

viewforth

Kirkcaldy, KY1 3DG

**Energy efficient, contemporary
new build homes in Kirkcaldy,
Fife. Designed for modern life.**





Why buy from Whiteburn

Whiteburn is an award winning SME developer, based in Edinburgh. We are Homes for Scotland's SME House Builder of the Year 2024.

Our small team take care to build our homes to the highest standards of quality and finish and can be trusted to deliver excellent support to our homeowners at all stages of their purchase.

We are a privately owned business. Whilst our outlook is contemporary our values are traditional. We are passionate about placemaking and delivering excellent quality of build and individual customer service. We're passionate about what we do, the quality of the places we create, and the homes we build for people. We care about the people we work with. We aim to work collaboratively to provide the best working conditions for our site teams, to ensure that everyone goes home safely and is proud of what they have built.

Buying a home is probably the single biggest financial investment someone will make. Our team invests its time, commitment and passion to ensure the homes we design and build, together with the places we create, are all worthy of everyone's investment. A buyer of a Whiteburn home can be assured that their home will have been designed, built, and sold to them by the dedicated Whiteburn team. The Whiteburn team are with you every step of the way.

Our homes are all designed with a focus on open plan living and the use of natural daylight, with large windows and patio doors. All homes are designed to give a sense of welcome for our owners. We design and build developments that put people first, implementing 'Designing Streets' principles of shared spaces. We use a mix of exterior materials to give interest and add to the sense of place. We're proud to have received accolades from the communities within which we've built for our place making.

Whiteburn design and construct our homes to high levels of energy efficiency. Our homes also have a 10 year structural warranty for peace of mind.

If you'd like to know more about living in a Whiteburn home, please get in touch



Viewforth, Kirkcaldy, KY1 3DG

Whiteburn are creating 72 energy-efficient new build private homes for sale; a range of two, three and four bedroom houses and cottage flats, each one thoughtfully designed by our team. Located in a sought after established residential area of north east Kirkcaldy, Fife a 10 minutes walk of local shops, schools, Ravenscraig Park and the historic Dysart Harbour and 20 minutes walk of the town centre, Railway Station and Victoria Hospital. Viewforth is well placed for walking access to the local primary and secondary schools.

The Whiteburn team have breathed new life into this former school site. Land is a precious resource and its re use to create a new place is the most sustainable form of development. Place making has been of utmost importance throughout the whole creative process, with many of the new homes benefiting from coastal views across the Forth.

Viewforth is the perfect place for coastal town living, in this established Kirkcaldy community, with easy transport links to Fife, Edinburgh and Tayside. The 'Lang Toun' of Kirkcaldy has plentiful local amenities ranging from restaurants, cafes, bars, high street shops including a large retail park and the major supermarkets you'd find in any large town. The town has many large parks, beaches, a harbour and a castle to explore, as well as the Fife coastal route on your doorstep.

Kirkcaldy is close to the A92 major link road and the East Neuk of Fife. The east coast main line train provides regular services to local and national rail services.

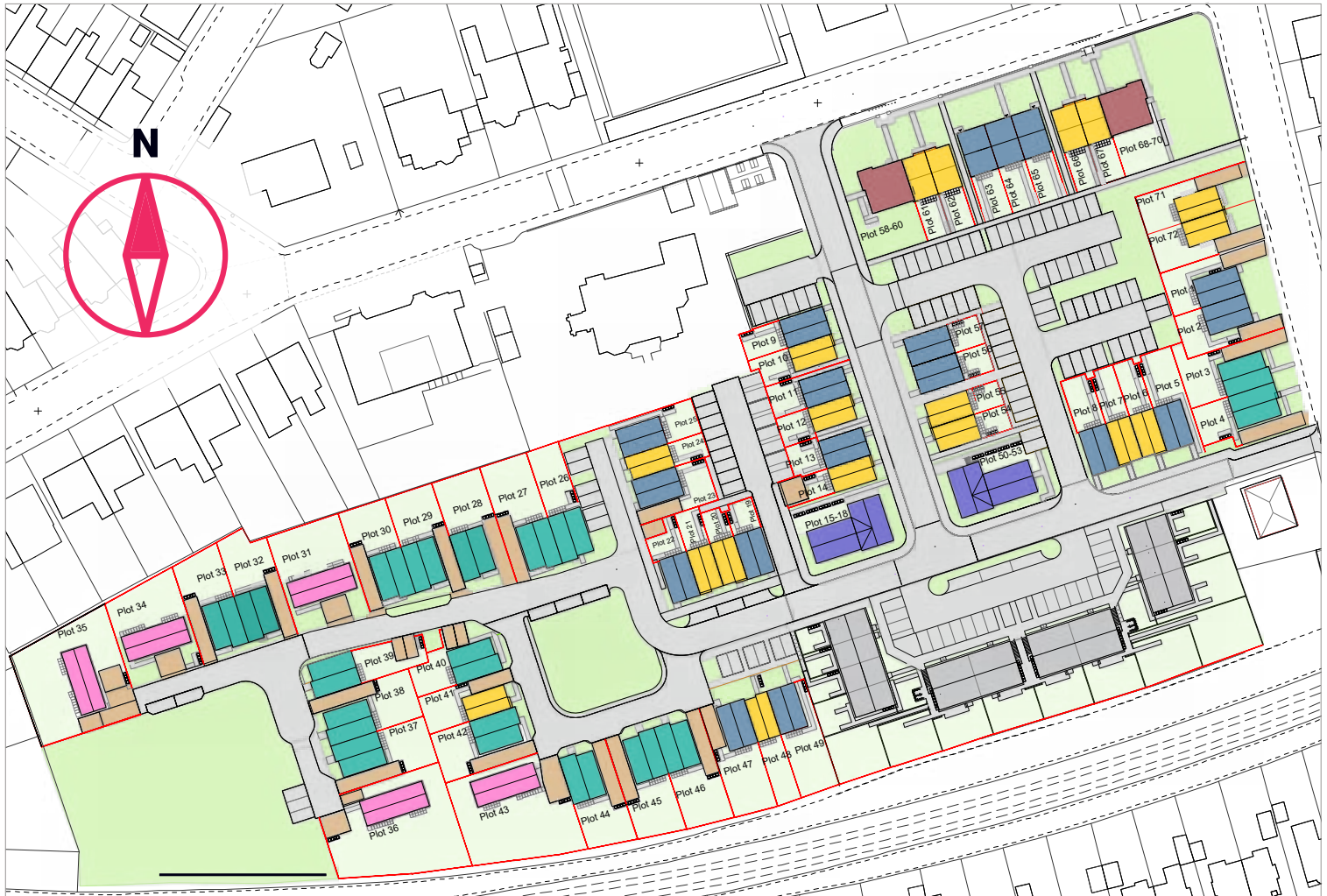
The Viewforth development also includes 15 affordable homes managed by Kingdom Housing Association.

The Viewforth Sales Centre and Oliphant Show Home is located on Viewforth Gardens, Kirkcaldy, KY1 3DG. It is open Thursday to Monday, from 10am to 4pm, feel free to pop in.

Specification

Whiteburn homes are built to the highest standards of quality, fit and finish. We work every step of the way to ensure that you'll be in love with your home for years to come.

Site Layout



House-type Key


McGregor/Nairn

 Plots: 58-60, 68-70


Gill

 Plots: 15-18, 50-53


Dow

 Plots: 6, 7, 10, 12, 14, 20, 21, 24, 41, 48, 54, 55, 61, 62, 66, 67, 71, 72

Sinclair

 Plots: 1, 2, 5, 8, 9, 11, 13, 19, 22, 23, 25, 47, 49, 56, 57, 63, 64, 65

Oliphant

 Plots: 3, 4, 26, 27, 28, 29, 30, 32, 33, 37, 38, 39, 40, 42, 44, 45, 46

Brodie

 Plots: 31, 34, 35, 36, 43

Directions

What3words: [///voting.parsnip.mirror](https://www.what3words.com/voting.parsnip.mirror)

Google Maps: <https://maps.app.goo.gl/LBTDRFBWyA9fGgM68>



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The Oliphant

Property Type



Detached

Bedrooms



4

Bathrooms



2

Size



1310 sqft

The Oliphant is a four bedroom home. As with all our homes it has generous open plan living space, and an abundance of natural light and good storage.

Entrance vestibule, designed with lovers of the great outdoors in mind, perfect for muddy dogs, prams/ buggies or to kick off your shoes after a long walk.

The hallway leads into your living area with double aspect windows. The open plan ground floor layout is designed for the flow of modern life with a spacious open plan kitchen/ dining area with patio doors out onto the private garden.

There's a nook at the bottom of the stairs, a perfect work from home space..

The master bedroom benefits from large fitted wardrobes

and features an en-suite shower room, finished in a clean and contemporary style with a choice of tile and sanitaryware fittings.

Family bathroom with shower over bath and back to wall white porcelain sanitaryware and chrome fittings.

We've designed the Oliphant with a spacious upper landing, which has a store cupboard perfect as an airing cupboard. Bedrooms two and three are both good size double bedrooms. Bedroom 3 has a built in wardrobe. Bedroom four is a double bedroom designed with flexible double doors – it could be your perfect home office/ craft space or a guest bedroom.

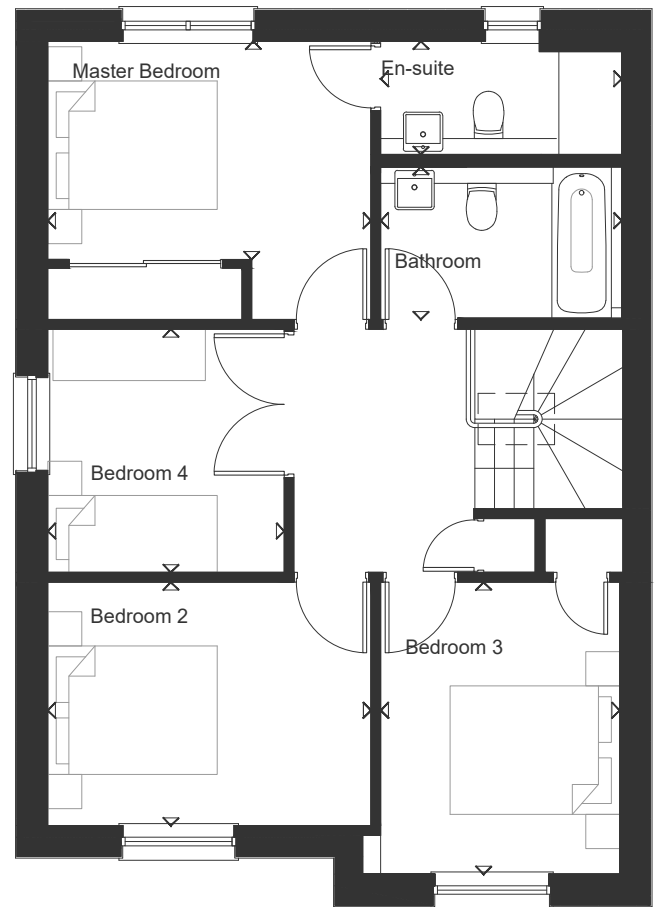
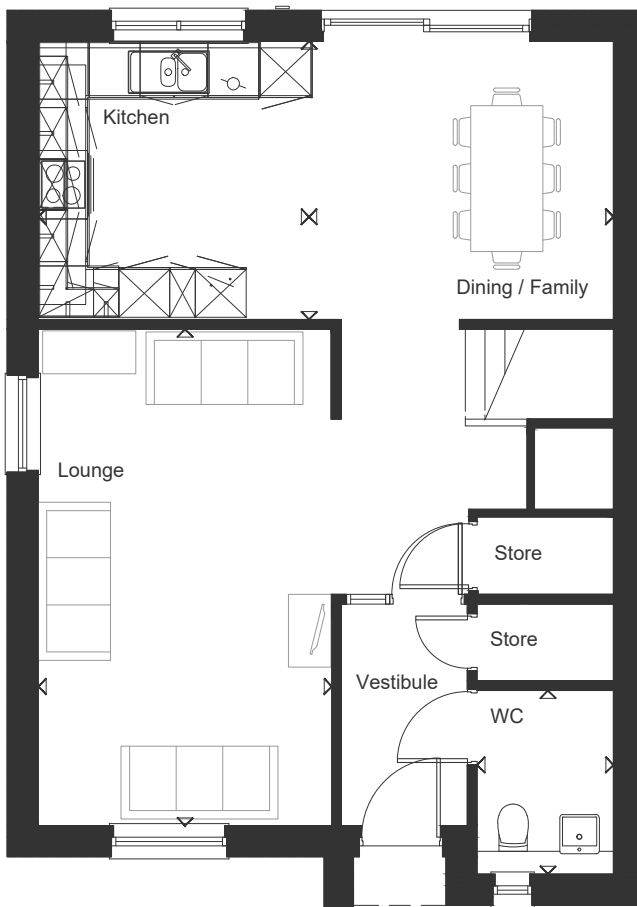
The Oliphant has a family bathroom with shower over bath and back to wall white porcelain sanitaryware and chrome fittings as standard. Bathrooms come with a choice of tiling and counter top colours to suit your style.

Contact

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Email : sales@whiteburn.co.uk



The Oliphant

Property Type

 **Detached**

Bedrooms

 **4**

Bathrooms

 **2**

Size

 **1310 sqft**

Floor Plan

	Length mm	Width mm	Length	Width
Vestibule	2589	1404	8'6"	4'7"
Dining / Kitchen	6584	3463	21'7"	11'4"
WC	2160	1621	7'1"	5'4"
Lounge	5815	3134	19'1"	10'3"
Master Bedroom	3825	3060	12'7"	10'0"
Bedroom 2	3813	2481	12'6"	8'2"
Bedroom 3	3413	2819	11'2"	9'3"
Bedroom 4 / Study	2843	2790	9'4"	9'2"
En-suite	1330	2842	4'4"	9'4"
Bathroom	1770	2842	5'10"	9'4"



The Brodie

Property Type



Detached

Bedrooms



4

Bathrooms



3

Size



1390 sqft

The Brodie, our largest four bedroom home has been specially designed to combine functionality with style. First impressions count. The covered gable porch and large, well-lit vestibule give a clear indication of what lies beyond.

A large utility room with its own external door and a ground floor shower room have been designed with lovers of the great outdoors in mind; they're perfect for warming up after your open water swim, or for having a hot shower after a morning run.

There is under stair storage and a designed space for a hall table. The open plan kitchen / living / dining area boasts views of the private garden, letting in as much natural daylight as possible to this clean and contemporary space.

Both the master bedroom and bedroom two benefit from fitted wardrobes, and the master bedroom also features a large en-suite shower room, finished in a clean and contemporary style. Bedrooms three and four are double bedrooms and the family bathroom benefits from separate shower cubicle with back to wall white porcelain sanitaryware and chrome fittings.

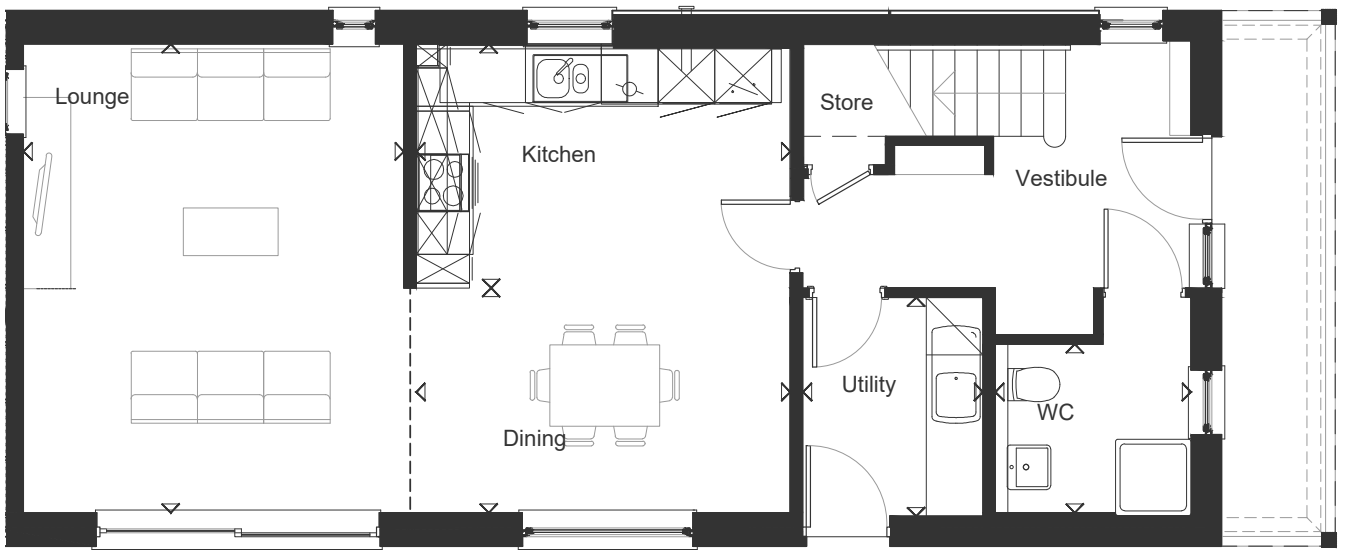
The upper stair landing has a large window to flood the hall with daylight. A perfect place for a work from home desk to keep an eye on things.

Contact

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The Brodie

Property Type



Detached

Bedrooms



4

Bathrooms



3

Size



1390 sqft

Floor Plan

	Length mm	Width mm	Length	Width
Utility	2302	1900	7'7"	6'3"
WC	1762	2061	5'9"	6'9"
Kitchen	2534	3945	8'4"	12'11"
Dining	4011	2350	13'2"	7'9"
Lounge	4912	4013	16'1"	13'2"
Master Bedroom	3363	2850	11'0"	9'4"
En-suite	2000	2280	6'7"	7'6"
Bedroom 2	2850	3733	9'4"	12'3"
Bedroom 3	2850	2618	9'4"	8'7"
Bedroom 4	2850	2730	9'4"	8'11"
Bathroom	2696	1962	8'10"	6'5"



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The Sinclair

Property Type



Detached / End Terrace

Bedrooms



3

Bathrooms



2

Size



1125 sqft

The Sinclair is a generous three-bedroom home entered via a covered porch that leads on to a large, naturally lit vestibule.

The space and light throughout the open-plan ground floor creates the feel of a loft apartment rather than a two-storey home. With a large kitchen / family area at the front and the lounge at the rear of the house, the Sinclair combines practicality with style.

The large sliding patio doors to the rear allow the interior and exterior spaces to merge. There is also a convenient downstairs cloakroom with WC.

The open-plan stair features a half landing window and leads to the bright upper hall. Upstairs we have built the washing machine and boiler into its own large cupboard, to keep it tucked away and to give somewhere to store all those laundry essentials.

The master bedroom to the front has a fitted wardrobe and an en-suite shower room, a must for any modern family. There are two further double bedrooms to the rear, and family bathroom with back to wall white porcelain sanitaryware and chrome fittings.

Contact

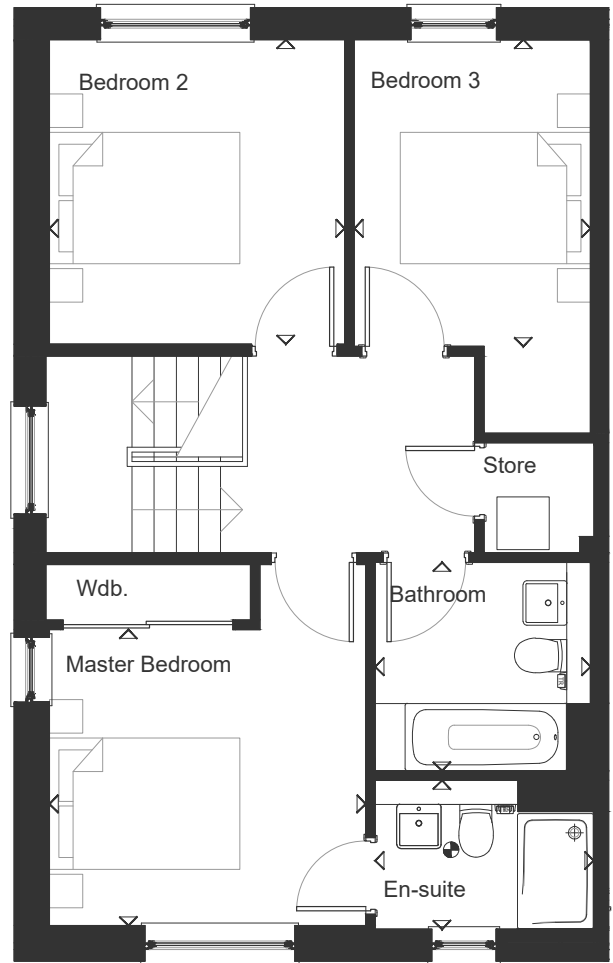
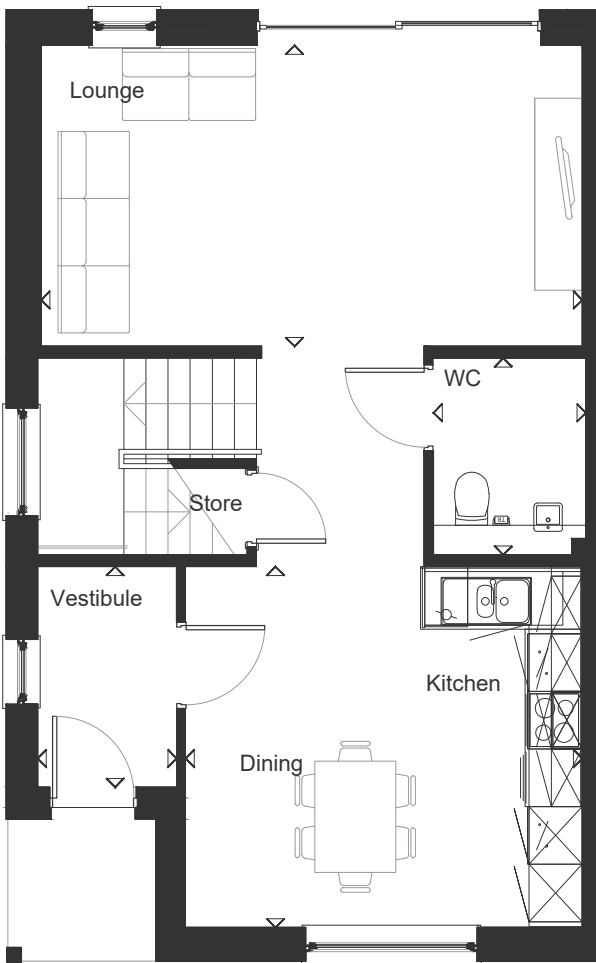
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The Sinclair

Property Type



Detached / End Terrace

Bedrooms



3

Bathrooms



2

Size



1125 sqft

Floor Plan

	Length mm	Width mm	Length	Width
Vestibule	2309	1419	7'7"	4'8"
Kitchen / Dining	3759	4180	12'4"	13'9"
WC	2050	1600	6'9"	5'3"
Lounge	5684	3134	18'8"	10'3"
Master Bedroom	3094	3322	10'2"	10'11"
En-suite	2294	1544	7'6"	5'1"
Bathroom	2169	2262	7'1"	7'5"
Bedroom 2	3102	3171	10'2"	10'5"
Bedroom 3	2482	3171	8'2"	10'5"



The Dow

Property Type



Terrace / Semi detached

Bedrooms



3

Bathrooms



1

Size



968 sqft

The Dow is a 3 bed semi-detached or mid-terrace new build home. As with all our homes it has a generous open plan living space, an abundance of natural light and good storage.

We have designed a well proportioned vestibule space, with room for a baby buggy or a basket for the dog. Somewhere to greet your guests or kick off your shoes.

The vestibule has a glazed door which leads to the open plan ground floor. The fully integrated kitchen is at the heart of this home. At the front of the house, we have created a dining area, which can be used for dining, home schooling or an office. The rear of the house is your living area, with large sliding patio doors to the private garden.

We have built the washing machine into its own cupboard, to keep it tucked away, and the space under the stairs also provides additional storage and access to your meters and BT connection.

The master bedroom has deep fully fitted wardrobes, with bi-fold doors. There is a second double bedroom and third single bedroom for children or a great home office. The landing also has a great size cupboard.

Upstairs, light fills the landing from either the hall window or velux roof light.

Our houses have a dual control heating system for the ground and upper floor.

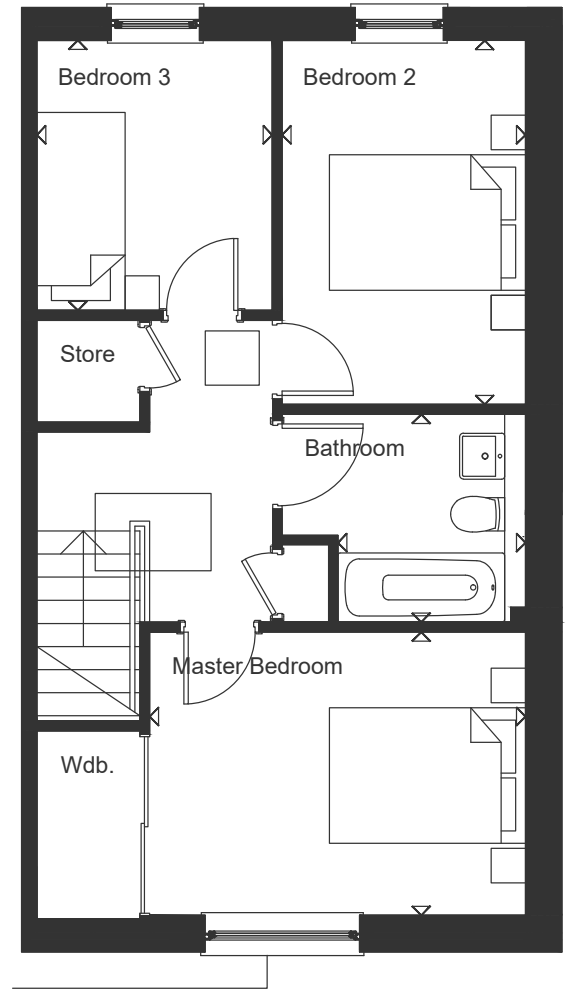
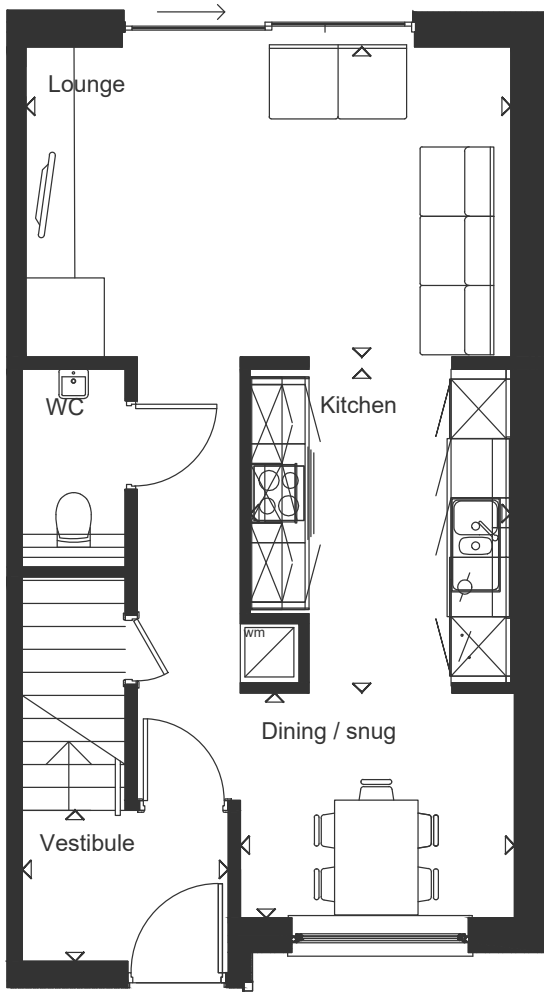
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The Dow

Property Type



Terrace / Semi detached

Bedrooms



3

Bathrooms



1

Size



968 sqft

Floor Plan

	Length mm	Width mm	Length	Width
Vestibule	2114	1525	6'11"	5'0"
Dining / Snug	2806	2274	9'2"	7'6"
Kitchen	3171	2658	10'5"	8'9"
Lounge	4931	3134	16'2"	10'3"
Master Bedroom	3831	2862	12'7"	9'5"
Bedroom 2	3678	2481	12'1"	8'2"
Bedroom 3	2727	2340	8'11"	7'8"
Bathroom	2481	2100	8'2"	6'11"



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The Gill

Property Type



Cottage Flat

Bedrooms



2

Bathrooms



1

Size



702 sqft

The Gill is a two bedroom main door cottage flat, entered either at ground floor level or via its own contemporary steel stair on the first floor. The entrance features a convenient vestibule; the ideal place to house your dirty boots, jackets, and umbrellas.

The hallway has plenty of storage with two cupboards and leads to two double bedrooms with the option of additional wardrobe in Bedroom 2.

There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitary ware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.

Finally, the open-plan kitchen / living room benefits from attractive French windows which allow light to flood into the space.

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Contact

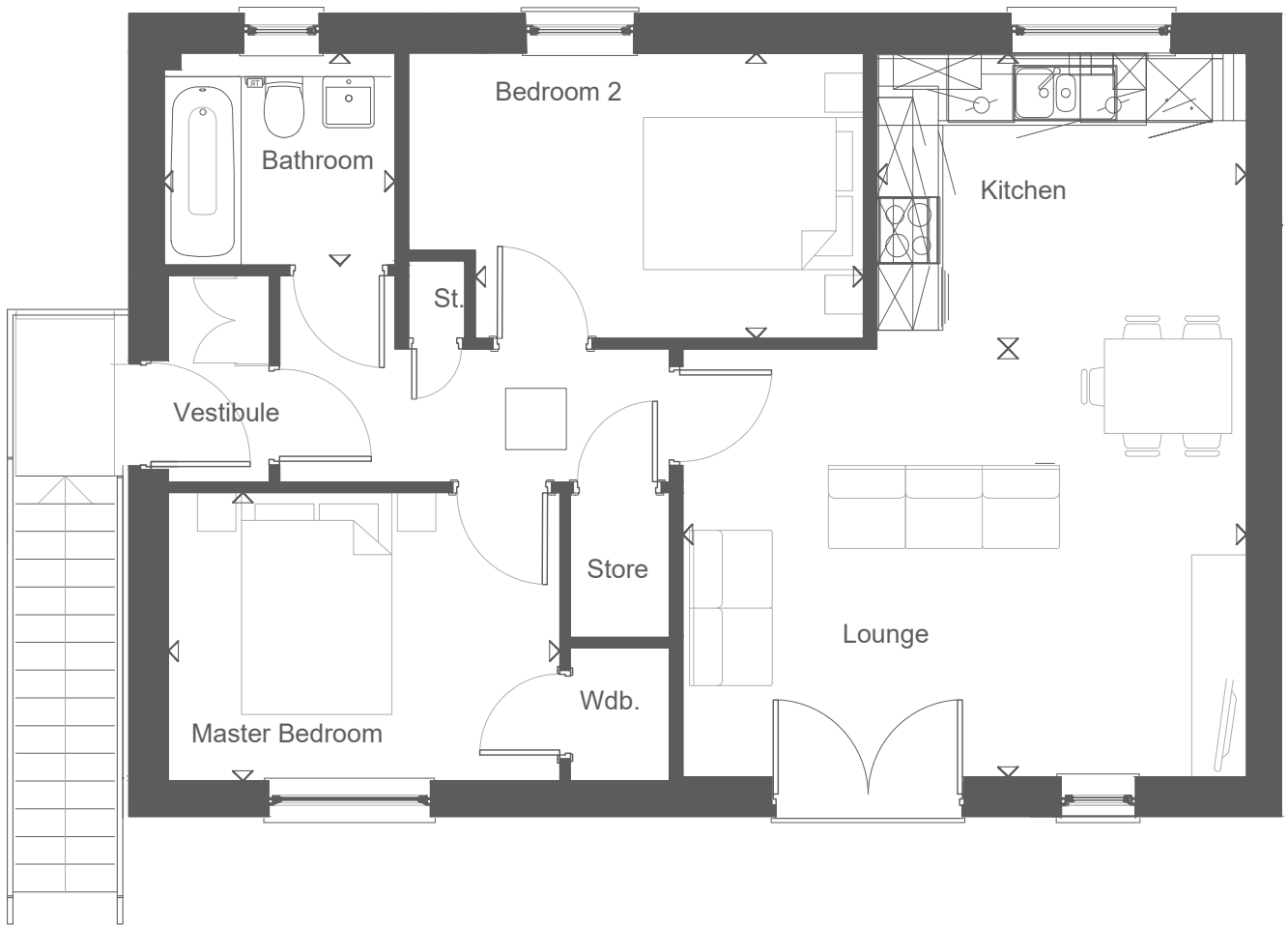


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The Gill Upper floor flat shown

Property Type



Cottage Flat

Bedrooms



Bathrooms



Size



702 sqft

Floor Plan

	Length mm	Width mm	Length	Width
Master bedroom	3562	2600	11'8"	8'6"
Bedroom 2	3544	2572	11'8"	8'5"
Lounge	5129	3857	16'10"	12'8"
Kitchen	2667	3362	8'9"	11'0"
Bathroom	1912	2100	6'3"	6'11"



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The Nairn

Property Type



Apartment

Bedrooms



2

Bathrooms



1

Size



706 sqft

The Nairn offers bright and spacious open-plan kitchen and living area with patio doors leading onto a south facing private balcony.

The Nairn is a two bedroom main door apartment entered at ground floor level. All accommodation is accessed from the entrance hallway which benefits from three store cupboards.

The modern open-plan lounge/kitchen/dining is a bright, well-proportioned space with patio doors opening out to the south facing private balcony which allows light to flood into the space.

The kitchen area is fitted with a range of units with integrated induction hob, extractor hood, oven, washer/dryer, dishwasher, and fridge/freezer.

Two bright double bedrooms, each featuring dual aspect windows and ample storage space.

There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitary ware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.

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The Nairn

Property Type

Bedrooms

Bathrooms

Size



Apartment



2



1



706 sqft

Floor Plan





	Length mm	Width mm	Length	Width
Kitchen	3857	2340	12'8"	7'8"
Lounge	4620	3508	15'2"	11'6"
Master Bedroom	3570	2963	11'9"	9'9"
Bedroom 2	3000	3258	9'10"	10'8"
Bathroom	3158	1900	10'4"	6'3"



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The McGregor

Property Type	Bedrooms	Bathrooms	Size
 Apartment	 2	 1	 706 sqft

The McGregor is a first or second floor two bedroom apartment, accessed from bright spacious communal stairwell bright and spacious open-plan kitchen and living area with patio doors leading onto a south facing private balcony.

All accommodation is accessed from the entrance hallway which benefits from two large store cupboards.

The modern open-plan lounge/kitchen/dining is a bright, well-proportioned space with patio doors opening out to the south facing private balcony which allows light to flood into the space.

The kitchen area is fitted with a range of units with integrated induction hob, extractor hood, oven, washer/dryer, dishwasher, and fridge/freezer.

Two bright double bedrooms, both featuring dual aspects windows and fitted wardrobes.

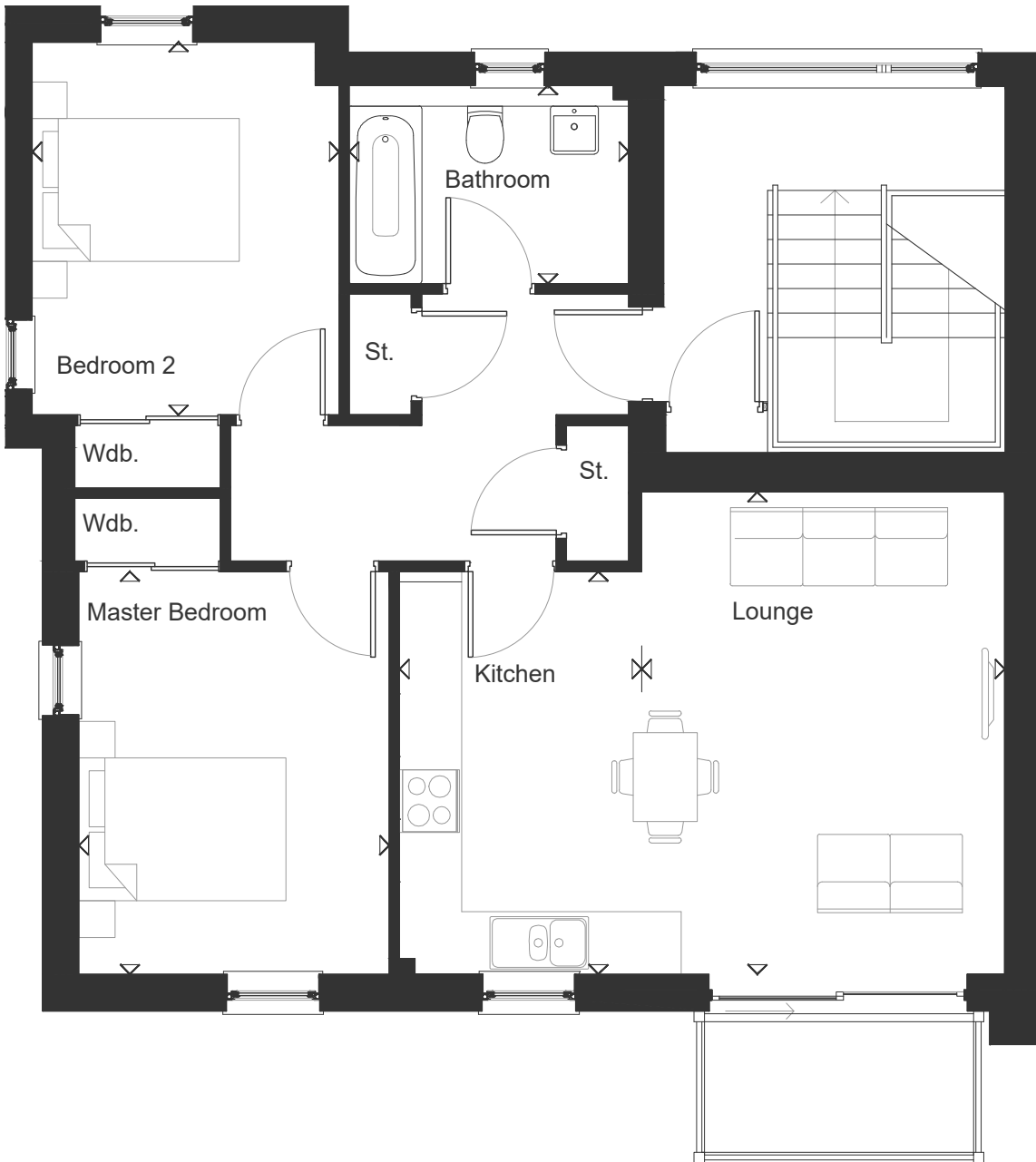
There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitary ware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.

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The McGregor

Property Type



Apartment

Bedrooms



2

Bathrooms



1

Size



706 sqft

Floor Plan

	Length mm	Width mm	Length	Width
Kitchen	3857	2340	12' 8"	7' 8"
Lounge	4620	3508	15' 2"	11' 6"
Master Bedroom	3000	3857	9' 10"	12' 8"
Bedroom 2	3570	3258	11' 9"	6' 3"
Bathroom	3158	1900	10' 4"	6' 3"

Kitchen

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Choice of fully fitted German made Kitchen Worktops,	✓	✓	✓	✓	✓	✓	✓		
Soft close unit doors	✓	✓	✓	✓	✓	✓	✓		
Stainless steel 1 ½ bowl sink and mixer tap	✓	✓	✓	✓	✓	✓	✓		
Stainless steel single bowl sink and mixer							✓		
Bosch 4-ring induction hob and built in circulating extractor fan	✓	✓	✓	✓	✓	✓	✓		
Bosch stainless steel integrated single oven	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated fridge and freezer 70/30	✓	✓	✓	✓	✓	✓	✓		
Bosch integrated washer / dryer	✓	✓	✓						
Bosch free standing washing machine				✓	✓	✓	✓		
Bosch integrated dishwasher (600mm)	✓	✓	✓	✓	✓	✓	✓		
Ceiling-mounted downlighters				✓	✓	✓	✓		
dMEV continually running extractor fan to kitchen & utility	✓	✓	✓	✓	✓	✓	✓		
Under wall unit lighting	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

Bathrooms

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Contemporary style white porcelain sanitaryware to bathroom, WC and en-suite	✓	✓	✓	✓	✓	✓	✓		
Back-to-wall toilet with soft-close toilet seat	✓	✓	✓	✓	✓	✓	✓		
Wall hung basin	✓	✓	✓	✓	✓	✓	✓		
Chrome Hansgrohe bathroom fittings	✓	✓	✓	✓	✓	✓	✓		
Thermostatic bath-shower mixer over bath and screen	✓	✓	✓	✓	✓	✓	✓		
Mira décor (9.5kw) electric shower in en-suite					✓	✓			
Thermostatic shower in en-suite and shower room							✓		
Chrome towel rail	✓	✓	✓	✓	✓	✓	✓		
Choice of ceramic wall tiling to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓		
Choice of countertop colour	✓	✓	✓	✓	✓	✓	✓		
Ceiling-mounted downlighters	✓	✓	✓	✓	✓	✓	✓		
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓		
Shaver point to ensuite					✓	✓	✓		
dMEV continually running extractor fan to bathroom & en-suite	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade appliances and finishes depending on build stage

Bedrooms

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Fitted bi-fold wardrobe to Master bedroom	✓	✓	✓	✓	✓	✓	✓		
Client option choice of bi-fold or sliding wardrobes and retro-fitted mirrors	✓		✓	✓	✓	✓	✓		

Optional upgrade finishes depending on build stage

Electrical

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
White sockets and switches	✓	✓	✓	✓	✓	✓	✓		
Energy efficient lighting	✓	✓	✓	✓	✓	✓	✓		
PIR-controlled exterior lights to front and rear doors (where applicable)	✓	✓	✓	✓	✓	✓	✓		
BT full fibre broadband infrastructure	✓	✓	✓	✓	✓	✓	✓		
Doorbell to front door	✓	✓	✓	✓	✓	✓	✓		
Double socket with USB in kitchen/living room/bedroom 1	✓	✓	✓	✓	✓	✓	✓		
Multigrid switch plate to kitchen	✓	✓	✓	✓	✓	✓	✓		
Combined TV/telephone point to living room	✓	✓	✓	✓	✓	✓	✓		
Combined TV/telephone point to master bedroom	✓	✓	✓	✓	✓	✓	✓		
Mains wired smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓		
Mains wired carbon monoxide detectors and heat alarms	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade finishes depending on build stage

Heating

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Ideal combi boiler	✓	✓	✓	✓	✓	✓			
Ideal system Boiler and water storage							✓		
Dual control heating system				✓	✓	✓	✓		
7 day programmable thermostat with 4 heating schedules	✓	✓	✓	✓	✓	✓	✓		
Stelrad compac radiators with TRV control	✓	✓	✓	✓	✓	✓	✓		

Optional upgrade heating controls available depending on build stage

Decorative

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Contemporary high quality white solid core doors with satin ironmongery.†	✓	✓	✓	✓	✓	✓	✓		
Glass door to vestibule to allow light to flow through			✓	✓	✓	✓			
All internal walls painted white	✓	✓	✓	✓	✓	✓	✓		
White skirting and architraves	✓	✓	✓	✓	✓	✓	✓		
White banister				✓	✓	✓	✓		
White internal doors and satin ironmongery	✓	✓	✓	✓	✓	✓	✓		
Ceilings smooth and painted white	✓	✓	✓	✓	✓	✓	✓		
Satin ironmongery by Carlisle Brass	✓	✓	✓	✓	✓	✓	✓		
Door stops	✓	✓	✓	✓	✓	✓	✓		

All paints are water based [Dulux trade paints](#).

Our specification includes Airsure Supermatt emulsion paint which is 99.9% VOC Free.

† Paint finished to ensure easy maintenance.

Flooring

	Naim	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Flooring is an optional upgrade.*	✓	✓	✓	✓	✓	✓	✓		

* We offer ranges of carpets, Khars, Invictus, Moduelo and Leoline Comfytex

Exterior Specifications

	McGregor Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Exterior finish – plot specific – refer to sales team	✓	✓	✓	✓	✓	✓	✓		
Roof Finish – refer to site details	✓	✓	✓	✓	✓	✓	✓		
Photovoltaic Panels	✓	✓	✓	✓	✓	✓	✓		
Double glazed UPVC windows in anthracite exterior / white interior	✓	✓	✓	✓	✓	✓	✓		
Front door with 5 point locking mechanism	✓	✓	✓	✓	✓	✓	✓		
Steel rainwater gutters and downpipes	✓	✓	✓	✓	✓	✓	✓		
Manufactured by Lindab reducing plastic use									

Landscaping

	McGregor Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Turf to front garden	✓	✓	✓	✓	✓	✓	✓		
Grass Seed to rear garden				✓	✓	✓	✓		
Paving from Patio doors				✓	✓	✓	✓		
Monobloc to driveway	✓	✓	✓	✓	✓	✓	✓		
1.6m timber fencing and garden gate (where applicable)				✓	✓	✓	✓		
450 x 450 slab paths and patio	✓	✓	✓	✓	✓	✓	✓		

Energy Efficiency

	McGregor Nairn	McGregor	Gill	Dow	Sinclair	Oliphant	Brodie		
Predicted rating: EPC	B(86)	B(86)	B(85)	B(88)	B(88)	B(89)	B(89)		

Awards

At Whiteburn we believe that thought, consideration and pride can deliver quality new build residential developments, which contribute to Scotland's built environment - our recent awards reflect this.

Homes for Scotland 2024

Winner:

Home Builder of the Year – SME

Development of the Year – Small – for our

first phase at Viewforth, Kirkcaldy

People, Place, Planet

Scottish Homes Awards 2024

Finalist:

Housebuilder of the Year (less than 100 units)

Housing Development of the Year (Small Private Sale)

for our first phase at Viewforth, Kirkcaldy

Scottish Homes Awards 2023

Finalist:

Show Home of the Year – Oliphant Home, Viewforth, Kirkcaldy

Starter Home of the Year – Dow Home, Viewforth, Kirkcaldy

Homes for Scotland 2022

Winner:

Home Builder of the Year – SME

Finalist:

Development of the Year – Medium. Caerlee Mill Phase 2

Scottish Home Awards 2022

Finalist:

Housebuilder of the Year (Less than 100 units)

Housing Development of the Year (Small, Private Sale)

Whiteburn Viewforth Development Limited

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