

# EDEN BROOK

A LUXURY DEVELOPMENT  
OF 3 & 4 BEDROOM HOMES

Quale Homes  
*At the heart of every home*





# About Quale Homes

## Designed for modern living

At Quale Homes we bring together over **40 years of Scottish house building experience** and craftsmanship, from some of Scotland's mostly highly skilled construction and property professionals, delivering the finest quality family homes throughout Scotland.

The experience of our professional team ensures that you are walking into a home tailored to modern living from the very first step. Our stunning specification ensures that your new home is built for all your needs, delivering a contemporary lifestyle blended with outstanding value for money.

All of the properties in our bespoke collection are built for the future. Benefiting from the latest environmental technology, your new property delivers an energy efficient lifestyle.







# Welcome to Eden Brook

Located in the foothills of the Lomonds, with spectacular views, Eden Brook is a bespoke development of luxury homes in Auchtermuchty, Fife.

You'll find the site just off Low Road, surrounded by fields and with open aspects towards the Lomond Hills.

With a selection of 3 and 4 bedroom homes to choose from, this new community is perfectly situated for family life in the village of Auchtermuchty.



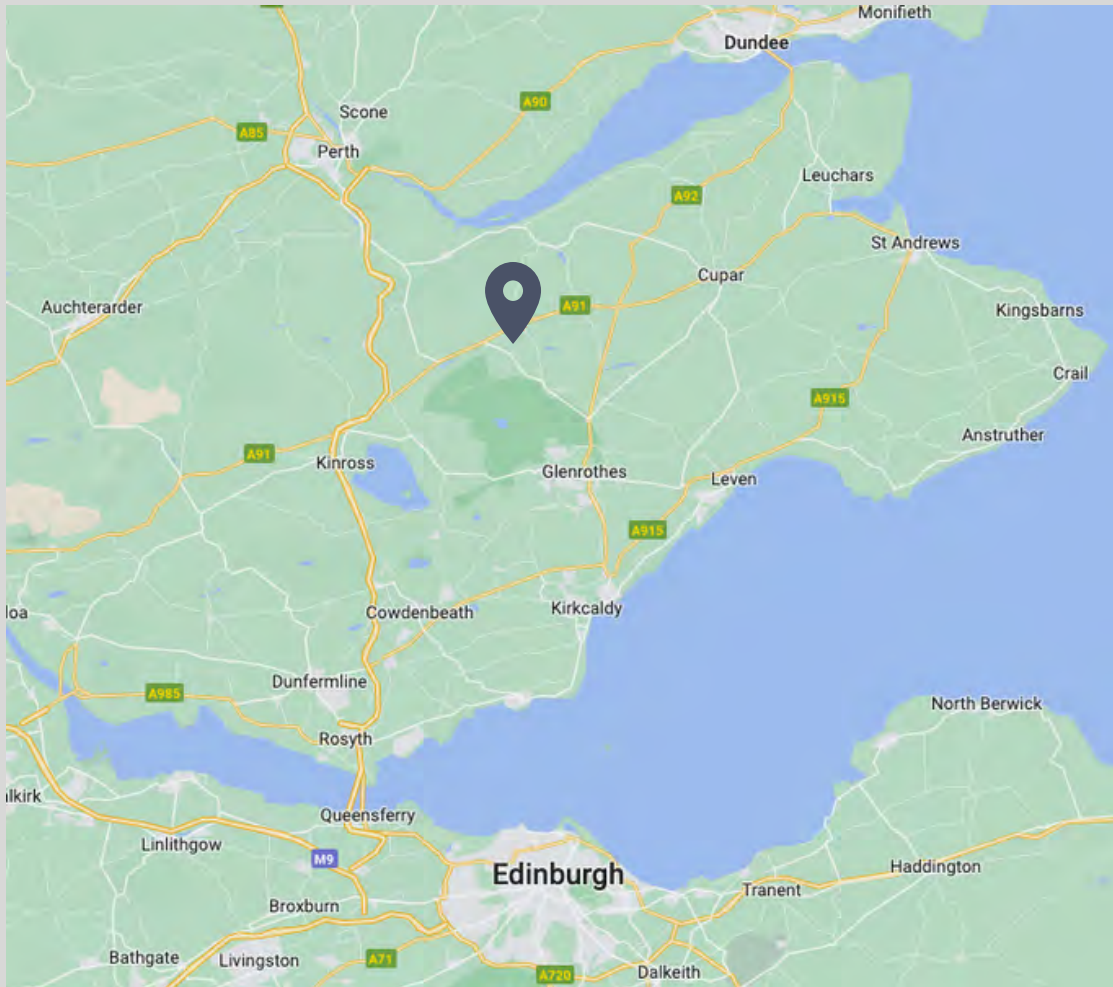


LOCATION

LOCATION

LOCATION

# Well Connected



## NEARBY AREAS

GLENROTHES – 14 KM

CUPAR – 15 KM

PERTH – 24 KM

KIRKCALDY – 24 KM

ST ANDREWS – 30 KM

DUNDEE – 32 KM

DUNFERMLINE – 37 KM

EDINBURGH – 60 KM

## LOCAL SCHOOLS

AUCHTERMUCHTY PRIMARY – 0.6KM

FALKLAND PRIMARY SCHOOL – 5.2KM

ST COLUMBA'S RC PRIMARY – 14KM

BELL BAXTER HIGH SCHOOL – 13KM

KINROSS HIGH SCHOOL – 15KM

AUCHMUTY HIGH SCHOOL – 15KM

## SAT NAV

AUCHTERMUCHTY, CUPAR KY14 7AU



# The Royal Burgh of Auchtermuchty

Known as 'Muchty' locally, the village became a Royal Burgh in 1517 and features pretty, winding streets and an attractive town marketplace. Situated in the heart of Fife just 20 miles south of Dundee, the village benefits from a short drive to both major routes through Fife – the A92 and M90.

For its size, Auchtermuchty has seen its fair share of world-famous musicians call it home. Sir Jimmy Shand the folk musician grew up here, commemorated with memorial statue just off the B936 at Upper Gardens. Charlie and Craig Reid of The Proclaimers also spent their childhood in the village.

The village benefits from a good supply of local amenities and is served by Auchtermuchty Primary School and Bell Baxter High School in the nearby, larger town of Cupar.





# Site Plan

Low Road



# THE KERR (left)

3 bedroom semi-detached home

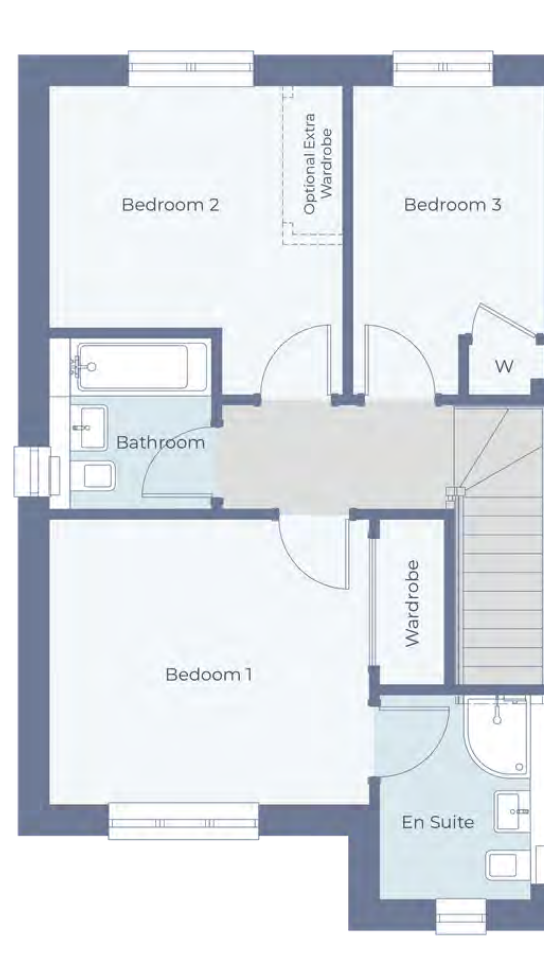


# THE KERR (left)

## Plots 1, 4, 7, 16

This semi-detached home has a thoughtful layout with a welcoming entrance hall, well-proportioned kitchen/dining room and a separate utility room and WC. French doors keep things light whilst a separate back door in the utility room offers practicality.

The main bedroom features an en suite and fitted wardrobes whilst bedroom 2 has optional wardrobe space. Bedroom 3 with integrated storage cupboard and a family bathroom complete this ideal starter home.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	4780 x 4775	15'8" x 15'8"
Kitchen	3690 x 3900	12'1" x 12'10"
WC	1870 x 1710	6'1" x 5'7"
Utility Room	1845 x 1850	6'0" x 6'0"
Bedroom 1	3415 x 3840	11'2" x 12'7"
En Suite	2000 x 2455	6'6" x 8'0"
Bathroom	2050 x 1950	6'8" x 6'4"
Bedroom 2	3700 x 3520	12'2" x 11'7"
Bedroom 3	3700 x 2280	12'2" x 7'6"
<b>TOTAL AREA</b>	<b>103.2 sq m</b>	<b>1110.83 sq ft</b>

# THE KERR (right)

3 bedroom semi-detached home



# THE KERR (right)

## Plots 2, 5, 8, 17

This semi-detached home has a thoughtful layout with a welcoming entrance hall, well-proportioned kitchen/dining room and a separate utility room and WC. French doors keep things light whilst a separate back door in the utility room offers practicality.

The main bedroom features an en suite and fitted wardrobes whilst bedroom 2 has optional wardrobe space. Bedroom 3 with integrated storage cupboard and a family bathroom complete this ideal starter home.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	4780 x 4775	15'8" x 15'8"
Kitchen	3690 x 3900	12'1" x 12'10"
WC	1870 x 1710	6'1" x 5'7"
Utility Room	1845 x 1850	6'0" x 6'0"
Bedroom 1	3415 x 3840	11'2" x 12'7"
En Suite	2000 x 2455	6'6" x 8'0"
Bathroom	2050 x 1950	6'8" x 6'4"
Bedroom 2	3700 x 3520	12'2" x 11'7"
Bedroom 3	3700 x 2280	12'2" x 7'6"
<b>TOTAL AREA</b>	<b>103.2 sq m</b>	<b>1110.83 sq ft</b>

# THE TAYLOR (left)

4 bedroom detached home with integral garage

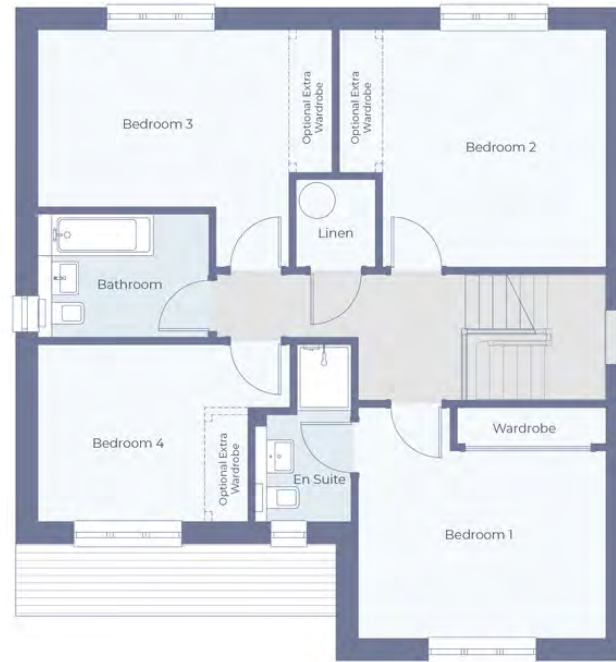


# THE TAYLOR (left)

## Plot 3

The Taylor is a well-proportioned family home boasting an open plan kitchen and family/dining room with breakfast bar area. A separate lounge provides the perfect space for relaxing or entertaining whilst a utility room, WC and integral garage add practicality.

Upstairs the main bedroom has an en suite and fitted wardrobes with three further bedrooms offering optional fitted wardrobe space. Completing the first floor is a linen cupboard and elegant family bathroom.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	3835 x 4130	12'6" x 13'6"
Dining/family room	3940 x 3580	12'11" x 11'9"
Kitchen	3170 x 3900	10'4" x 12'9"
Accessible WC	1965 x 1400	6'5" x 4'7"
Utility Room	1845 x 2160	6'0" x 7'1"
Garage	7040 x 3040	23'1" x 9'11"
Bedroom 1	3845 x 4130	12'7" x 13'6"
En Suite	1600 x 2950	5'2" x 9'8"
Bathroom	2850 x 2050	9'4" x 6'8"
Bedroom 2	3950 x 4445	12'11" x 14'7"
Bedroom 3	2950 x 4905	9'8" x 16'1"
Bedroom 4	2950 x 4200	9'8" x 13'9"
<b>TOTAL AREA</b>	<b>168.3 sq m</b>	<b>1811.56 sq ft</b>

All dimensions are shown as maximum. Wet rooms include showers or baths. Kitchens, where open plan, are taken to breakfast bars/worktops. All images used are for illustrative purposes only. All images and dimensions are not intended to form part any contract or warranty.

# THE TAYLOR (right)

4 bedroom detached home with integral garage





# THE TAYLOR (right)

## Plot 15

The Taylor is a well-proportioned family home boasting an open plan kitchen and family/dining room with breakfast bar area. A separate lounge provides the perfect space for relaxing or entertaining whilst a utility room, WC and integral garage add practicality.

Upstairs the main bedroom has an en suite and fitted wardrobes with three further bedrooms offering optional fitted wardrobe space. Completing the first floor is a linen cupboard and elegant family bathroom.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	3835 x 4130	12'6" x 13'6"
Dining/family room	3940 x 3580	12'11" x 11'9"
Kitchen	3170 x 3900	10'4" x 12'9"
Accessible WC	1965 x 1400	6'5" x 4'7"
Utility Room	1845 x 2160	6'0" x 7'1"
Garage	7040 x 3040	23'1" x 9'11"
Bedroom 1	3845 x 4130	12'7" x 13'6"
En Suite	1600 x 2950	5'2" x 9'8"
Bathroom	2850 x 2050	9'4" x 6'8"
Bedroom 2	3950 x 4445	12'11" x 14'7"
Bedroom 3	2950 x 4905	9'8" x 16'1"
Bedroom 4	2950 x 4200	9'8" x 13'9"
<b>TOTAL AREA</b>	<b>168.3 sq m</b>	<b>1811.56 sq ft</b>

# THE PATERSON (left)

4 bedroom detached home with integral garage



# THE PATERSON (left)

## Plot 9

The Paterson is a spacious home with integrated garage, ideal for growing families. The ground floor boasts a kitchen and family/dining area, separate lounge, WC and good storage with an under-stair cupboard and utility room.

Upstairs, the main bedroom has en suite and fitted wardrobes, whilst bedroom 2 also has an en suite and optional fitted wardrobe space. A further two bedrooms, linen cupboard and family bathroom complete the upper floor.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	4650 x 3430	15'3" x 11'3"
Dining/family room	3410 x 3590	11'9" x 10'7"
Kitchen	3410 x 3890	11'2" x 12'9"
Accessible WC	1805 x 1365	5'11" x 4'5"
Utility Room	1860 x 2160	6'1" x 7'1"
Garage	7040 x 3040	23'1" x 9'11"
Bedroom 1	3830 x 3770	12'6" x 12'4"
En Suite 1	1620 x 2800	5'3" x 9'2"
Bathroom	1825 x 2860	5'11" x 9'4"
Bedroom 2	4590 x 3110	15'0" x 10'2"
En Suite 2	1600 x 2210	5'2" x 7'3"
Bedroom 3	4200 x 3110	13'9" x 10'2"
Bedroom 4	3220 x 3770	10'7" x 12'4"
<b>TOTAL AREA</b>	<b>164.0 sq m</b>	<b>1765.27 sq ft</b>

# THE PATERSON (right)

4 bedroom detached home with integral garage



# THE PATERSON (right)

## Plots 6, 11, 13

The Paterson is a spacious home with integrated garage, ideal for growing families. The ground floor boasts a kitchen and family/dining area, separate lounge, WC and good storage with an under-stair cupboard and utility room.

Upstairs, the main bedroom has en suite and fitted wardrobes, whilst bedroom 2 also has an en suite and optional fitted wardrobe space. A further two bedrooms, linen cupboard and family bathroom complete the upper floor.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	4650 x 3430	15'3" x 11'3"
Dining/family room	3410 x 3590	11'9" x 10'7"
Kitchen	3410 x 3890	11'2" x 12'9"
Accessible WC	1805 x 1365	5'11" x 4'5"
Utility Room	1860 x 2160	6'1" x 7'1"
Garage	7040 x 3040	23'1" x 9'11"
Bedroom 1	3830 x 3770	12'6" x 12'4"
En Suite 1	1620 x 2800	5'3" x 9'2"
Bathroom	1825 x 2860	5'11" x 9'4"
Bedroom 2	4590 x 3110	15'0" x 10'2"
En Suite 2	1600 x 2210	5'2" x 7'3"
Bedroom 3	4200 x 3110	13'9" x 10'2"
Bedroom 4	3220 x 3770	10'7" x 12'4"
<b>TOTAL AREA</b>	<b>164.0 sq m</b>	<b>1765.27 sq ft</b>

# THE CUNNINGHAM (left)

4 bedroom detached home with integral garage



# THE CUNNINGHAM (left)

## Plot 14

The Cunningham is a well-proportioned family home boasting an open plan kitchen and family/dining room with breakfast bar area. A separate lounge provides the perfect space for relaxing or entertaining whilst a utility room, WC and integral garage add practicality.

Upstairs the main bedroom has an en suite and fitted wardrobes with three further bedrooms offering optional fitted wardrobe space. Completing the first floor is a linen cupboard and elegant family bathroom.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	3610 x 4685	11'10" x 15'4"
Kitchen / Dining	3300 x 6505	10'9" x 21'4"
Utility room	2640 x 1705	8'7" x 5'7"
Accessible WC	1485 x 1730	4'10" x 5'8"
Garage	7000 x 3000	22'11" x 9'10"
Bedroom 1	4150 x 3570	13'7" x 11'8"
En Suite	2470 x 2095	8'1" x 6'10"
Bedroom 2	3300 x 3500	10'9" x 11'5"
Bedroom 3	4520 x 2970	14'9" x 9'8"
Bedroom 4	3300 x 2935	10'9" x 9'7"
Bathroom	3020 x 2970	9'10" x 9'8"
<b>TOTAL AREA</b>	<b>161.5 sq m</b>	<b>1738.37 sq ft</b>

# THE CUNNINGHAM (right)

4 bedroom detached home with integral garage





# THE CUNNINGHAM (right)

## Plot 10

The Cunningham is a well-proportioned family home boasting an open plan kitchen and family/dining room with breakfast bar area. A separate lounge provides the perfect space for relaxing or entertaining whilst a utility room, WC and integral garage add practicality.

Upstairs the main bedroom has an en suite and fitted wardrobes with three further bedrooms offering optional fitted wardrobe space. Completing the first floor is a linen cupboard and elegant family bathroom.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	3610 x 4685	11'10" x 15'4"
Kitchen / Dining	3300 x 6505	10'9" x 21'4"
Utility room	2640 x 1705	8'7" x 5'7"
Accessible WC	1485 x 1730	4'10" x 5'8"
Garage	7000 x 3000	22'11" x 9'10"
Bedroom 1	4150 x 3570	13'7" x 11'8"
En Suite	2470 x 2095	8'1" x 6'10"
Bedroom 2	3300 x 3500	10'9" x 11'5"
Bedroom 3	4520 x 2970	14'9" x 9'8"
Bedroom 4	3300 x 2935	10'9" x 9'7"
Bathroom	3020 x 2970	9'10" x 9'8"
<b>TOTAL AREA</b>	<b>161.5 sq m</b>	<b>1738.37 sq ft</b>

# THE PINEHURST

4 bedroom detached home with integral garage



# THE PINEHURST

## Plot 12

The Pinehurst is a unique four bedroom family home, thoughtfully designed for modern living. The generous kitchen/dining/family room features a sociable kitchen island as well as separate utility room and French doors to the garden. This practical layout also offers an integral garage, W.C and a separate lounge area, perfect for relaxing or entertaining.

Upstairs the main bedroom boasts an impressive walk-in-wardrobe and en suite. You'll also find an en suite to bedroom two and a further two double bedrooms, family bathroom and linen cupboard.



DIMENSIONS	HEIGHT X WIDTH	
Lounge	3230 x 4610	10'7" x 15'1"
Dining/family room	4610 x 4460	15'1" x 14'7"
Utility room	2870 x 2085	9'5" x 6'10"
Accessible WC	1600 x 1715	5'3" x 5'7"
Garage	5500 x 3795	18'0" x 12'5"
Bedroom 1	3950 x 3965	12'11" x 13'0"
En Suite 1	2520 x 1500	8'3" x 4'11"
Bedroom 2	3230 x 3290	10'7" x 10'9"
En Suite 2	3230 x 1200	10'7" x 3'11"
Bedroom 3	4610 x 2710	15'1" x 8'10"
Bedroom 4	3390 x 2990	11'1" x 9'9"
Bathroom	2120 x 1700	6'11" x 5'6"
<b>TOTAL AREA</b>	<b>158.8 sq m</b>	<b>1709.3 sq ft</b>



# Specification

## EXTERNAL FINISH

- Turfing to front garden.
- Anthracite grey windows and external doors with a white internal finish.
- Part glazed back door.
- French doors to kitchen/dining area.
- Up and over garage door.\*
- Monoblock driveway to compliment the external finish.
- Paths as per development layout.
- Boundary fencing and gate to rear private garden.

## KITCHEN & UTILITY ROOM

- Contemporary, stylish Windsor & Windsor kitchen.
- Hotpoint induction hob.
- Integrated Hotpoint fridge freezer.
- Integrated Hotpoint dishwasher.
- Integrated Hotpoint single oven.
- Elica hidden extractor hood with LED lights.
- Space and plumbing for a washing machine in utility.
- 1 bowl stainless steel sink (kitchen).
- 1 bowl, 1 drainer stainless steel sink (utility).
- Silestone worktop in kitchen.
- Egger Laminate worktop in utility room.

\*Subject to house type. Please confirm with Sales Advisor. Specifications are correct at the time of going to print. Any alterations to the specifications will be equal of greater value and Quale Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information, please speak to a Sales Advisor.

## INTERNAL FINISHES

High quality oak veneer doors on ground floor.  
White doors on upper floor.  
Matching white skirtings and facings on ground and upper floors.  
Glazing to vestibule, lounge, dining and kitchen doors.\*  
Stylish chrome/satin finished handles.  
Painted staircase with oak handrail and newel post.  
Fitted wardrobe with sliding doors to bedroom 1.  
Walk in wardrobe (Pinehurst only).  
Internal walls and ceiling finished in white paint.  
Internal woodwork finished in white satin paint.

## ELECTRICITY AND LIGHTING

Light and power to garage.\*  
TV and BT points in living room and bedroom 1.  
Doorbell.  
Extract ventilation to utility room, bathroom, en suite(s) and WC.  
External light controlled by switch at front and back doors.  
White electrical sockets and outlets throughout (except kitchen).  
Chrome electrical sockets, outlets and downlights in kitchen.

## HEATING & ENERGY SYSTEM

Central heating and hot water via an energy efficient condensing boiler and hot water cylinder.  
Central heating and hot water via an energy efficient combination boiler (Kerr only).  
Low energy lighting.  
Green electricity provided with solar panels thus reducing electricity bills.  
All houses built to air tightness and thermal regulations.





### FAMILY BATHROOM

High quality branded designer sanitary ware.  
Chrome taps.  
Choice of Porcelanosa wall tiles to selected areas.  
Chrome tile trims.  
Mixer shower over bath and shower screen.\*  
Formica top to cistern boxing.\*  
Chrome heated towel rail.

### EN SUITE

High quality branded designer sanitary ware.  
Chrome taps.  
Choice of Porcelanosa wall tiles to selected areas.  
Chrome tile trims.  
Mixer shower, shower enclosure and tray.  
Formica top to cistern boxing.\*  
Chrome heated towel rail.  
Shaver USB point to main en suite.

### WC

High quality branded designer sanitary ware.  
Chrome taps.  
Choice of Porcelanosa wall tiles for splashback to basin.  
Chrome tile trims.

### SECURITY AND SAFETY

Robust front door with multi point locking system.  
Interconnected fire detection and alarm system.  
Carbon monoxide (CO) detector provided near gas appliance.  
Carbon dioxide (CO2) monitor provided in master bedroom.  
Ground floor windows with fitted locks.  
10-year Premier Guarantee.  
A factoring company will be appointed to maintain all common areas with an annual fee payable by residents.



\*Subject to house type. Please confirm with Sales Advisor. Specifications are correct at the time of going to print. Any alterations to the specifications will be equal of greater value and Quale Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information, please speak to a Sales Advisor.



# Quale Homes

*At the heart of every home*

E: [sales@qualehomes.com](mailto:sales@qualehomes.com)

T: 01337 589100