



AMERIO HOMES

*for living...*

# The Gatehouse Courtyard



**Leys Park Road Dunfermline**

[www.ameriohomes.co.uk](http://www.ameriohomes.co.uk)

## About Us

Based in Dunfermline Amerio Homes was established to meet the growing demand for unique property types. With over twenty years of experience in construction we recognise how the market has changed, how our lifestyles have evolved and how important our homes have become to us.

Our for living philosophy encapsulates what we believe a home should be and we only acquire land that lends itself to our philosophy. All our developments need to offer something niche, creating a unique feeling of privacy, security, wellbeing and happiness.

If it can't be different, we don't build it. We specialise in smaller developments, allowing us to maximise space and at the same time creating beautiful bespoke designs. We firmly believe that your home epitomises the way that you live and with our knowledge, skills, experience and creativity we can offer you something truly different.



# Our Philosophy

At Amerio Homes we recognise that exacting quality and uncompromising professionalism is the least you deserve. So, while we take nothing for granted in our relentless pursuit of excellence, our approach is a little bit different.

We understand the emotions, memories and happiness a home should create. For living encapsulates everything that Amerio Homes is and it's at the heart of everything we do, every house we design, every product we use and every decision we make.

It's at the core of our values, ethos and culture. For living is our unique commitment to you and our personal guarantee that you will love every aspect of your home.

## Clients

Quite simply our clients are at the forefront of everything we do.

With a wealth of experience and an obsession around quality we specialise in leading edge designs and builds that require extra planning, skills and project management.

## Customise

It is our firm belief that we work closely with our clients and customise what we do to meet all their expectations.

Not only that we invest a huge amount of time in planning our development sympathetically to complement the surrounding area and environment.

## Consistency

Everything we do is consistent. Our standards, our build quality, our values and our philosophy remains constant.

Whether we are carrying out a one-off new build or a niche development you can be assured of our uncompromising commitment.

## Your Specification *for living...*

Your living room is designed with extra height ceilings and ornate cornicing to create a feeling of space and tranquillity and finished with beautiful Farrow and Ball colours of your choice. Hand finished skirtings, facings and solid oak doors complete a perfect look throughout the inside of your home, with every room complemented further by Lorimer windows from CR Smith. Your stunning kitchen will epitomise modern living, with practical luxuries, top of the range appliances and stunning worktops making you feel right at home. Ready to relax your simple but stylish bedroom is finished with an eye-catching feature wall and LED spotlights, and last but not least your striking bathrooms come with contemporary Porcelanosa tiling, top quality sanitary ware and feature lighting.

Our for living philosophy is our unique commitment to you and our personal guarantee that you will love every aspect of your home. We work closely with all our clients and customise what we do to meet all their expectations. By complementing our extensive design experience with your own unique ideas and choices you get a home that is built just for you. *Further specification detail available on request.*



# Floor Plans



Ground Floor



First Floor



Second Floor

# Internals



# Travel



## On Foot

- Dunfermline Bus Station
- Dunfermline Train Station
- City Centre
- Pittencrieff Park
- Pharmacy
- Pure Gym Fitness Centre
- Carnegie Swimming Pool
- Health Centre
- Carnegie Hall
- Commercial Primary School
- St Margaret's Primary School
- Fife College
- Garvock House Hotel



## By Train from Dunfermline

- 7 minutes to Inverkeithing
- 25 minutes to Edinburgh

## By Train from Inverkeithing

- 21 minutes to Edinburgh
- 1hr to Perth
- 1 hr 5 minutes to Dundee
- 1 hr 15 mins to Glasgow

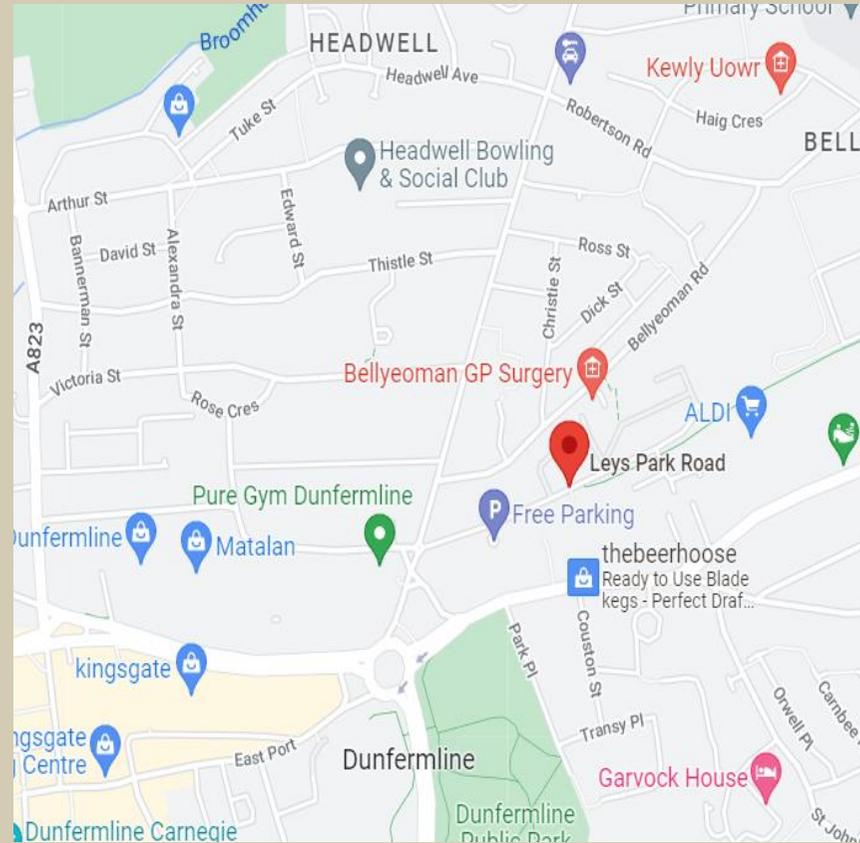


## By Car (miles)

- Asda Superstore 1.7m
- Tesco Superstore 0.75m
- Queen Ann High School 1.1m
- Dunfermline High School 1.7m
- St Columba's High School 2.2m
- Cinema 3.0m
- Park and Ride 3.0m
- Forth Bridges 5.5m
- Kincardine Bridge 10m
- Inverkeithing Train Station 4.7m

Distance and mileage are approximate.

# Site Plan and Map



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