

Plot	Type	Bedrooms	Price
1	Bungalow	4 Bedrooms	SOLD
2	Bungalow	4 Bedrooms	SOLD
3	Bungalow	4 Bedrooms	SOLD
4	Bungalow	4 Bedrooms	Offers Over £565,000
5	Bungalow	4 Bedrooms	Offers Over £565,000



Ribbonfield Development,
| Crail | KY10 3XG

Thorntons 
Let's get a move on!





Ribbonfield Development,

| Crail | KY10 3XG

Description

Built by Carriden Homes Group Ltd, Ribbonfield is an exclusive new build development of 5 detached and substantially proportioned bungalows. The site is located in a rural setting a reasonably short 2 miles driving distance from the charming conservation village of Crail. Crail has a wide range of shopping, social, leisure amenities and schooling at primary level.





Description

Ribbonfield commands views over open farmland, with the houses on the south eastern boundary having views towards the North Sea. Only 9 miles from St Andrews the 'Home Of Golf' the site has straightforward access to 7 championship golf courses within a short distance from the site. For the commuter there are east coast mainline railway stations located in Leuchars, Cupar and Ladybank linking to the centres of Dundee, Aberdeen, Edinburgh and London. Dundee airport is 23 miles from the site and has regular scheduled flights to London.

The houses will be built to an incredibly high specification with every care taken to create a modern comfortable dwelling. Heating is provided by an ECO friendly air source heating unit which will be located by the garage. The modern specification continues with underfloor heating, high levels of insulation and quality double glazing helping to retain a comfortable temperature throughout the whole house.

The general internal design of each property is an open-plan living/dining/kitchen, a useful utility, 4 double bedrooms, 2 with en-suite facilities and the master also benefitting from a dressing room. A family bathroom completes the accommodation. All plots have a garage selected plots benefit from a detached garage.

Viewing the site is strongly recommended to fully appreciate the location and the quality finishing.

Directions:

Travelling from St Andrews drive south on the A917 in the direction of Crail, approximately 2 miles before Crail turn right onto the B9171 signposted Largo & Leven, Ribbonfield is roughly 1/2 a mile distance and on the left hand side of the road.

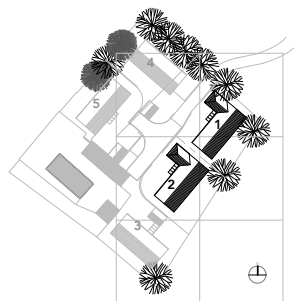
All viewings by appointment only, to arrange a viewing contact Thorntons New Homes on newhomes@thorntons-law.co.uk or call 0330 430090 and ask for the New Homes Team.

Please note: some of the images within the schedule have been virtually staged using computer generated images



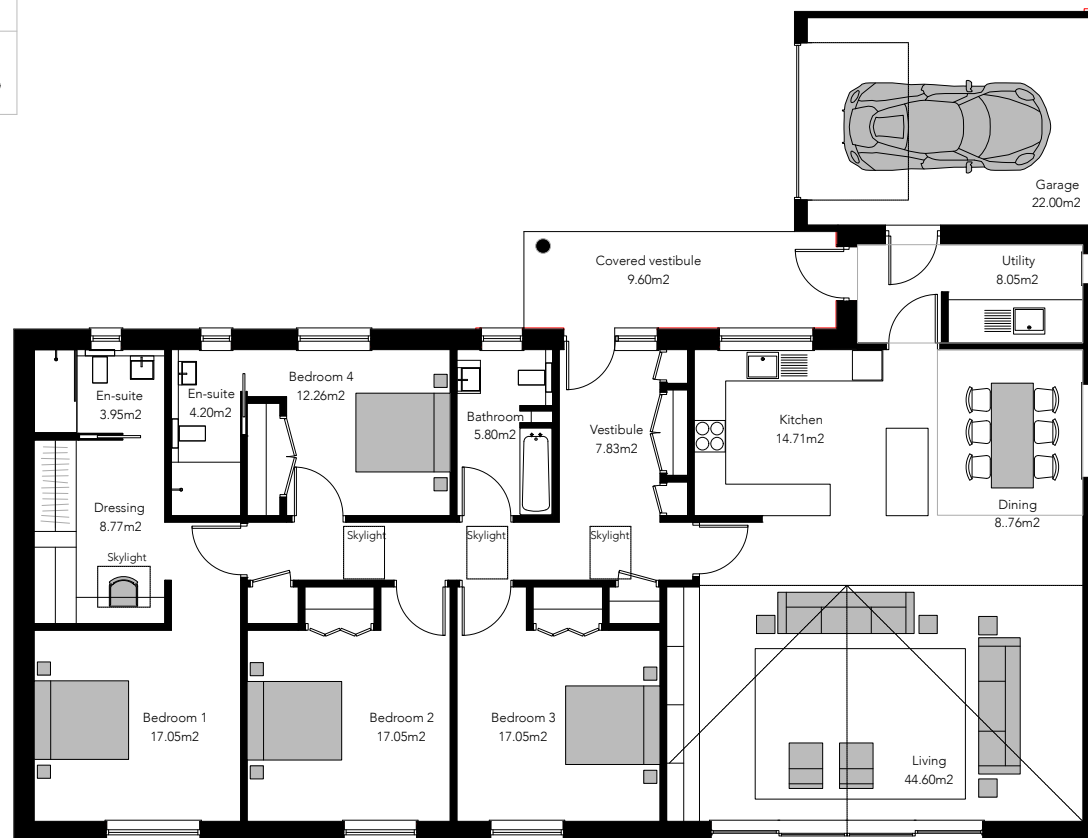


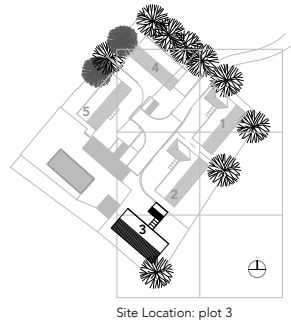




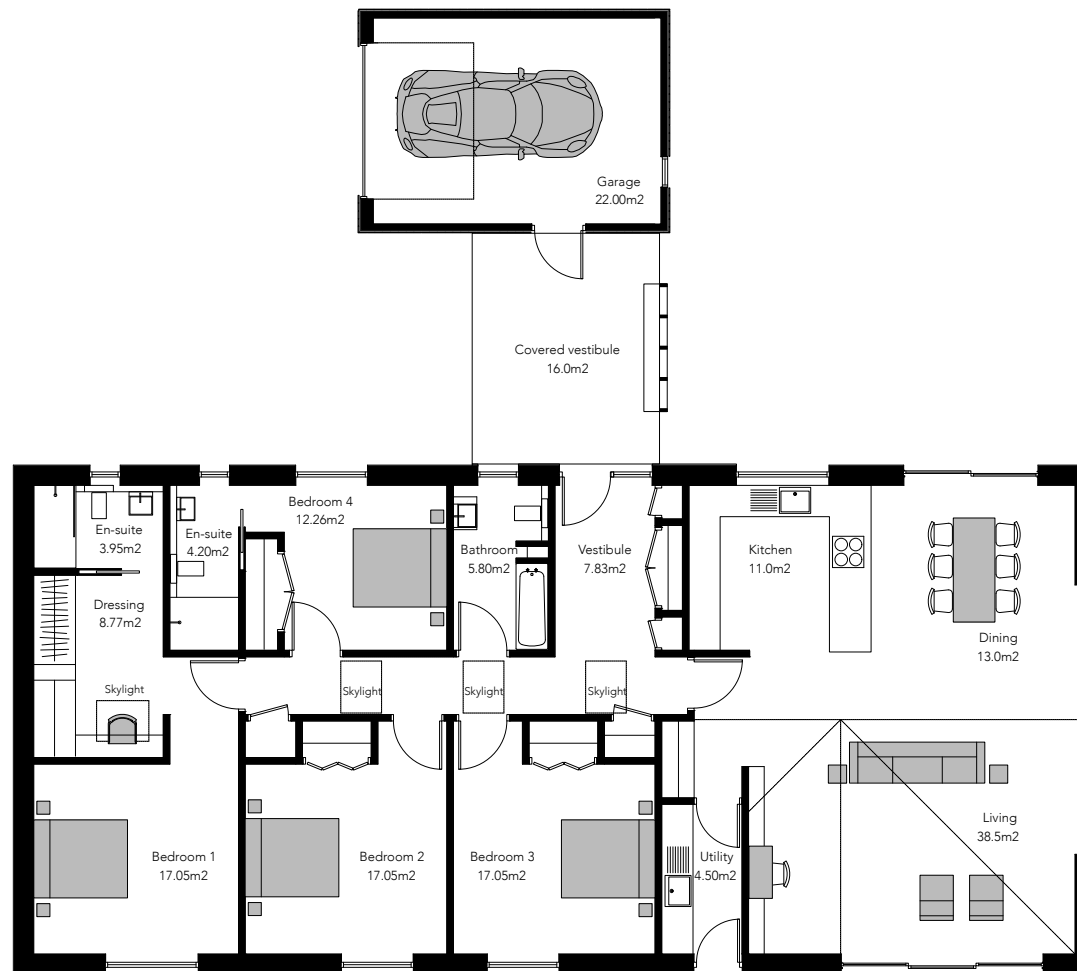
Site Location: plots 1+2

NB: All floor area's are GIFA. They are approximate. Dimensions are sourced from Planning Drawings. This plan is not to scale.

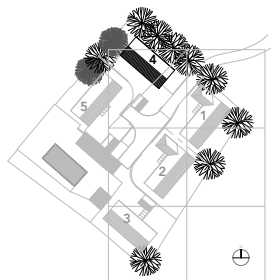




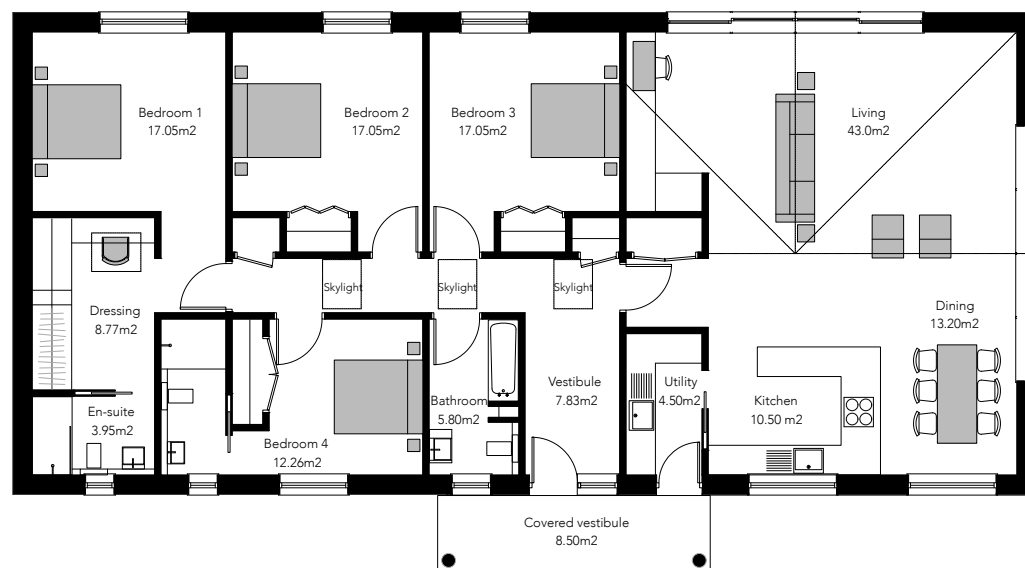
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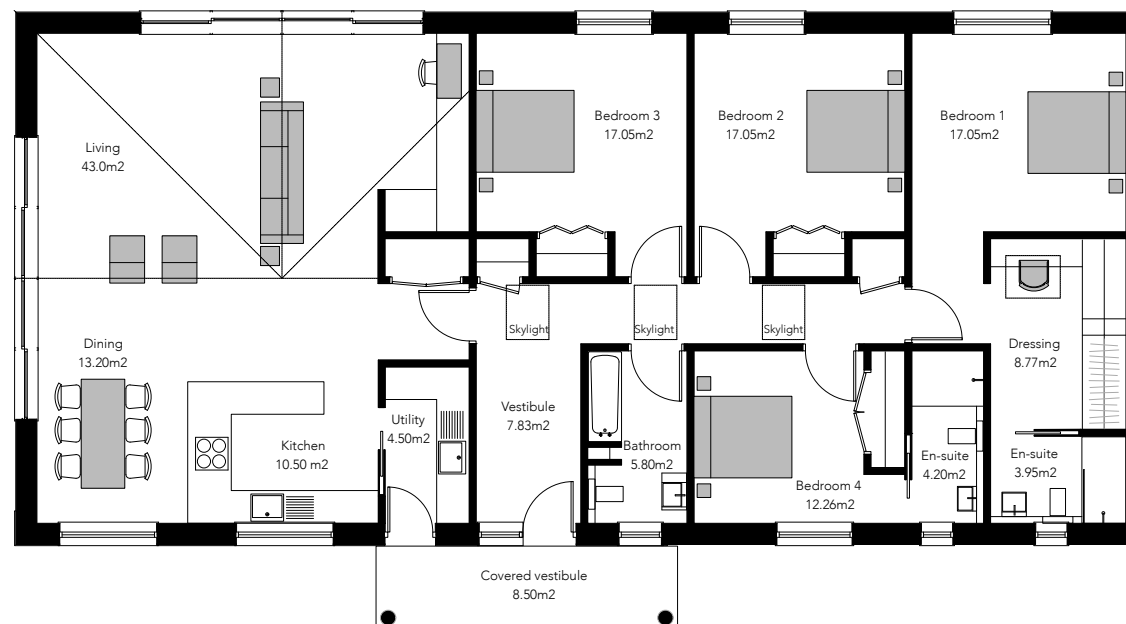
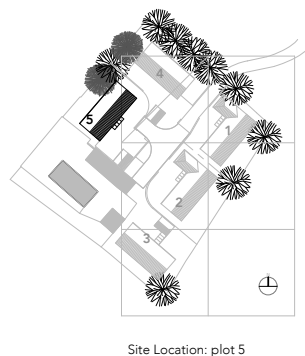
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Site Location: plot 4



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Ribbonfield Steadings, Crail, Fife

Plot 5 Floor plan

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2019.

SPECIFICATION

- Energy efficient designs with advanced insulation
- Windows and doors in Anthracite Grey UPVC with sliding doors as standard
- Skylights throughout
- Energy efficient air source heat pump with underfloor heating
- Choice of design from selected German Kitchens
- Choice of luxury bathroom suite from selected manufacturer
- Choice of tiles from selected manufacturer
- Garages with power supplied, lighting and electric door
- Access to front of property finished with quality slabbing
- Slabbed patio to the rear of the property
- Driveway laid with stones and gravel paths laid to the rear
- Spotlights fitted in kitchen, lounge, bathroom and en-suites
- Interior woodwork finished with oak doors and white skirtings/facings
- Electrical points and switches in brushed steel in main rooms
- Outside lights and security alarm fitted
- 10 year warranty from Q Assure Build Ltd



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