



Victoria Wynd
Kirkcaldy

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Footpath link route to Dens Park and hospital to be confirmed subject to planning approval

Welcome home

Forty minutes drive from Edinburgh, close to the picturesque East Neuk fishing villages, Kirkcaldy is both a lively community with excellent amenities and a superb base with exceptional transport connections. Now, this impressive selection of energy efficient three and four bedroom new build homes for sale, 20 minutes' walk from the town centre and a pleasant stroll from Dunnikier Country Park, brings an inviting new neighbourhood into the historic town.

Welcome to Victoria Wynd...

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Halston

Overview
 Designed for maximum practicality and convenience, the kitchen shares the ground floor with a living and dining room where french doors opening to the garden fill the interior with fresh, natural light. In addition to the storage space in the principal bedroom, there are useful cupboards in the hall and under the stairs.

| | |
|--|--|
| Ground Floor | First Floor |
| Dining/Living 4.24m x 3.28m 13'11" x 10'9" | Principal Bedroom 4.27m x 2.48m 14'0" x 8'2" |
| Kitchen 2.27m x 3.44m 7'6" x 11'4" | Bedroom 2 2.00m x 3.46m 6'7" x 11'4" |
| WC 2.18m x 1.12m 7'2" x 3'8" | Bedroom 3 2.21m x 2.26m 7'3" x 7'5" |
| | Bathroom 2.11m x 1.93m 6'11" x 6'4" |

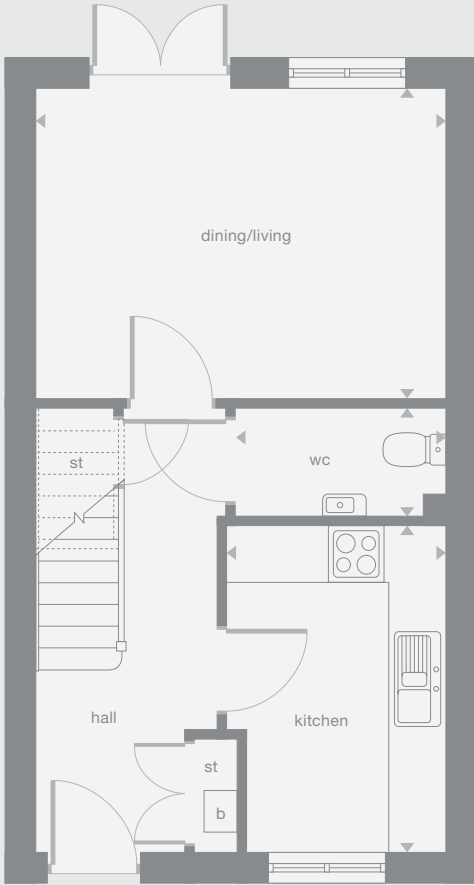
Floor Space
 750 sq ft

b Boiler

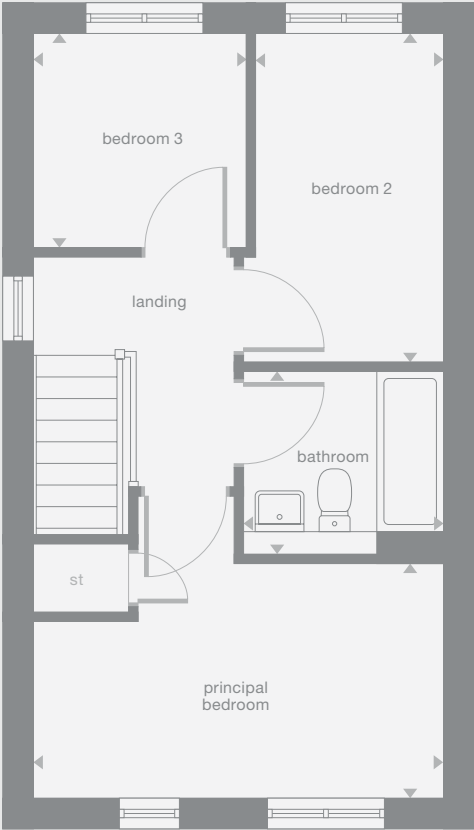
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Carlton DA

Overview

The impact of natural, welcoming light created by the triple-windowed, dual aspect lounge is further enhanced by the dual aspect kitchen with its french doors adding a focal point to the dining area. The principal bedroom, with its en-suite facilities, presents a private retreat with a dash of luxury.

Ground Floor

- Lounge**
3.05m x 5.39m
10'0" x 17'10"
- Kitchen/Dining**
2.24m x 5.39m
7'4" x 17'10"
- Laundry**
2.16m x 1.57m
7'1" x 5'2"
- WC**
1.10m x 2.04m
3'8" x 6'9"

First Floor

- Principal Bedroom**
3.08m x 3.18m
10'1" x 10'5"
- En-Suite**
1.96m x 1.69m
6'5" x 5'7"
- Bedroom 2**
2.46m x 2.89m
8'1" x 9'6"
- Bedroom 3**
2.46m x 2.43m
8'1" x 8'0"
- Bathroom**
1.87m x 2.11m
6'2" x 6'11"

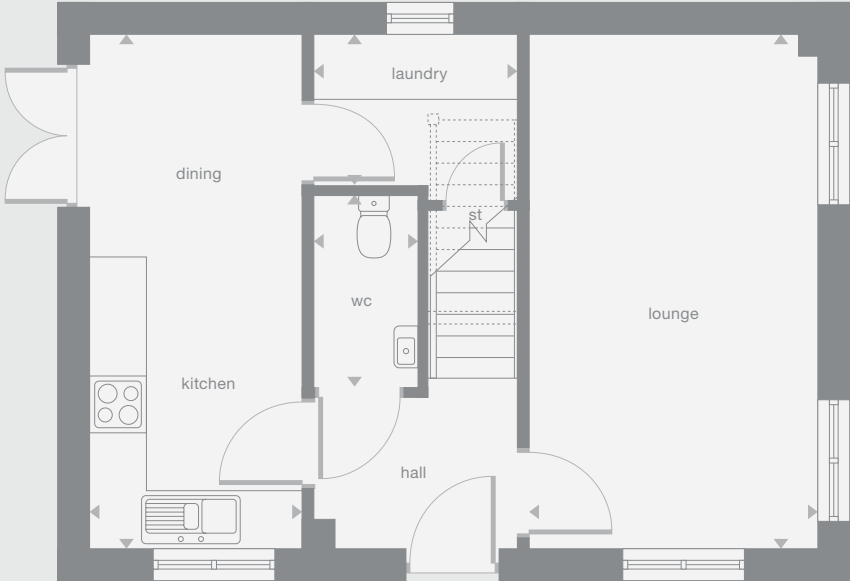
Floor Space

897 sq ft

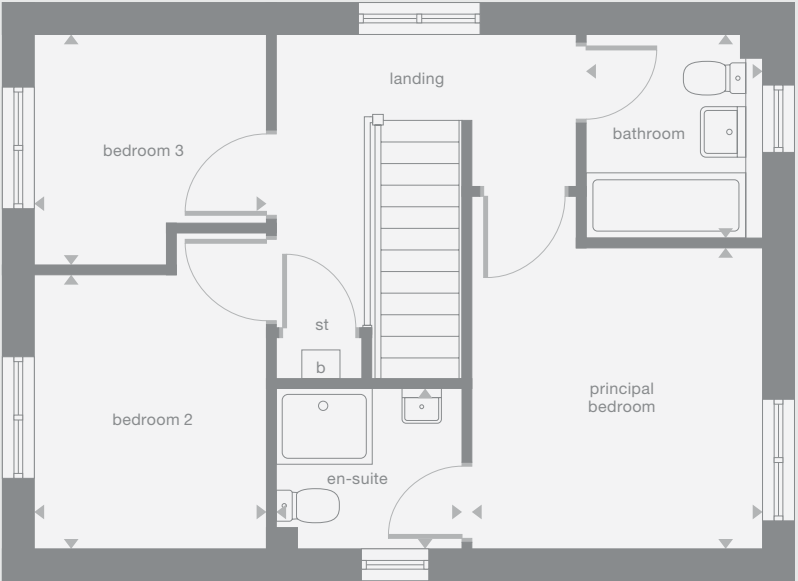
b Boiler
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Ground Floor



First Floor



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Fulton

Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light and airy, and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower, and there is a useful storage cupboard on the landing.

Ground Floor

Lounge
3.98m x 3.87m
13'1" x 12'8"

Kitchen/Dining
5.05m x 2.99m
16'7" x 9'10"

WC
1.88m x 1.17m
6'2" x 3'10"

First Floor

Principal Bedroom
2.88m x 3.59m
9'6" x 11'10"

En-Suite
2.29m x 1.42m
7'6" x 4'8"

Bedroom 2
2.92m x 2.92m
9'7" x 9'7"

Bedroom 3
2.26m x 2.43m
7'5" x 8'0"

Bathroom
2.10m x 1.70m
6'11" x 5'7"

Floor Space

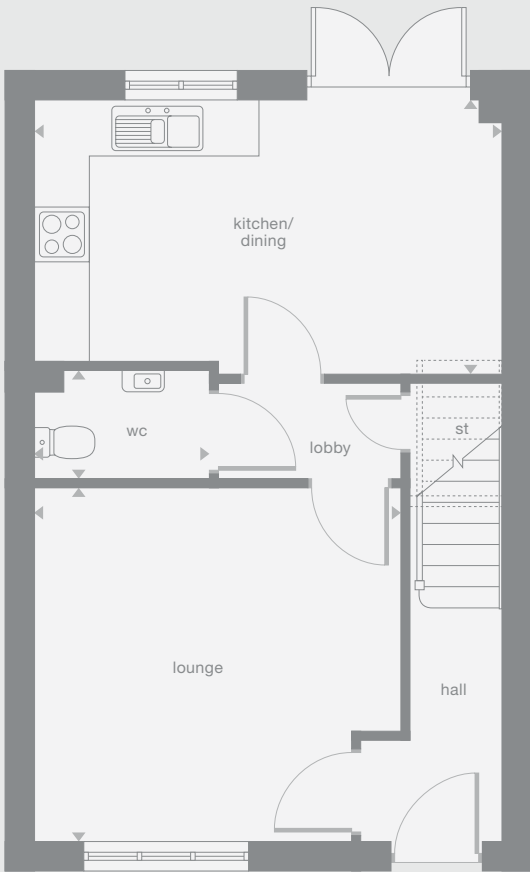
900 sq ft

b Boiler

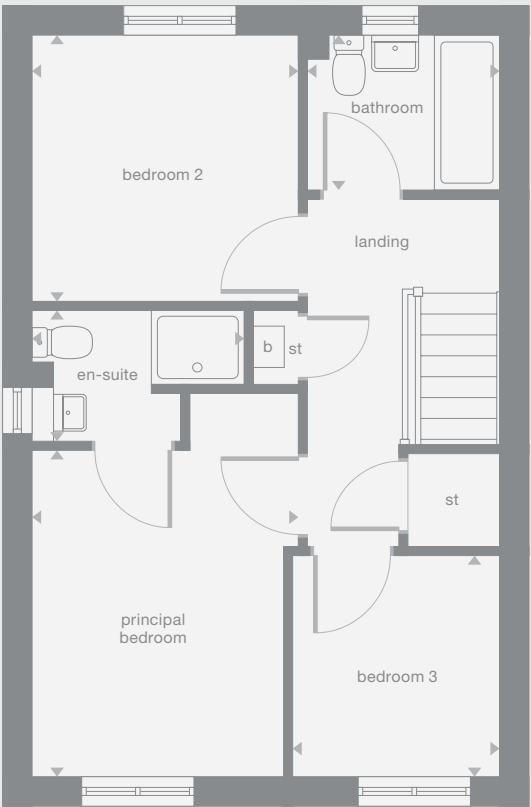
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Ground Floor



First Floor



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Leawood

Overview

With a separate laundry to prevent household management from encroaching on the social space, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday family life. With four bedrooms, one of them en-suite, there is always an opportunity to find peaceful seclusion.

Ground Floor

- Lounge**
3.12m x 5.01m
10'3" x 16'5"
- Kitchen/Dining**
4.79m x 2.93m
15'9" x 9'8"
- Laundry**
2.01m x 1.74m
6'7" x 5'9"
- WC**
2.01m x 1.05m
6'7" x 3'5"

First Floor

- Principal Bedroom**
4.06m x 2.51m
13'4" x 8'3"
- En-Suite**
1.64m x 2.01m
5'5" x 6'7"
- Bedroom 2**
2.52m x 3.96m
8'3" x 13'0"
- Bedroom 3**
2.32m x 3.34m
7'7" x 11'0"
- Bedroom 4**
2.32m x 3.34m
7'7" x 11'0"
- Bathroom**
2.07m x 2.20m
6'10" x 7'3"

Floor Space

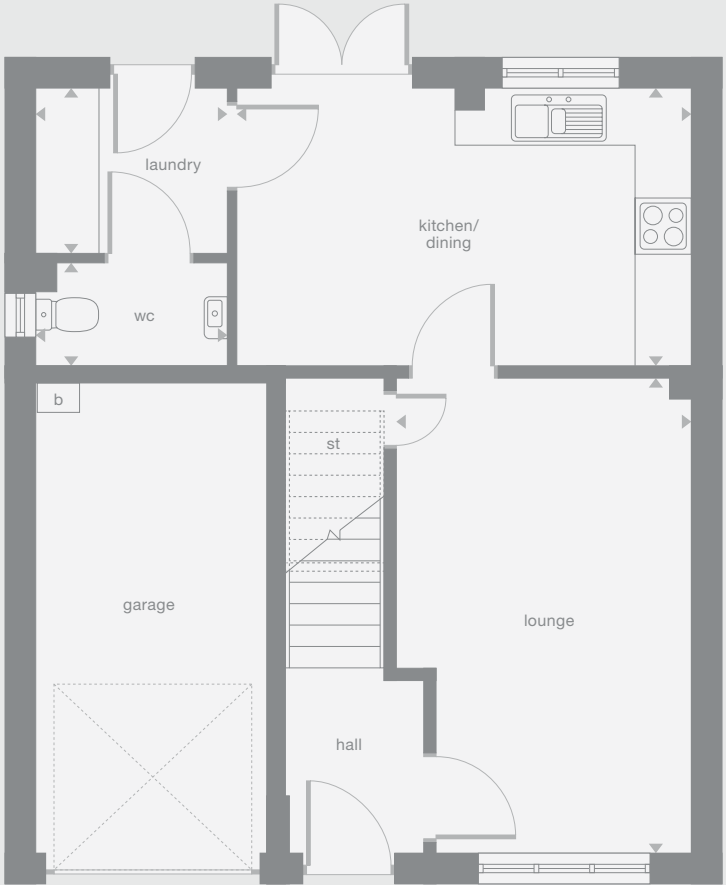
1,036 sq ft

b Boiler

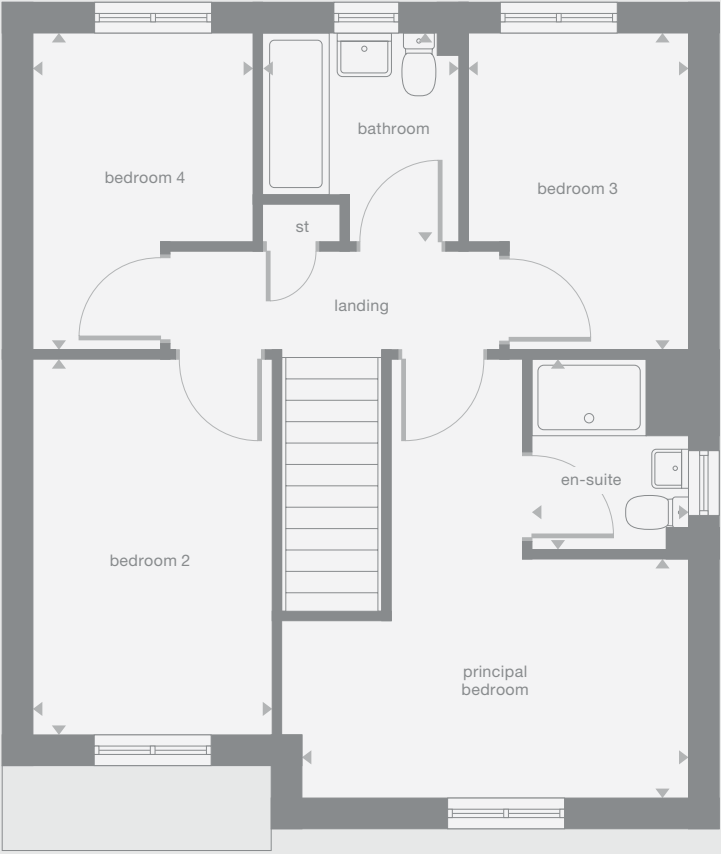
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Ground Floor



First Floor



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Hazelwood

Overview

The lounge opens on to a light-filled family kitchen, a beautifully designed space with feature french doors adding extra appeal to the dining area. With a separate laundry, a useful cupboard in the fourth bedroom and an en-suite principal bedroom, this is a practical, attractive home.

Ground Floor

- Lounge**
3.31m x 4.92m
10'11" x 16'2"
- Kitchen/Dining**
5.39m x 3.18m
17'9" x 10'6"
- Laundry**
2.06m x 1.95m
6'9" x 6'5"
- WC**
2.06m x 1.08m
6'9" x 3'7"

First Floor

- Principal Bedroom**
4.38m x 2.89m
14'5" x 9'6"
- En-Suite**
2.06m x 2.54m
6'9" x 8'4"
- Bedroom 2**
3.73m x 2.60m
12'3" x 8'7"
- Bedroom 3**
3.73m x 2.60m
12'3" x 8'7"
- Bedroom 4**
3.05m x 2.64m
10'0" x 8'8"
- Bathroom**
1.92m x 2.22m
6'4" x 7'4"

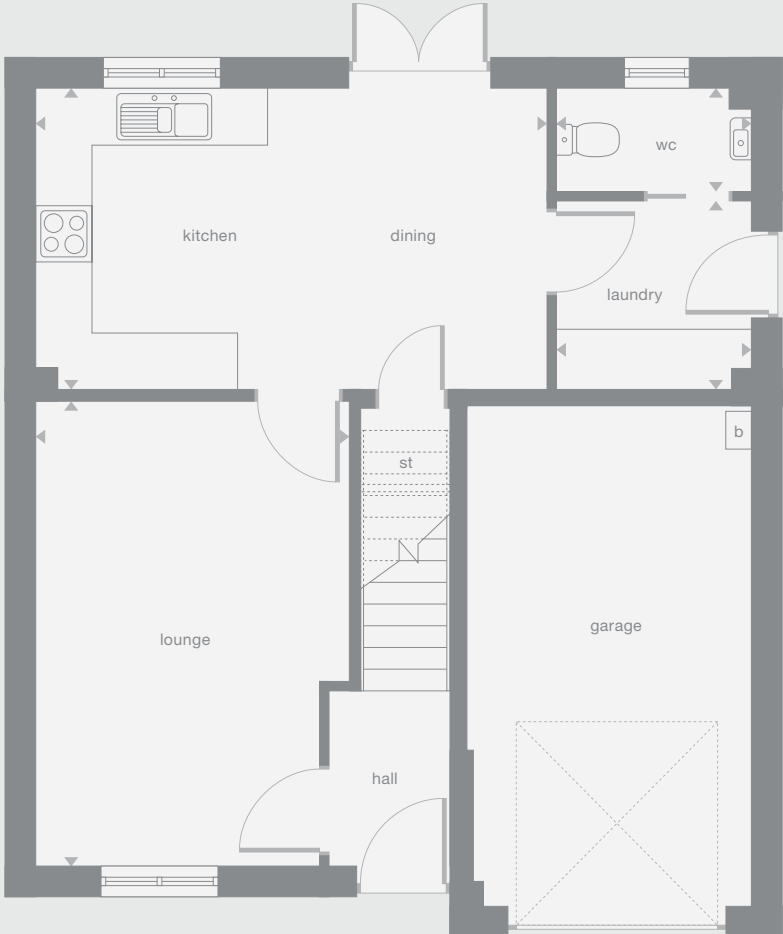
Floor Space

1,150 sq ft

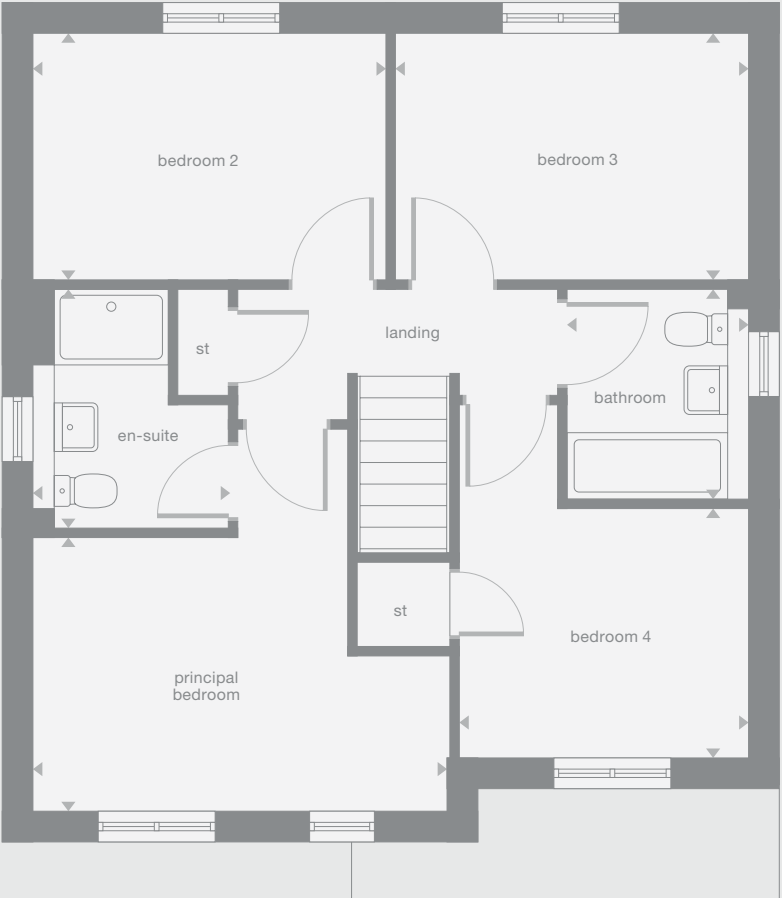
b Boiler
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Ground Floor



First Floor



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Riverwood

Overview

The open, flexible layout of the kitchen and dining room, with its french doors and convenient self-contained laundry space, offers both a relaxed family area and a convivial backdrop to entertaining. The principal bedroom is en-suite, and the fourth bedroom could become a useful home office.

Ground Floor

- Lounge**
3.57m x 4.56m
11'9" x 15'0"
- Kitchen/Family/Dining**
6.47m x 4.51m
21'3" x 14'10"
- Laundry**
1.59m x 0.97m
5'3" x 3'2"
- WC**
1.07m x 2.09m
3'6" x 6'10"

First Floor

- Principal Bedroom**
3.52m x 3.03m
11'7" x 9'11"
- En-Suite**
2.41m x 1.21m
7'11" x 4'0"
- Bedroom 2**
2.84m x 3.78m
9'4" x 12'5"
- Bedroom 3**
3.52m x 2.48m
11'7" x 8'2"
- Bedroom 4**
2.84m x 2.09m
9'4" x 6'10"
- Bathroom**
2.41m x 2.16m
7'11" x 7'1"

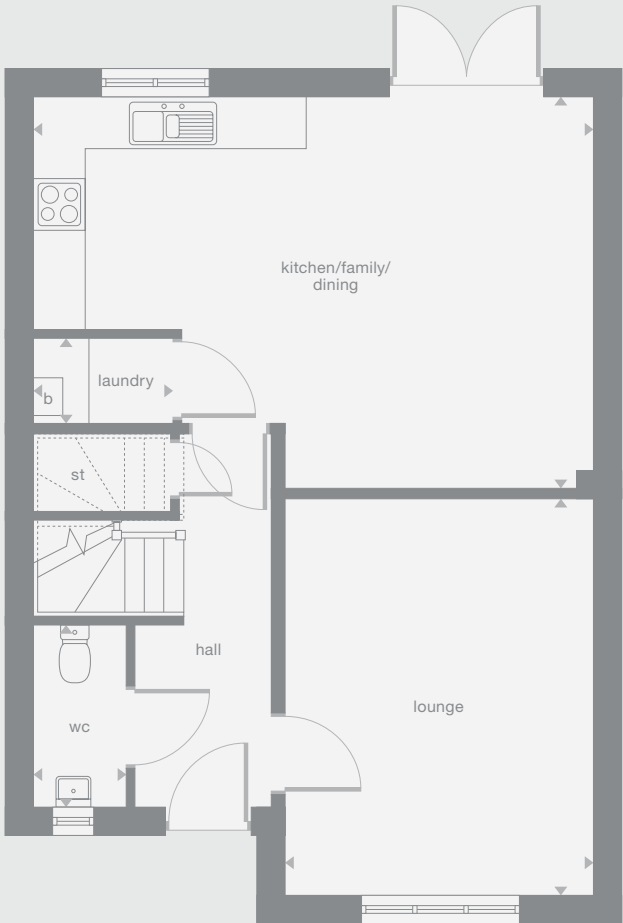
Floor Space

1,219 sq ft

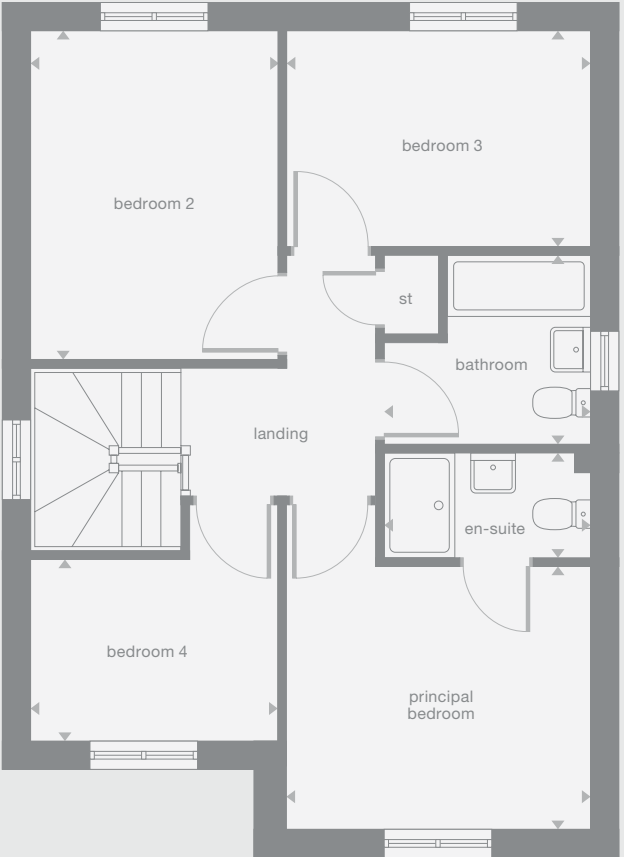
b Boiler
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Ground Floor



First Floor



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Maplewood

Overview
 With twin windows and central french doors, the kitchen and dining room maximises the benefits of the garden to present an adaptable, comfortable setting for family life. The lounge features a stylish bay window, and the delightful principal bedroom includes an en-suite shower and a sumptuous dressing area.

| Ground Floor | First Floor | |
|---|---|--|
| Lounge 3.00m x 4.72m 9'10" x 15'6" | Principal Bedroom 5.01m x 2.80m 16'6" x 9'2" | Bedroom 3 2.43m x 4.22m 8'0" x 13'10" |
| Family/Dining/Kitchen 8.14m x 2.80m 26'9" x 9'2" | En-Suite 2.63m x 1.23m 8'8" x 4'0" | Bedroom 4 3.06m x 3.00m 10'1" x 9'10" |
| Laundry 1.77m x 1.28m 5'10" x 4'3" | Dressing 2.63m x 1.38m 8'8" x 4'7" | Bathroom 2.44m x 3.00m 8'0" x 9'10" |
| WC 1.46m x 1.77m 4'10" x 5'10" | Bedroom 2 3.02m x 4.01m 9'11" x 13'2" | |

Floor Space

1,297 sq ft

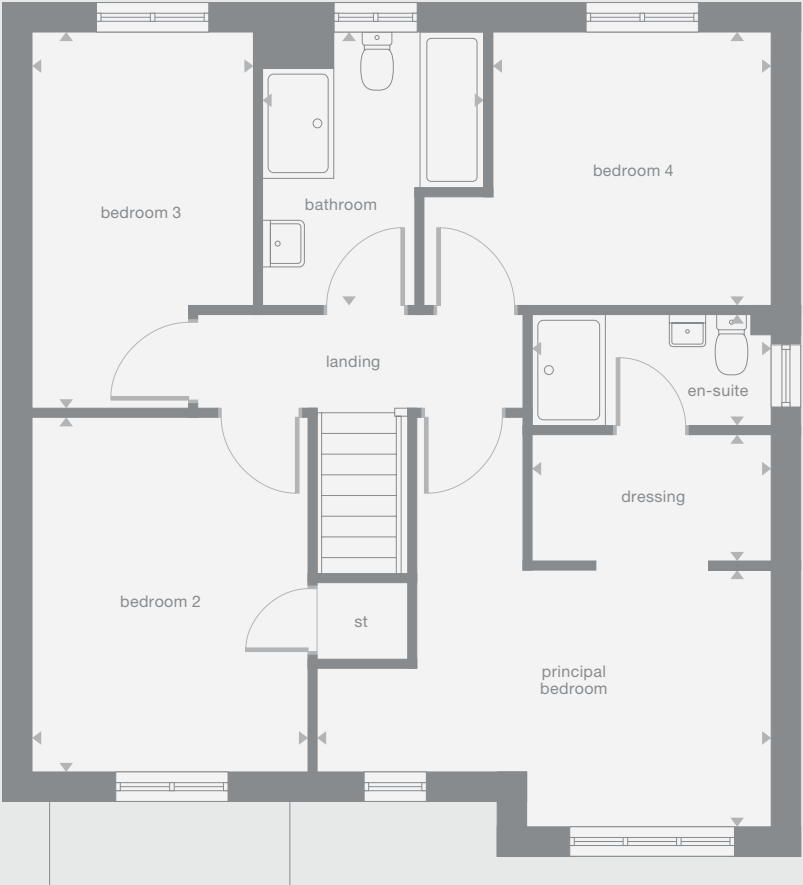


b Boiler
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Ground Floor



First Floor



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Langwood

Overview

A bay window and double doors give the lounge a classic elegance that complements the bright, relaxed family kitchen and dining room with its feature french doors. There is a separate laundry room and a study, and the four bedrooms include a luxurious L-shaped en-suite principal bedroom.

Ground Floor

- Lounge**
3.04m x 5.51m
10'0" x 18'1"
- Kitchen/Dining/Family**
7.97m x 3.01m
26'2" x 9'11"
- Laundry**
1.64m x 1.71m
5'5" x 5'7"
- Study**
2.65m x 2.33m
8'9" x 7'8"
- WC**
2.65m x 1.24m
8'9" x 4'1"

First Floor

- Principal Bedroom**
5.30m x 2.96m
17'5" x 9'9"
- En-Suite**
1.52m x 2.20m
5'0" x 7'3"
- Dressing**
1.44m x 1.49m
4'9" x 4'11"
- Bedroom 2**
2.56m x 3.85m
8'5" x 12'8"
- Bedroom 3**
2.56m x 3.79m
8'5" x 12'5"
- Bedroom 4**
2.51m x 2.38m
8'3" x 7'10"
- Bathroom**
2.69m x 1.91m
8'10" x 6'3"

Floor Space

1,349 sq ft

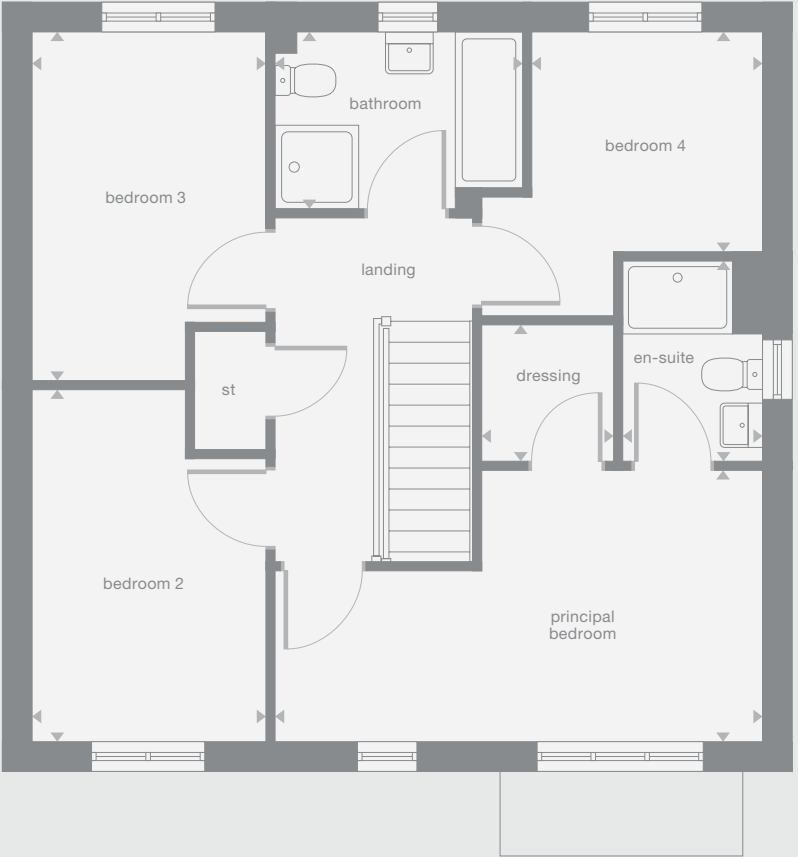


b Boiler
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Ground Floor



First Floor



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Lockwood

Overview

The elegantly proportioned exterior reflects the immense prestige of this exceptional family home. From the lounge's bay window to the feature staircase with half landing, from the french doors of the dining room to the en-suite showers in two of the four bedrooms, comfort is combined with visual appeal.

Ground Floor

Lounge
3.63m x 5.85m
11'11" x 19'3"

Kitchen/Dining/Family
6.20m x 4.22m
20'4" x 13'10"

Laundry
1.81m x 2.73m
6'0" x 9'0"

WC
1.81m x 1.38m
6'0" x 4'7"

First Floor

Principal bedroom
3.46m x 4.01m
11'4" x 13'2"

En-Suite 1
1.98m x 1.67m
6'6" x 5'6"

Bedroom 2
3.49m x 3.17m
11'5" x 10'5"

En-Suite 2
2.33m x 1.91m
7'8" x 6'3"

Bedroom 3
2.47m x 3.17m
8'1" x 10'5"

Bedroom 4
2.47m x 2.93m
8'2" x 9'8"

Bathroom
1.95m x 3.17m
6'5" x 10'5"

Floor Space

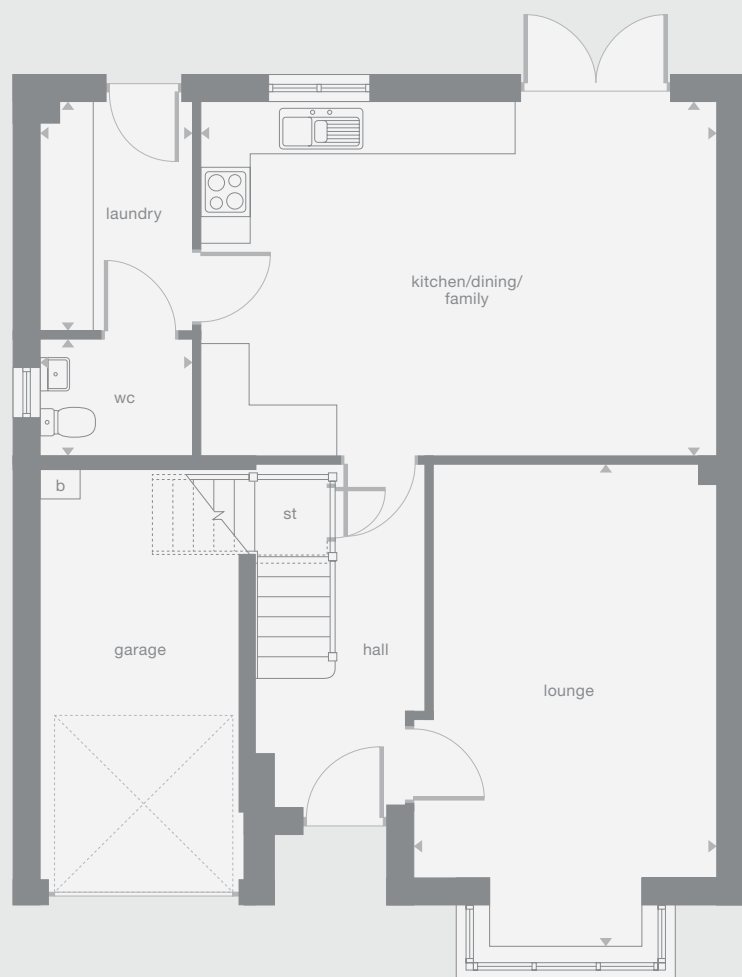
1,446 sq ft

b Boiler

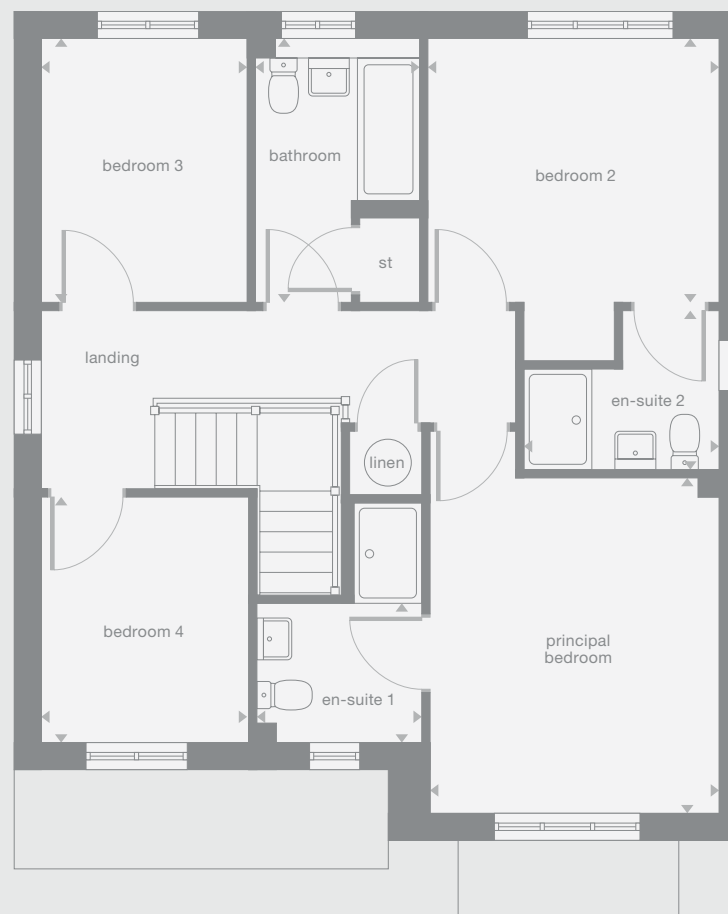
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Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



Contact Us

For development opening times please refer to millerhomes.co.uk or call 03301 620 275

Sat Nav: KY1 2HG

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.



Registered Developer

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 620 275

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