



Milnathort
3, 4 & 5 bedroom homes



Springfield
.co.uk

Milnathort



House builder of the year

GREAT LOCATION BEAUTIFUL HOMES

Find out more about Springfield's collection of contemporary 3, 4 & 5 bedroom family homes.



RECREATION & PARKS

Nestled between the Ochil Hills (to the west) and the Lomond Hills Regional Park (to the east), Milnathort is a scenic town, once a thoroughfare on the old road north. An ideal starting point for cycling enthusiasts, its rural setting is a real draw with the splendour of the great outdoors waiting to be explored.

If you don't want to wander too far, you can walk the dog around Memorial Park or enjoy a gentle stroll along the banks of Loch Leven taking in the 7 hectares of Kirkgate Park, and the view out to Loch Leven castle. And for the golf enthusiast, there is the marvellous Burleigh nine-hole golf course.

Only five minutes away, you'll find Live Active Loch Leven which offers a 25m swimming pool and a fitness suite, ideal for both cardio and weight training.



TRANSPORT

Milnathort retains a timeless tranquillity thanks to the M90 bypass reducing traffic through the town while offering great connectivity; to Perth in less than 30 minutes or Edinburgh in under an hour. Ideal for shoppers and commuters alike.

Local bus services also regularly run to and from nearby Kinross and further afield.

SCHOOLS AND EDUCATION

Milnathort Primary, where they encourage kids to ‘dream big’, is at the heart of the community. With the motto ‘making it happen’, children can enjoy a supportive and innovative education here. Older students benefit from the modern Kinross High School, a central part of the Loch Leven Community Campus. Here they can access an excellent standard of education as well as a great range of sporting facilities including three tennis courts, rugby fields and a football pitch.

SHOPPING

There’s a great selection of traditional independent shops, cafés and takeaways to be found in Milnathort and nearby Kinross. You’ll even find a Marks and Spencer Simply Food on the A977 just out of town.



Springfield Properties has been building homes since the early 1990s. We have grown steadily ever since and now build homes across Scotland from the Highlands to the Borders. Wherever you're looking to live and whether you're taking your first step on the property ladder, looking for the perfect family home or choosing a place to downsize – we're sure to have a home you'll love.





QUALITY SERVICE AND AFTER SALES

Springfield is always working to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example each Springfield home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date. With every Springfield property we offer an after sales service for the first two years.





DEVELOPMENT PLAN

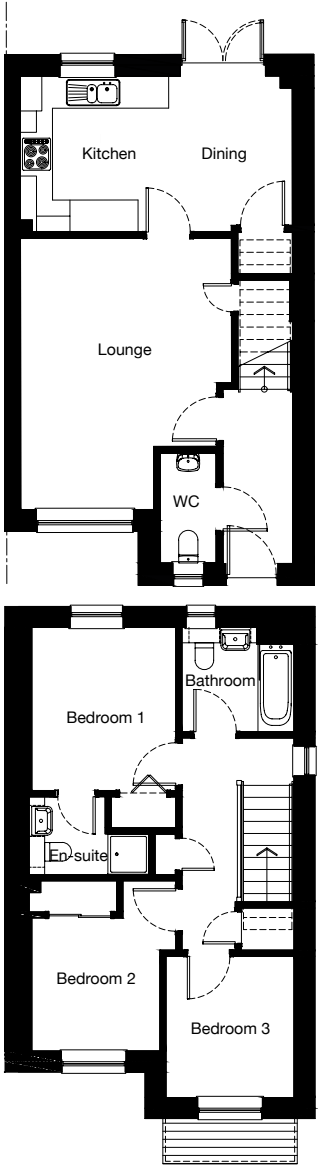
As you can see from the development plan, Springfield Milnathort is a relatively small development of 51 plots with a nice mixture of three, four and five bedroom detached and semi-detached homes. The development offers a generous amount of outdoor space as well as a walkway at the back of the development for people to enjoy some of what nature has to offer in this semi-rural location.





KEY

	Ardmore 3 bedroom		Tiree 3 bedroom		Lauder 3 bedroom
	Arden 4 bedroom		Balerno 4 bedroom		Braemar 4 bedroom
	Crail 4 bedroom		Letham 4 bedroom		Melford 5 bedroom
	Culbin 4 bedroom				



ARDMORE

3 bedroom semi-detached

Ground Floor

Room	Metric	Imperial
Lounge	3945 x 5183 mm	12' 11" x 17'
Kitchen	2775 x 2916mm	9' 1" x 9' 7"
Dining	2310 x 2916 mm	7' 7" x 9' 7"
WC	1040 x 2062 mm	3' 5" x 6' 9"

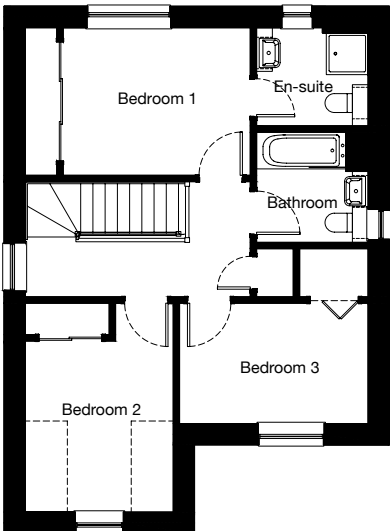
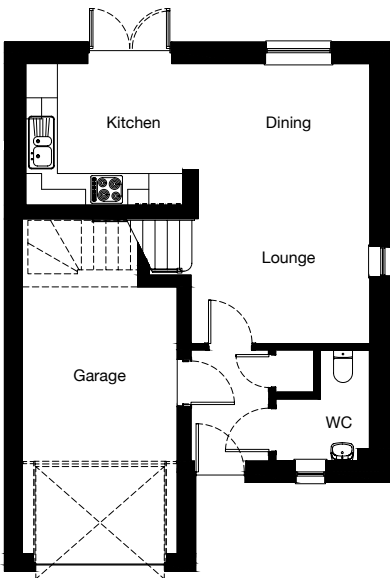
First Floor

Room	Metric	Imperial
Bedroom 1	2792 x 3165 mm	9' 2" x 10' 5"
En-suite	2323 x 1513 mm	7' 7" x 5'
Bedroom 2	2483 x 2581 mm	8' 2" x 8' 6"
Bedroom 3	2481 x 2739 mm	8' 2" x 9'
Bathroom	2173 x 2025 mm	7' 2" x 6' 8"

Total Floor Area: 88m² / 949ft²

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TIREE

3 bedroom detached

Ground Floor

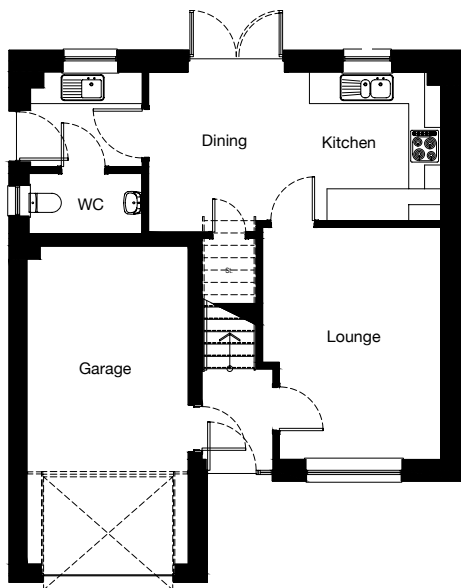
Room	Metric	Imperial
Lounge	3556 x 2935 mm	11' 8" x 9' 8"
Kitchen	2975 x 2687 mm	9' 9" x 8' 10"
Dining	3396 x 2379 mm	11' 2" x 7' 10"
WC	1776 x 2090 mm	5' 10" x 6' 10"

First Floor

Room	Metric	Imperial
Bedroom 1	3566 x 2815 mm	11' 8" x 9' 3"
En-suite	2125 x 1872 mm	7' x 6' 2"
Bedroom 2	2819 x 3261 mm	9' 3" x 10' 8"
Bedroom 3	3593 x 2293 mm	11' 9" x 7' 6"
Bathroom	2125 x 2100 mm	7' x 6' 11"

Total Floor Area: 89m² / 960ft²

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LAUDER

3 bedroom detached

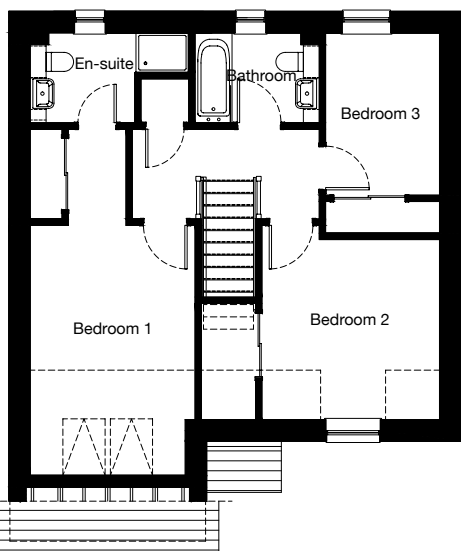
Ground Floor

Room	Metric	Imperial
Lounge	3359 x 4390 mm	11' x 14' 5"
Kitchen	2475 x 2809 mm	8' 1" x 9' 3"
Dining	3036 x 3026 mm	10' x 9' 11"
Utility	2110 x 1790 mm	6' 11" x 5' 10"
WC	2128 x 1135 mm	7' x 3' 9"

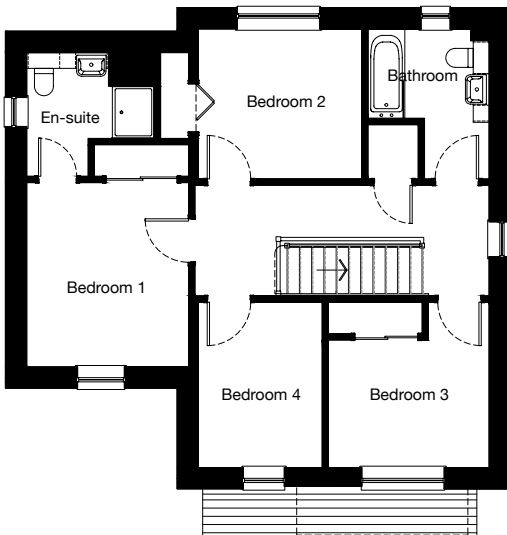
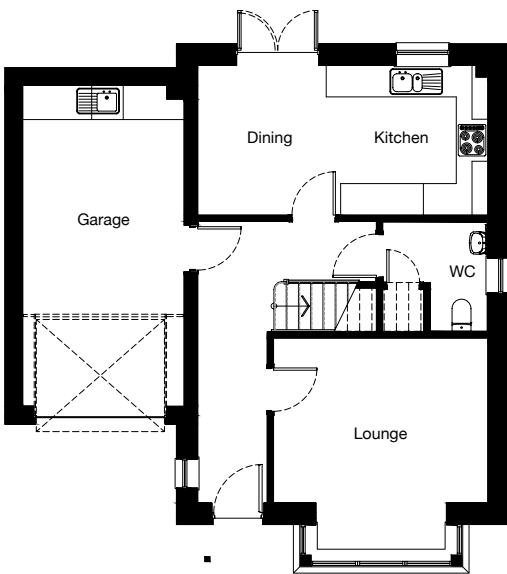
First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 4730 mm	10' 3" x 15' 6"
En-suite	2996 x 1700 mm	9' 10" x 5' 7"
Bedroom 2	3359 x 3408 mm	11' x 11' 2"
Bedroom 3	2155 x 3071 mm	7' 1" x 10' 1"
Bathroom	2350 x 1700 mm	7' 9" x 5' 7"

Total Floor Area: 103m² / 1104ft²



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ARDEN

4 bedroom detached

Ground Floor

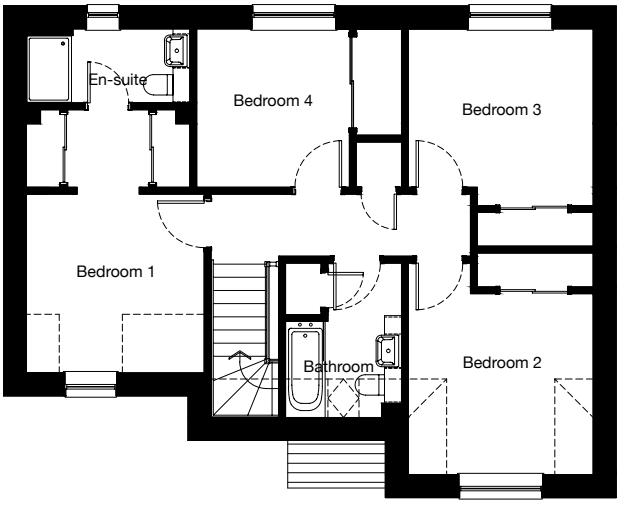
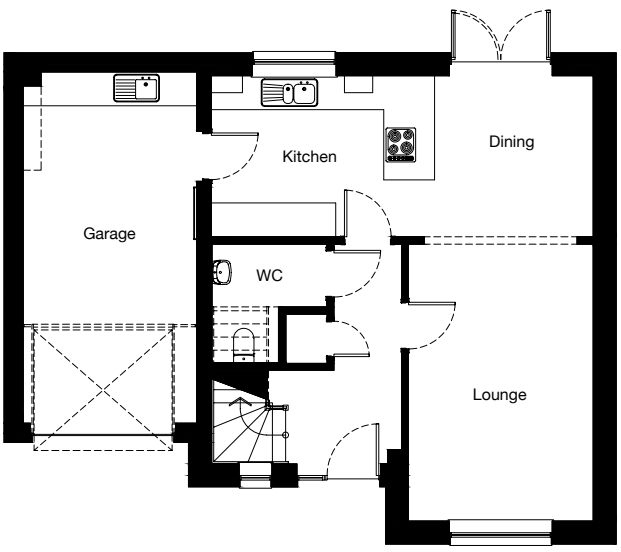
Room	Metric	Imperial
Lounge	4077 x 4041 mm	13' 5" x 13' 3"
Kitchen	3075 x 2850 mm	10' 1" x 9' 4"
Dining	2444 x 2850 mm	8' 0" x 9' 4"
WC	1990 x 2080 mm	6' 6" x 6' 10"

First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499 mm	10' 1" x 11' 6"
En-suite	2422 x 2350 mm	7' 11" x 7' 9"
Bedroom 2	3099 x 2850 mm	10' 2" x 9' 4"
Bedroom 3	3050 x 2421 mm	10' x 7' 11"
Bedroom 4	2349 x 3141 mm	7' 8" x 10' 4"
Bathroom	2300 x 2850 mm	7' 7" x 9' 4"

Total Floor Area: 113m² / 1224ft²

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BALERNO

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3269 x 4902 mm	10' 9" x 16' 1"
Kitchen	3950 x 2850 mm	13' x 9' 4"
Dining	2807 x 2850 mm	9' 2" x 9' 4"
WC	2028 x 2100 mm	6' 8" x 6' 11"

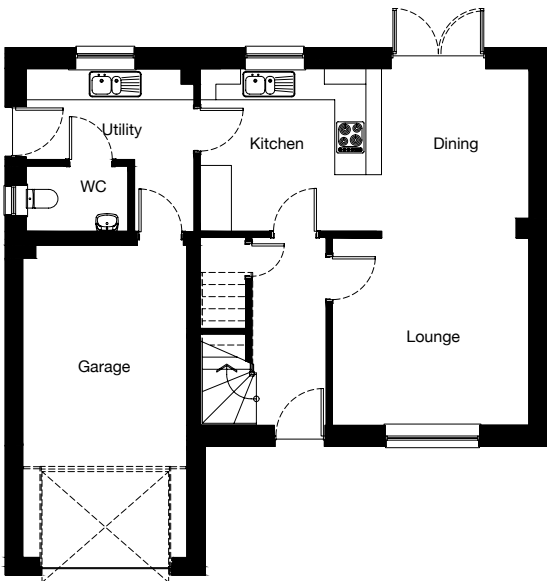
First Floor

Room	Metric	Imperial
Bedroom 1	3142 x 3162 mm	10' 4" x 10' 4"
En-suite	2890 x 1308 mm	9' 6" x 4' 3"
Bedroom 2	3269 x 3200 mm	10' 9" x 10' 6"
Bedroom 3	3269 x 3122 mm	10' 9" x 10' 3"
Bedroom 4	2700 x 2800 mm	8' 10" x 9' 2"
Bathroom	2050 x 2729 mm	6' 9" x 8' 11"

Total Floor Area: 120m² / 1284ft²

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BRAEMAR

4 bedroom detached

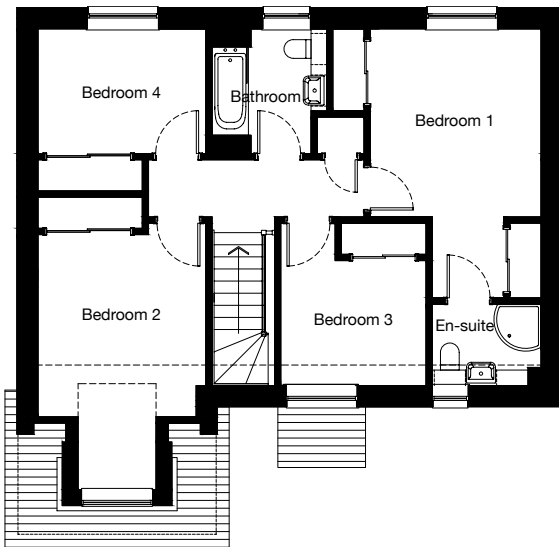
Ground Floor

Room	Metric	Imperial
Lounge	3787 x 3606 mm	12' 5" x 11' 10"
Kitchen	3490 x 3133 mm	11' 5" x 10' 3"
Dining	2842 x 3133 mm	9' 4" x 10' 3"
Utility	3230 x 1750 mm	10' 7" x 5' 9"
WC	1955 x 1253 mm	6' 5" x 4' 1"

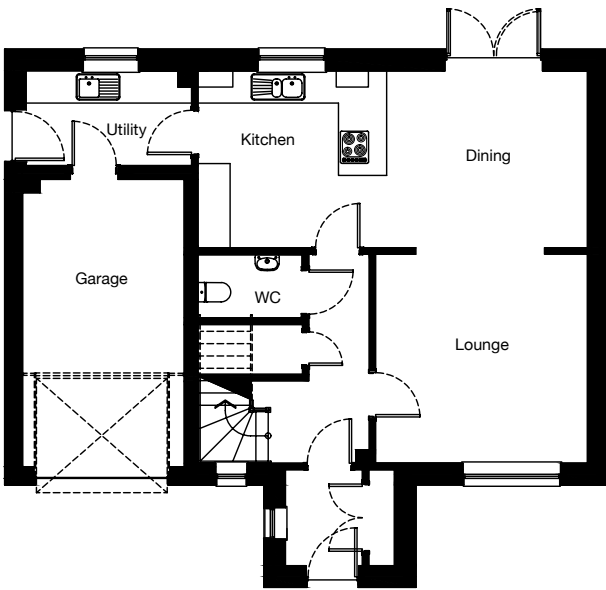
First Floor

Room	Metric	Imperial
Bedroom 1	3287 x 3622 mm	10' 9" x 11' 11"
En-suite	2093 x 1570 mm	6' 10" x 5' 2"
Bedroom 2	3230 x 3508 mm	10' 7" x 11' 6"
Bedroom 3	2796 x 2407 mm	9' 2" x 7' 11"
Bedroom 4	3230 x 2402 mm	10' 7" x 7' 11"
Bathroom	2205 x 2402 mm	7' 3" x 7' 11"

Total Floor Area: 124m² / 1339ft²



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CRAIL

4 bedroom detached

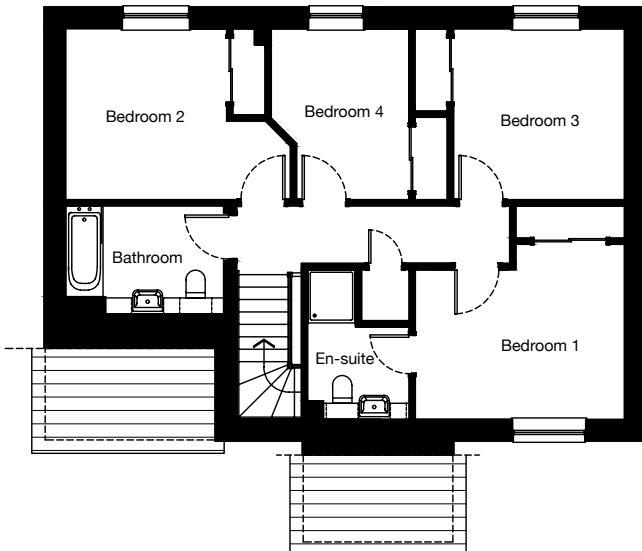
Ground Floor

Room	Metric	Imperial
Lounge	3950 x 3900 mm	13' x 12' 10"
Kitchen	3520 x 3299 mm	11' 7" x 10' 10"
Dining	3744 x 3299 mm	12' 3" x 10' 10"
Utility	3085 x 1764 mm	10' 1" x 5' 9"
WC	1939 x 1175 mm	6' 4" x 3' 10"

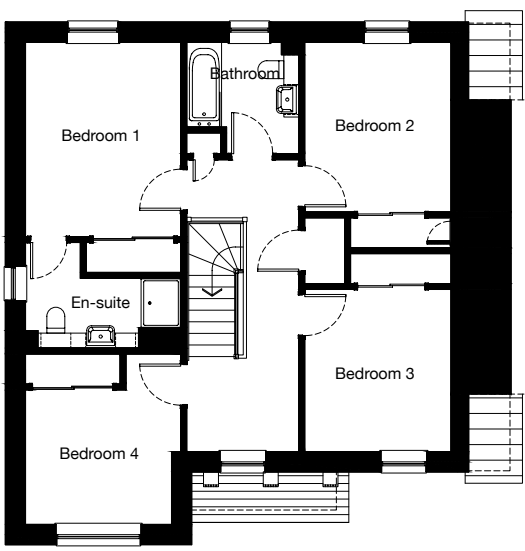
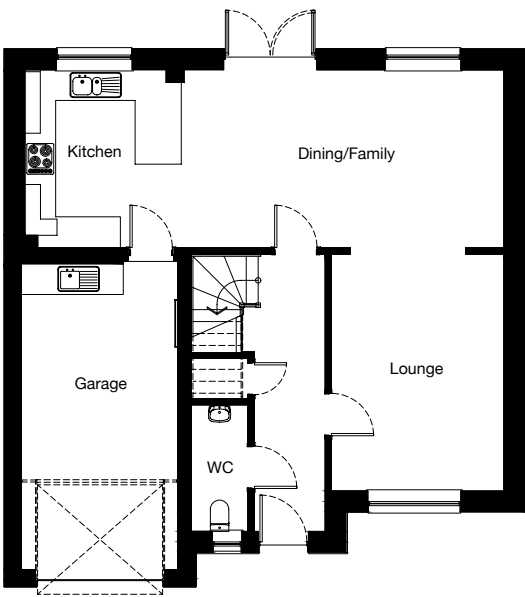
First Floor

Room	Metric	Imperial
Bedroom 1	3915 x 3279 mm	12' 10" x 10' 9"
En-suite	1900 x 1732 mm	6' 3" x 5' 8"
Bedroom 2	4209 x 3200 mm	13' 10" x 10' 6"
Bedroom 3	3200 x 3200 mm	10' 6" x 10' 6"
Bedroom 4	2575 x 3200 mm	8' 5" x 10' 6"
Bathroom	2957 x 2025 mm	9' 8" x 6' 8"

Total Floor Area: 133m² / 1432ft²



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LETHAM

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3380 x 4619 mm	11' 1" x 15' 2"
Dining/Family	6294 x 3470 mm	20' 8" x 11' 5"
Kitchen	3050 x 3470 mm	10' x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

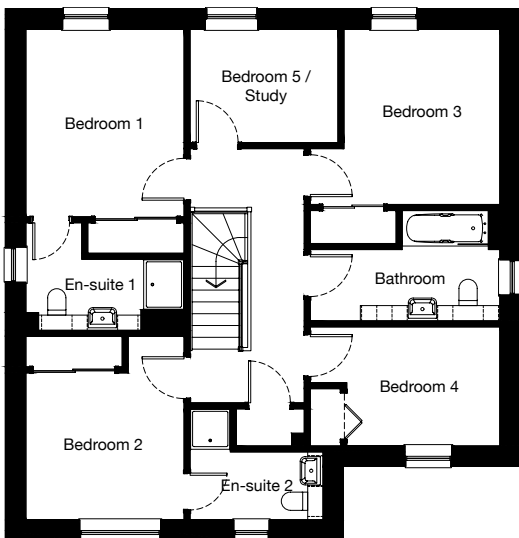
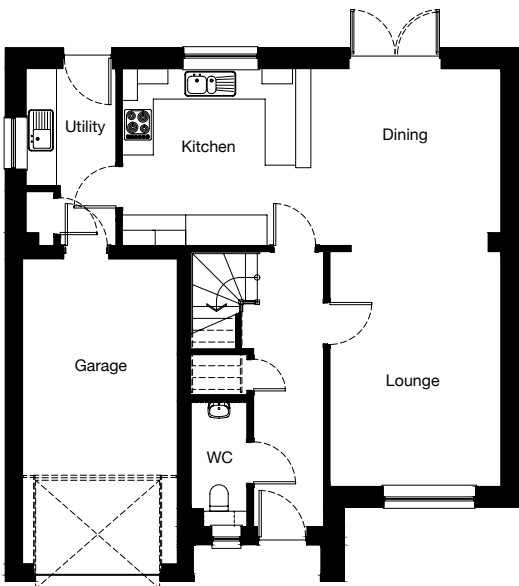
First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3900 mm	10' 3" x 12' 10"
En-suite	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	2937 x 3255 mm	9' 8" x 10' 8"
Bedroom 3	2937 x 3404 mm	9' 8" x 11' 2"
Bedroom 4	2932 x 3422 mm	9' 7" x 11' 3"
Bathroom	2250 x 2237 mm	7' 5" x 7' 4"

Total Floor Area: 138m² / 1485ft²

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MELFORD

5 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619 mm	11' 1" x 15' 2"
Kitchen	3713 x 3480 mm	12' 2" x 11' 5"
Dining	3739 x 3480 mm	12' 3" x 11' 5"
Utility	1772 x 3480 mm	5' 10" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

First Floor

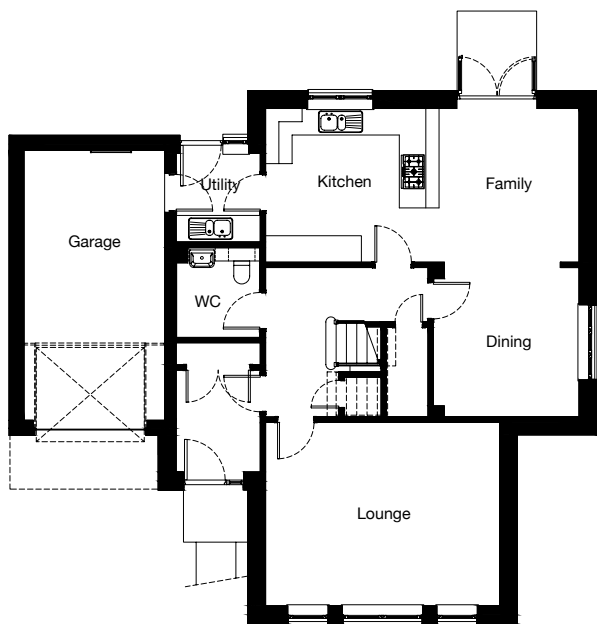
Room	Metric	Imperial
Bedroom 1	3117 x 3700 mm	10' 3" x 12' 2"
En-suite 1	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	3117 x 3622 mm	10' 3" x 11' 11"
En-suite 2	2619 x 1343 mm	8' 7" x 4' 5"
Bedroom 3	3072 x 3458 mm	10' 1" x 11' 4"
Bedroom 4	3737 x 2346 mm	12' 3" x 7' 8"
Bedroom 5	2915 x 2238 mm	9' 7" x 7' 4"
Bathroom	3737 x 2175 mm	12' 3" x 7' 2"

Total Floor Area: 148m² / 1602ft²

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CULBIN

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	5294 x 4155 mm	17' 4" x 13' 8"
Kitchen	3926 x 3480 mm	12' 11" x 11' 5"
Dining	3297 x 3381 mm	10' 10" x 11' 1"
Family	3168 x 3480 mm	10' 5" x 11' 5"
Utility	1905 x 2009 mm	6' 3" x 6' 7"
WC	1885 x 2030 mm	6' 2" x 6' 8"

First Floor

Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11' 1" x 13' 8"
En-suite 1	1800 x 2185 mm	5' 11" x 7' 2"
Bedroom 2	2932 x 5190 mm	9' 7" x 17'
En-suite 2	2228 x 1950 mm	7' 4" x 6' 5"
Bedroom 3	3927 x 2760 mm	12' 11" x 9' 1"
Bedroom 4	2519 x 2760 mm	8' 3" x 9' 1"
Bathroom	2769 x 3382 mm	9' 1" x 11' 1"

Total Floor Area: 179m²/ 1921ft²

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SPECIFICATION

	ARDMORE	TREE	LAUDER	ARDEN	BALEarno	BRAEMAR	CRAIL	LETHAM	MELFORD	CULBIN
ELECTRICAL										
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WARDROBES										
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.										
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	N/A	N/A	N/A	N/A	✓	✓	✓	✓	✓	✓
INTERNAL DOORS & IRONMONGERY										
Choice of door to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors in home white 6 panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
DECORATION										
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WINDOWS										
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL DOORS										
Chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL ITEMS / PLOTWORKS										
Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plug in doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap at rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at front of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey retractable garage door and frame	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Milnathort

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