



Quality in every detail

BLYTHE MEADOW

A luxury development of 2, 3, 4 & 5 bedroom homes

QUALE HOMES

DESIGNED FOR MODERN LIVING

Quale Homes combines more than five decades of expertise in house building and craftsmanship, drawing from the talents of Scotland's most skilled construction and property professionals. We specialise in delivering high-quality family homes across Scotland, recently completing new neighbourhoods in Thornton, Lower Largo, and Auchtermuchty.

Every aspect of your home is meticulously developed by our integrated team of specialists, from design to timber frames and construction, ensuring a streamlined build process and excellent customer service.

All our homes are carefully designed for contemporary living, boasting high-end specifications and features such as open-plan kitchens, en suites, French doors and state-of-the-art environmental technology.





WELCOME TO BLYTHE MEADOW

Situated on the outskirts of Kinglassie in Fife, Blythe Meadow introduces a new neighbourhood of contemporary family homes.

Conveniently positioned just beyond the junction of the B921 and B922, Blythe Meadow is surrounded by picturesque scenery, looking out onto the historic Blythe's Tower and rolling fields.

The development comprises a range of 2, 3, 4 and 5 bedroom homes, providing an ideal setting for family living within proximity to both Kinglassie and Glenrothes.

BLYTHE MEADOW

DEVELOPMENT PLAN



BALGOVE

3 bed semi-detached/
end-terraced home



BALGOVE FEATURE

3 bed semi-detached/
end-terraced home



CAIRNIE

3 bed semi-detached/
terraced home



KINCAPLE

3 bed semi-detached/
terraced home



BOWHOUSE

4 bed detached home



ARDROSS

4 bed detached home



ARDROSS FEATURE

4 bed detached home



BALGOWNIE

5 bed detached home



APARTMENTS

2 bed apartments



HOUSING ASSOCIATION

B921

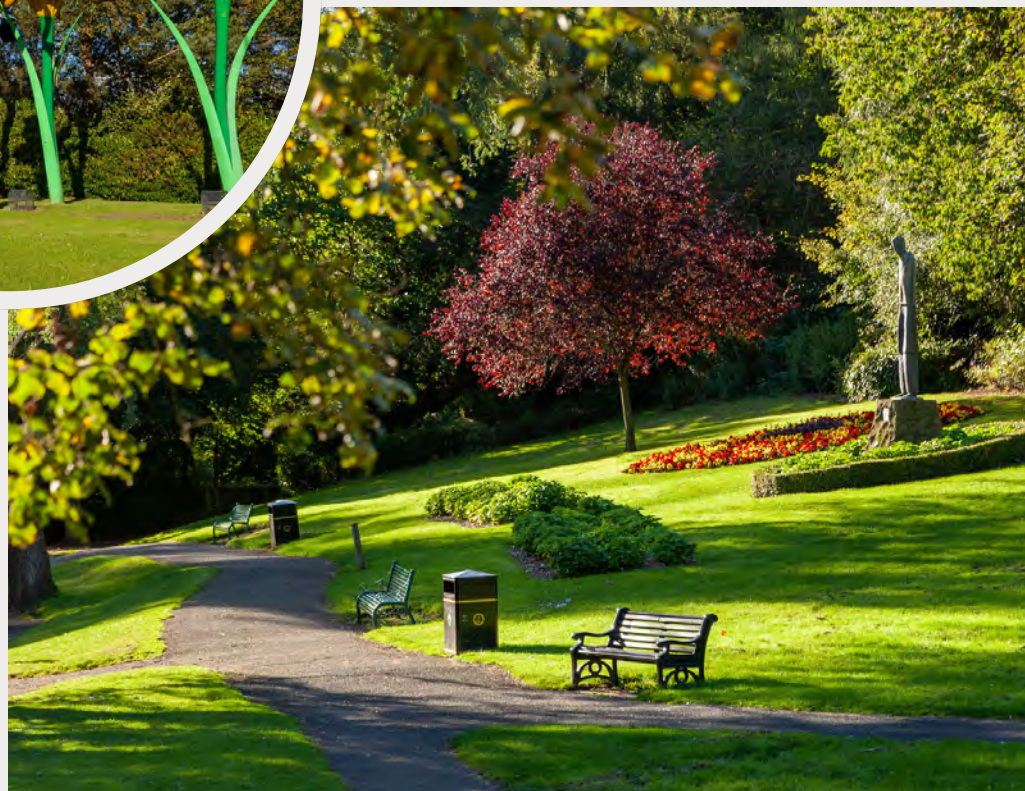


B922

KINGLASSIE

Kinglassie has its roots in medieval times, evolving into a hub for handweavers and small-scale coal mines by the 1500s. The town's landscape underwent a significant transformation in 1908 with the establishment of Kinglassie Colliery, which eventually employed a workforce of over 760 miners.

Today, Kinglassie is home to approximately 1,900 residents, boasting essential local amenities like a primary school, skatepark, cafés, and a Morrisons Local. Situated only half a mile away, the larger town of Glenrothes offers a more extensive array of amenities. This includes a shopping centre, supermarkets, cinema, restaurants, secondary schools, college, and a sports centre.





For enthusiasts of golf, Glenrothes Golf Club is just a 5-minute drive from Blythe Meadow. Meanwhile, those seeking more adventurous pursuits can experience the adrenaline rush at Fife Airport, located within walking distance, where flying and skydiving lessons are available.

Coastal walks, beaches and a further selection of restaurants, shops and cafes can be found in neighbouring Kirkcaldy, under 4 miles away.

For those with a desire to explore, the A92 is easily accessible within ten minutes, providing a connection to the wider Fife region and facilitating travel to the main motorway network.



LOCH LEVEN



DUNDEE

MARKINCH

GLENWOOD HIGH SCHOOL

RIVERSIDE PARK

KINGDOM SHOPPING CENTRE

GLENROTHES GOLF CLUB

SALTIRE RETAIL PARK

MICHAEL WOODS LEISURE CENTRE

FIFE AIRPORT

KINGLASSIE PRIMARY SCHOOL

BLYTHE MEADOW

THORNTON GOLF CLUB

THORNTON

ST ANDREWS

CLUNY ACTIVITIES

CARDENDEN

RAVENS CRAIG BEACH

FIFE CENTRAL RETAIL PARK

VICTORIA HOSPITAL KIRKCALDY

KIRKCALDY

EDINBURGH



A92

A92

A92

A915



WELL CONNECTED



LEISURE

Cluny Clays	2.1 miles
Fife Retail Park	3.6 miles
Kingdom Shopping Centre	3.7 miles
Glenrothes Golf Course	1.8 miles
Fife Airport	1 mile
Michael Woods Leisure Centre	3.2 miles
Riverside Park	3.6 miles
Beveridge Park	6.6 miles



SCHOOLS

Kinglassie Primary School	0.4 miles
Glenwood High School	2.5 miles
St Ninian's Roman Catholic Primary School	3.5 miles
St Andrew's Roman Catholic High School	5.8 miles



TOWNS

Glenrothes	1.5 miles
Kirkcaldy	3.5 miles
Dundee	28 miles
Kinross	12 miles
Edinburgh	29 miles



INTERIORS DESIGNED FOR MODERN LIVING

A new Quale home build includes a 10-year guarantee for reassurance, a selection of modern kitchens from Windsor & Windsor, and Porcelanosa tiling in bathrooms and en suites.

The layouts are tailored for family living, featuring a downstairs W.C, French doors to the garden, and built-in storage space.



SPECIFICATION

Once you reserve a Quale home, we will invite you to begin the process of personalising your new home. We pride ourselves on our exceptional build quality along with a fantastic level of standard specification, but to add to the personal touch, we also have a number of optional extras to make your home feel even more unique to you.

INTERNAL FINISH

High quality oak veneer doors with white skirtings and facings on ground floor.

High quality white doors with white skirtings and facings on upper floor.

Glazing to vestibule, lounge, dining and kitchen doors.*

Stylish satin chrome finished handles.

Painted staircase with handrail and newel post.*

Fitted wardrobe with sliding doors to main bedroom.*

Internal walls and ceiling finished in white paint.

Internal woodwork finished in white satin paint.

HEATING & ENERGY SYSTEM

Central heating and hot water via an energy efficient condensing boiler and hot water cylinder.

Low energy lighting.

Green electricity provided with solar panels thus reducing electricity bills.

All houses built to air tightness and thermal regulations.



*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.

ELECTRICAL AND LIGHTING

Light and power to garage.*

TV and BT points in living room and main bedroom.

Doorbell.

Extract ventilation to utility room, bathroom, en-suite (s) and WC.*

External light at front and back doors.

White electrical sockets and outlets throughout (except kitchen).

Chrome electrical sockets, outlets, and downlights in kitchen.

Electrical vehicle charger.*

KITCHEN & UTILITY ROOM*

Contemporary and stylish kitchen designs.

High quality worktop in kitchen and utility.*

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.*

Space and plumbing for a tumble dryer in utility.*

1 bowl stainless steel sink (kitchen).

1 bowl with drainer stainless steel sink (utility).*

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.



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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.

WC

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

EXTERNAL FINISH

Turfing to front garden.*
Anthracite grey windows and external doors with a white internal finish.
Part glazed back door.
French doors to rear from kitchen/dining, living.
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 as per development layout.*

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 main bedroom.
Ground floor windows with fitted locks.
10 year Q-assured warranty.
A factoring company will be appointed to maintain all common areas with an annual fee payable by residents.



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