

# Village Green, Kingsbarns

Plot Number	Type	Number of Bedrooms	Price
3	Avon – Semi Detached Villa	3	Fixed Price £267,500
6	Avon – Semi Detached Villa	3	Fixed Price £277,500
9	Harris - Semi Detached Villa	3	Fixed Price £278,500
10	Harris - Semi Detached Villa	3	Fixed Price £277,500
7	Tulloch – semi-detached bungalow	3	Price on Application
5	Lewis – Semi Detached Villa	3	Fixed Price £327,000
4	Lewis – Semi Detached Villa	3	Fixed Price £329,000
8	Ard – Detached Villa	4	Fixed Price £389,500
11	Ard – Detached Villa	4	Fixed Price £389,500
13	Elm - Detached Villa	5	Fixed Price £448,000
12	Rowan - Detached Villa	5	Fixed Price £494,000
15	Rowan - Detached Villa	5	Fixed Price £494,000
16	Rowan - Detached Villa	5	Fixed Price £495,000
14	Rowan - Detached Villa	5	Fixed Price £499,000

Sales Office open Thursday to Monday 11am to 5.30pm

Images are typical Ogilvie Homes Showhome interiors for illustrative purposes only.



# Village Green 2

A BESPOKE DEVELOPMENT  
OF LUXURY 3, 4 & 5 BEDROOM NEW HOMES

Kingsbarns near St Andrews

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# Kingsbarns near St Andrews

## Village Green 2 Development



### The Area

Village Green 2 is located in the charming village of Kingsbarns in the Kingdom of Fife just a short drive from the historic town of St Andrews. This beautiful coastal village boasts a charming beach ideal for all the family and plays host to the marvellous Kingsbarns golf links which have fast become known as one of the world's outstanding courses.

Local attractions include the iconic Victorian Walled Garden at Cambo Gardens, Scotland's Secret Bunker near St Andrews, Crail Pottery in the heart of Crail, with many more places to go and see.

With St Andrews on your doorstep and the city of Dundee just 39 minutes' drive away, you can enjoy all the high street favourites along with the unique independent stores.

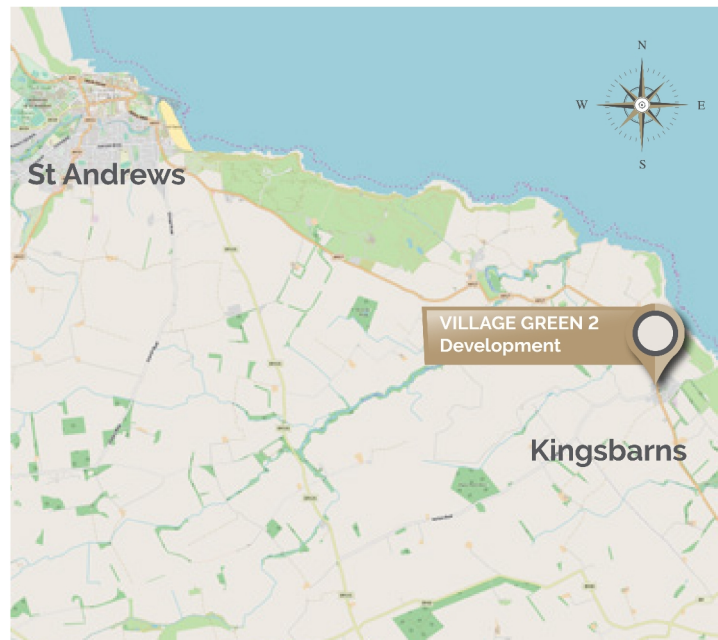
### How to Get There

**From St ANDREWS:** Head east on South St/A918 towards Logies Lane, go to the roundabout and take the 2nd exit onto Abbey St/A917, continue on the A917 for 6.7 miles your destination will be on the left.

**From CUPAR:** Leaving Cupar head onto East Bridge/A91, turn right onto Pitscottie Road/B940, right onto B939, left onto Elie Road/B940. Continue on B940, right onto A915, left onto B940, left onto B9131, right onto Station Road.

**From DUNDEE:** Leaving Dundee follow signs for A92/Tay Bridge. At roundabout stay on A92, at next roundabout take first exit onto A914, continue straight onto A919. At second roundabout take exit onto A91, continue straight onto Links Crescent/Pilmour Links/A917, turn right onto South Street, take first exit at roundabout onto Abbey Street then continue to follow the A917 until arriving at your destination.

SAT NAV Ref: KY16 8TB





# Kingsbarns near St Andrews

## Village Green 2 Development

### Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

#### 3 Bedroom


-  HARRIS
-  LOMOND
-  TULLOCH
-  AVON
-  LEWIS

#### 4 Bedroom

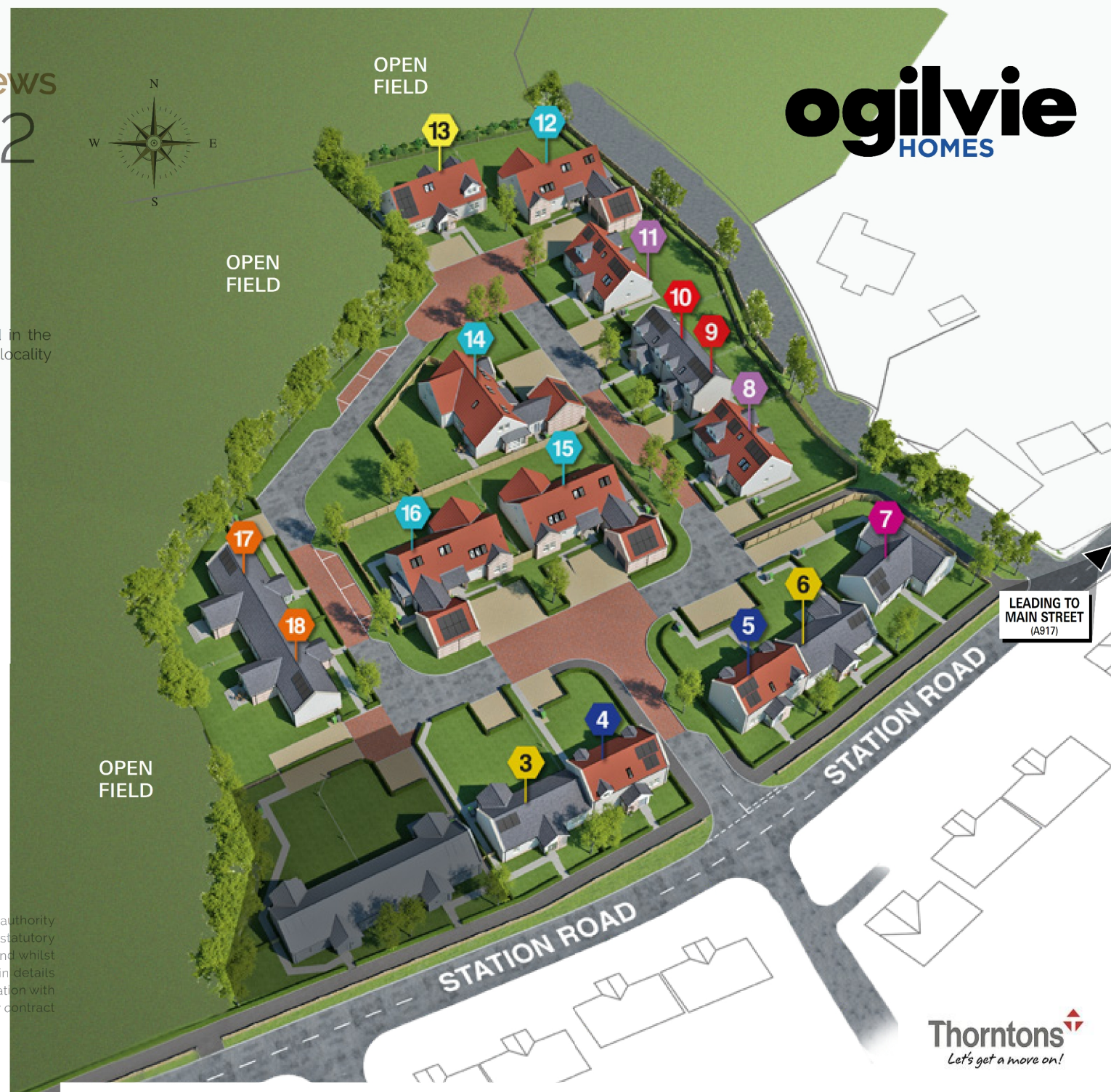
-  ARD

#### 5 Bedroom

-  ELM
-  ROWAN

-  Plots 1 & 2 - Fife Council

Plots not yet under construction may be subject to change and local authority approval. Images are for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.



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## Village Green 2



Lomond

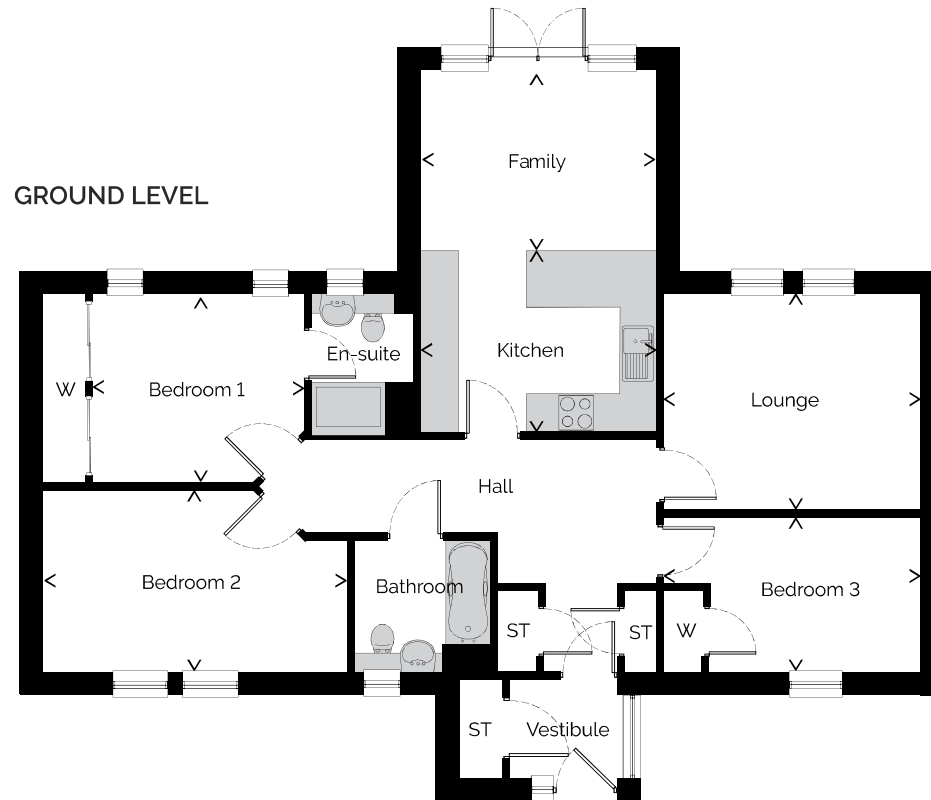
3 Bedroom home



Kingsbarns near St Andrews

Village Green 2

Plots 17, 18



## Single Floor

- Lounge:  
4.11 x 3.42m 13.48 x 11.22ft
- Kitchen:  
3.79 x 2.90m 12.43 x 9.51ft
- Family:  
3.79 x 2.90m 12.43 x 9.51ft
- Bedroom 1:  
3.35 x 3.01m 10.99 x 9.88ft
- Bedroom 2:  
4.79 x 2.91m 15.72 x 9.55ft
- Bedroom 3:  
4.11 x 2.50m 13.48 x 8.20ft

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House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.





# Tulloch

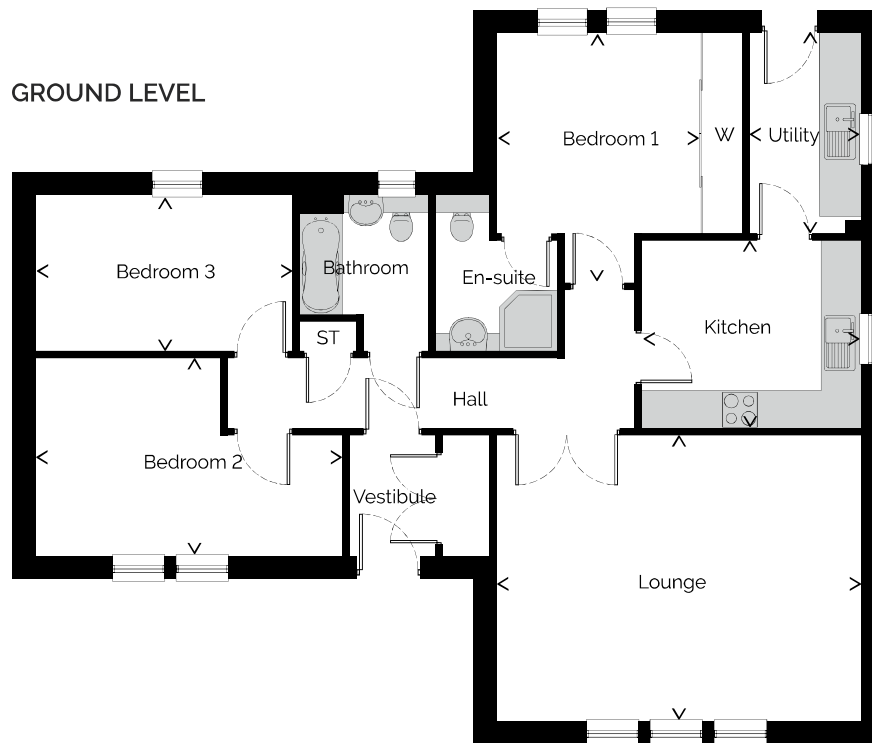
3 Bedroom home



## Kingsbarns near St Andrews Village Green 2

Plot 7

### GROUND LEVEL



### Single Floor

- Lounge:  
6.04 x 4.59m 19.82 x 15.06ft
- Kitchen:  
3.60 x 3.14m 11.81 x 10.30ft
- Utility:  
1.80 x 3.25m 5.91 x 10.66ft
- Bedroom 1:  
3.40 x 3.25m 11.15 x 10.66ft
- Bedroom 2:  
5.01 x 3.32m 16.44 x 10.89ft
- Bedroom 3:  
4.18 x 2.60m 13.71 x 8.53ft

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# Avon

3 Bedroom home

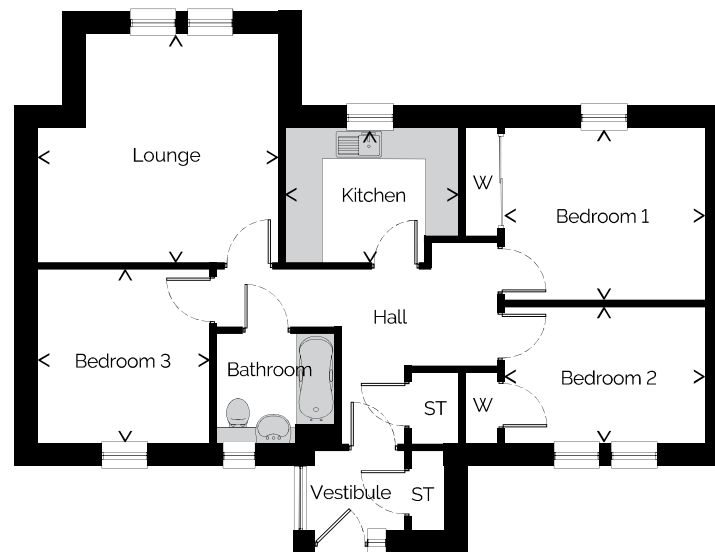


Kingsbarns near St Andrews

## Village Green 2

Plots 3, 6

### GROUND LEVEL



### Single Floor

- Lounge:  
4.57 x 4.40m 14.99 x 14.44ft
- Kitchen:  
3.23 x 2.60m 10.60 x 8.53ft
- Bedroom 1:  
3.93 x 3.30m 12.89 x 10.83ft
- Bedroom 2:  
3.93 x 2.62m 12.89 x 8.60ft
- Bedroom 3:  
3.20 x 3.32m 10.50 x 10.89ft

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# Lewis

3 Bedroom home

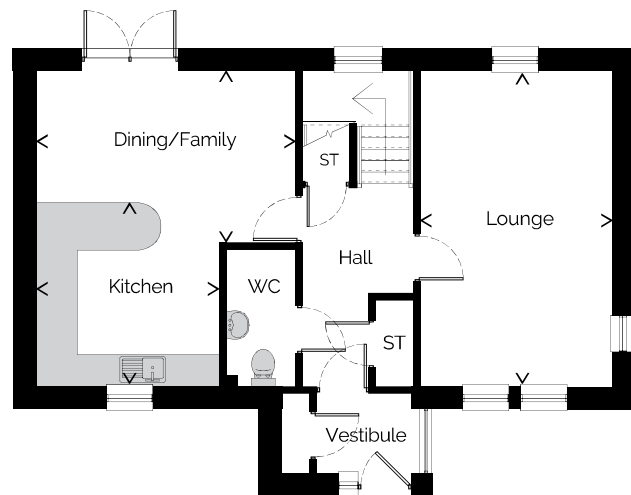


Kingsbarns near St Andrews

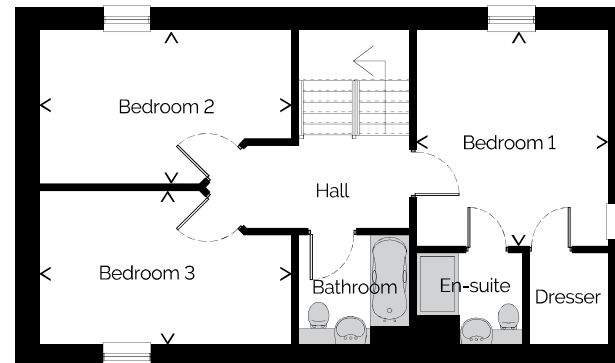
## Village Green 2

Plots 4, 5

GROUND FLOOR



FIRST FLOOR



### Ground Floor

- Lounge:  
3.60 x 6.04m 11.81 x 19.82ft
- Kitchen:  
3.32 x 3.50m 10.89 x 11.48ft
- Dining/Family:  
4.90 x 3.36m 16.08 x 11.02ft

### First Floor

- Bedroom 1:  
3.60 x 4.12m 11.81 x 11.52ft
- Bedroom 2:  
4.95 x 2.96m 16.24 x 9.71ft
- Bedroom 3:  
4.95 x 2.96m 16.24 x 9.71ft

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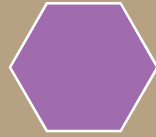
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# Ard

4 Bedroom home

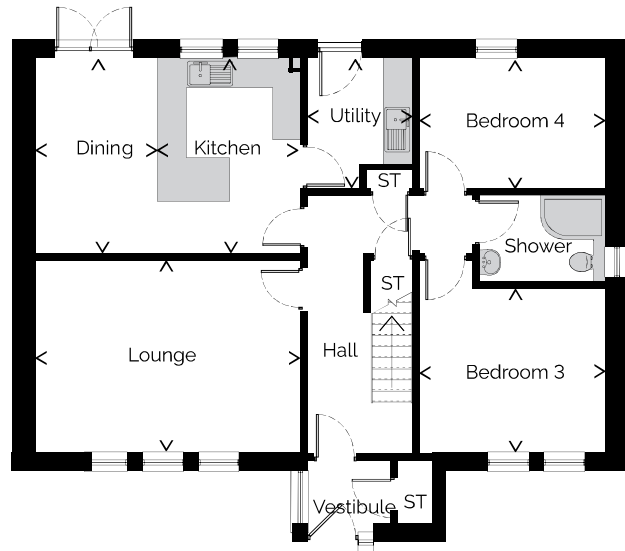


Kingsbarns near St Andrews

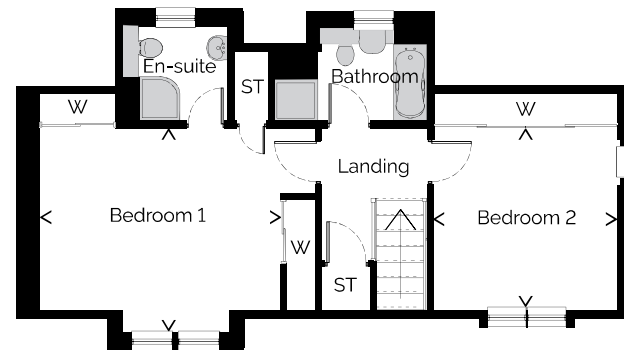
## Village Green 2

Plots 8, 11

### GROUND FLOOR



### FIRST FLOOR



### Ground Floor

- Lounge:  
5.78 x 4.04m 18.95 x 13.25ft
- Kitchen:  
3.00 x 4.03m 9.84 x 13.22ft
- Dining:  
2.77 x 4.03m 9.09 x 13.22ft
- Utility:  
2.21 x 2.72m 7.25 x 8.92ft
- Bedroom 3:  
3.90 x 3.43m 12.80 x 11.25ft
- Bedroom 4:  
3.99 x 2.72m 13.09 x 8.92ft

### First Floor

- Bedroom 1:  
5.06 x 3.78m 16.60 x 12.40ft
- Bedroom 2:  
3.90 x 3.78m 12.80 x 12.40ft

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# Elm

5 Bedroom home

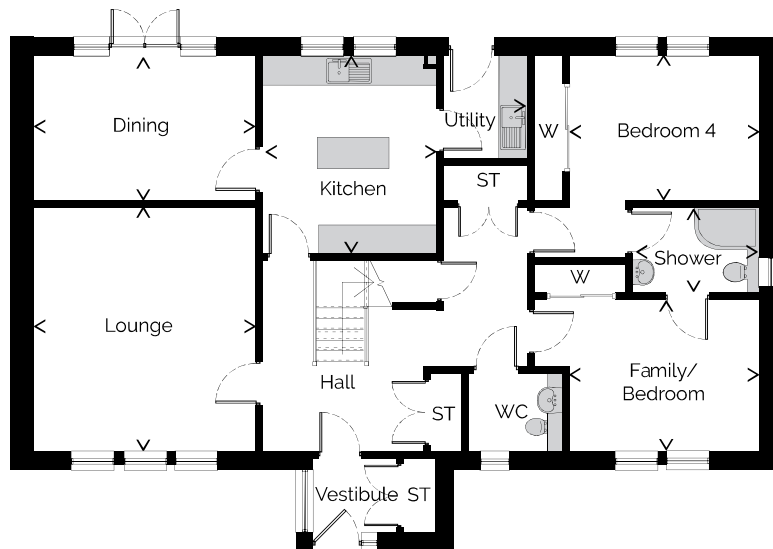


Kingsbarns near St Andrews

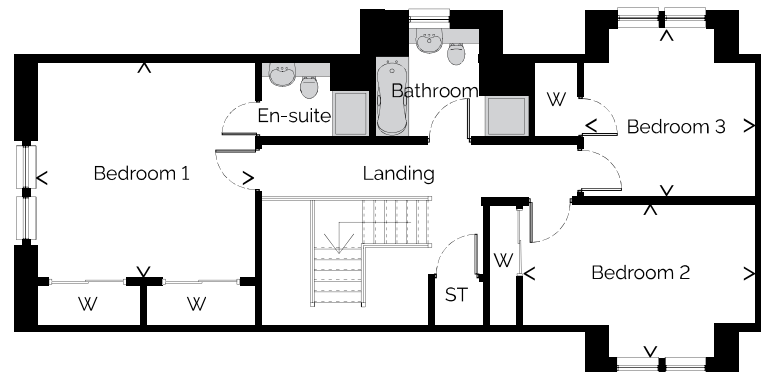
## Village Green 2

Plot 13

### GROUND FLOOR



### FIRST FLOOR



### Ground Floor

- Lounge:  
4.60 x 5.07m 15.09 x 16.63ft
- Kitchen:  
3.60 x 4.10m 11.81 x 13.45ft
- Dining:  
4.60 x 3.00m 15.09 x 9.84ft
- Utility:  
1.80 x 2.14m 5.91 x 7.02ft
- Family/Bedroom:  
3.99 x 3.16m 13.09 x 10.37ft
- Bedroom 4:  
4.68 x 2.99m 15.35 x 9.81ft

### First Floor

- Bedroom 1:  
4.60 x 4.50m 15.09 x 14.76ft
- Bedroom 2:  
5.64 x 3.20m 18.50 x 10.50ft
- Bedroom 3:  
3.70 x 3.57m 12.14 x 11.71ft

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# Rowan

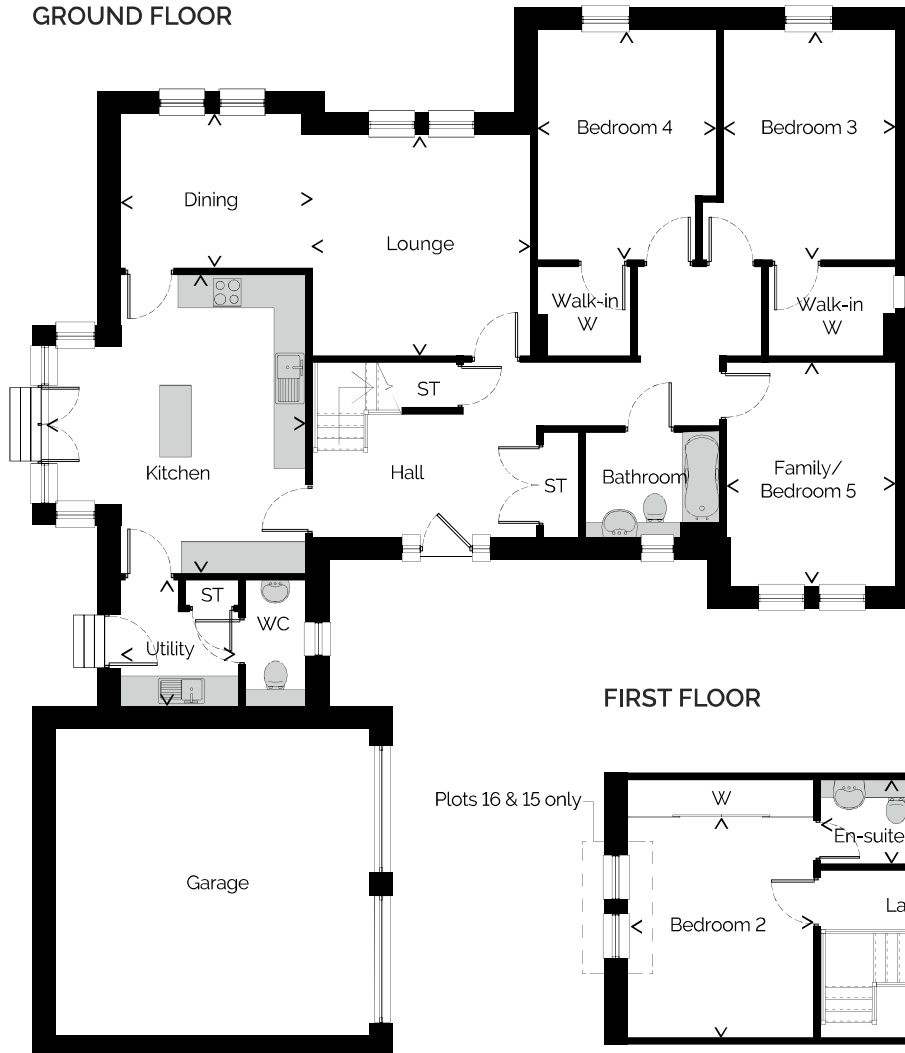
5 Bedroom home



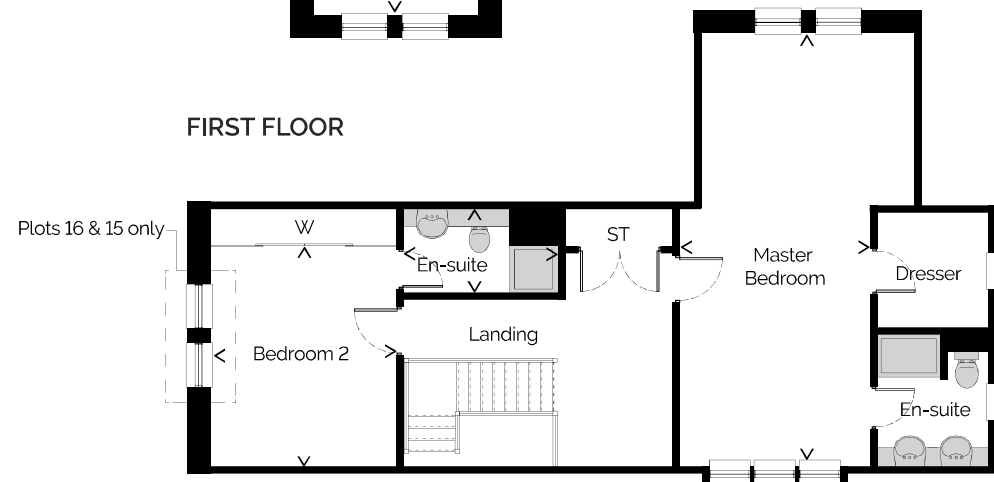
## Kingsbarns near St Andrews Village Green 2

Plots 12, 14, 15, 16

### GROUND FLOOR



### FIRST FLOOR



### Ground Floor

- Lounge:  
4.08 x 4.17m 13.39 x 13.68ft
- Kitchen:  
4.80 x 5.61m 15.76 x 18.41ft
- Dining:  
3.55 x 3.00m 11.65 x 9.84ft
- Utility:  
2.28 x 2.40m 7.48 x 7.87ft
- Family/Bedroom 5:  
3.23 x 4.22m 10.60 x 13.85ft
- Bedroom 3:  
3.30 x 4.40m 10.83 x 14.44ft
- Bedroom 4:  
3.41 x 4.40m 11.19 x 14.44ft

### First Floor

- Master Bedroom:  
3.61 x 8.27m 11.84 x 27.13ft
- Bedroom 2:  
3.55 x 4.17m 11.65 x 13.68ft

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# Kingsbarns near St Andrews Village Green 2 Development

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**SPECIFICATIONS** - full list of site specific upgrade options will be available at time of reservation.

## General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- De-centralised ventilation
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors, chrome effect ironmongery
- Smoke/carbon/heat detectors fitted
- Smooth ceiling finish
- White gloss skirtings, facings, stair ballustrading and oak handrails
- Photovoltaic Solar Panels
- 10 year warranty body cover

## Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Chimney cooker hood and stainless steel splashback at hob
- Single stainless steel oven
- Integrated fridge freezer to all house types
- Dishwasher, washing machine, tumble drier to Elm and Rowan only

## Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

## Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- Thermostatic shower to en-suite only (thermostatic shower over bath to Avon (no en-suite))
- Choice from a range of vanity furniture (where applicable)
- Choice from a wide range of co-ordinating ceramic wall tiles

## External

- Paved footpaths and patios
- Permeable block paving driveways
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- Colour painted timber
- All properties will have high performance double glazing fitted as standard.

This will be a factored development, details available from Sales Office.

Please refer to the on-site Sales Manager for full property type specifications.

The specifications can be subject to change at any time, please check and confirm at time of reservation.

