



# Persimmon

Together, we make your home



## Primrose Gardens

Crossgates • Fife



**Persimmon**  
Together, we make your home

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

“With over 50 years of building excellence, find out more about us on page 4”

**HBF** Home Builders Federation



Customer Satisfaction 2025

## 5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Primrose Gardens

## Find out more

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Who we are

# A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 28](#)

## Persimmon plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**10,664**

homes delivered in 2024

**200+**

locations across the UK

**4,731**

direct employees make it all happen

**484**

acres of public space created

**£2.2bn**

invested in local communities over the last 5 years



# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

## The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



## Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



## Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



## 10-year warranty

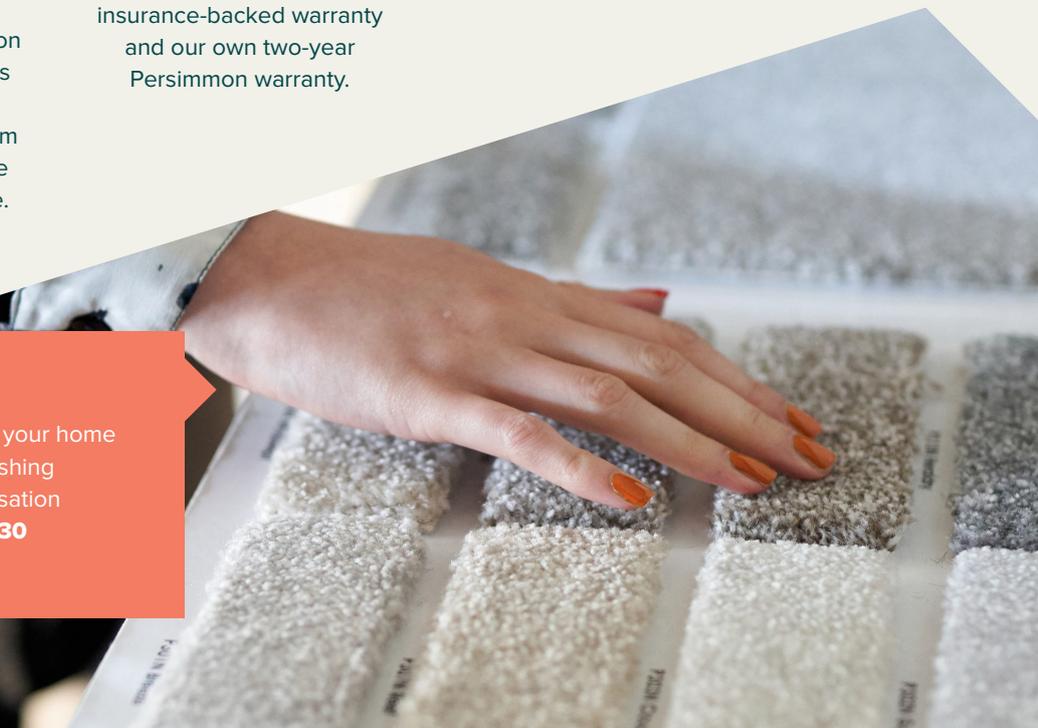
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



## Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

**Finishing Touches**  
 We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 30**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



**DEPOSIT UNLOCK**  
THE LOW DEPOSIT MORTGAGE SOLUTION

**Deposit Unlock**



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



- Choice of two, three and four-bedroom homes
- Beautiful countryside location
- Great local schools and shopping
- Easy links to Dunfermline and Edinburgh



**Scan me!**

For availability and pricing on our beautiful new homes at Primrose Gardens.



Crossgates • Fife

# Primrose Gardens

**New energy-efficient homes in Crossgates, including two, three and four-bedroom homes – thoughtfully designed for a modern lifestyle with traditional-feel streets and sustainable, money-saving features.**

A new home at Primrose Gardens gives you that blank canvas to make your space your own, complete with high-quality finishes and a warm, community environment. Set on the edge of Crossgates and bordered by open green space, this development combines countryside charm with quick access to Dunfermline's shops, schools and culture. It's the perfect blend of relaxed living and everyday convenience.

The village setting offers a quieter way of life, without missing out on big-name stores, great places to eat, entertainment or healthcare. You'll find everyday essentials within easy reach – from a local Asda and cafés to the nearby Fife Leisure Park and Kingsgate Shopping Centre, just over 4 miles away.

This peaceful pocket of Fife offers a quieter pace of life with great schools and green space close by. Families will find Crossgates Primary and Beath High School just around the corner, with plenty of parks and play areas nearby. It's a great location for outdoor walks, local adventures and relaxed evenings, all with the benefit of more space and better value than you'd find over the bridge in Edinburgh.

With all of this and so much more, Primrose Gardens could truly be the perfect place to call home.

## EXPLORE

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M90  
**1.2 miles**

Dunfermline  
**4.5 miles**

Loch Leven Heritage Trail  
**8.5 miles**

Edinburgh Airport  
**15.8 miles**



Primrose Gardens

# Our homes

## 2 bedroom

The Doon

## 3 bedroom

The Nevis

The Tralaig

The Carbeth

The Avon

The Bengairn

The Awe

## 4 bedroom

The Maree

The Lowes

The Tarbert

The Lambridge

The Shira

The Rodel

**Affordable Housing**

As agreed through Section 75

A92

Sustainable Urban  
Drainage System

Play Area

Park House

MAN

MAN





Sub Station

Existing Farm

John Wood Place

B981

Manse Road

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

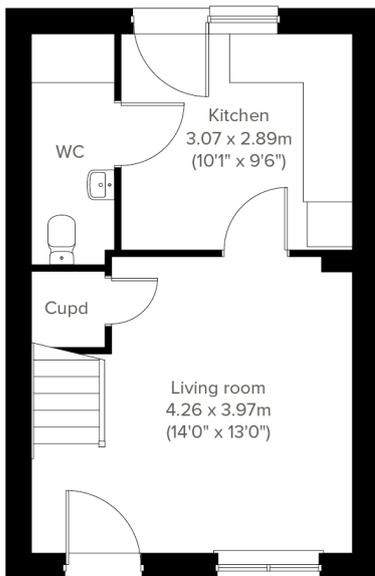


2 bedroom home

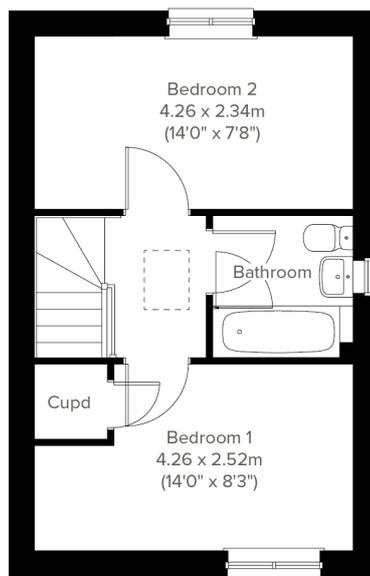
# The Doon



The Doon has a kitchen with outside access, separate living room, two bedrooms, a good-sized bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



## GROUND FLOOR



## 1ST FLOOR

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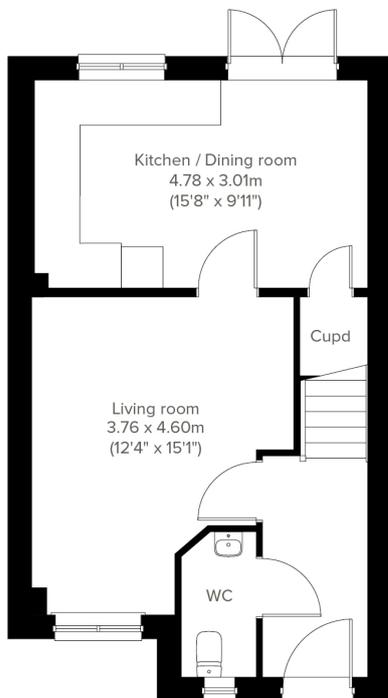


# The Nevis

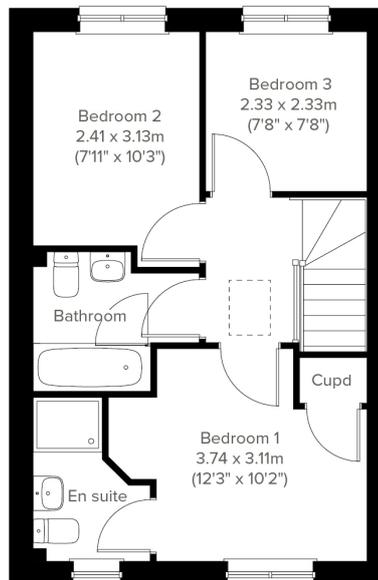
3 bedroom home



The Nevis is a stylish three-bedroom home. With a welcoming living room, open plan kitchen/dining room featuring French doors to the garden, and a convenient WC, this home is designed for modern living. Upstairs, one of the bedrooms has an en suite, and there's a bathroom.



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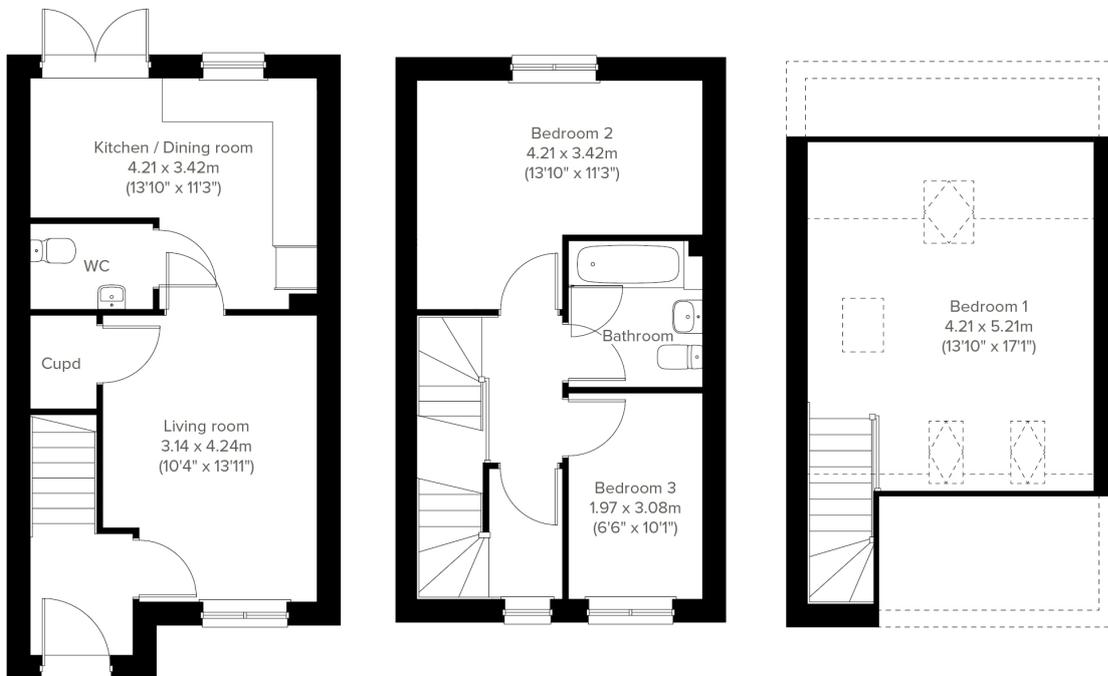


3 bedroom home

# The Tralaig



Enjoy the best of modern living in this popular semi-detached home. The Tralaig features a stylish open plan kitchen/dining room with French doors to the garden. There is also a spacious living room and convenient downstairs WC. Upstairs, there are three good-sized bedrooms and a modern family bathroom.



**GROUND FLOOR**

**1ST FLOOR**

**2ND FLOOR**

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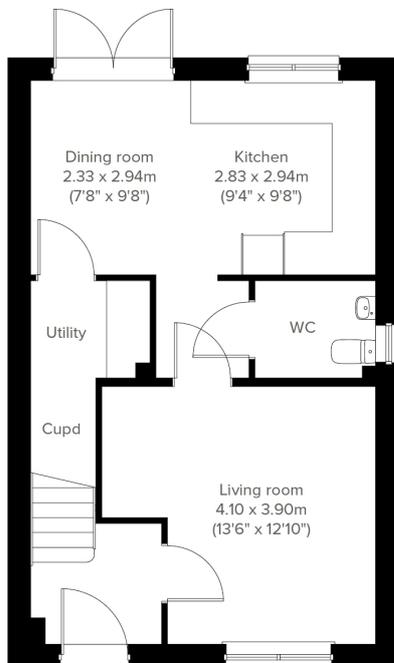


# The Carbeth

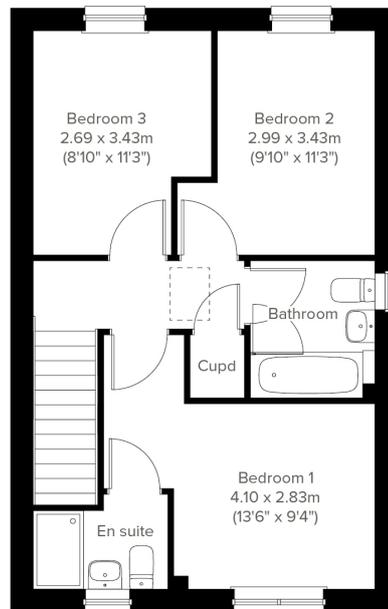
3 bedroom home



Ideal for a wide range of buyers, the Carbeth is a home comprising a living room, open plan kitchen/dining room with French doors to the garden, downstairs WC, utility room, three bedrooms - one of which has an en suite - and a modern-fitted bathroom.



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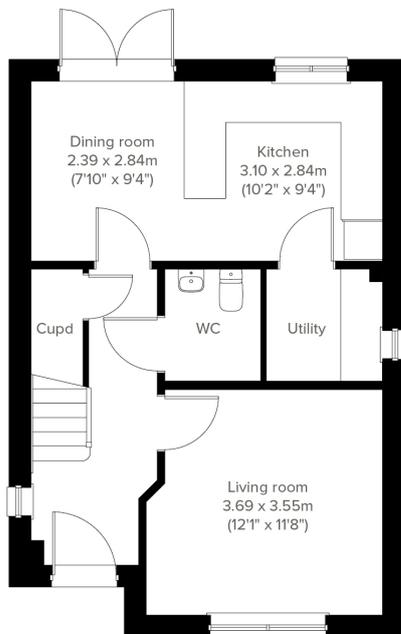


3 bedroom home

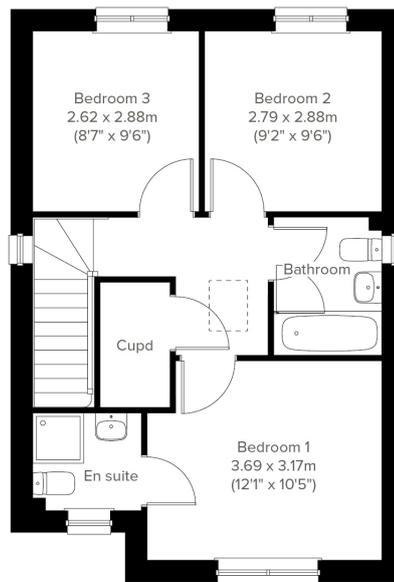
# The Avon



Enjoy modern living in the Avon, a three-bedroom home featuring an open plan kitchen/dining room with French doors to the garden. A bright living room, utility room, and WC complete the ground floor, while upstairs has an en suite bedroom, family bathroom, and ample storage.



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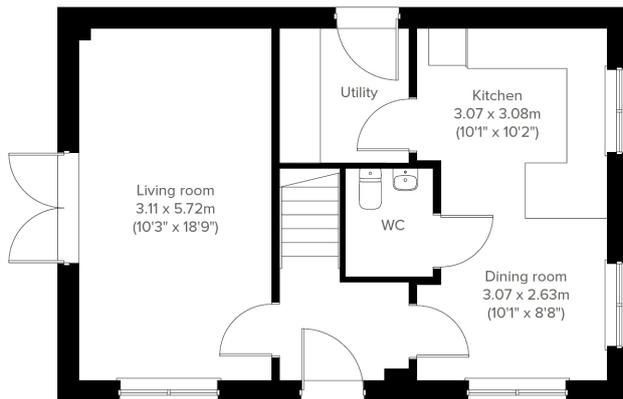


# The Bengairn

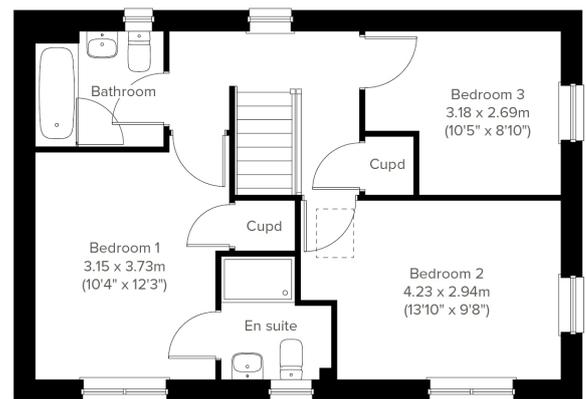
3 bedroom home



The Bengairn is a superb three-bedroom detached home offering great value for money. There's a utility room with outside access, downstairs WC and en suite bedroom included in the layout. The large kitchen/dining room lends itself to family meals as well as entertaining friends, with French doors opening to the garden.



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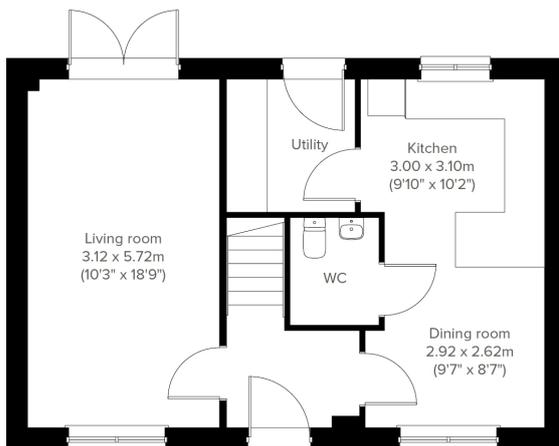


3 bedroom home

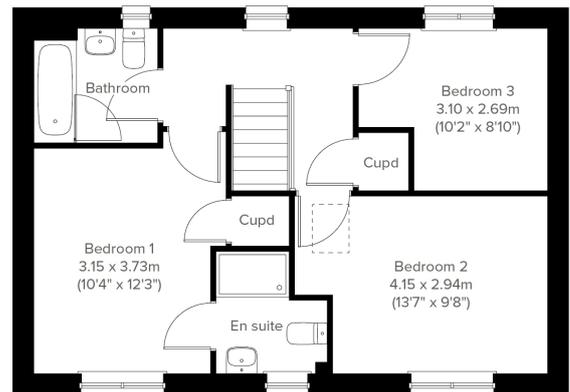
# The Awe



The Awe features a stylish open plan kitchen/dining room, an equally impressive living room with French doors to the garden and a utility room with outside access. There is also a convenient downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a modern family bathroom and plenty of storage.



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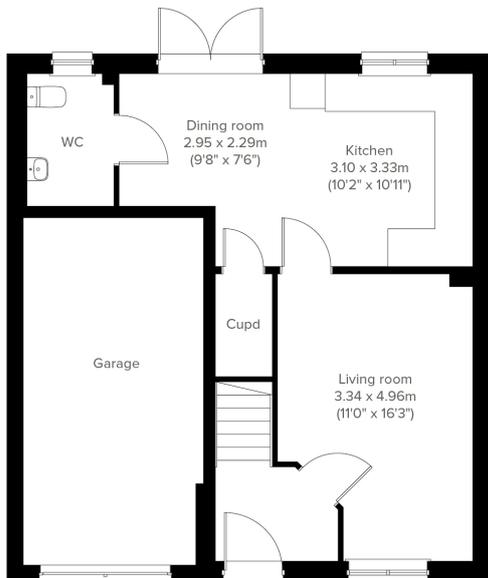


# The Maree

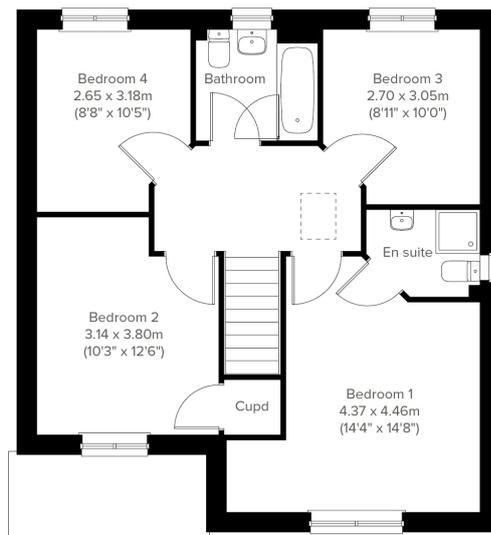
4 bedroom home



The Maree is a beautifully proportioned four-bedroom home featuring an integral garage, spacious kitchen/dining room with French doors to the garden and front-aspect living room. Upstairs, bedroom one benefits from a modern en suite, and there's a family bathroom.



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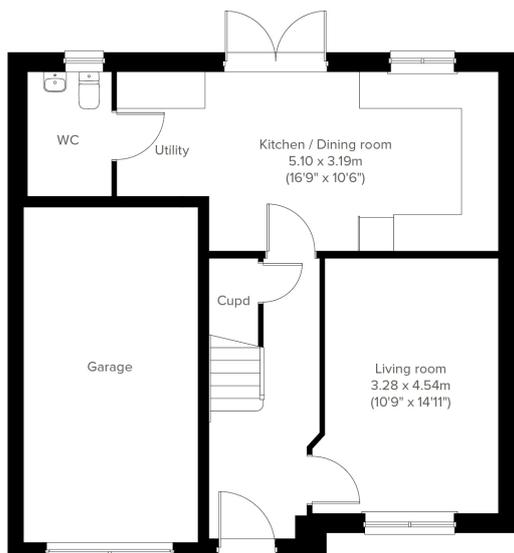


4 bedroom + study home

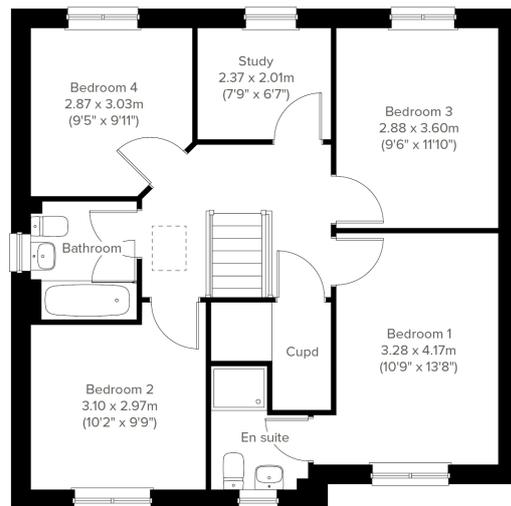
# The Lowes



The Lowes is a four-bedroom detached home with an open plan kitchen/dining room with French doors to the garden, front-aspect living room, and integral garage. Upstairs, bedroom one has an en suite, while the others share a family bathroom. There's a flexible study as well for modern living.



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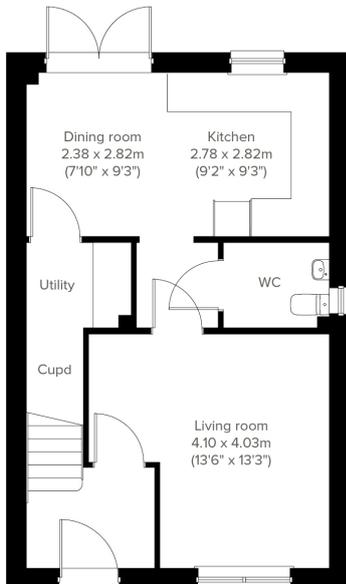


4 bedroom home

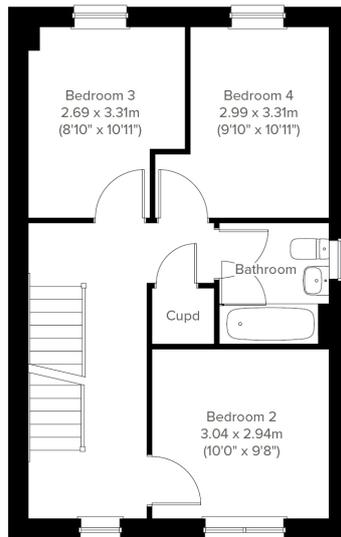
# The Tarbert



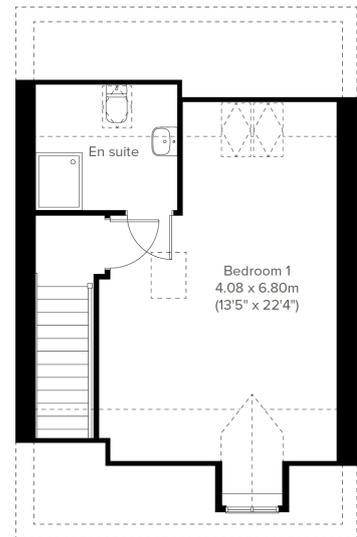
The Tarbert opens its doors to family life, with the balance of an open plan kitchen/dining room and a separate living room. That means a balance of family time and quiet time for you all to make the most of. Four bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French doors to the garden mean a lovely place to start and end the day.



**GROUND FLOOR**



**1ST FLOOR**



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4 bedroom + study home

# The Lambridge



The Lambridge is a four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the garden. There's a bright front-aspect living room with a bay window, a downstairs WC and handy utility with outside access. Upstairs you'll find bedroom one benefiting from an en suite - plus a convenient study, bathroom and two storage cupboards.



## GROUND FLOOR

## 1ST FLOOR

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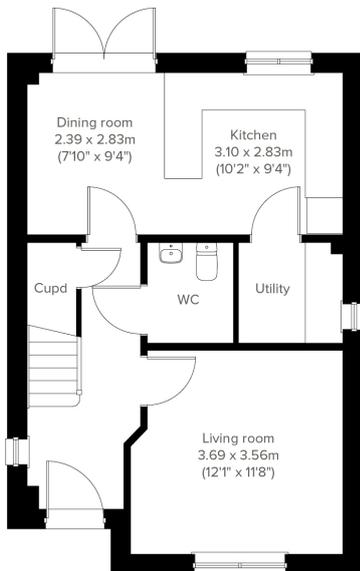


# The Shira

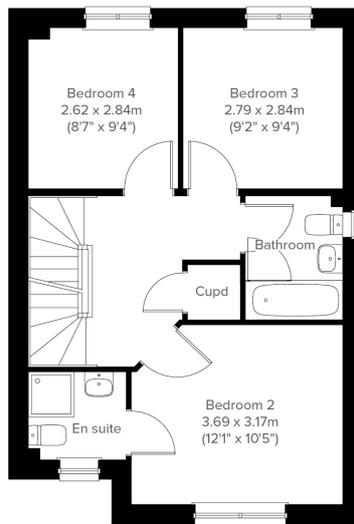
4 bedroom home



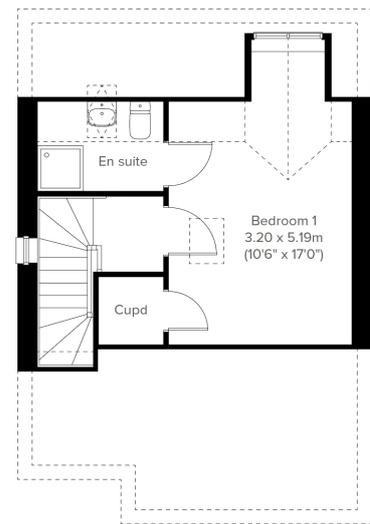
The Shira is a beautifully designed three-storey home that perfectly blends style and practicality. The open plan kitchen/dining room is ideal for modern living, while the separate living room offers a cosy retreat. With four well-proportioned bedrooms - including a top-floor main bedroom with an en suite - there's plenty of space for everyone. Thoughtful features include a convenient WC, storage cupboards and utility room.



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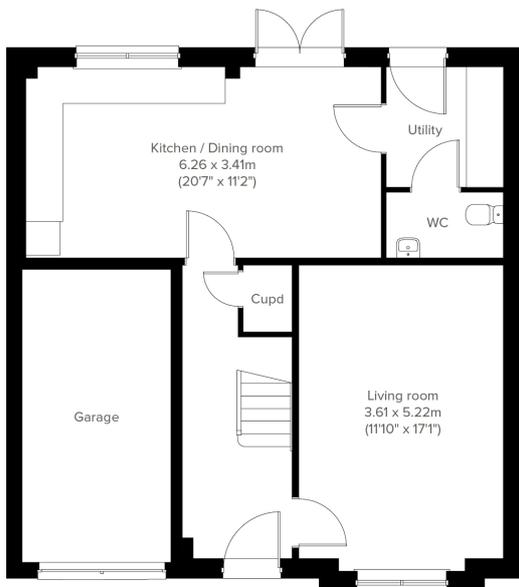


4 bedroom home

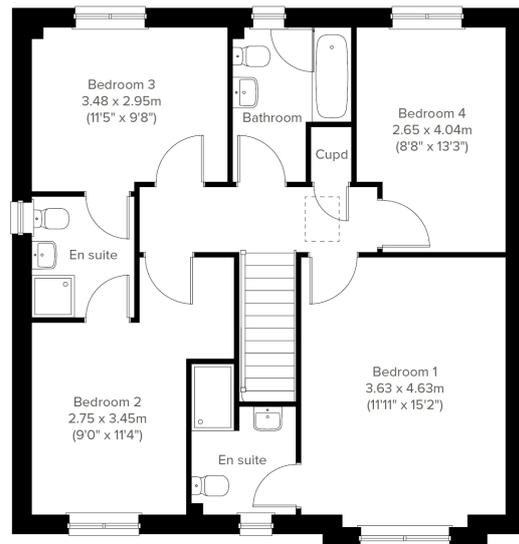
# The Rodel



The Rodel is a four-bedroom family home with a bright living room, spacious kitchen/dining room with French doors to the garden, utility room with outside access, downstairs WC and integral garage. Upstairs, bedroom one has an en suite and bedrooms two and three share a Jack and Jill bathroom. There's a family bathroom and built-in storage throughout.



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Primrose Gardens

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
 Inner: timber frame or block.  
 Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with timber frames.  
 French doors to garden or balcony  
 (where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas central heating with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine and dishwasher.

### Appliances

Single electric stainless steel oven and hob in stainless steel with cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

### Tiling and splashbacks

Half height tiling to bath area and splashbacks behind wash hand basins (upgrade is available through finishing touches dependant on build stage).

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden.

Specification may be altered at any time.  
 Speak with your Sales Advisor for the latest revision.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon\_homes.

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

[persimmonhomes.com/finishing-touches](https://persimmonhomes.com/finishing-touches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**And did we mention you'll have  
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.





# FibreNest™

Your home, better connected  
for a brighter future

## Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing  
packages to suit everyone's needs. From surfing the net on the sofa to binge-  
watching the latest box set, streaming music with friends to ruling the galaxy in  
the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenest.com

Information correct at June 2025. Please see [www.fibrenest.com](http://www.fibrenest.com) for the latest information and prices.

### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:



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