



# Spencer Fields

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three,  
four and five bedroom homes in  
Inverkeithing, Fife.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Spencer Fields

If you love a location that is an ideal commuter town and has great local amenities, Spencer Fields is the perfect place for you. The area has all the sense of community you could ask for, and Edinburgh city centre is within easy reach. With a wide variety of homes available, Spencer Fields is suitable for everyone from first time buyers to growing families.

A home to suit everyone.





# Love local life

Inverkeithing railway station is within walking distance of the development with regular trains to whisk you to Edinburgh city centre in under 30 minutes. The M90, Queensferry Crossing and the Ferrytoll park/ride facility are all nearby making Spencer Fields a great choice for commuters.

Silver Sands Beach



Ballast Bank Public Park



The Forth Bridges



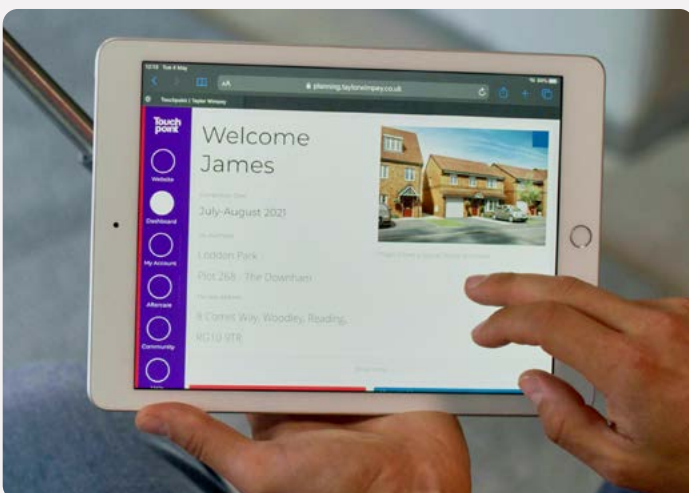


# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchens

'Symphony' kitchen with a selection of doors,worktops and upstands

✓

1.5 bowl stainless steel insert sink c/w mixer taps\* (housetype specific)

✓

Single oven\*

✓

Integrated Pull Out Hood with Filter

✓

Zanussi 4 burner stainless steel gas hob

✓

Zanussi integrated washing machine, dishwasher and 70/30 fridge freezer

✓

Soft close doors

✓

Stainless steel splashback

✓

## Bathrooms, en suites, utility and cloakrooms

Debba white free-standing sanitary ware

✓

Alto chrome mixer tap

✓

3 rows of tiles to bath and splashback to basin (2 rows if tile is portrait)

✓

Thermostatic shower with shower curtain and full height tiling on the shower wall dropping to 3 tiles halfway along  
\* (house type specific)

✓

Aqualisa 9.5Kw electric shower (combination boiler) / thermostatic shower (condensing boiler) (housetype specific)

✓

Full height tiling to shower enclosure and splashback to basin

✓

Shower tray and 'Roman' chrome finish glass shower door

✓

## Central heating/hot water system

Gas central heating providing hot water

✓

White thermostatic controlled radiators

✓

Mains pressure hot water system providing plumbing free roof space

✓

Cavity wall insulation

✓

Loft insulation in line with building regulations

✓

## Electrical features

Double electric sockets throughout

✓

TV socket to lounge and bedroom one (if indicated on service layout)

✓

Master telephone socket to lounge

✓

Double electric Socket and baton light to garage (housetype specific)

✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing Touches	
White emulsion to walls	✓
Flat white finish to ceilings	✓
White paint to woodwork	✓
White pre-finished doors with chrome ironmongery	✓
Ground floor concrete finish (no latex or screed)	*
Half height tiling to walls around bath area (only in all main bathrooms)	*
External Features	
Solar panels	✓
PVCu fascia and soffit	✓
External tap outside kitchen of property	✓
Chrome door furniture	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Double-glazed PVC-U windows with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors (plot specific)	✓
GRP front entrance door with multi-point locking	✓
Gardens, Paths and Drives	
Turf to front garden	✓
Fencing as boundary enclosure layout with 1.6m timber fence with tressle detail 450mm post and rail (divisional)	✓
Topsoil rotavated rear garden	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction   † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.



# Our homes





# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

4.02m x 3.59m      13' 2" x 11' 9"

### Bedroom 2 (max)

4.02m x 2.40m      13' 2" x 7' 11"

### Bathroom (over bath)

1.77m x 2.10m      5' 10" x 6' 11"

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# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## GROUND FLOOR

### Kitchen (max)

2.39m x 2.77m      7' 10" x 9' 1"

### Living Room/Dining Area (max)

4.58m x 4.10m      15' 0" x 13' 5"

### WC

2.39m x 1.17m      7' 10" x 3' 10"



## FIRST FLOOR

### Bedroom 1 (max)

4.58m x 3.64m      15' 0" x 11' 11"

### Bedroom 2 (max)

2.59m x 3.33m      8' 6" x 10' 11"

### Bedroom 3 (max)

1.92m x 3.33m      6' 4" x 10' 11"

### Bathroom (over bath)

1.81m x 2.00m      5' 11" x 6' 7"

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# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen (max)

2.68m x 3.56m      8' 10" x 11' 8"

### Living Room/Dining Area

3.87m x 5.47m      12' 9" x 18' 0"

### WC (max)

1.73m x 2.13m      5' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.55m x 3.65m      11' 8" x 12' 0"

### Bedroom 2

3.04m x 3.65m      10' 0" x 12' 0"

### Bedroom 3 (max)

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom (over bath)

2.83m x 2.03m      9' 4" x 6' 8"

### En suite (over shower)

2.44m x 1.84m      8' 0" x 6' 1"

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# The Douglas

4 BEDROOM HOME, TOTAL 1117sq ft / 103.7m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.97m x 3.60m 9' 9" x 11' 10"

### Living Room

3.48m x 4.42m 11' 5" x 14' 6"

### Dining Room <sup>(max)</sup>

2.52m x 3.13m 8' 4" x 10' 4"

### WC

1.87m x 1.25m 6' 2" x 4' 1"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.45m 9' 1" x 11' 4"

### Bedroom 2 <sup>(max)</sup>

2.83m x 3.72m 9' 3" x 12' 3"

### Bedroom 3 <sup>(max)</sup>

3.66m x 2.36m 12' 0" x 7' 9"

### Bedroom 4 <sup>(max)</sup>

3.04m x 3.19m 10' 0" x 10' 6"

### Bathroom

2.54m x 1.60m 8' 3" x 5' 3"

### En suite <sup>(over shower)</sup>

2.08m x 1.65m 6' 10" x 5' 4"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14337 / February 2024





# The Fairbairn

4 BEDROOM HOME, TOTAL 1226sq ft / 113.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

2.34m x 4.92m 7' 8" x 16' 2"

### Living Room

4.77m x 3.69m 15' 8" x 12' 2"

### Dining Room

2.34m x 2.99m 7' 8" x 9' 10"

### WC

2.34m x 1.10m 7' 8" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.41m x 3.89m 11' 2" x 12' 9"

### Bedroom 2 (max)

2.60m x 4.45m 8' 7" x 14' 7"

### Bedroom 3 (max)

2.74m x 3.94m 9' 0" x 12' 11"

### Bedroom 4

2.37m x 3.32m 7' 9" x 10' 11"

### Bathroom (over bath)

1.97m x 2.07m 6' 6" x 6' 10"

### En suite (over shower)

2.37m x 1.89m 7' 9" x 6' 3"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14626 / February 2024





# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m x 2.80m 27' 2" x 9' 2"

### Living Room

3.16m x 5.34m 10' 5" x 17' 6"

### WC

2.54m x 1.14m 8' 4" x 3' 9"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

3.78m x 3.89m 12' 5" x 13' 1"

### Bedroom 2<sup>(max)</sup>

4.39m x 2.88m 14' 5" x 9' 6"

### Bedroom 3

2.65m x 3.48m 8' 8" x 11' 5"

### Bedroom 4

3.19m x 2.89m 10' 6" x 9' 6"

### Bathroom<sup>(max)</sup>

2.25m x 2.34m 7' 5" x 7' 8"

### En suite 1<sup>(over shower)</sup>

2.10m x 1.81m 6' 11" x 5' 11"

### En suite 2<sup>(over shower)</sup>

2.65m x 1.73m 8' 8" x 5' 8"

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# The Lewis

4 BEDROOM HOME, TOTAL 1482sq ft / 137.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area (max)

8.92m x 3.06m      29' 3" x 10' 0"

### Living Room

3.54m x 3.35m      11' 7" x 11' 0"



## FIRST FLOOR

### Bedroom 1

4.65m x 3.48m      15' 3" x 11' 5"

### Bedroom 2 (max)

4.20m x 3.48m      13' 9" x 11' 5"

### Bedroom 3

3.55m x 3.21m      11' 8" x 10' 6"

### Bedroom 4

3.10m x 2.99m      10' 2" x 9' 10"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14337 / February 2024





# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 10' 1"

### Living Room

4.20m x 4.44m      13' 9" x 14' 7"

### WC

1.78m x 1.12m      5' 11" x 3' 7"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m      7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m      5' 5" x 8' 11"

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# The Monro

4 BEDROOM HOME, TOTAL 1536sq ft / 142.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

6.27m × 3.07m 20' 7" × 10' 1"

### Living Room (into bay window)

3.76m × 6.67m 12' 4" × 20' 5"

### Dining Room

3.08m × 3.00m 10' 2" × 9' 10"

### Utility

1.72m × 1.82m 5' 8" × 6' 0"

### WC

1.11m × 1.85m 3' 8" × 6' 1"



## FIRST FLOOR

### Bedroom 1 (excl. changing)

3.80m × 3.42m 12' 6" × 11' 3"

### Bedroom 2

3.22m × 3.12m 10' 9" × 10' 3"

### Bedroom 3 (max)

2.63m × 2.93m 8' 8" × 9' 8"

### Bedroom 4

3.32m × 2.41m 10' 11" × 7' 11"

### Bathroom (over bath & shower)

2.65m × 2.71m 8' 8" × 8' 11"

### En suite 1 (over shower)

2.50m × 1.43m 8' 3" × 4' 8"

### En suite 2 (over shower)

1.22m × 2.72m 4' 0" × 8' 11"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14485 / February 2024



# The Ross

**4 BEDROOM HOME, TOTAL 1532sq ft / 142.3m<sup>2</sup>**



## GROUND FLOOR

### Kitchen/Dining Area <sup>(max)</sup>

8.92m x 3.20m      29' 3" x 10' 6"

### Living Room

3.41m x 4.47m      11' 2" x 15' 0"



## FIRST FLOOR

### Bedroom 1

4.91m x 3.61m      16' 1" x 11' 10"

### Bedroom 2

4.42m x 3.16m      14' 6" x 10' 4"

### Bedroom 3 <sup>(max)</sup>

4.43m x 3.27m      14' 6" x 10' 9"

### Bedroom 4 <sup>(max)</sup>

3.94m x 3.05m      12' 11" x 10' 0"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14485 / February 2024





# The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	
3.93m × 3.90m	12' 11" × 12' 10"
<b>Living Room</b>	
4.87m × 3.90m	16' 0" × 12' 10"
<b>Dining Room</b>	
3.41m × 2.88m	11' 2" × 9' 5"
<b>Utility</b> (max)	
2.83m × 2.09m	9' 4" × 6' 11"
<b>WC</b>	
2.83m × 1.16m	9' 4" × 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b>	
3.95m × 3.96m	13' 0" × 13' 0"
<b>Bedroom 2</b> (max)	
3.95m × 3.50m	13' 0" × 11' 6"
<b>Bedroom 3</b> (max)	
3.59m × 3.95m	11' 10" × 13' 0"
<b>Bedroom 4</b>	
3.41m × 2.88m	11' 2" × 9' 5"
<b>Bathroom</b> (over bath & shower)	
3.59m × 1.91m	11' 0" × 6' 3"
<b>En suite 1</b> (over shower)	
2.51m × 1.52m	8' 3" × 5' 0"
<b>En suite 2</b> (over shower)	
1.84m × 2.16m	6' 1" × 7' 1"

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# The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.86m x 3.41m 19' 3" x 11' 2"

### Living Room

3.86m x 5.06m 12' 8" x 16' 7"

### Dining Room

2.86m x 3.41m 9' 5" x 11' 2"

### Utility

1.75m x 2.21m 5' 9" x 7' 3"

### WC

1.13m x 2.14m 3' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.86m x 3.95m 12' 8" x 13' 0"

### Bedroom 2 (max)

3.86m x 4.32m 12' 8" x 14' 2"

### Bedroom 3 (max)

3.85m x 3.34m 12' 8" x 11' 0"

### Bedroom 4 (max)

3.86m x 2.86m 12' 8" x 9' 5"

### Bedroom 5

2.75m x 2.45m 9' 0" x 8' 1"

### Bathroom (over bath & shower)

2.74m x 2.14m 9' 0" x 7' 0"

### En suite 1 (over shower)

2.61m x 1.58m 8' 7" x 5' 2"

### En suite 2 (over shower)

2.73m x 1.69m 8' 11" x 5' 7"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB14485 / February 2024

# Ways to buy



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