

lochay
homes

A unique development of
outstanding 3 & 4 bedroom
detached bungalows & luxury villas
adjacent to Townhill Country Park.



LOCHSIDE
PARK
Dunfermline

www.lochayhomes.co.uk

Lochside



For a lifetime
of luxury living...

WELCOME TO LOCHSIDE PARK

Nestled adjacent to the picturesque Townhill Country Park in Dunfermline, Lochside Park offers a rare opportunity to experience luxury living in a serene natural setting. Home to nature. Home to happiness and the joy of a life well lived.

Developed by Lochay Homes, renowned for their commitment to quality craftsmanship, each home presents beautifully-detailed, spacious interiors, finished with the style and consideration expected from us. This exclusive collection of outstanding 3 & 4 bedroom detached bungalows and family villas promises an unparalleled lifestyle for discerning homeowners in unique surroundings.

A wonderfully scenic
place to call home...



CONTEMPORARY LIVING IN A PICTURESQUE LOCATION

This beautiful new development sits perfectly in a green field on the edge of Townhill Country Park. Located in a quiet setting only minutes from the charming village of Townhill and less than two miles from the centre of Dunfermline your new home offers the best of both worlds. Designed with growing families in mind, our spacious 3 & 4 bedroom family homes provide room to thrive. Featuring modern open-plan layouts, designer kitchens, and generous living spaces, these homes are perfect for creating lasting memories with loved ones. While our stunning detached bungalows allow you to experience single-level living at its finest. Thoughtfully designed with spacious layouts and luxurious amenities, these homes offer convenience and sophistication for those seeking effortless elegance.

elegance

WHERE THE LOCH MEETS THE LAND

With Townhill Country Park right on your front doorstep you can immerse yourself in nature's beauty and the lush greenery every day. To live in nature is to live a life in balance. Enjoy leisurely walks, feed the swans on the loch, relax over brunch at the Townhill Loch Cafe or if you are feeling more energetic you might want to visit the Waterski Centre. Town Loch is the National Training Site and home of Waterski & Wakeboard Scotland, offering unrivalled facilities and it is amongst the best in the UK.



Relax and unwind in style...

COMMUNITY AND CHARM

The historic village of Townhill is a five minute walk from Lochside Park and only a couple of miles north of Dunfermline Town Centre and national motorway links. The village offers a good range of amenities including local shops, post office, Keystore and a Chinese takeaway. Rich in community spirit it enjoys a wonderful park which boasts a playground, outdoor gym and children's pedal and cycle training area and is also home to the Billy Liddell Sports Complex boasting floodlit and synthetic grass pitches, tennis/multi sport surface, grass football pitch, rollerblade area and even a cricket pitch. There's something here for all the family to enjoy. There are four secondary schools in Dunfermline but the Primary school run is a thing of the past as the local Townhill Primary school is less than a 10 minute walk away from your front door. The Townhill Community centre is housed in the historic Carnegie Institute and is now home to a library run by the local community and a host of classes and social clubs as well as an extraordinary snooker and billiard room.



Happiness feels like this...

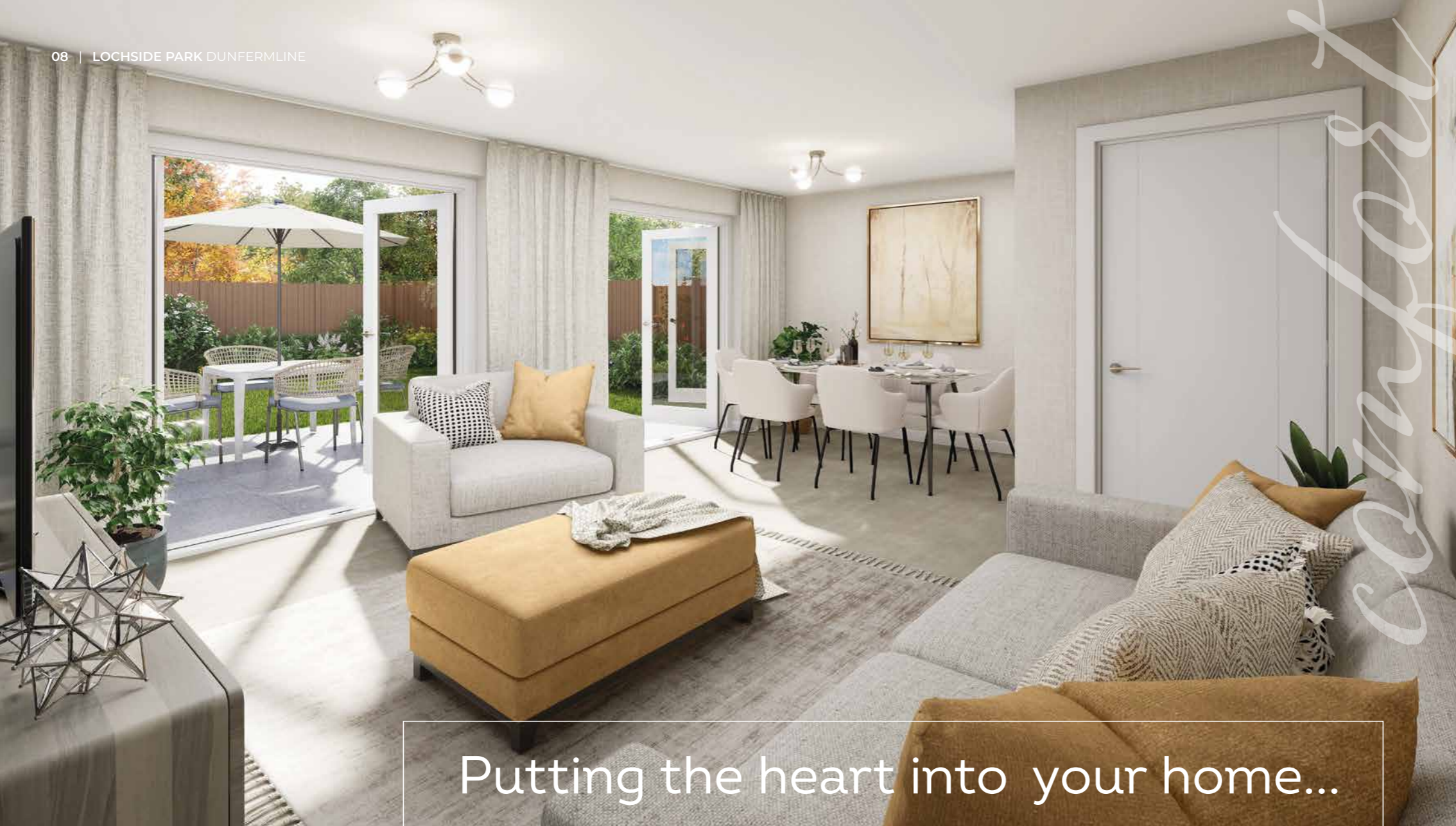


WHERE THE OLD & THE NEW COMBINE

Dunfermline is both the ancient capital of Scotland yet was only crowned Scotland's newest city in 2022. It is a large vibrant city, proud of its rich heritage and famous for the outstanding Abbey, the resting place of King Robert the Bruce and being the birthplace of the philanthropist Andrew Carnegie. Dunfermline appeals to all ages as it boasts a perfect mix of historical and modern attractions. The Kingsgate Centre is the main shopping centre in the heart of the city with a range of popular high street names and a large Marks & Spencer. There's also a retail park at nearby Halbeath and larger supermarkets for your weekly shopping while The Fife Leisure Park offers a health club, 10-pin bowling, a 10-screen cinema, Dobbies Garden Centre, and wide range of bars and restaurants. Much of the centre of Dunfermline is protected by conservation status including two beautiful public parks which provide outstanding open spaces. The iconic restored Alhambra Theatre is the perfect venue for live music, comedy, dance and theatre and is on the circuit of many international artists.

WELL CONNECTED

Dunfermline enjoys great road and rail network making it one of the most accessible towns in central Scotland. Located just five miles from the Forth bridges makes it popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline Queen Margaret and Dunfermline Town railway stations are a mere 6 minute drive away and offer regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). The centrally located bus station provides direct services to Edinburgh and Glasgow as well as Perth, Dundee, St Andrews and Aberdeen. Edinburgh International Airport is only 16 miles away. Town Loch bus stop is right beside the development making it perfect for local bus travel.



Putting the heart into your home...

BE INSPIRED

At Lochay Homes we understand that your home is the most important place of all. Which is why every home at Lochside Park is meticulously designed to blend seamlessly with its surroundings while offering contemporary comfort and style.

We know that buying a new home is one of the biggest steps you'll take which is why we are with you every step of the way providing a truly personal service. We will listen to you carefully, giving all the help and advice you need. You'll be able to choose from a wide range of options and extras, to make sure that your new home will fit you like a glove and reflect your unique personality too. Your home represents your life as you journey from one chapter to the next. As your life grows and develops, so should your home. Whether you seek urban excitement or rural serenity, Lochside Park offers you the best of both worlds.

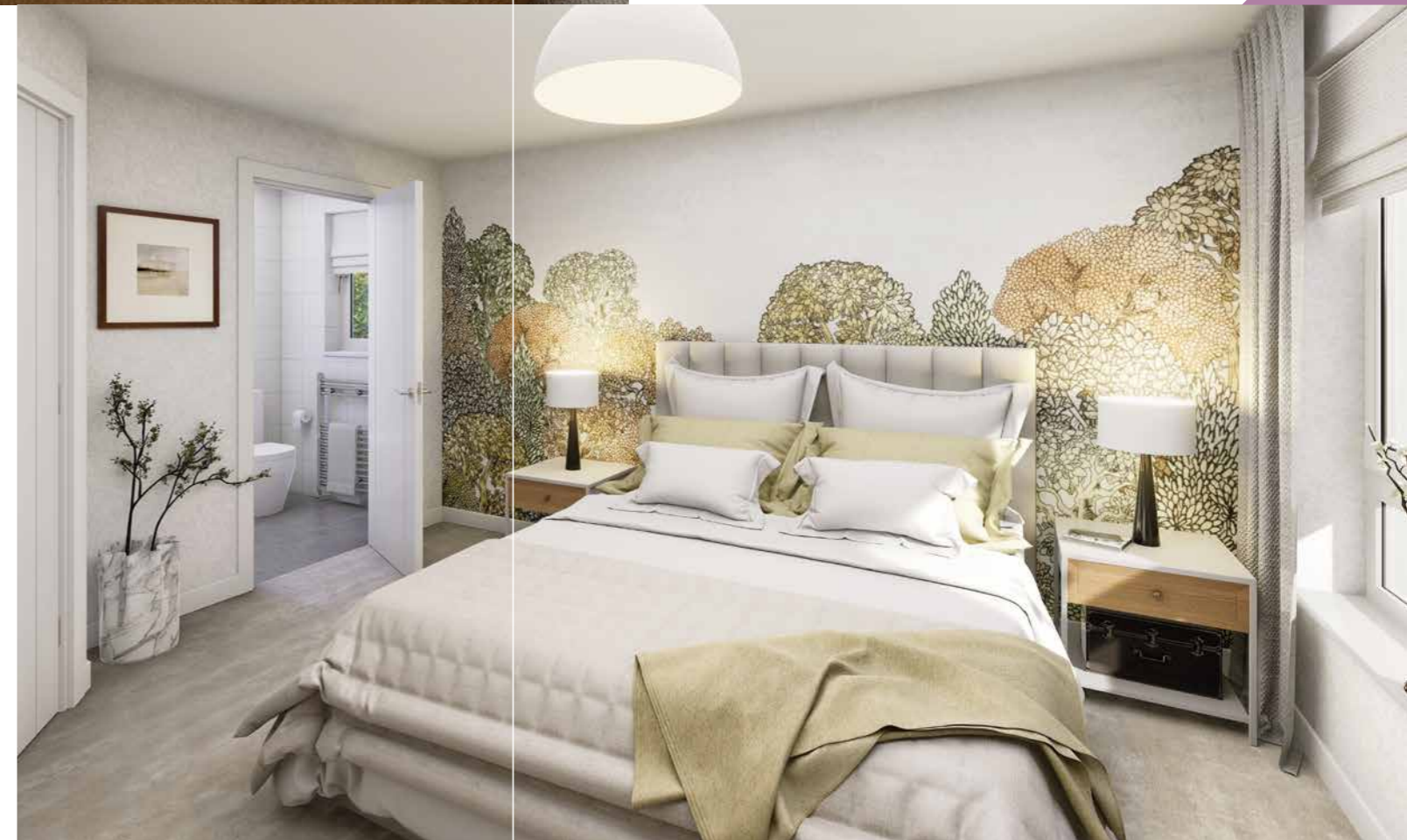
You can relax and enjoy peace of mind knowing that your new home enjoys a 10 year structural warranty with Premier Guarantee. Lochay Homes are also registered with the Consumer Code for Home Builders. The code is there to ensure that new home buyers are treated well, know what to expect and are always given reliable information by their builder. The code means consumers are safe, secure and are guaranteed fair and equitable treatment by home builders.



All interior images are computer generated images of Lochside Park interiors and are for illustration purposes only.

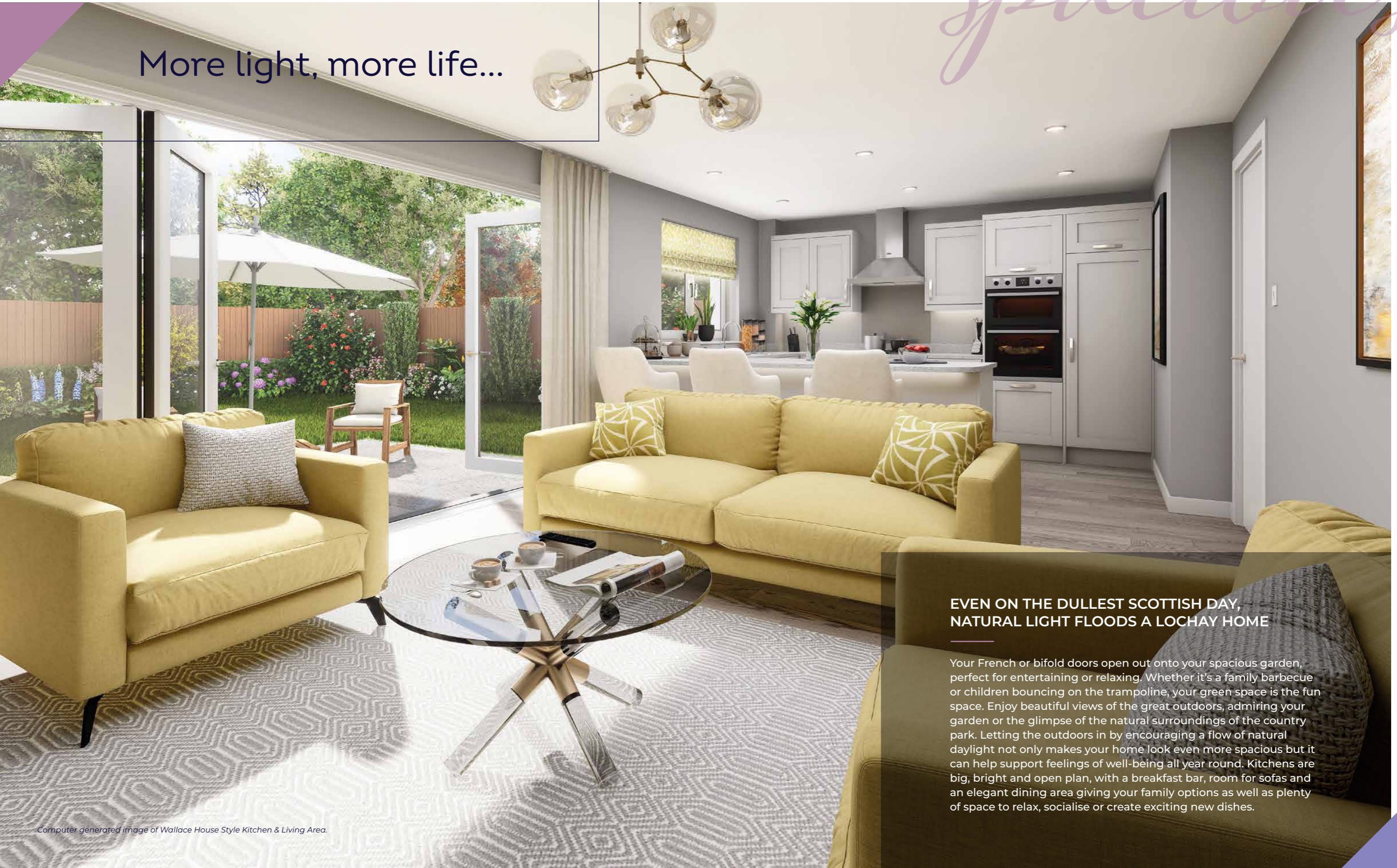
SPACE TO GROW AND THRIVE

Your new bungalow or villa offers generous living space throughout with fitted kitchens including a wide selection of kitchen units, integrated fridge freezer, stainless steel oven, chimney hood and glass splash-back to hob, stainless steel sink with chrome fittings and contemporary family bathrooms and en suite. Here you will find space and fluidity with rooms designed for the needs of your family and the way you want to live today. Selected plots enjoy open plan kitchens and dining areas keeping the family together while a separate lounge gives precious, grown-up space and the utility room keeps the working aspects of a home nicely out of sight. We believe in creating light and airy rooms and public areas so your new home revels in an abundance of daylight. Feature windows in the lounge flood the space with natural light, and truly come into their own when nature brings warm sunshine or sparkling snow outside. That's also the time when french windows or bifold doors from the kitchen/diner or family area can be thrown open to enjoy secure, timber-fenced gardens. We may not have thought of everything but we promise that we've tried.



More light, more life...

spacious



**EVEN ON THE DULLEST SCOTTISH DAY,
NATURAL LIGHT FLOODS A LOCHAY HOME**

Your French or bifold doors open out onto your spacious garden, perfect for entertaining or relaxing. Whether it's a family barbecue or children bouncing on the trampoline, your green space is the fun space. Enjoy beautiful views of the great outdoors, admiring your garden or the glimpse of the natural surroundings of the country park. Letting the outdoors in by encouraging a flow of natural daylight not only makes your home look even more spacious but it can help support feelings of well-being all year round. Kitchens are big, bright and open plan, with a breakfast bar, room for sofas and an elegant dining area giving your family options as well as plenty of space to relax, socialise or create exciting new dishes.

A NEW ERA OF BUNGALOW LIVING

Here at Lochside Park we are delighted to introduce a new era of bungalow living offering you the rare opportunity to acquire a luxury new home all on one level in one of our three and four bedroom detached bungalows. Combining tradition along with contemporary flair to create high quality modern interiors, this is a special opportunity to enjoy space inside and out where comfort and convenience meet.

There is nothing better than a bungalow...

Computer generated image of Lochside Park street scene.

Lochside Park

LUXURIOUS ONE LEVEL LIFE

Here at Lochside Park you can experience the ease of bungalow living. Each one of our three and four bedroom detached bungalows has been thoughtfully designed and will be built to ensure that contemporary living can be enjoyed to the full. Beautifully designed and crafted these will be private sanctuaries that offer safety, comfort and the pride that comes with living in a Lochay Homes community. Imaginative layouts and stylish features combine to create luxury family spaces, where you and your family can flourish and grow. Built with an unfailing attention to detail, they enjoy designer kitchens and bathrooms & en-suites featuring stylish fixtures and fittings. Using the finest materials, finished to the most exacting quality standards, combining style with every modern requirement and traditional comfort, your new home will be an oasis of contentment and calm. Complete with private gardens, landscaped to front and back with private parking for two cars and a garage as standard these are homes of distinction. It's time to unwind in style.



Enjoy the best of everything...

LUXURIOUS SPECIFICATION

- Contemporary, Stylish Kitchen designs *
- Choose from a selection of door fronts & Worktops *
- Fan assisted single oven - Gas Hob - Extractor
- Glass splashback behind hob
- Integrated fridge/freezer
- Integrated dishwasher (house type specific) *
- Integrated microwave oven (house type specific) *
- Under unit lighting
- Single mixer tap to kitchen & utility room
- 1 ½ bowl stainless steel sink in kitchen
- Contemporary white sanitaryware
- Thermostatic shower valves
- Choice of Porcelanosa tiles to bathrooms and en-suite
- Vanity units to bathroom and en-suite *
- Chrome heated towel radiator to en-suite *
- Shaver points to en-suite & bathroom
- Gas central heating
- PV solar panels
- White pre-finished internal doors & chrome handles *
- Choice of quality fitted wardrobe to the master bedroom *
- White sockets & switches throughout
- Ultrafast Fibre Broadband (FTTP) ready
- Mains connected smoke detectors, heat detectors, CO detectors and CO2 monitor
- USB points to kitchen & master bedroom *
- Downlights to bathrooms & en-suite *
- White paint throughout the property
- UPVC double glazed window in Anthracite grey
- French doors to rear (house type specific)
- Bi-Folding doors (house type specific)
- External lights to front and rear
- Turfed front and rear
- 1.8m high timber fence between plots to rear
- Monobloc driveway
- Fascia & Soffit in white
- Security locks to window frames
- 10-year structural warranty with Premier Guarantee

** Optional extras are available on this item - please see the sales executive on the development for further details.*

We will endeavour to supply and fit our standard specification, if a product/make or model is not available we have the right to supply and install goods to a similar value and specification.

Computer generated image of Carnegie House Style



Discover the charm of single-level living...

Sanctuary



WALLACE
4 Bedroom
Detached Home



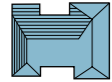
DUNBLANE
4 Bedroom
Detached Home



ARMADALE
3 Bedroom
Detached Home



JAMES
3 Bedroom
Detached Home



CARNEGIE
4 Bedroom
Detached Bungalow



ELIE
3 Bedroom
Detached Bungalow



EARLSFERRY
3 Bedroom
Detached Bungalow



Site Plan

A unique development of outstanding 3 & 4 bedroom detached bungalows & luxury villas adjacent to Townhill Country Park.

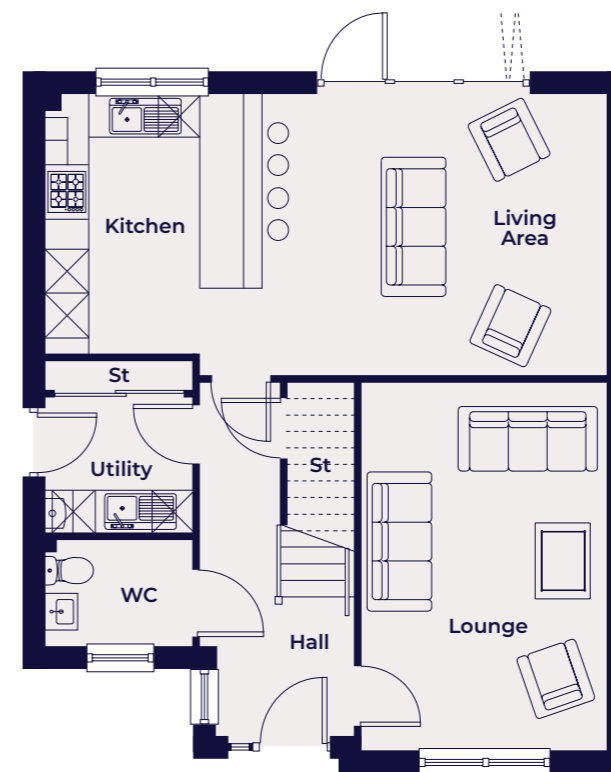


**LOCHSIDE
PARK**
Dunfermline

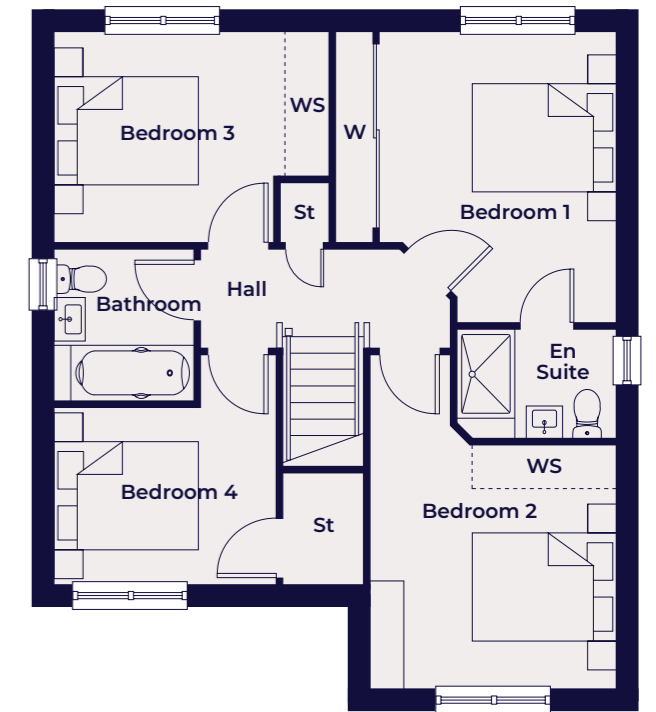
This site plan is correct at time of publication but could be subject to change.



Grey Roof Tile & Render



GROUND FLOOR



FIRST FLOOR

Red Roof Tile & Brick



Wallace

Four Bedroom Detached Luxury Family Home

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	3.36m x 5.08m	11'0" x 16'8"
Living/Kitchen	7.72m x 3.86m	25'3" x 12'7"
Utility	2.01m x 1.88m	6'7" x 6'2"
WC	2.01m x 1.43m	6'7" x 4'8"
Bedroom 1	3.85m x 3.99m	12'7" x 13'1"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	3.33m x 3.34m	10'11" x 10'11"
Bedroom 3	3.14m x 2.88m	10'3" x 9'5"
Bedroom 4	3.01m x 2.40m	9'10" x 7'10"
Bathroom	1.88m x 2.08m	6'2" x 6'9"

Energy Efficiency Rating	
Very energy efficient - lower running costs	<div style="font-size: 2em; font-weight: bold;">90</div>
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

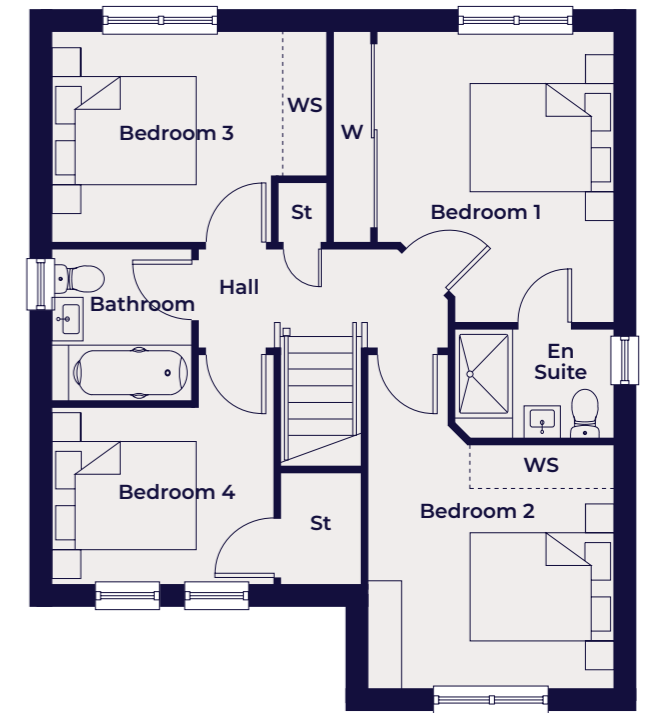
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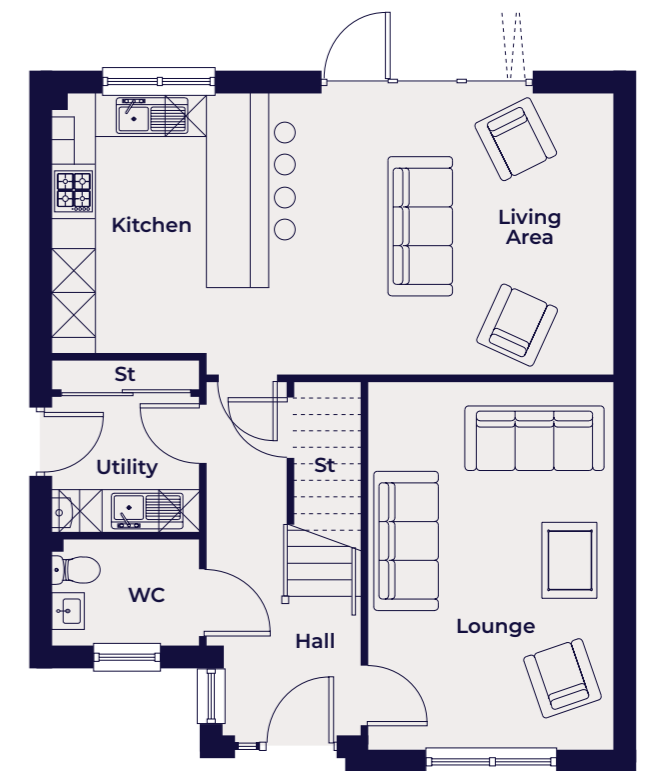
Red Roof Tile & Brick

Dunblane

Four Bedroom Detached Luxury Family Home

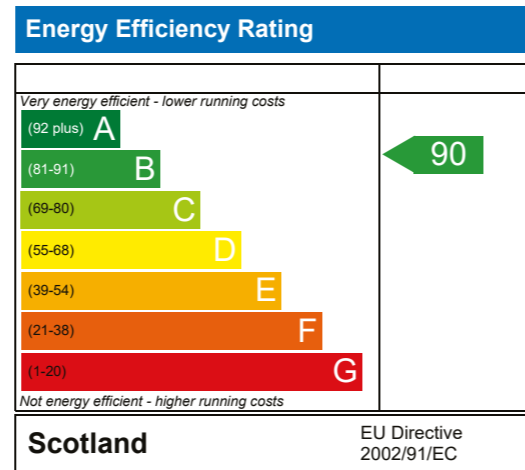


FIRST FLOOR



GROUND FLOOR

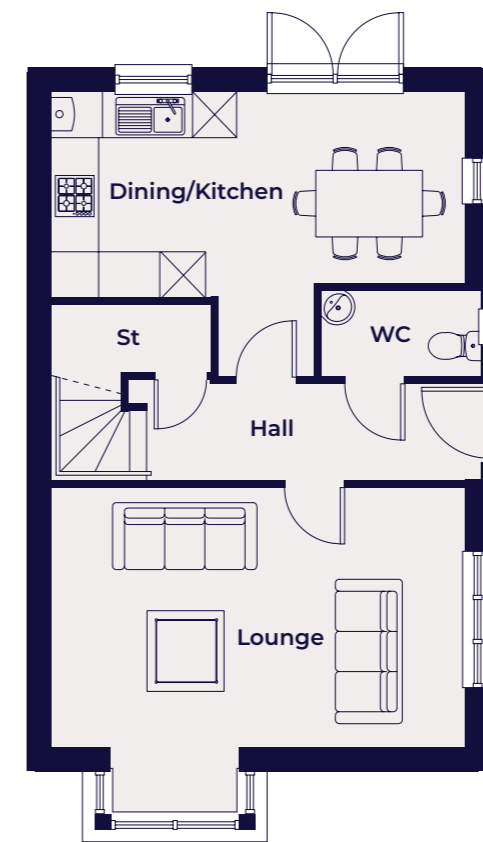
ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	3.36m x 5.08m	11'0" x 16'8"
Living/Kitchen	7.72m x 3.86m	25'3" x 12'7"
Utility	2.01m x 1.88m	6'7" x 6'2"
WC	2.01m x 1.43m	6'7" x 4'8"
Bedroom 1	3.85m x 3.99m	12'7" x 13'1"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	3.33m x 3.34m	10'11" x 10'11"
Bedroom 3	3.14m x 2.88m	10'3" x 9'5"
Bedroom 4	3.01m x 2.40m	9'10" x 7'10"
Bathroom	1.88m x 2.08m	6'2" x 6'9"



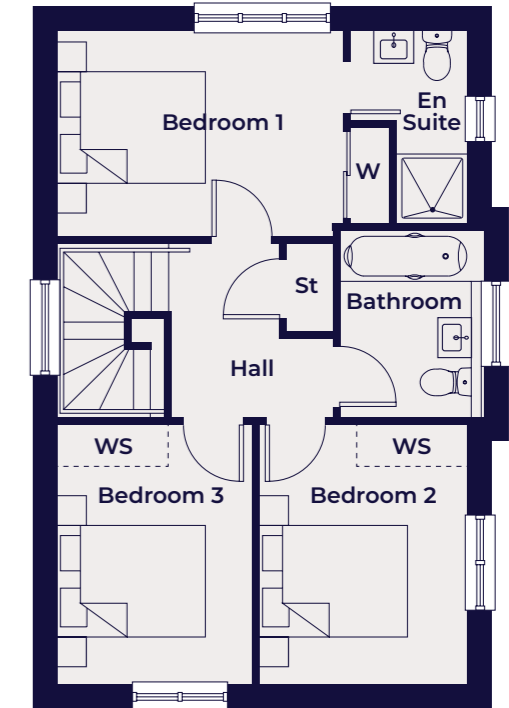
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Grey Roof Tile & Render



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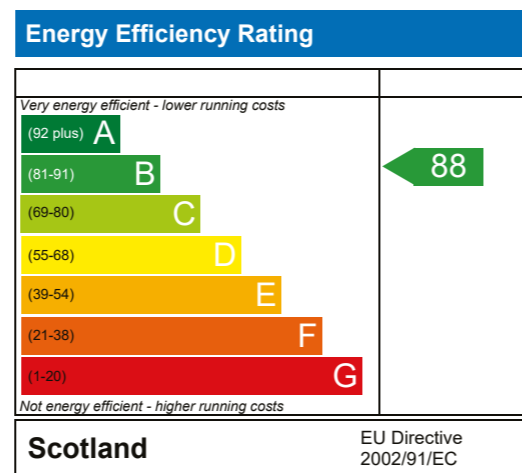


FIRST FLOOR

Armadale

Three Bedroom Detached Luxury Family Home

ROOM DIMENSIONS	METRIC	IMPERIAL
Dining/Kitchen	5.55m x 2.76m	18'2" x 9'1"
Lounge	5.55m x 3.47m	18'2" x 11'5"
WC	2.13m x 1.11m	7'0" x 3'8"
Bedroom 1	3.86m x 2.77m	12'8" x 9'1"
En Suite	1.59m x 2.58m	5'3" x 8'5"
Bedroom 2	2.81m x 3.48m	9'3" x 11'5"
Bedroom 3	2.62m x 3.48m	8'7" x 11'5"
Bathroom	1.97m x 2.51m	6'5" x 8'3"



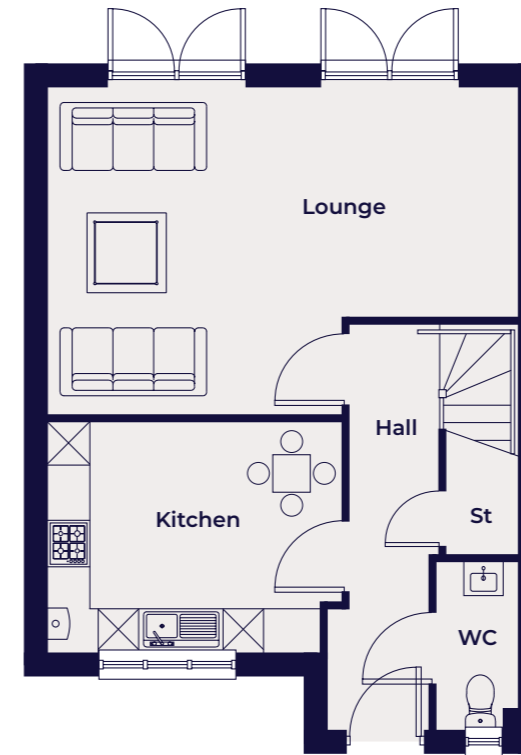
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Red Roof Tile & Brick

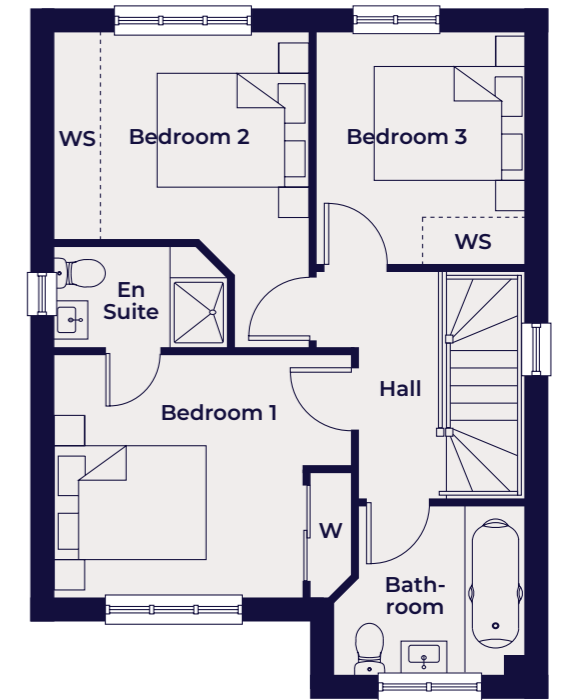




Grey Roof Tile & Render



GROUND FLOOR



FIRST FLOOR

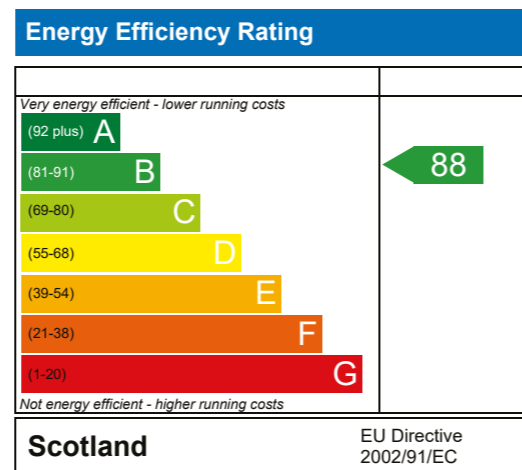
Red Roof Tile & Brick



James

Three Bedroom Detached Luxury Family Home

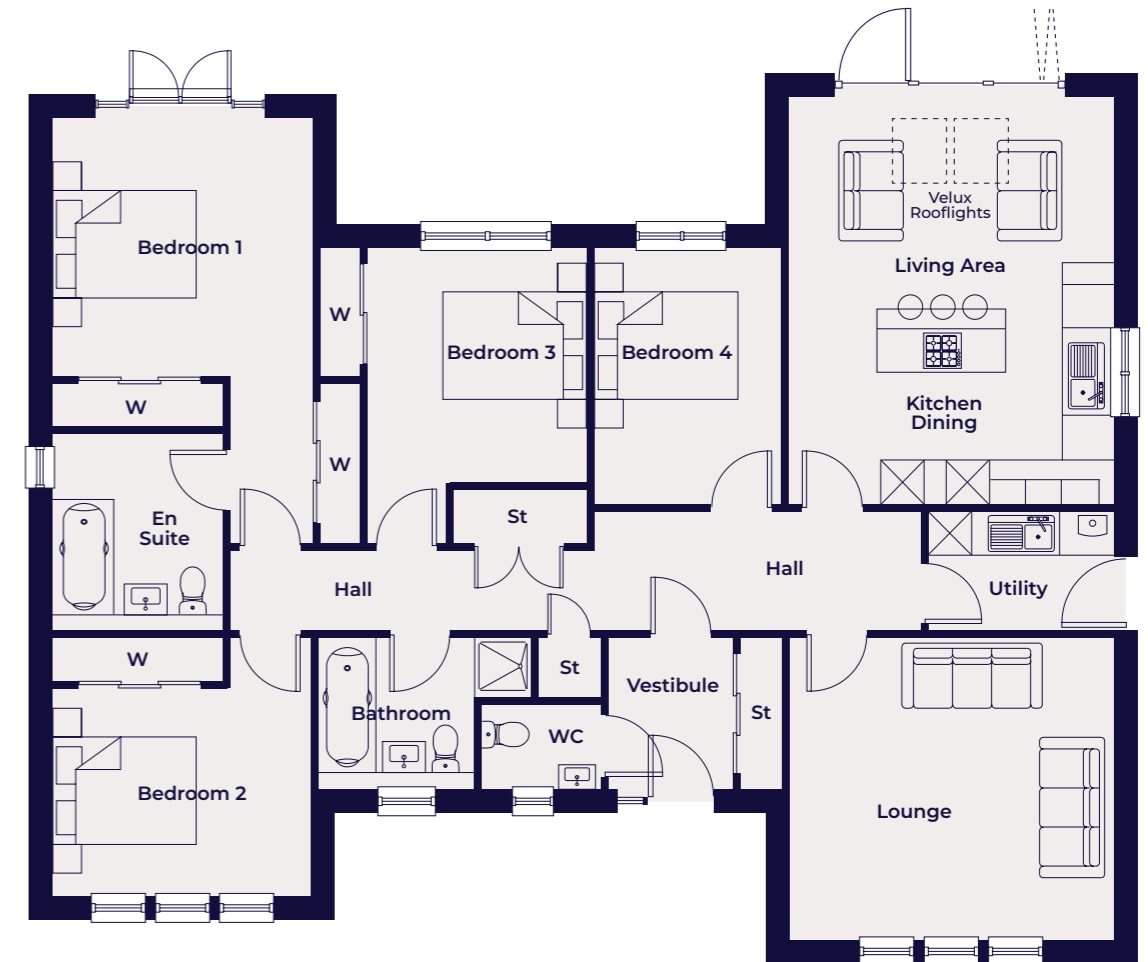
ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	6.15m x 4.26m	20'2" x 13'11"
Kitchen	3.79m x 3.00m	12'5" x 9'10"
WC	1.10m x 2.22m	3'7" x 7'3"
Bedroom 1	3.18m x 3.14m	10'5" x 10'3"
En Suite	2.25m x 1.33m	7'4" x 4'4"
Bedroom 2	3.31m x 2.68m	10'10" x 8'9"
Bedroom 3	2.71m x 2.94m	8'10" x 9'7"
Bathroom	2.22m x 2.20m	7'3" x 7'2"



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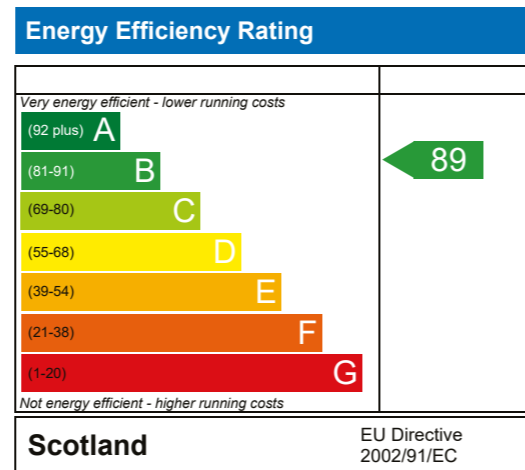
Grey Roof Tile & Render



Carnegie

Four Bedroom Detached Luxury Family Bungalow

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	4.42m x 4.15m	14'6" x 13'7"
Kitchen/Dining/Living	4.42m x 5.60m	14'6" x 18'4"
Utility	2.51m x 1.62m	8'3" x 5'4"
WC	1.62m x 1.13m	5'4" x 3'8"
Bedroom 1	3.52m x 3.54m	11'6" x 11'7"
En Suite	2.30m x 2.51m	7'6" x 8'3"
Bedroom 2	3.52m x 3.55m	11'6" x 11'8"
Bedroom 3	3.04m x 3.21m	9'11" x 10'6"
Bedroom 4	2.61m x 3.50m	8'6" x 11'6"
Bathroom	2.17m x 1.85m	7'1" x 6'1"



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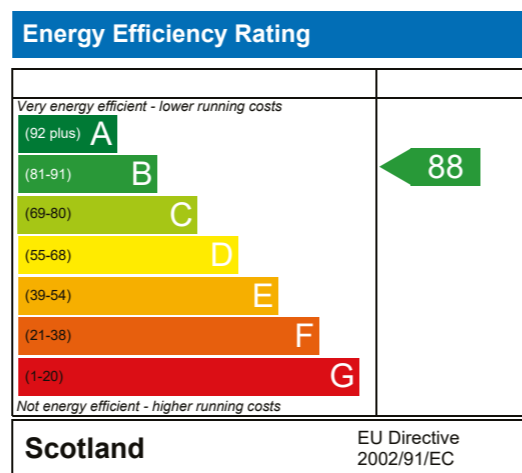
Grey Roof Tile & Render



Elie

Three Bedroom Detached Luxury Family Bungalow

ROOM DIMENSIONS	METRIC	IMPERIAL
Living/Dining/Kitchen	6.57m x 3.34m	21'7" x 10'11"
Lounge	3.82m x 4.41m	12'6" x 14'5"
Bedroom 1	3.43m x 3.34m	11'3" x 10'11"
En Suite	1.98m x 2.00m	6'6" x 6'7"
Bedroom 2	3.27m x 3.95m	10'9" x 13'0"
Bedroom 3	2.71m x 2.74m	8'10" x 9'0"
Bathroom	2.58m x 2.74m	8'5" x 9'0"



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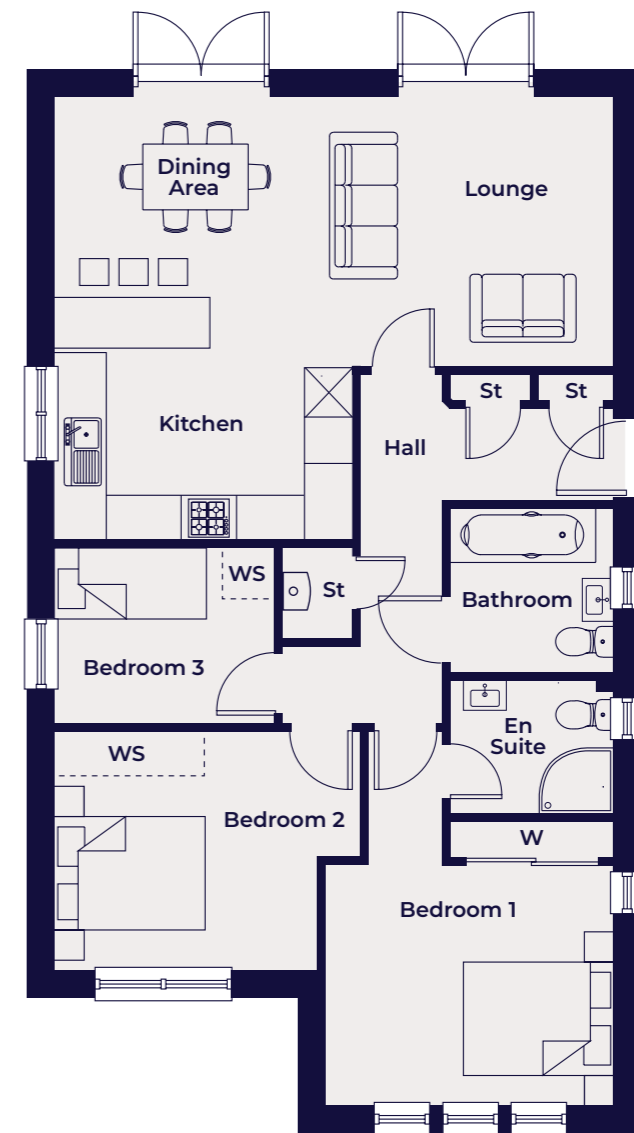




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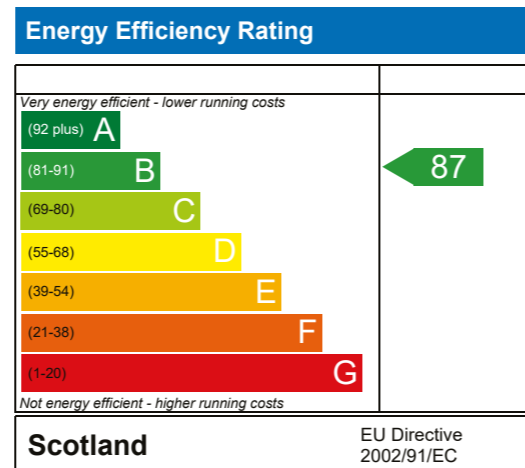
Earlsferry

Three Bedroom Detached Luxury Family Bungalow



Red Roof Tile & Brick

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	3.50m x 3.59m	11'5" x 11'9"
Kitchen/Dining	3.92m x 5.89m	12'10" x 19'4"
Bedroom 1	3.82m x 3.16m	12'6" x 10'4"
En Suite	2.16m x 1.75m	7'1" x 5'8"
Bedroom 2	4.02m x 3.20m	13'2" x 10'6"
Bedroom 3	2.89m x 2.29m	9'6" x 7'6"
Bathroom	2.16m x 2.17m	7'1" x 7'1"



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LOCHSIDE PARK Dunfermline



Sat Nav: KY12 0DH

For all sales enquiries please contact our Lochside Park sales team on:

e: dunfermline@lochayhomes.co.uk

t: 01383 480 045

lochay
homes

www.lochayhomes.co.uk

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Protection for new-build home buyers