

Ostlers Way

CHAPEL • KIRKCALDY



A modern
development of
family homes
set in a
fabulous location



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Dundas Estates...

A reputation
you can trust



Photograph shows a typical Dundas interior

Dundas Estates is the property development division of the James Walker (Leith) Group, established in 1863, with a highly respected name in the construction industry.

Renowned for its firm business foundations, the Group operates from a very secure financial footing with core values of consistency, innovation and reliability. This means that when you come to buy your new Dundas home, you can be certain that you are dealing with a successful company with a first-class reputation.

A reputation built on experience in knowing what our customers demand by delivering homes designed to reflect current lifestyles and ensuring that every home we build meets its owner's expectations.

Pride in the job

Dundas takes great pride in the homes it builds and in the outstanding levels of service it provides. Every home is backed by the NHBC Guarantee which gives a 10 year structural warranty.

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An exclusive development comprising of
1 and 2 bedroom apartments and
3, 4 and 5 bedroom modern family homes



Kirkcaldy sea front promenade, looking south across the Firth of Forth toward Edinburgh



View across the beachfront to Ravenscraig Castle, Kirkcaldy

Located on the east side of the bustling Fife town of Kirkcaldy

Kirkcaldy is a large town in Fife set amongst several coastal towns and villages fringing the Firth of Forth. It boasts a pleasant beach and some great facilities to make family life simply more enjoyable. From swimming pools, museums, art galleries, libraries, The Adam Smith Theatre, two golf courses and parks - **there is plenty to keep everyone in the family happy!**

Ostlers Way can be found in the Chapel area of Kirkcaldy and is less than half a mile from the A92 providing quick and easy access to north and south bound routes.

Kirkcaldy railway station is approximately 3 miles away with direct rail services to Edinburgh, Aberdeen and London. Edinburgh Airport is also within 20 miles by car.

The town has excellent bus services linking Kirkcaldy to the rest of Fife and beyond.

Kirkcaldy has a good selection of shopping facilities in the town centre with a pedestrianized High Street and Mercat Shopping Centre. Running parallel to the High Street is Hunter Street with a treasure trove of specialist traders and services.

A large retail park is situated close to the development including well known supermarkets and stores such as Sainsburys, Boots, B&Q, Argos, Next etc.

Torbain Primary School and Kirkcaldy High School are also close to the development.

This is the place you'll want to be . . .

Prepare to be impressed . . .

Modern family homes...

in a fabulous location that will keep everyone in the family happy

Ostler's Way is well located for both primary and secondary school education. A number of schools and a College are within easy reach, making this development a popular choice for families.



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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.



specification

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

Internal:

Gas central heating with high efficiency condensing combination boiler and thermostatic radiator valves
 High thermal insulation
 Timber 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)

OPTIONAL EXTRAS:

We have a range of optional extras which can add a special touch to your home – please ask our Sales Negotiator for details. (All optional extras are subject to build stage and are limited to our standard variation list.)

BEDROOMS:

Choice of feature wardrobe doors in master bedroom (subject to build stage)
 Sliding wardrobe doors to other bedrooms where applicable

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 fitted in the kitchen
 Television point in lounge and master bedroom
 Telephone point in hall or lounge as applicable
 Shaver socket in en suite

Development plan and Housetype floorplans

SALES CENTRE

Telephone. 0845 005 5008
e. ostlersway@dundas.co.uk

Ostlers Way

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Development plan



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Ostlers Way plan



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.



Terraced house types

ELLIOT 3 BED

GORDON 3 BED

Semi-detached house types

BRODIE 3 BED

SINCLAIR 3 BED

ROBSON 3 BED

GILROY 3 BED

3 bed house types

DEWAR 3 BED

STUART 3 BED

LENNOX 3 BED

4 bed house types

MATHESON 4 BED

CRAWFORD 4 BED

LEWIS 4 BED

MORTON 4 BED

5 bed house types

FULLARTON 5 BED

Apartments

PLOTS 1 TO 9

Multi Use Games Areas

Attenuation Area

Street Art

Phase two
planned
development

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3 bedroom terraced homes



ELLIOT

GORDON

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Gordon

3 bedroom
end terraced villa

Plots
12, 15, 63, 65, 67, 70, 81
and 84



3 bedroom TERRACED HOME

Lounge	4.89	x	3.10	16'1"	x	10'2"
Kitchen/Dining	5.34	x	2.48	17'6"	x	8'2"
Master Bed	3.41	x	3.00	11'2"	x	9'10"
Bed 2	3.00	x	2.60	9'10"	x	8'6"
Bed 3	2.56	x	2.24	8'5"	x	7'4"
Bathroom	2.24	x	2.00	7'4"	x	6'7"
Total Floor Area:	81.9m²			893sq.ft		



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.



Elliot

3 bedroom
mid terraced villa

Plots
13, 14, 64, 65, 68, 69, 82
and 83

Lounge	4.66 x 3.40	15'3" x 11'2"
Kitchen/Dining	4.58 x 2.75	15'0" x 9'0"
Master Bed	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:	95.4m²	1027sq.ft

3 bedroom TERRACED HOME



Dotted line represents combi ceiling

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3 bedroom semi-detached homes



BRODIE

SINCLAIR

ROBSON

GILROY

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Sinclair

3 bedroom semi detached villa *with single garage

Plots

10, 11, 20, 21, 39*, 40*, 51, 52, 74* and 75



3 bedroom SEMI DETACHED HOME

Lounge	3.71 x 3.70	12'2" x 12'2"
Kitchen/Dining	5.04 x 2.48	16'6" x 8'2"
Master Bed	3.13 x 3.05	10'3" x 10'0"
En suite	2.30 x 1.21	7'7" x 4'0"
Bed 2	2.90 x 2.60	9'6" x 8'6"
Bed 3	2.85 x 2.05	9'4" x 6'9"
Bathroom	2.27 x 1.71	7'5" x 5'7"
Total Floor Area:	82.8m²	891sq.ft



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Brodie

3 bedroom semi detached villa with single garage

Plots
25, 49, 72 and 85



3 bedroom SEMI DETACHED HOME

Lounge	4.89 x 3.10	16'1" x 10'2"
Kitchen/Dining	4.89 x 2.73	16'1" x 8'11"
Master Bed	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:	83.5m²	899sq.ft



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Robson

3 bedroom semi detached villa *with single garage

Plots
26 and 86*

Lounge	4.84 x 3.35	15'11" x 11'0"
Kitchen/Dining	5.00 x 2.48	16'5" x 8'2"
Master Bed	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	11'0" x 6'8"
Bathroom	2.29 x 1.70	7'6" x 5'7"
Total Floor Area:	85.4m²	918sq.ft

3 bedroom SEMI DETACHED HOME



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Gilroy

3 bedroom semi detached villa *with single garage

Plots
50 and 72*

Lounge	4.84 x 3.27	15'11" x 10'9"
Kitchen/Dining	5.33 x 2.63	17'6" x 8'8"
Master Bed	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	918sq.ft



3 bedroom SEMI DETACHED HOME

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3 bedroom detached homes



DEWAR

STUART

LENNOX

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Dewar

3 bedroom detached villa with single garage

Plots
58 and 60



3 bedroom HOME

Lounge	4.52 x 3.13	14'10" x 10'3"
Kitchen/Dining	5.35 x 2.74	17'7" x 9'0"
Master Bed	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:	98.7m²	1063sq.ft



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Stuart

3 bedroom detached villa
with single garage

Plots

17, 19, 33, 38, 54, 73, 77
and 78



Lounge	4.44	x	3.82	14'7"	x	12'6"
Kitchen/Dining	4.84	x	3.10	15'11"	x	10'2"
Master Bed	4.17	x	2.57	13'8"	x	8'5"
En suite	2.60	x	1.20	8'6"	x	3'11"
Bed 2	3.76	x	2.77	12'4"	x	9'1"
Bed 3	3.37	x	3.10	11'1"	x	10'2"
Bathroom	2.24	x	2.00	7'4"	x	6'7"
Total Floor Area:	99.5m²			1071sq.ft		

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3 bedroom HOME



Lennox

3 bedroom detached villa
with single garage

Plots
32 and 44

Lounge	5.06 x 3.17	16'7" x 10'5"
Kitchen/Dining	5.88 x 2.78	19'3" x 9'1"
Master Bed	4.65 x 2.69	15'3" x 8'10"
En suite	3.27 x 1.07	10'9" x 3'6"
Bed 2	3.53 x 3.21	11'7" x 10'6"
Bed 3	3.39 x 2.83	11'2" x 9'3"
Bathroom	2.41 x 1.71	7'11" x 5'7"
Total Floor Area:	105m²	1130 sq.ft

3 bedroom HOME



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4 bedroom detached homes



MATHESON

CRAWFORD

LEWIS

MORTON

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Matheson

4 bedroom detached villa with single garage

Plots

22, 24, 27, 31, 37, 41, 42, 43, 45, 47, 53, 56, 62, 76 and 80



4 bedroom HOME

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 Bed	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:	112.5m²	1211sq.ft



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Crawford

4 bedroom detached villa
with single garage

Plots

18, 19, 35, 36, 46, 48, 55
and 59



4 bedroom HOME

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 Bed	3.79 x 3.40	12'5" x 11'2"
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	2.79 x 2.71	9'2" x 8'11"
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	1239sq.ft



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Lewis

4 bedroom detached villa
with single or double garage

Plots
23* and 79

* This plot has a double garage

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 Bed	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:	123.8m²	1332sq.ft

4 bedroom HOME



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Morton

4 bedroom detached villa
with detached double garage

Plots
16, 30 and 61

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 Bed	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:	128.7m²	1385sq.ft

4 bedroom HOME



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5 bedroom home



FULLARTON

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Fullarton

5 bedroom detached villa with single garage

Plots
28, 34 and 57



5 bedroom HOME

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 Bed	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:	150.4m²			1619sq.ft		



Second floor

Dotted line represents combe ceiling



First floor

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HEAD OFFICE

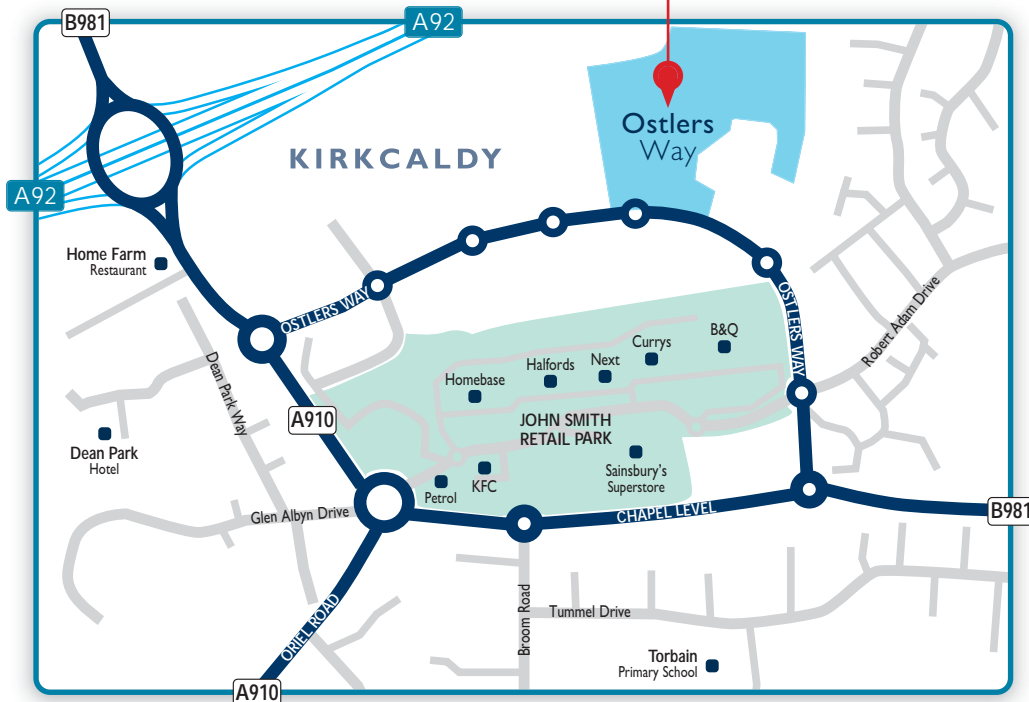
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SALES CENTRE

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Ostlers Way is situated on the outskirts of Kirkcaldy less than half a mile from the A92 providing quick and easy access to north and south bound motorway routes via the M90.

Sat Nav reference KY2 6HD.



Scan this QR code on your smartphone to access more information about Ostlers Way



Customer Notice

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



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