Linen Lea

Leburn Square,
Auchtermuchty,
Fife
KY14 7BQ

Thorntons
The right way to move

PLOT NO.	NAME	SIZE	PRICE
No. 1	"The Brodie"	139m² (1500 sq ft)	**RESERVED**
No. 2	"The Barclay "	111m² (1200 sq ft)	**FIXED PRICE £375,000**
No. 7	"The Brodie"	139m² (1500 sq ft)	**POA**
No. 14	"The Barclay"	111m² (1200 sq ft)	**FIXED PRICE £360,000**
No. 15	"The Bruce"	122m² (1315 sq ft)	**FIXED PRICE £399,500**

✨ **EXCLUSIVE BUYER INCENTIVE – ASSISTED MOVE** ✨

Factor Fees - £127.50 per quarter | Freehold
Reservation Fee - £1,000 – 28 days to Conclusion of Missives then a further £4,000 is payable

Linen Lea

AUCHTERMUCHTY

LEBURN SQUARE
KY14 7BQ

edinston

“At Ediston, we create more than houses, we shape thoughtfully designed homes where quality, integrity, and creativity come together. Every detail is considered to reflect the way people want to live today, while ensuring lasting comfort for the future.”

Neal Jamieson,
Managing Director

ediston

0131 370 8912
www.edistonhomes.com

UNFOLDING
Linen Lea

3 LIVING IN AUCHTERMUCHTY

6 THE DEVELOPMENT

8 DEVELOPMENT PLAN

10 LOCATION

14 THE BARCLAY

18 THE BRUCE

22 THE BRODIE



LIVING IN *Auchtermuchty*



Set in the heart of the Fife countryside, the historic village of Auchtermuchty, affectionately called ‘Muchty’, offers charm, character and community. Its winding streets and rolling fields create a peaceful backdrop to modern living, while a rich past in weaving, agriculture and music gives the town a unique spirit.



From its time as a Royal Burgh to its role in the linen trade, Auchtermuchty’s story is woven into its streets and surrounding landscape. Today, it remains a welcoming place where history and countryside meet, just minutes from everyday amenities.

THE DEVELOPMENT

Linen Lea brings together fifteen beautifully crafted three and four bedroom bungalows situated in a peaceful cul-de-sac setting. Designed to maximise light, space and views, each home blends contemporary design with the calmness of the surrounding countryside.



At the crest of the development a handful of homes are graced with sweeping panoramas of the rolling Fife hills, where sky and countryside meet in a changing canvas of colour. Every home enjoys the gift of generous gardens, softened by natural landscaping, in a setting that balances privacy with a gentle sense of community.





DEVELOPMENT PLAN



HOUSE TYPES

- The Barclay
- The Bruce
- The Brodie

ROADS & PARKING

- Private Road to Plots 13, 14 & 15
- Residents' Private Driveways
- Visitor Parking Spaces

Every home at Linen Lea blends modern convenience with timeless style. Open-plan layouts and light-filled rooms frame the surrounding views, while refined finishes add character and warmth, creating homes that are adaptable, comfortable and a joy to live in.

Discover the view from above



THE LOCATION

A secluded countryside haven

Aside from its recognised beauty, quaint narrow streets, and rich history, Auchtermuchty offers the perfect balance between peaceful countryside living and convenient urban connectivity.

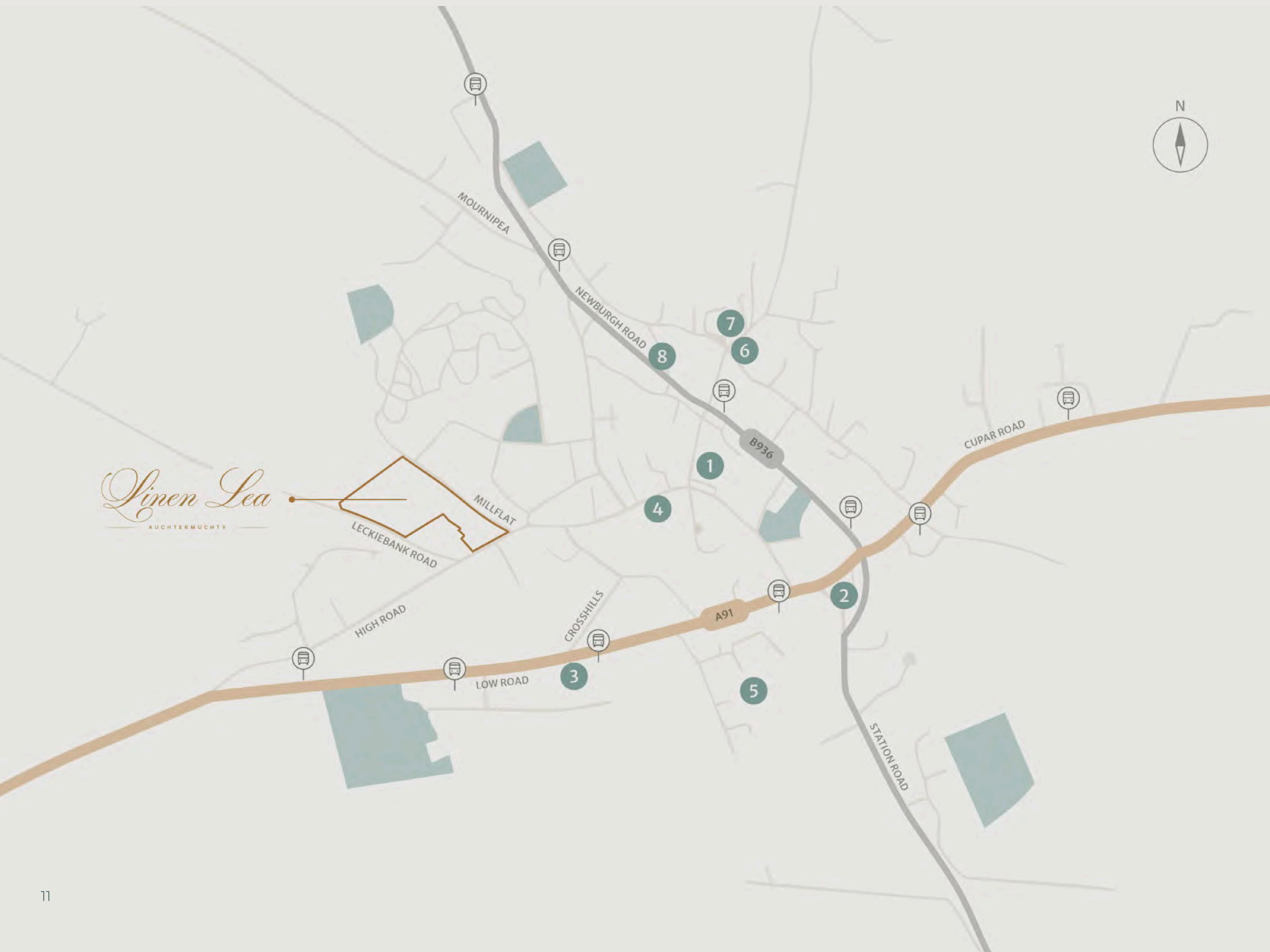
Whether you're commuting, exploring, or travelling beyond Auchtermuchty, there is a range of reliable transport options just a short distance away that are both simple and accessible.

Linen Lea has everything you need on its doorstep, offering peace of mind with essential amenities close at hand. Despite its small size, the town is home to a warm and welcoming community, where neighbours quickly become friends.








N
MOURNIPEA
NEWBURGH ROAD
B936
CUPAR ROAD
A91
HIGH ROAD
CROSSHILLS
LOW ROAD
LECKIEBANK ROAD
MILLFLAT
STATION ROAD
Sinen Lea
AUCHTERMUCHTY
1
2
3
4
5
6
7
8

Transportation

★★★★★

Ladybank
Railway Station

9 minute drive

Frequent
Bus Services

4 minute walk

Edinburgh
International Airport

40 minute drive

Kinross
Park and Riide

14 minute drive

Leisure

★★★★★

The Boar's Head
Restaurant & Pub

4 minute walk

1

Yacht and Barrow
Cafe

8 minute walk

2

Co - Op
Food

5 minute walk

3

Tesco
Superstore

20 minute drive

Healthcare

★★★★★

Auchtermuchty
Health Centre

7 minute walk

5

Rowlands
Pharmacy

5 minute walk

4

Infinityblu
Dental

8 minute walk

6

Victoria Hospital -
Kirkcaldy

30 minute drive

Education

★★★★★

Auchtermuchty
Primary School

8 minute walk

7

Bell Baxter
High School

16 minute drive

Kinross
High School

16 minute drive

Fife
College

23 minute drive

Recreation

★★★★★

Auchtermuchty
Community Centre

9 minute walk

8

Lomond Hills
Regional Park

14 minute drive

Pitmedden
Forest

5 minute drive

Ladybank
Golf Club

12 minute drive

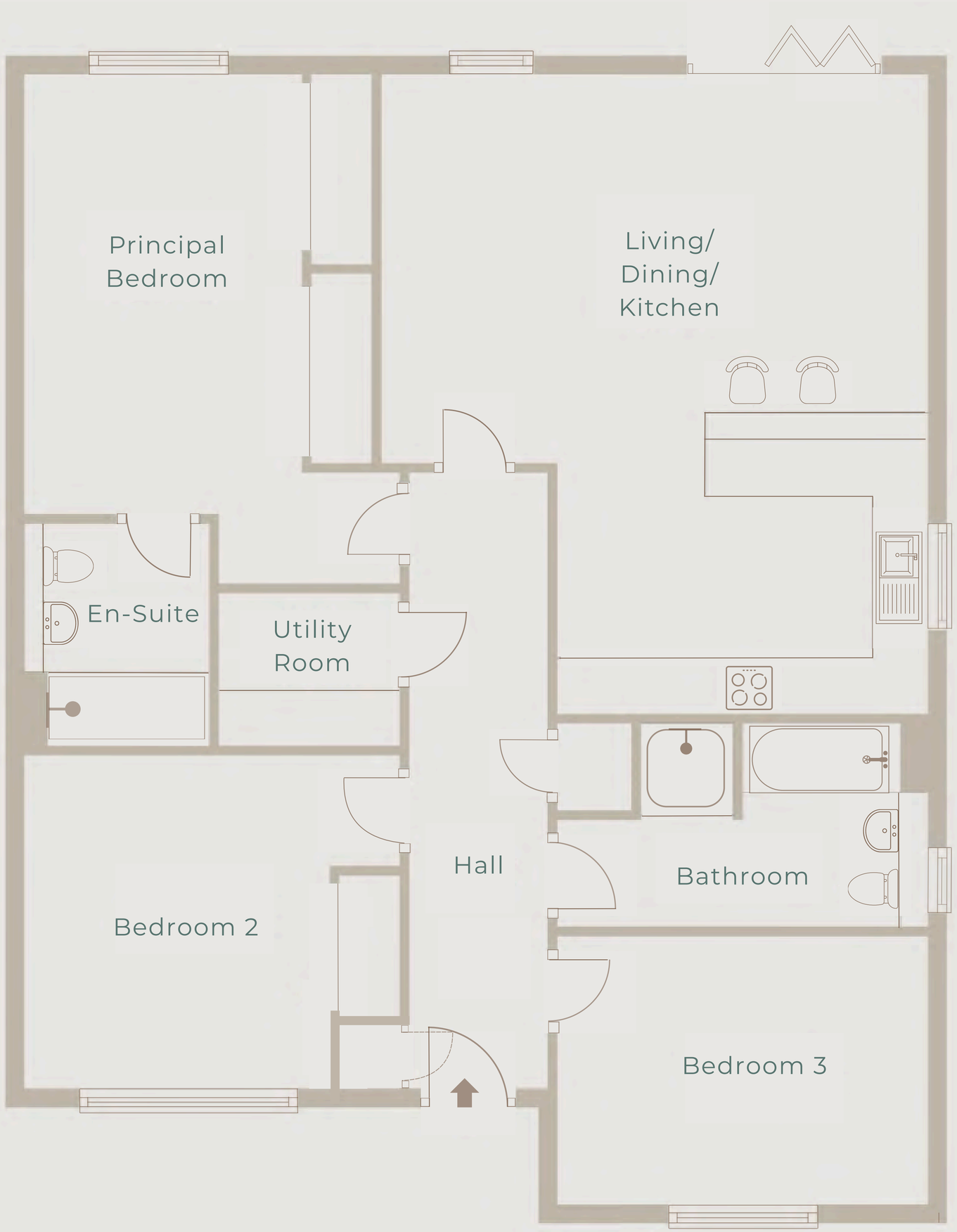
THE BARCLAY



The Barclay is a versatile three-bedroom home available in both detached and semi-detached designs. Its open-plan living spaces are bright and welcoming, with wide bi-folding doors opening directly onto the garden to create an easy flow between indoors and outdoors. The principal bedroom has an en-suite and fitted wardrobes, while additional rooms provide comfort and flexibility for family, guests or a home office.

Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.

SQ. FT.	LIVING ROOM	BATH	BED
1200	1	2	3



Living Areas	6.86m x 5.89m	22'6" x 19'3"
Bedroom 1	5.49m x 4.01m	18' x 13'1"
Bedroom 2	4.01m x 3.57m	13'1" x 11'8"
Bedroom 3	3.93m x 2.90m	12'10" x 9'6"
Bathroom	3.90m x 2.15m	12'9" x 7'
En-suite.	2.35m x 1.99m	7'8" x 6'6"

Total Sq. Ft.
1200



Floor plans are for illustrative purposes only. Specifications and dimensions may vary, and measurements are not to scale.

THE BRUCE



The Bruce is a contemporary three-bedroom home designed with space and style at its heart. A large open-plan kitchen, dining and living area with a central island creates the perfect setting for gathering with friends and family. The principal bedroom includes an en-suite and fitted wardrobes, while smart storage and a dedicated utility area bring practicality to everyday living.

Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.

SQ. FT.	LIVING ROOM	BATH	BED
1315	1	2	3



Living Areas	10.12m x 4.72m	33'2" x 15'5"
Bedroom 1	3.7m x 3.53m	12'1" x 11'6"
Bedroom 2	3.38m x 3.06m	11'1" x 10'
Bedroom 3	4.33m x 3.03m	14'2" x 9'11"
Bathroom	2.76m x 2.08m	9' x 6'9"
En-suite	2.55m x 1.94m	8'4" x 6'4"

Total Sq. Ft.
1315

Floor plans are for illustrative purposes only. Specifications and dimensions may vary, and measurements are not to scale.







THE BRODIE



The Brodie is the largest home in the collection, offering exceptional space and comfort along with a detached garage. Its impressive kitchen with central island forms a welcoming hub for cooking, dining and entertaining. The principal bedroom includes a walk-in wardrobe and private en-suite, while three further bedrooms can be tailored to suit your lifestyle, whether as family rooms, guest spaces or a study.

Selected homes have mirrored layouts, thoughtfully positioned throughout the development to introduce variety while maintaining a consistent and well-balanced streetscape.

SQ. FT.	GARAGE	LIVING ROOM	BATH	BED
1500	1	1	2	4



Living Areas	9.78m x 5.26m	32'1" x 17'3"
Bedroom 1	3.96m x 3.82m	12'11" x 12'6"
Bedroom 2	3.82m x 3.47m	12'6" x 11'4"
Bedroom 3	4.10m x 3.02m	13'5" x 9'10"
Bedroom 4	3.40m x 3.20m	11'1" x 10'5"
Bathroom	2.73m x 2.27m	8'11" x 7'5"
En-suite	2.18m x 2.02m	7'1" x 6'7"

Total Sq. Ft.
1500

Floor plans are for illustrative purposes only. Specifications and dimensions may vary, and measurements are not to scale.



Where Heritage Meets Home...

Living at Linen Lea means more than owning a beautiful home. It is about becoming part of a welcoming community, surrounded by countryside, history and connection. Here, every day offers space to breathe, moments to share, and a home built for lasting quality.





ediston

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

Protection for new-build home buyers