



Lochside Grange  
Kinghorn





Welcome to



# Lochside Grange

Kinghorn

A stunning selection  
of 2, 3, 4 and 5  
bedroom homes.



Kinghorn Beach



# A great outlook. A great way of life.

Situated on the east coast in the Royal Burgh of Kinghorn, a spectacular location awaits you at Lochside Grange. Beside the Firth of Forth, near to Kinghorn Loch and surrounded by moors and farmland, you'll find yourself in picturesque surroundings born out of the remnants of 32 million year old volcanic vents and lava flows.

No matter if you're a young professional, growing family or looking to downsize, the range of house styles available at Lochside Grange ensures that everyone is well catered for.

The inspired range of imaginative homes are nestled in an area steeped in history - the death of Alexander III here in 1286 created the succession crisis that led to the Wars of Scottish Independence.

Lochside Grange is writing a new chapter in the history of Kinghorn - make sure you're a part of it.



**Lochside Grange**  
Kinghorn



Lochside Grange show home interior

**SQV**  
STYLE  
QUALITY  
VALUE

It's what makes  
our homes unique

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.



**Lochside Grange**  
Kinghorn



Lochside Grange show home interior







Lochside Grange show home interior





# S

## INSPIRING STYLE

---

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

# Q

## UNRIVALLED QUALITY

---

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

# V

## EXCEPTIONAL VALUE

---

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



**Lochside Grange**  
Kinghorn

# Life at Lochside Grange

On the North Shore of the Firth of Forth and situated on the Fife Coastal Path, this small coastal town has two fantastic beaches ideal for a summer's day in the sun. Kinghorn Beach is a sheltered bay with plenty of sand, looking out onto Inchkeith Island and across the Firth toward Edinburgh. With Pettycur Bay too, you've got two great locations that have been awarded the 2017 Green Coast Award.

Looking for a relaxing day out? Head to the Binn Wildlife Conservation Area for a traffic-free area perfect for walkers, cyclists and horse-riders. Running from Craigencait to the Binn at Burntisland, it's the ideal spot for bird and nature watchers too.



Lochside Grange  
Kinghorn







Kinghorn Loch



Kinghorn Station



Kinghorn Harbour



Kinghorn Beach

Head into town and you'll find a choice of shops and eateries, or take the four mile drive to Kirkcaldy for the Mercat Shopping Centre with its great range of major high street names. Kirkcaldy has plenty of leisure activities on offer too, with everything from go-karting to ice-skating.

Closer to home, Kinghorn Loch is the perfect location for water sports – canoeing, sailing and open-water swimming are all on offer here. If that's not for you, why not take part in the annual Black Rock '5' race? Head from the centre of town and down onto the beach, around the largely-underwater rock and back... it's certainly not for the faint-hearted!



**Lochside Grange**  
Kinghorn







# It's all about the location

The town's primary school is within a mile of your new home, with the nearest secondary school located in Kirkcaldy. For older students, the colleges and universities of Edinburgh are just an hour away by train.

Kinghorn is a great location for commuters. The A921 gives direct access to the M90, and the town's railway station is on the main Aberdeen to Edinburgh line.



**Lochside Grange**  
Kinghorn











# Lovell life

**Every one of the homes we build is built with one crucial extra element: pride.**

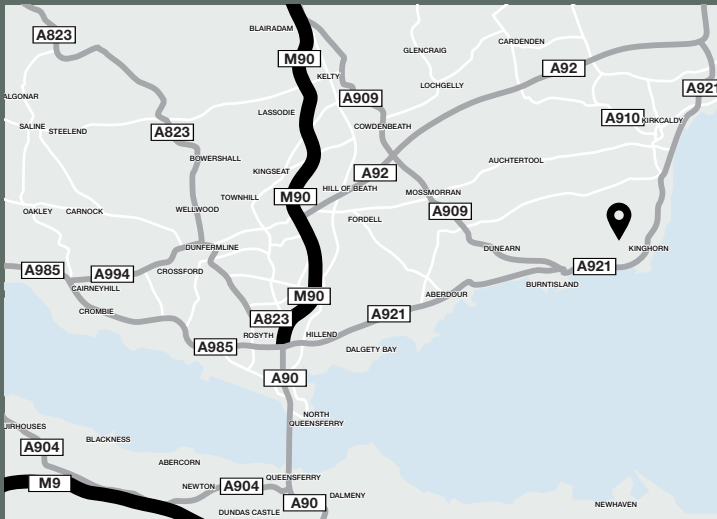
Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time. All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.

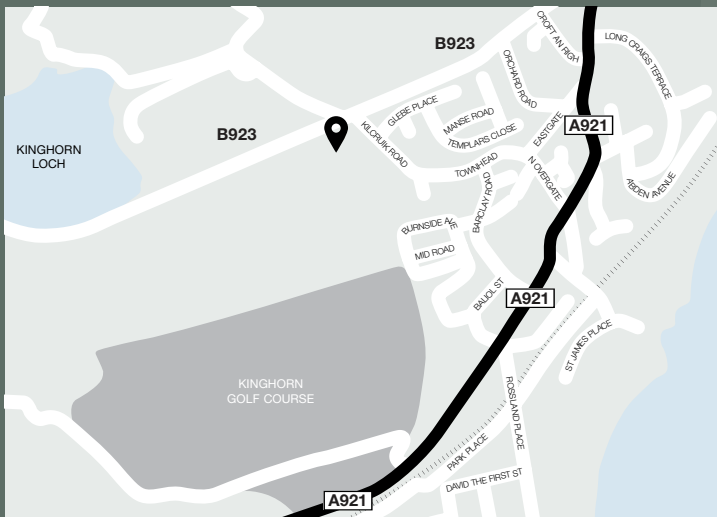


**Lochside Grange**  
Kinghorn



### From the North/Kirkcaldy

Head south along the A921 (following signs for Burntisland/Kinghorn). Upon reaching Kinghorn turn right onto the B923, signposted Kinghorn Loch, and continue for a further half mile. Lochside Grange will be situated on your left.



### From the West/M90

From Junction 1 head East along the A921. Upon reaching Burntisland, take the B923 (signposted Kinghorn Loch) and continue for a further two miles. Lochside Grange will be found located on your right, immediately after passing the Loch.



CGI of Lochside Grange



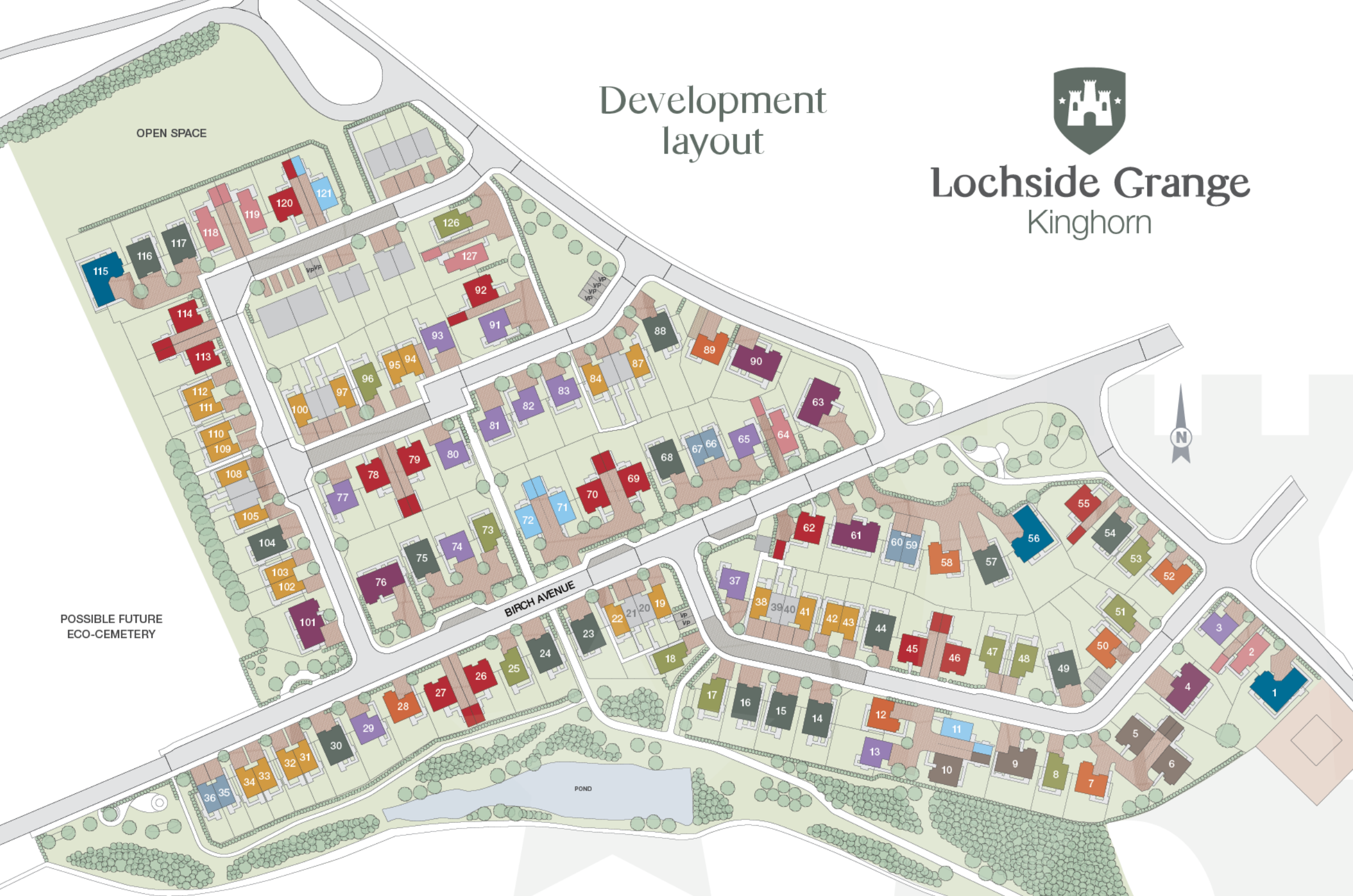




# Development layout



## Lochside Grange Kinghorn



**TORMORE**  
2 bedroom home

**DEWAR**  
3 bedroom home

**AULTMORE**  
3 bedroom home

**BOWMORE**  
3 bedroom home

**BOWMORE GR**  
3 bedroom home

**ALBYN**  
3 bedroom home

**MILLBURN**  
4 bedroom home

**COLEBURN**  
4 bedroom home

**BALVENIE**  
4 bedroom home

**GERSTON**  
4 bedroom home

**ARDMORE**  
5 bedroom home

**ARGYLL**  
5 bedroom home

**AFFORDABLE HOUSING**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Jul 20.

**LOVELL  
HOMES**





# Lochside Grange Kinghorn

# Specification

	TORMORE	DEWAR	AULTMORE	BOWMORE	BOWMORE GR	ALBYN	MILLBURN	COLEBURN	BALVENIE	GERSTON	ARDMORE	ARGYLL
10 Year NHBC Warranty	•	•	•	•	•	•	•	•	•	•	•	•
<b>Kitchen</b>												
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•	•	•	•	•
Choice of 40mm Square Edge Worktops*	•	•	•	•	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Steel Sink	•	•	•	•	•	•	•	•	•	•	•	•
Single Bowl Utility Stainless Steel Sink												•
Chrome Mixer Tap	•	•	•	•	•	•	•	•	•	•	•	•
Utility Pillar Taps												•
Zanussi Brushed Steel Single Electric Oven	•											
Zanussi Brushed Steel Double Electric Oven		•	•	•	•	•						
Bosch Brushed Steel Double Electric Oven							•	•	•	•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•	•						
Bosch Brushed Steel 5 Ring Gas Hob							•	•	•	•	•	•
Stainless Steel Splashback to Hob		•	•			•	•	•				•
Electrolux Chimney Hood		•	•			•						
Bosch Chimney Hood							•	•	•	•		•
Bosch Island Hood	•			•	•			•			•	
Zanussi Integrated Fridge Freezer							•	•	•	•	•	•
Zanussi Integrated Dishwasher							•	•	•	•	•	•
<b>Cloakroom</b>												
Kohler Sanitaryware	•	•	•	•	•	•	•	•	•	•	•	•
Choice of Johnson Tiling*	•	•	•	•	•	•	•	•	•	•	•	•
<b>Bathroom</b>												
Kohler Sanitaryware	•	•	•	•	•	•	•	•	•	•	•	•
Mira Shower & Shower Tray												•
Chrome Towel-rail							•	•	•	•	•	•
Choice of Johnson Tiling*	•	•	•	•	•	•	•	•	•	•	•	•
<b>En-Suite</b>												
Kohler Sanitaryware	•	•	•	•	•	•	•	•	•	•	•	•
Choice of Johnson Tiling*	•	•	•	•	•	•	•	•	•	•	•	•
Mira Shower and Shower Tray	•	•	•	•	•	•	•	•	•	•	•	•
Chrome Towel-rail							•	•	•	•	•	•

\* Choice subject to build stage. Revision Phase 2.



# Lochside Grange

Kinghorn

	TORMORE	DEWAR	AULTMORE	BOWMORE	BOWMORE GR	ALBYN	MILLBURN	COLEBURN	BALVENIE	GERSTON	ARDMORE	ARGYLL
<b>Electrics</b>												
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom1 and Downstairs Store	•	•	•	•	•	•	•	•	•	•	•	•
TV & Satellite Points to Lounge and Bedroom 1	•	•	•	•	•	•	•	•	•	•	•	•
Outside Light with PIR to Front of Property	•	•	•	•	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen							•	•	•	•	•	•
Chrome Downlighters to Kitchen							•	•	•	•	•	•
Chrome Downlighters to Bathroom							•	•	•	•	•	•
Chrome Downlighters to En-Suite							•	•	•	•	•	•
Shaver Socket to Bathroom	•	•	•	•	•	•	•	•	•	•	•	•
Smoke Detectors	•	•	•	•	•	•	•	•	•	•	•	•
Carbon Monoxide & Heat Detectors	•	•	•	•	•	•	•	•	•	•	•	•
Chrome Door Bell	•	•	•	•	•	•	•	•	•	•	•	•
<b>Internal and Decoration</b>												
Combination Boiler	•	•	•	•	•	•	•	•				
Cylinder and Boiler									•	•	•	•
Honeywell Central Heating Programmer	•	•	•	•	•	•	•	•	•	•	•	•
Compact Thermostatic Radiators	•	•	•	•	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•	•	•	•	•
2 Panel Internal Doors in White Finish	•	•	•	•	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•	•	•	•	•
Choice of Symphony Wardrobes Dusk Range to Bed 1	•	•	•	•	•	•	•	•	•	•	•	•
<b>External</b>												
White UPVC Windows	•	•	•	•	•	•	•	•	•	•	•	•
White UPVC French Doors	•	•	•	•	•	•	•	•	•	•	•	•
Turfed Front Garden	•	•	•	•	•	•	•	•	•	•	•	•
Outside Tap							•	•	•	•	•	•

\* Choice subject to build stage. Revision Phase 2. Mar 20





Lochside Grange  
Kinghorn



CGI shows plots 39-40.  
CGIs are indicative, external finishes and features may vary.

# The Tomatin

## 2 bedroom house

Plots 20, 21, 39, 40

### Ground floor

#### Kitchen

3528mm x 3080mm  
(max)  
11'7" x 10'1" (max)

#### Living/Dining Room

4401mm x 4390mm  
14'5" x 14'5"

#### Cloaks

1730mm x 1043mm  
(max)  
5'8" x 3'5" (max)

### First floor

#### Bedroom 1

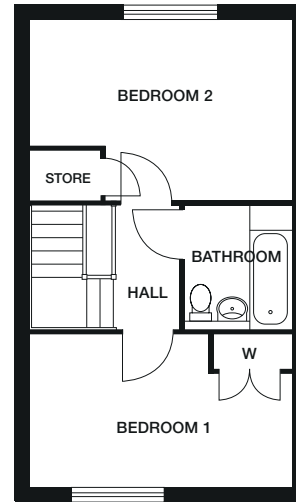
4390mm x 2549mm  
14'5" x 8'4"

#### Bedroom 2

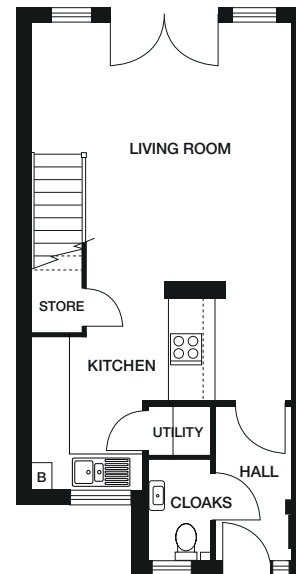
4390mm x 3070mm  
14'5" x 10'

#### Bathroom

2110mm x 1800mm (max)  
6'11" x 5'11" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plots 66-67.  
CGIs are indicative, external finishes and features may vary.

# The Tormore

## 2 bedroom house

Plots 35, 36, 59, 60

### Ground floor

#### Kitchen

3790mm x 3110mm (max)  
12'5" x 10'2" (max)

#### Living/Dining Room

4387mm x 3789mm  
14'5" x 12'5"

#### Utility Room

1043mm x 815mm (max)  
3'5" x 2'8" (max)

#### Cloaks

1730mm x 1043mm (max)  
5'8" x 3'5" (max)

### First floor

#### Bedroom 1

2812mm x 2775mm  
9'3" x 9'1"

#### En-suite 1

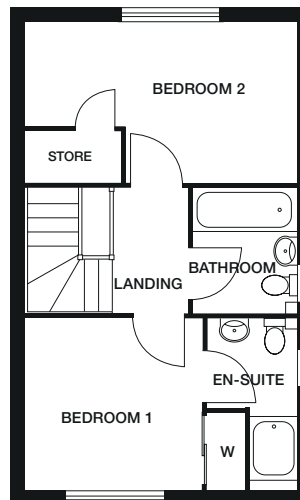
2775mm x 1480mm (max)  
9'1" x 4'10" (max)

#### Bedroom 2

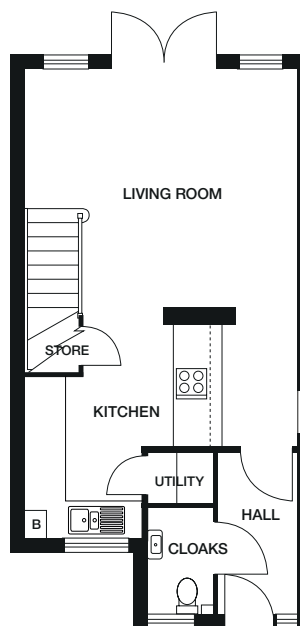
4388mm x 2600mm  
14'5" x 8'6"

#### Bathroom

2014mm x 1700mm (max)  
6'7" x 5'7" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plots 42-43.  
CGIs are indicative, external finishes and features may vary.

# The Dewar

## 3 bedroom house

Plots 19, 22, 31, 32, 33, 34, 38, 41,  
42, 43, 102, 103

### Ground floor

#### Kitchen/Dining Room

4735mm x 3123mm  
(max)  
15'6" x 10'3" (max)

#### Living Room

5016mm x 3658mm  
16'5" x 12'

#### Utility Room

1093mm x 790mm  
(max)  
3'7" x 2'7" (max)

#### Cloaks

1867mm x 1093mm  
(max)  
6'1" x 3'7" (max)

### First floor

#### Bedroom 1

2985mm x 2615mm  
9'9" x 8'7"

#### En-suite

2300mm x 2120mm (max)  
7'6" x 6'11" (max)

#### Bedroom 2

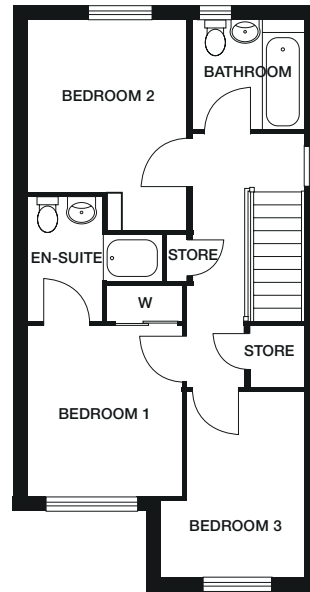
3610mm x 2653mm  
11'10" x 8'8"

#### Bedroom 3

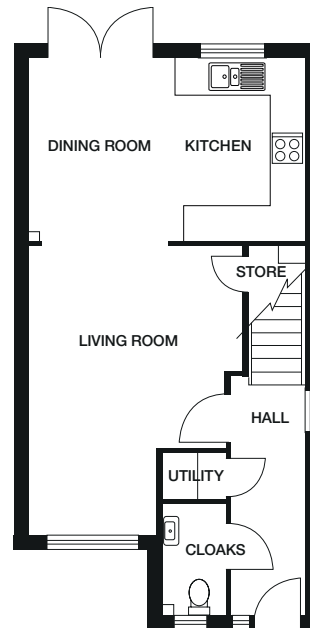
3160mm x 2405mm  
10'4" x 7'11"

#### Bathroom

2025mm x 1874mm (max)  
6'8" x 6'2" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 8.  
CGIs are indicative, external finishes and features may vary.

# The Aultmore

## 3 bedroom house

Plots 8, 17, 18, 25, 47, 48, 51, 53

### Ground floor

#### Kitchen

3555mm x 2630mm (max)  
11'8" x 8'7" (max)

#### Living Room

4631mm x 3672mm  
15'2" x 12'

#### Dining Room

2650mm x 2630mm  
8'8" x 8'7"

#### Cloaks

2015mm x 1189mm (max)  
6'7" x 3'11" (max)

### First floor

#### Bedroom 1

4540mm x 2600mm  
14'11" x 8'6"

#### En-suite 1

2521mm x 1336mm (max)  
8'3" x 4'6" (max)

#### Bedroom 2

2756mm x 4069mm  
9' x 13'4"

#### En-suite 2

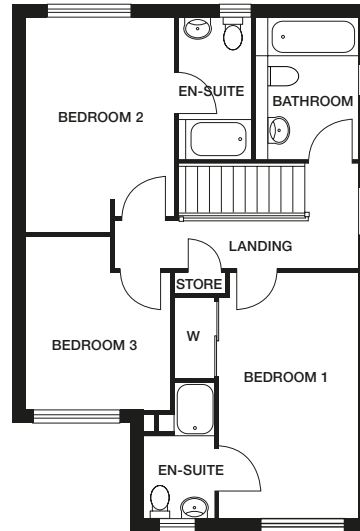
2649mm x 1312mm (max)  
8'8" x 4'4" (max)

#### Bedroom 3

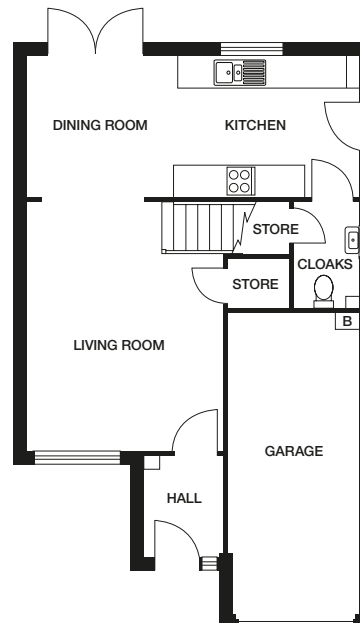
3210mm x 2656mm  
10'6" x 8'6"

#### Bathroom

2649mm x 1944mm (max)  
8'3" x 6'4" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 118.  
CGIs are indicative, external finishes and features may vary.

# The Bowmore

## 3 bedroom house

Plot 11

### Ground floor

#### Kitchen

3775mm x 2793mm (max)  
12'5" x 9'2" (max)

#### Living Room

5153mm x 3215mm  
16'11" x 10'7"

#### Dining Room

3775mm x 2537mm  
12'5" x 8'4"

#### Cloaks

1746mm x 1065mm (max)  
5'9" x 3'6" (max)

### First floor

#### Bedroom 1

4321mm x 2893mm  
14'2" x 9'6"

#### En-suite

2820mm x 1475mm (max)  
9'3" x 4'10" (max)

#### Bedroom 2

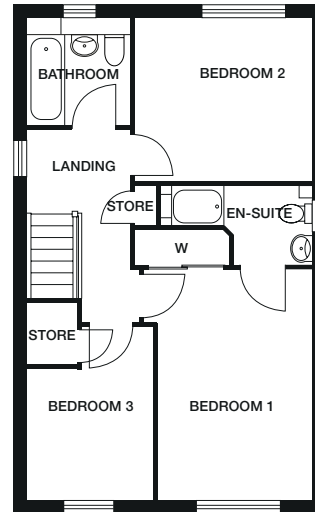
3056mm x 3234mm  
10' x 10'7"

#### Bedroom 3

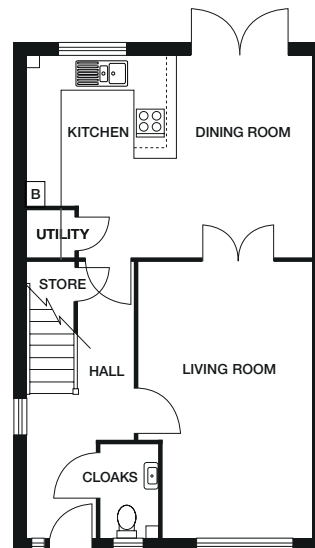
3238mm x 2341mm  
10'7" x 7'8"

#### Bathroom

1973mm x 2000mm (max)  
6'6" x 6'7" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 7.  
CGIs are indicative, external finishes and features may vary.

# The Albyn

## 3 bedroom house

Plots 7, 12, 28, 50, 52, 58

### Ground floor

#### Kitchen

3570mm x 2812mm  
(max)  
11'8" x 9'3" (max)

#### Living Room

5215mm x 3538mm  
17'1" x 11'7"

#### Dining Room

2812mm x 2660mm  
9'3" x 8'8"

#### Utility Room

1176mm x 2575mm (max)  
3'10" x 8'5" (max)

#### Cloaks

1762mm x 1044mm  
(max)  
5'9" x 3'5" (max)

### First floor

#### Bedroom 1

3495mm x 2884mm  
11'6" x 9'5"

#### Dressing Room

2692mm x 2704mm  
8'10" x 8'10"

#### En-suite

2149mm x 1633mm (max)  
7' x 5'4" (max)

#### Bedroom 2

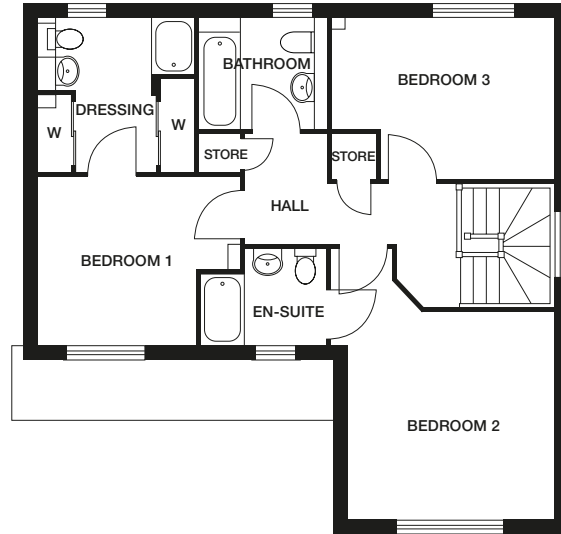
4654mm x 3562mm  
15'3" x 11'8"

#### Bedroom 3

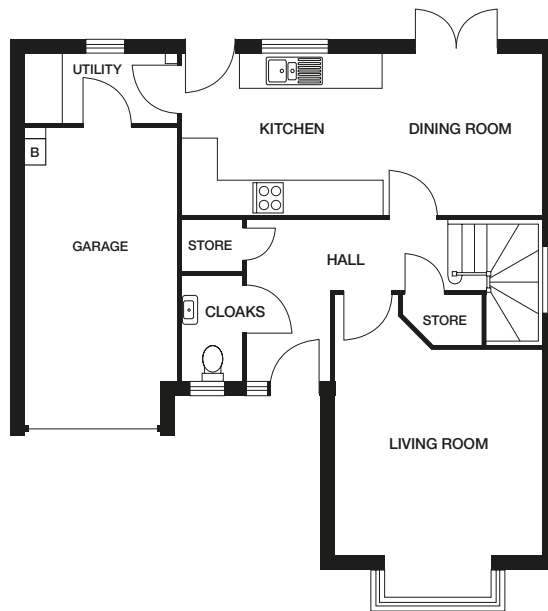
3829mm x 2832mm  
12'7" x 9'3"

#### Bathroom

2200mm x 1930mm (max)  
7'3" x 6'4" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 29.  
CGIs are indicative, external finishes and features may vary.

# The Millburn

## 4 bedroom house

Plots 3, 13, 29, 37

### Ground floor

#### Kitchen/Breakfast/ Dining Room

8050mm x 2422mm (max)

26'5" x 7'11" (max)

#### Living Room

3704mm x 3323mm

12'2" x 10'11"

#### Utility Room

2424mm x 888mm (max)

7'11" x 2'11" (max)

#### Cloaks

2126mm x 1043mm  
(max)

7' x 3'5" (max)

### First floor

#### Bedroom 1

3375mm x 3323mm

11'1" x 10'11"

#### En-suite

2443mm x 1375mm (max)

8' x 4'6" (max)

#### Bedroom 2

3387mm x 3437mm

11'1" x 11'3"

#### Bedroom 3

3387mm x 3502mm

11'1" x 11'6"

#### Bedroom 4

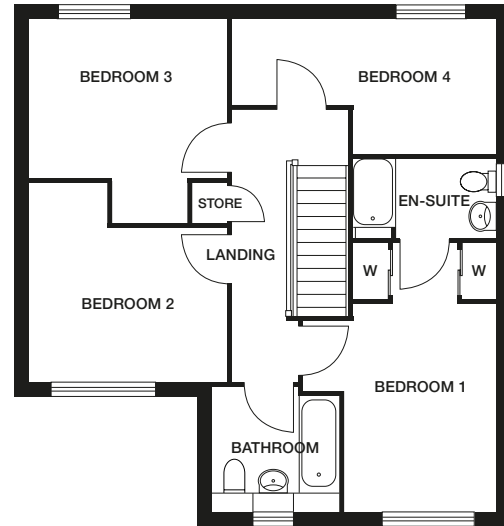
4568mm x 2294mm

15' x 7'6"

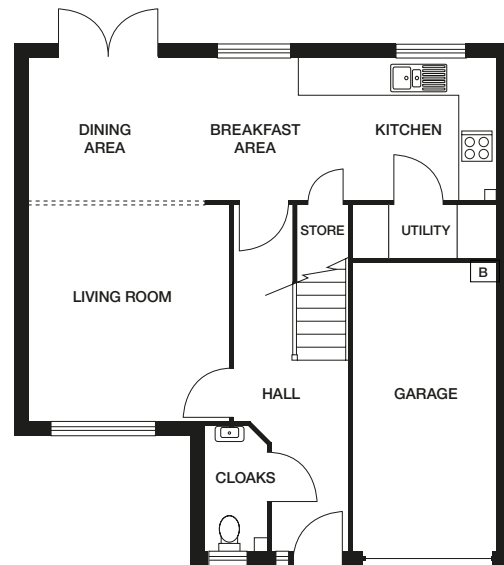
#### Bathroom

2291mm x 2145mm (max)

7'6" x 7' (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 26.  
CGIs are indicative, external finishes and features may vary.

# The Coleburn

## 4 bedroom house

Plots 26, 27, 45, 46, 55, 62

### Ground floor

#### Kitchen

2950mm x 2842mm (max)  
9'8" x 9'4" (max)

#### Living Room

4737mm x 3746mm  
15'6" x 12'3"

#### Dining/Breakfast Room

4630mm x 2842mm  
15'2" x 9'4"

#### Study

2880mm x 2530mm  
9'5" x 8'4"

#### Utility Room

1415mm x 875mm (max)  
4'8" x 2'10" (max)

#### Cloaks

1804mm x 1415mm (max)  
5'11" x 4'8" (max)

### First floor

#### Bedroom 1

4005mm x 2645mm  
13'2" x 8'8"

#### En-suite

2020mm x 1700mm (max)  
6'7" x 5'7" (max)

#### Bedroom 2

4840mm x 4146mm  
15'10" x 13'7"

#### Bedroom 3

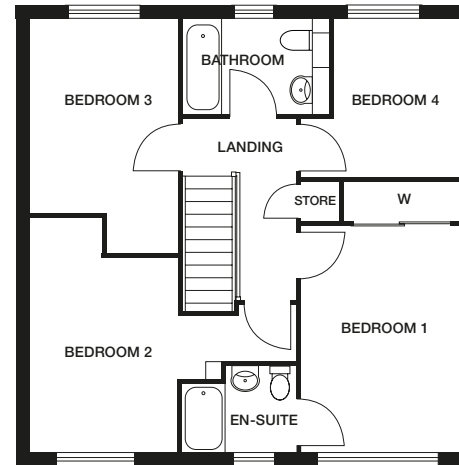
4146mm x 2625mm  
13'7" x 8'7"

#### Bedroom 4

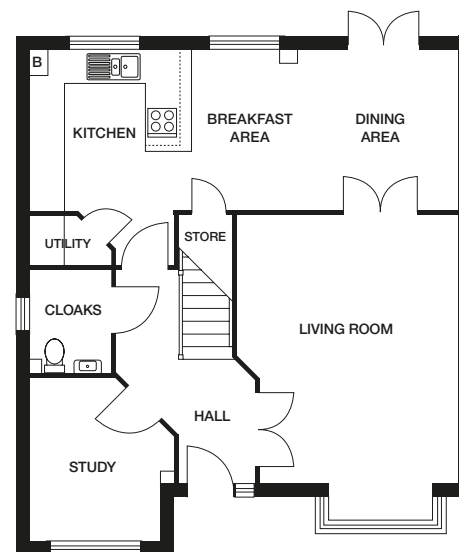
2645mm x 2797mm  
8'8" x 9'2"

#### Bathroom

2567mm x 1524mm (max)  
8'5" x 5' (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 54.  
CGIs are indicative, external finishes and features may vary.

# The Balvenie

## 4 bedroom house

Plots 14, 15, 16, 23, 24, 30,  
44, 49, 54, 57, 104

### Ground floor

#### Kitchen/Dining Room

3991mm x 3518mm (max)  
13'1" x 11'6" (max)

#### Living Room

4554mm x 3670mm  
14'11" x 12'

#### Family Room

3010mm x 2500mm  
9'10" x 8'2"

#### Utility Room

2424mm x 1100mm (max)  
7'11" x 3'7" (max)

#### Cloaks

1925mm x 873mm (max)  
6'4" x 2'10" (max)

### First floor

#### Bedroom 1

4573mm x 2816mm  
15' x 9'3"

#### En-suite 1

2370mm x 1655mm (max)  
7'9" x 5'5" (max)

#### Bedroom 2

4443mm x 4573mm  
14'7" x 15'

#### Bedroom 3

4292mm x 3340mm  
14'1" x 10'11"

#### Jack & Jill En-suite

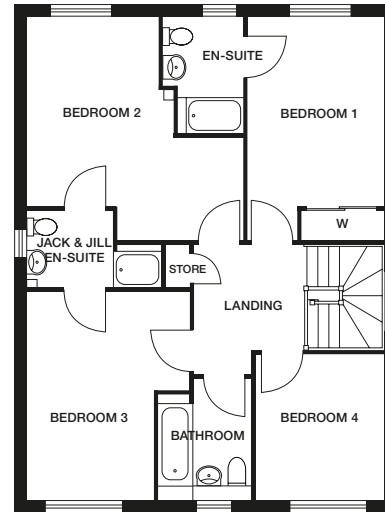
2545mm x 1582mm (max)  
8'4" x 5'2" (max)

#### Bedroom 4

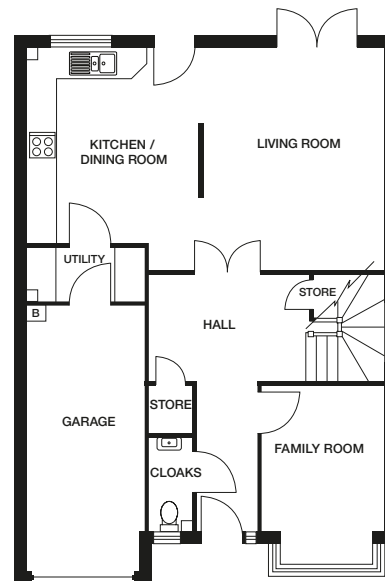
3029mm x 2787mm  
9'11" x 9'1"

#### Bathroom

2514mm x 1928mm (max)  
8'3" x 6'4" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 6.  
CGIs are indicative, external finishes and features may vary.



# The Gerston

## 4 bedroom house

Plots 5, 6, 9, 10

### Ground floor

#### Kitchen

3300mm x 2813mm (max)  
10'10" x 9'3" (max)

#### Living Room

5256mm x 3752mm  
17'3" x 12'4"

#### Dining Room

2886mm x 2813mm  
9'6" x 9'3"

#### Breakfast Room

2813mm x 2419mm  
9'3" x 7'11"

#### Study

2736mm x 3023mm  
9' x 9'11"

#### Utility Room

2736mm x 978mm (max)  
9' x 3'2" (max)

#### Cloaks

2736mm x 1065mm (max)  
9' x 3'6" (max)

### First floor

#### Bedroom 1

3771mm x 3521mm  
12'4" x 11'7"

#### En-suite 1

2850mm x 1735mm (max)  
9'4" x 5'8" (max)

#### Bedroom 2

3713mm x 3521mm  
12'2" x 11'7"

#### En-suite 2

2600mm x 1530mm (max)  
8'6" x 5' (max)

#### Bedroom 3

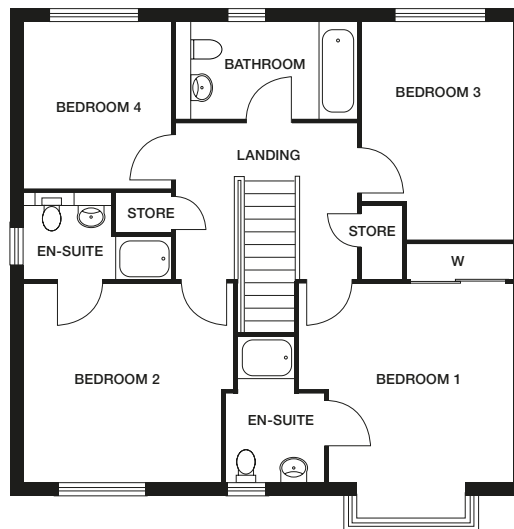
3868mm x 2662mm  
12'8" x 8'8"

#### Bedroom 4

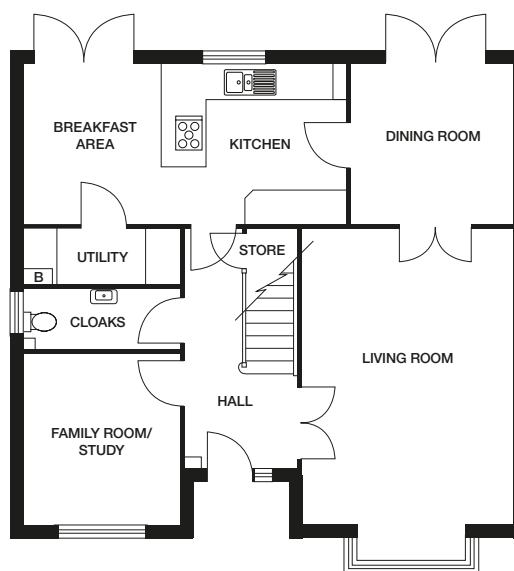
2936mm x 2602mm  
9'7" x 8'6"

#### Bathroom

3244mm x 1700mm (max)  
10'8" x 5'7" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.



Lochside Grange  
Kinghorn



CGI shows plot 101.  
CGIs are indicative, external finishes and features may vary.

# The Ardmore

## 5 bedroom house

Plots 4, 61, 101

### Ground floor

#### Kitchen

3600mm x 2812mm  
(max)

11'10" x 9'3" (max)

#### Living Room

5255mm x 3752mm  
17'3" x 12'4"

#### Dining Room

2886mm x 2812mm  
9'6" x 9'3"

#### Breakfast Area

2812mm x 2169mm (max)  
9'3" x 7'1" (max)

#### Study/Family Room

3023mm x 2787mm  
9'11" x 9'2"

#### Utility Room

2787mm x 977mm (max)  
9'2" x 3'2" (max)

#### Cloaks

2787mm x 1064mm  
(max)

9'2" x 3'6" (max)

### First floor

#### Bedroom 1

6337mm x 4037mm  
20'9" x 13'3"

#### Dressing Room

2194mm x 2020mm  
7'2" x 6'7"

#### En-suite 1

2194mm x 2003mm (max)  
7'2" x 6'7" (max)

#### Bedroom 2

3771mm x 4216mm  
12'4" x 13'10"

#### Bedroom 3

3523mm x 3589mm  
11'7" x 11'9"

#### Jack & Jill En-suite

2781mm x 2462mm (max)  
9'1" x 8' (max)

#### Bedroom 4

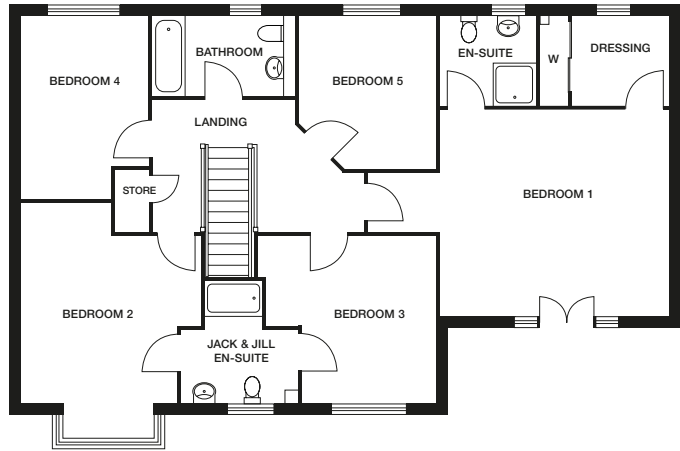
3868mm x 2660mm  
12'8" x 8'8"

#### Bedroom 5

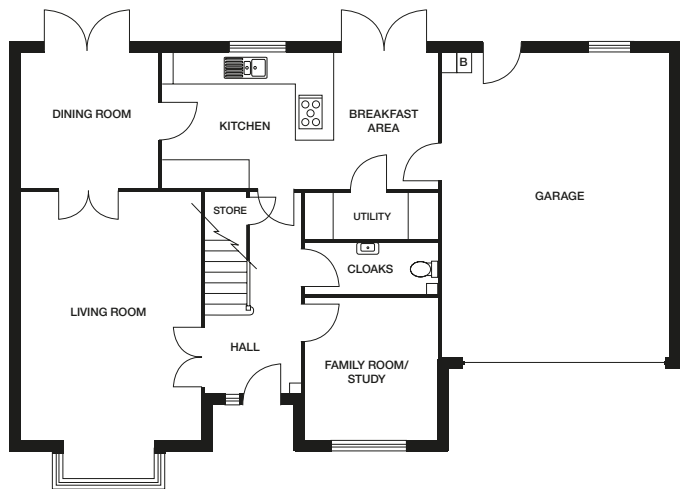
3236mm x 2902mm  
10'7" x 9'6"

#### Bathroom

2994mm x 1700mm (max)  
9'10" x 5'7" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.





Lochside Grange  
Kinghorn



CGI shows plot 1.  
CGIs are indicative, external finishes and features may vary.

# The Argyll

## 5 bedroom house

Plots 1, 56

### Ground floor

#### Kitchen

3560mm x 3470mm (max)  
11'8" x 11'5" (max)

#### Living Room

6570mm x 4036mm  
21'7" x 13'3"

#### Dining/Family Room

3579mm x 3235mm  
11'9" x 10'7"

#### Breakfast Area

2840mm x 3560mm  
9'4" x 11'8"

#### Utility Room

2748mm x 2278mm (max)  
9' x 7'6" (max)

#### Cloaks

2748mm x 1186mm (max)  
9' x 3'11" (max)

### First floor

#### Bedroom 1

5329mm x 3509mm  
17'6" x 11'6"

#### Dressing Room/ En-suite 1

4220mm x 2736mm (max)  
13'10" x 9'

#### Bedroom 2

4344mm x 3253mm  
14'3" x 10'8"

#### En-suite 2

1425mm x 1650mm (max)  
4'8" x 5'5" (max)

#### Bedroom 3

3218mm x 3896mm  
10'7" x 12'9"

#### Bedroom 4

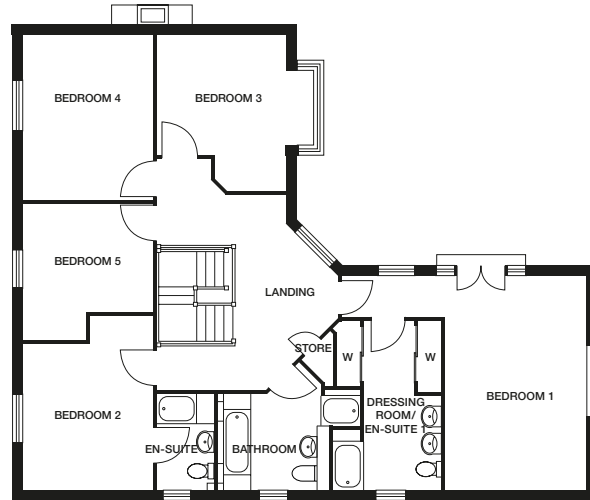
4142mm x 3254mm  
13'7" x 10'8"

#### Bedroom 5

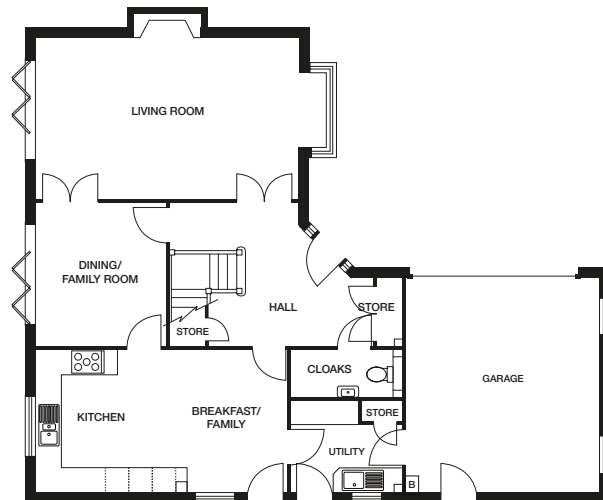
3253mm x 3423mm  
10'8" x 11'3"

#### Bathroom

3430mm x 2396mm (max)  
11'3" x 7'10" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Jul 20.

# How to purchase

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!

## Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

## Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

## Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the

sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

## You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion.

## Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

## The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as

a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Lochside Grange is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.





Lochside Grange show home interior

**Lochside Grange**  
Kilcruik Road, Kinghorn, Fife KY3 9XH  
T: 01592 551 968

 @lovell\_uk  /lovellhomes

[Lovell.co.uk](http://Lovell.co.uk)

**CONSUMER  
CODE** FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**LOVELL**  
HOMES

A **MORGAN SINDALL GROUP** COMPANY