<b>Total Floor Area</b>	<b>162m<sup>2</sup></b>	<b>1744ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



# DUNDAS

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