

Annfields

DUNFERMLINE



A great choice of apartments
and homes in a perfect location
for families and commuters



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Why choose Dundas Estates?

A REPUTATION YOU CAN TRUST

When you buy a new home from Dundas Estates, you are buying from a highly respected, award-winning company that has a long and successful track record building high quality, affordable homes across Scotland.

With Dundas, you'll benefit from our experience, expertise and firm business foundations (we are part of the James Walker Leith Group, a construction company founded in 1863).

You'll find that our developments are located in great places and that our homes offer exceptional value for money, thanks to their high standard specifications.

QUALITY AND SERVICE

You'll also find that we take justifiable pride in the high quality of the homes we build – quality that is backed up by the fact that each of our homes comes with an NHBC guarantee that gives a 10-year structural warranty.

What's more, you'll enjoy excellent service from our highly trained sales team members. They will help you choose a home that will exceed your expectations and then provide the advice, support and contacts you need to make the house buying process as simple as possible.



Welcome to Annfields

A great choice of 1 & 2 bedroom apartments and 3, 4 & 5 bedroom homes in a perfect location for families and commuters.

Annfields lies just to the east of the historic heart of Dunfermline, with many of the homes having beautiful coastal views along the Firth of Forth. Within easy reach of the centre of Dunfermline and only 15 miles from Edinburgh (and just an hour's drive from Glasgow), Annfields is well served by both road and rail connections and is the perfect base for commuters.

There is a lot to see and do in the immediate area. Local places of interest include Deep Sea World (Scotland's national aquarium), Dunfermline Palace and Abbey (the last resting place of many Scottish kings and queens) and Pittencrieff House and its surrounding park. The beautiful countryside and coastline of Fife is also within easy reach.

Dunfermline offers a wide choice of well-regarded primary and secondary schools, with Masterton Primary School within easy walking distance. It also has an excellent selection of sports facilities, including a large and well-equipped leisure centre and many local golf courses.

The town's excellent range of shopping options include the Kingsgate centre, the bustling High Street and the out-of-town Fife Retail Park, which has an Odeon cinema complex. There is also a fantastic selection of cafés, restaurants, bars and clubs to enjoy.

"Annfields puts Fife on your doorstep and Edinburgh within easy reach."

Heather Birrell, Sales & Marketing Manager at Dundas Estates



Annfields is close to the beautiful Firth of Forth



Annfields is a place you'll be proud to call home

Discover your new home

Choose from a selection of fine homes, all offering a great combination of quality, design and value.

Annfields offers a wide range of house types, including easy-to-manage 1 and 2 bedroom flats, terraced and semi-detached 3 bedroom homes and a choice of impressive 3, 4 and 5 bedroom detached properties. This means that whether you're taking your first step onto the property ladder, have a growing family to cater for, are downsizing or looking for your 'final' home, Annfields has something special to offer.



Computer generated images. Individual features, specification and elevational treatments may vary at the discretion of Dundas, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.

All of the new homes at Annfields have been designed and built to make your life that much easier and more enjoyable, so you'll find generous room sizes, well-thought out layouts and a choice of useful features, such as in-built storage in most bedrooms, utility rooms and cloakrooms, en suites and open-plan kitchen/diners.

You'll also find lots of refined details, such as oak finish doors, quality kitchens with Smeg appliances and bathrooms with useful vanity units. What's more, all of the homes have been built to meet the latest energy standards and have highly efficient heating systems to keep your running costs down.

Annfields has been carefully planned to offer a welcoming and safe place to live. The properties are positioned to maximise privacy and the whole development has been traffic calmed and beautifully landscaped. Each house has ample garden space (apartments have a shared communal area). There is also a lovely play area for children.



High-quality fittings and finishes come as standard

The benefits of a Dundas home

As you'll see from the specification list below, a Dundas home comes with a comprehensive selection of high quality finishes, fittings and fitments – all as standard. We pride ourselves on the fact that we offer more for your money than many of our competitors. Which means that you'll have to spend a lot less to set up your home.

ANNFIELDS SPECIFICATION

INTERNAL

Gas central heating with high efficiency condensing combination boiler and thermostatic radiator valves

High thermal insulation

Oak finish internal doors with chrome ironmongery

KITCHEN

Luxury fitted kitchen with choice of doors and worktops
(*subject to build stage*)

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
(*where applicable*)

BATHROOM AND EN SUITE

Choice of vanity furniture in bathroom and en suite
(*subject to build stage*)

Shower in en suite

Choice of wall tiling in bathroom and en suite from a range by Porcelanosa (*subject to build stage*)

BEDROOMS

Choice of feature wardrobe doors in master bedroom
(*subject to build stage*)

Sliding wardrobe doors to other bedrooms where applicable

Depending on the stage that construction has reached we also offer a range of customisable options (including kitchen doors, worktops and vanity furniture in bathrooms and en suites).

DECORATION

Skirtings and facings finished in white gloss

Stair balustrade finished in white with oak finish handrail

Internal walls and ceilings finished in white 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

Shaver socket in en suite

EXTERNAL

Timber frame construction with stone or brick detailing and co-ordinated render

High performance insulated front and rear door (*where applicable*)

Bell and numerals to front door

Light to front and rear door (*where applicable*)

Light to French doors

UPVC double glazed windows

Slabbed paths

Paviour driveway

Turf to front garden



Annfields

DUNFERMLINE

Development Plan

dundas

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Annfields Plan

HOUSETYPES

3 BED TERRACED

- ELLIOT
- GILROY
- ROBSON

3 BED SEMI-DETACHED

- BRODIE
- ELLIOT
- GILROY
- PENTLAND
- ROBSON

3 BED DETACHED

- DEWAR
- HARPER
- PENTLAND

4 BED DETACHED

- CRAWFORD+
- LEWIS
- MATHESON
- MORTON
- WALLACE

5 BED DETACHED

- FULLARTON
- SANDERSON

APARTMENTS

- 26-34 & 54-62





The Development plan is for orientation purposes only and does not show details of gradients of land, boundary treatments, lighting etc. This plan has been prepared with care and whilst it is our intention to build in accordance with this plan there are occasions when boundaries, footpaths and landscaping change as the development proceeds. Please ask our Sales Negotiator for the details of your chosen property prior to reservation.

Annfields

DUNFERMLINE

3 bedroom
terraced homes



ROBSON
GILROY
ELLIOT



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Robson

3 bedroom end terrace

The Robson offers a stylish open-plan layout that incorporates a beautiful kitchen, dining area and a spacious lounge with two sets of French doors that open out into the garden. Upstairs, there is generous storage and a master bedroom with en suite.

Lounge	4.84 x 3.35	15'11" x 11'0"
Kitchen/Dining	5.00 x 2.48	16'5" x 8'2"
Master Bedroom	3.60 x 2.49	11'10" x 8'2"
En suite	2.97 x 1.20	9'9" x 3'11"
Bed 2	3.04 x 2.77	10'0" x 9'1"
Bed 3	3.36 x 2.02	11'00" x 6'8"
Bathroom	2.29 x 1.70	7'6" x 5'7"
Total Floor Area	85.4m ²	918ft ²

GROUND FLOOR



FIRST 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 end terrace

The Gilroy offers a stylish layout that includes a spacious kitchen with room for a dining table and a separate large lounge with a twin set of French doors that open out to the garden. Upstairs, there is generous storage and a master bedroom with en suite.

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	85.4m ²	918ft ²

GROUND FLOOR



FIRST FLOOR



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Elliot

3 bedroom terraced

The Elliot is a beautifully designed home that offers generous accommodation over three floors. On the top floor is a generous master bedroom with en-suite shower room. All bedrooms have storage and the kitchen/diner has French doors to the rear garden.

Lounge	4.66 x 3.40	15'3" x 11'2"
Kitchen/Dining	4.58 x 2.75	15'0" x 9'0"
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	3.28 x 2.70	10'9" x 8'10"
Bed 3	2.83 x 2.46	9'3" x 8'1"
Bathroom	2.82 x 1.81	9'3" x 5'11"
Total Floor Area	95.4m ²	1027ft ²

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Annfields

DUNFERMLINE

3 bedroom
semi-detached homes



BRODIE
GILROY
ROBSON
ELLIOT
PENTLAND



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Brodie

3 bedroom semi-detached

The Brodie is lovely villa that offers a bright and spacious layout. Both the lounge and kitchen/diner have French doors that open out into the garden, while the master bedroom has a large en suite and all bedrooms have storage.

PLOTS WITH SINGLE GARAGE
D30, D31, D18

Lounge	4.89 x 3.10	16'1" x 10'2"
Kitchen/Dining	4.89 x 2.73	16'1" x 8'11"
Master Bedroom	2.74 x 2.56	9'0" x 8'5"
En suite	2.40 x 1.55	7'10" x 5'1"
Bed 2	2.79 x 2.53	9'2" x 8'4"
Bed 3	2.39 x 2.26	7'10" x 7'5"
Bathroom	2.15 x 2.01	7'1" x 6'7"
Total Floor Area	83.5m ²	899ft ²

GROUND FLOOR



FIRST FLOOR



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Gilroy

3 bedroom semi-detached

The Gilroy offers a stylish layout that includes a spacious kitchen with room for a dining table and a separate large lounge with a twin set of French doors that open out to the garden. Upstairs, there is generous storage and an en-suite master bedroom.

PLOTS WITH SINGLE GARAGE

D32

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	85.4m ²	918ft ²

GROUND FLOOR



FIRST FLOOR



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Robson

3 bedroom semi-detached with a detached single garage

The Robson offers a stylish open-plan layout that incorporates a beautiful kitchen, dining area and a spacious lounge with two sets of double French doors that open out into the garden. Upstairs, there is generous storage and an en-suite master bedroom.

Lounge	4.84 x 3.35	15'11" x 11'0"
Kitchen/Dining	5.00 x 2.48	16'5" x 8'2"
Master Bedroom	3.60 x 2.49	11'10" x 8'2"
En suite	2.97 x 1.20	9'9" x 3'11"
Bed 2	3.04 x 2.77	10'0" x 9'1"
Bed 3	3.36 x 2.02	11'00" x 6'8"
Bathroom	2.29 x 1.70	7'6" x 5'7"
Total Floor Area	85.4m ²	918ft ²

GROUND FLOOR



FIRST FLOOR



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Elliot

3 bedroom semi-detached

The Elliot is a beautifully designed home that offers generous accommodation over three floors. On the top floor is a generous master bedroom with en-suite shower room. All bedrooms have storage and the kitchen/diner has French doors to the rear garden.

Lounge	4.66 x 3.40	15'3" x 11'2"
Kitchen/Dining	4.58 x 2.75	15'0" x 9'0"
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	3.28 x 2.70	10'9" x 8'10"
Bed 3	2.83 x 2.46	9'3" x 8'1"
Bathroom	2.82 x 1.81	9'3" x 5'11"
Total Floor Area	95.4m ²	1027ft ²

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Pentland

3 bedroom semi-detached with a single garage

The Pentland offers a stylish open-plan layout that incorporates a beautiful kitchen and dining area and a spacious lounge with French doors that open out into the garden. Upstairs there is generous storage in all bedrooms and a master bedroom with en suite.

Lounge	4.30 x 3.05	14'1" x 10'0"
Kitchen/Dining	4.80 x 3.34	15'9" x 10'11"
Utility	2.75 x 1.74	9'0" x 5'9"
Master Bedroom	3.32 x 3.11	10'11" x 10'2"
En suite	1.73 x 1.37	5'8" x 4'6"
Bed 2	3.30 x 2.88	10'10" x 9'5"
Bed 3	3.38 x 2.53	11'1" x 8'4"
Bathroom	2.75 x 1.60	9'0" x 5'3"
Total Floor Area	95.9m ²	1031ft ²

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GROUND FLOOR



FIRST FLOOR



Annfields

DUNFERMLINE

3 bedroom
detached homes



PENTLAND
HARPER
DEWAR



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Pentland

3 bedroom detached with a single garage

The Pentland offers a stylish open-plan layout that incorporates a beautiful kitchen and dining area and a spacious lounge with French doors that open out into the garden. Upstairs there is generous storage in all bedrooms and a master bedroom with en suite.

Lounge	4.30 x 3.10	14'1" x 10'2"
Kitchen/Dining	4.85 x 3.34	15'11" x 10'11"
Utility	2.75 x 1.74	9'0" x 5'9"
Master Bedroom	3.30 x 3.16	10'10" x 10'4"
En suite	1.73 x 1.37	5'8" x 4'6"
Bed 2	3.36 x 2.90	11'0" x 9'6"
Bed 3	3.38 x 2.53	11'1" x 8'4"
Bathroom	2.75 x 1.60	9'0" x 5'3"
Total Floor Area	96.7m ²	1040ft ²

GROUND FLOOR



FIRST FLOOR



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Harper

3 bedroom detached with a detached single garage

The Harper is the perfect choice for the modern family, with three good-sized bedrooms, all with storage, a spacious lounge and a large kitchen/dining area that features French doors that open out into the garden.

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	98.4m ²	1059ft ²

GROUND FLOOR



FIRST FLOOR



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Dewar

3 bedroom detached with a single garage

The Dewar is the perfect choice for the growing family. With three large bedrooms, all with generous storage, a spacious lounge and a kitchen/dining area that features French doors that open out into the garden.

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	98.7m ²	1063ft ²

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GROUND FLOOR



FIRST FLOOR



Annfields

DUNFERMLINE

4 bedroom
detached homes



MATHESON
WALLACE
CRAWFORD+
LEWIS
MORTON



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Matheson

4 bedroom detached with a single garage

The Matheson is a spacious and easy-to-manage home that provides the room that a growing family needs to enjoy life to the full. It boasts four good-sized bedrooms, kitchen/dining with French doors that open out to the garden, a large welcoming lounge and generous storage.

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	3.09 x 3.06	10'2" x 10'0"
Bed 4	2.67 x 2.65	8'9" x 8'8"
Bathroom	2.50 x 1.71	8'2" x 5'7"
Total Floor Area	112.5m ²	1211ft ²

GROUND FLOOR



FIRST FLOOR



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Wallace

4 bedroom detached with a single garage

The Wallace provides enough room for a large family to enjoy life to the full. It boasts four good-sized bedrooms, all with generous storage, and an extremely spacious open-plan lounge that connects to a stylish kitchen/diner and which has French doors that open out to the garden.

Lounge	3.28 x 4.90	10'9" x 16'1"
Kitchen/Dining	5.19 x 3.60	17'0" x 11'10"
Utility	3.02 x 1.74	9'11" x 5'9"
Master Bedroom	4.09 x 2.70	13'5" x 8'10"
En suite	1.63 x 1.50	5'4" x 4'11"
Bed 2	4.09 x 2.51	13'5" x 8'3"
Bed 3	3.02 x 2.65	9'11" x 8'8"
Bed 4	3.02 x 2.41	9'11" x 7'11"
Bathroom	3.00 x 1.77	9'10" x 5'10"
Total Floor Area	117.2m ²	1262ft ²

GROUND FLOOR



FIRST FLOOR



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Crawford +

4 bedroom detached with a single garage

The Crawford+ offers exceptionally generous accommodation, including a large lounge, a spacious open-plan family kitchen/diner and four sizeable bedrooms. A utility room, downstairs WC and lots of storage make it perfect for busy families.

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	3.50 x 2.79	11'6" 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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Lewis

4 bedroom detached with a single garage

The Lewis is a stunning home that boasts a particularly spacious, open-plan kitchen/dining room and a large, bright lounge. Its large master bedroom has double wardrobes and an en-suite. A utility room, downstairs WC and integrated garage complete the picture.

Lounge	4.40 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.09 x 3.13	20'0" x 10'3"
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	3.09 x 2.70	10'2" x 8'10"
Bed 3	2.91 x 2.50	9'6" x 8'2"
Bed 4	2.71 x 2.53	8'11" x 8'3"
Bathroom	2.23 x 2.00	7'4" x 6'7"
Total Floor Area	123.8m ²	1332ft ²

GROUND FLOOR



FIRST FLOOR



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Morton

4 bedroom detached with a detached double garage

This impressive villa offers all the space a growing family will need. It has a large lounge with windows to the front and rear. A second public room is at the front of the home – perfect as a study or snug. Upstairs, spacious bedrooms with generous storage complete the picture.

Lounge	5.57 x 3.52	18'3" x 11'7"
Kitchen/Dining	6.10 x 2.85	20'0" x 9'4"
Study	3.33 x 2.35	10'11" x 7'9"
Utility	2.18 x 2.10	7'2" x 6'11"
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	2.86 x 2.80	9'5" x 9'2"
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

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GROUND FLOOR



FIRST FLOOR



Annfields

DUNFERMLINE

5 bedroom
detached homes



FULLARTON
SANDERSON



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Fullarton

5 bedroom detached with a single garage

The Fullarton is a prestigious new home that offers generous accommodation across three floors. It boasts a spacious lounge that has a feature bay window and French doors, and a large, open-plan kitchen/diner. The spacious master bedroom has a cleverly designated dressing area and en suite.

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	3.36 x 2.48	11'0" x 8'2"
Bed 5	3.41 x 2.75	11'2" x 9'0"
Shower Room	2.22 x 1.74	7'3" x 5'8"
Total Floor Area	150.4m ²	1619ft ²

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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Sanderson

5 bedroom detached with a double garage

The Sanderson is a grand house that offers an exceptional standard of living. Downstairs it boasts a large lounge and an open-plan family room that forms part of a large kitchen/diner. Twin sets of French doors lead to the garden. Upstairs two of the large bedrooms have en suites, and there is generous storage.

Lounge	5.17 x 3.55	17'0" x 11'8"
Kitchen/Dining/Family	9.25 x 3.21	30'4" x 10'6"
Utility	2.79 x 2.17	9'2" x 7'1"
Master Bedroom	3.64 x 3.35	11'11" x 11'0"
En suite	2.18 x 2.00	7'2" x 6'7"
Bed 2	3.67 x 3.38	12'1" x 11'1"
En suite 2	2.57 x 1.54	8'5" x 5'1"
Bed 3	3.29 x 2.77	10'9" x 9'1"
Bed 4	3.33 x 2.50	10'11" x 8'2"
Bed 5	2.32 x 2.26	7'7" x 7'5"
Bathroom	2.31 x 2.00	7'7" x 6'7"
Total Floor Area	154m ²	1655ft ²

GROUND FLOOR



FIRST 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.



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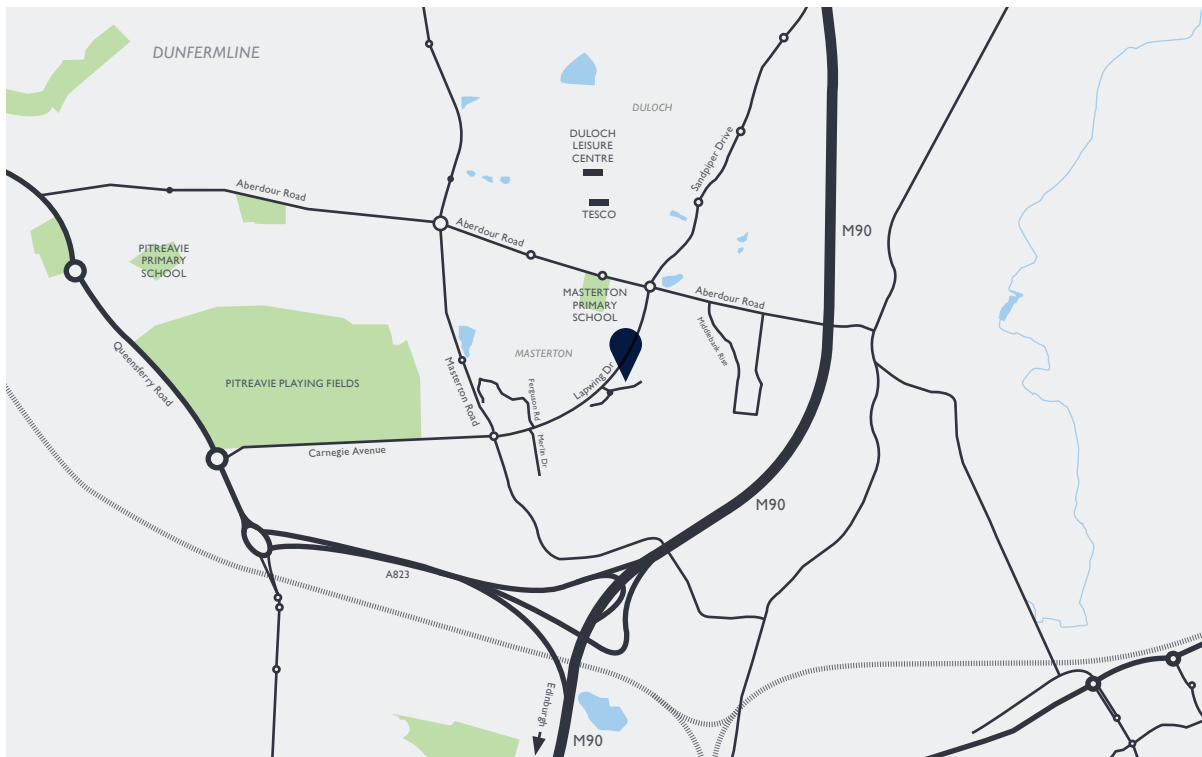
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Annfields is situated on the edge of Dunfermline within easy reach of the M90 motorway, which provides quick and speedy access to Edinburgh, Glasgow, Dundee and Fife.



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