

Oak Bank

Glenrothes

A stunning development of 2 - 6 bedroom homes







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Glenrothes

DISCOVER THE “NEW TOWN”

Located on the south bank of the River Leven, with views to the Lomond Hills, the new town of Glenrothes was planned in the late 1940's as one of Scotland's first post-World War II new towns.

Following the decline of mining, Glenrothes became the administration hub of Fife.

If you are dreaming of the perfect location with plenty of room to grow, look no further than Oak Bank.

Campion Homes offer a new range of 2 - 6 bedroom homes at Oak Bank, right in the heart of this thriving region, making it the ideal place to call home!

ON YOUR DOORSTEP

Local shopping facilities include those you would expect to find in a town of this size.

An array of farm shops, specialising in locally grown, organic produce, can be found within easy reach of Glenrothes and can provide fun activities during holiday seasons for all the family.

Oak Bank is located less than one mile north of the town centre and the local primary school is within walking distance of the development. The town of Glenrothes can offer education up to college level.





OUT & ABOUT

Blessed with an abundance of green space including Riverside Park, walking trails and a network of cycle paths, with public art works, sculptures, and murals at every turn, Glenrothes is a highly desirable place to live!

Commuter links are excellent via the A92 trunk road which provides principal access to the town, passing through Glenrothes and connecting it to the wider Scottish motorway and trunk road network which offer great accessibility to the main cities.

A centrally located bus station and two train stations connect this part of Fife directly to Dundee, Edinburgh and Aberdeen.

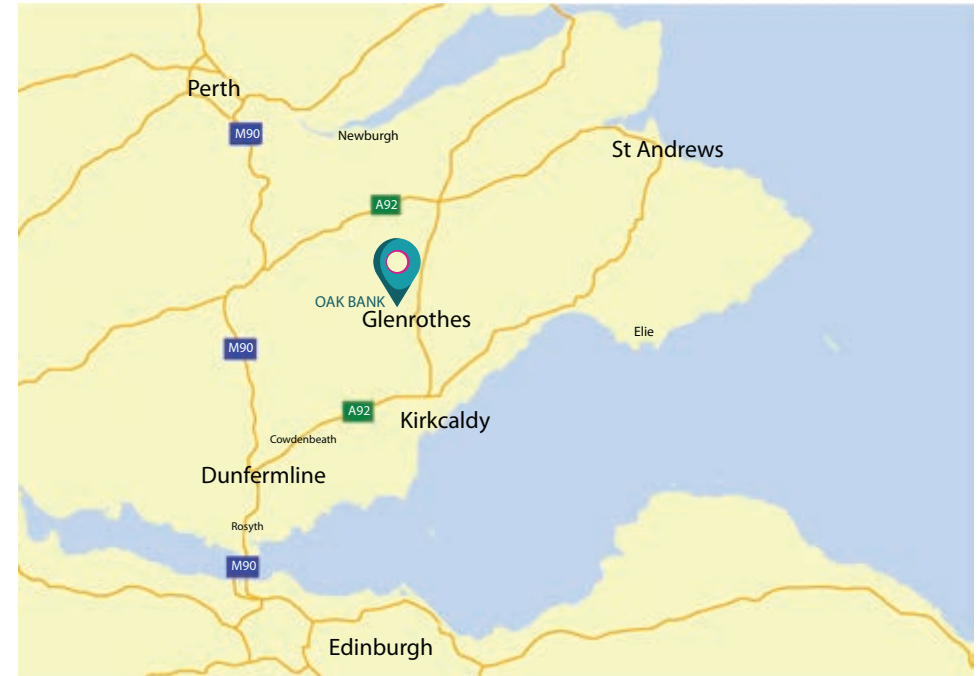
Glenrothes provides access to a gateway of facilities that include the stunning beaches that form the acclaimed East Neuk, the ancient town of St Andrews, famous as the home of golf and the creative university city of Dundee.



DISCOVER THE KINGDOM OF FIFE & BEYOND



Local Map



Regional Map

OAK BANK, GLENROTHES KEEPING YOU CONNECTED

Kirkcaldy	7 miles
St Andrews	20 miles
Dunfermline	22 miles
Perth	22 miles
Dundee	24 miles
Edinburgh	34 miles

For further information, visit our
Sales & Marketing Centre at Oak Bank,
Glenrothes KY7 6PQ

Telephone: 01592 800744
Email: sales@campionhomes.com

REASONS TO BUY A CAMPION HOME

Modern building standards – we invest time and resource to take your new home to industry standards of construction, design & energy efficiency

Brand new home – no months of DIY after you take possession - just move in and enjoy life. Furthermore, personalise your new home with the latest trends at our exclusive Choices Suite.

Designed to suit your lifestyle – we offer a variety of house styles to provide flexible usable space to fit in with the way you live your life.

Safe and secure – our homes structures, ventilation, sound insulation and electrical system, gas supply and fire safety are all designed to meet current Building Standards. So, rest assured you and your loved ones are safe and secure.

High specification – so much is included in the price, such as a high quality, fitted kitchen, appliances from leading manufacturers, cloakrooms, en-suites and bathrooms.



Energy efficient homes – significant financial savings every year - that is a huge benefit of buying a new home! On average new homes built today are 65% more energy efficient than a Victorian home of the same style*. This is achieved through a combination of design and the modern materials available. For example, installing boilers that only give you hot water when you need it, fitting modern double glazing throughout, using quality insulation in the roof and walls and by creating sophisticated water drainage systems.

*source HBF New Homes Week publication

Your guarantees – your Champion home comes with the reassurance of the National House Builders Council (NHBC) guarantee. The standards are exacting, and detailed. NHBC inspections take place as your new home is being built. Second-hand homes put the burden of repairs on you – the buyer!

Building new communities - our locations and designs make the most of streetscapes and landscape areas, lending instant kerb appeal and a sense of place. The result is a neighbourhood where you will instantly feel welcome.

The personal touch – we will keep in touch with you at every step of your build so you will always know the progress of your new home. Our site team will personally make sure all aspects of your new home are built to our high standards and that its examined by the NHBC at key stages.



MAKE OUR HOUSE YOUR HOME

Create a home “as individual as you are”

As well as a vast range of no cost options there is an extensive menu of competitively priced extras & upgrades which will further enhance your property in advance of your move in day.

You will be guided through the selection process and we will ensure that this is a fun and exciting appointment.

LOUNGE

Create a Lounge which reflects your family's personality, has an atmosphere that is both comfortable and luxurious and makes it a pleasure to welcome friends and family to your home.



KITCHEN

The heart of the house, this is where the day begins and where the family gather in the evening to catch up. It has to be functional, hard wearing and designed to accommodate your way of life.



BEDROOM

The master bedroom is your retreat, a place of total comfort and privacy. Make it as sumptuous and romantic or as calming and simple as you please. This is where you can truly be yourself so let your choices reveal the real you.



Top house. We were very impressed with how the company works

Very happy with the standard of finish & the quality of materials used. We are pleased with friends & family reaction to our beautiful house!

STANDARD SPECIFICATION

Reserve a Champion home & you will be invited to our exclusive Choices Suite to begin the process of making our house your home. This is an exciting opportunity to define the house you want to live in. All you need to bring is your imagination!

KITCHEN & UTILITY ROOMS

- Contemporary, stylish kitchen designs
- Choose from a selection of door & drawer fronts
- A choice of handles including integrated*
- Worktop with matching upstand
- Cooker hood (as design dictates)
- Touch control induction hob
- Fan assisted single oven
- Glass splashback (as design indicates)
- Integrated fridge/freezer**
- Integrated dishwasher**
- Integrated microwave oven**
- Under-unit lighting
- Single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room (as design indicates)

BATHROOMS & EN SUITES

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves

GENERAL

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors & chrome handles
- Fitted wardrobe to master bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint throughout the property

EXTERNAL

- UPVC double glazed windows
- French doors to rear
- External lights with sensors
- Turfed front garden
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- Electric vehicle charging provision (where applicable)
- Monoblock driveways
- 1.8m high fencing between plots to rear gardens

DISCOVER WHY IT PAYS TO HAVE A CHOICE!

Our modern & stylish no-cost options allow you the opportunity to create your own unique living space that is just right for the lifestyle and personality of you & your family.

Personalise your home further by selecting from our stunning upgrade options. From heated towel rails to vanity units, oak doors & finishings to Silestone worktops & wine coolers, it's the finishing touches that really make your house your own.

Choose kitchen colours & tile designs to suit your own taste. Be it modern or simple, traditional or funky, choose a style that accommodates you.

* integrated handles available as an optional upgrade

** integrated fridge freezer, dishwasher and microwave oven only available as standard in all 4 - 6 bedroom homes. Available as an optional upgrade to 2 - 3 bedroom homes

BUY WITH CONFIDENCE

5 STAR HOUSE BUILDER

Campion Homes is one of the most prestigious new home builders in Fife with over 30 years experience of designing and constructing stunning properties on attractive, thoughtfully designed developments.

We focus on more than bricks and mortar, identifying outstanding locations throughout Scotland, designing developments that enhance their settings and creating ideal living spaces for our homebuyers. We believe in giving back to the places in which we develop and are dedicated to supporting the local area including schools and regional projects.

Placing our homebuyers at the centre of the design process, our Choices Suite is a fantastic facility offering a huge range of kitchens, bathrooms and finishes so clients can achieve exactly the look they want for their home.

All of this is delivered to an exacting standard with the exceptional customer service for which we have become well known.



Having looked at other new builds, the home I purchased from Campion is far superior to anything I have come across, including some homes twice the price. The best qualities are the storage space & the incredibly large & bright windows.

Would highly recommend. In our house there was minimal snagging and overall highly satisfied with the build. Thank you.

I would like to say that the customer service from Campion has been second to none which has made a huge difference to the experience of moving to a new build where snagging is always inevitable.



Campion Homes
Pitreavie Drive
Pitreavie Business Park
Dunfermline
KY11 8HB

01383 432600
sales@campionhomes.com
www.campionhomes.com

