

 **FIFE WINDOWS  
AND DOORS LTD**

Est. 1986

WINDOWS . DOORS . CONSERVATORIES . GARAGE CONVERSIONS . ROOFLINE



**Conservatories & Sunrooms**

# About Us

Founded in 1986, Fife Windows & Doors Ltd began as a small two-man operation in Leslie, Fife, established by Peter Ness and Brian McLean. Through hard work, dedication, and a commitment to quality, we've grown into a well-established, family-run business - with both founders' sons and grandsons now playing active roles in the company. Today we proudly employ over 25 full-time, professionally trained, double-glazing specialists - each a valued member of our team and a true credit to the company.

As our business has grown, so has our commitment to offering more - more choice, more quality, and a better experience. We now operate from a purpose-built showroom and factory located at Eastfield Business Park in Glenrothes, providing a welcoming environment for you to explore our products and see the craftsmanship that sets us apart.

## Our mission and values



A proud history - 40 + years serving homeowners in Fife.

Hassle Free Experience - Honest prices with no gimmicks or high pressure sales tactics.



Leading Showroom - View, touch, & compare our products before making any decisions.

Fully employed installation teams - No subcontractors, just quality you can count on.



Trusted Locally - A proud member member of the Fife Trusted Trader Scheme.

## Honest Reviews, Trusted Locally

We've been a proud member of the Fife Trusted Trader Scheme since 2011 - the only official Trading Standards-vetted scheme in Fife, backed by Fife Council, supported by Police Scotland.

Want to hear from our customers? Visit our website or simply scan the QR code below to read genuine reviews from real customers, sharing their honest experiences with our work.



scan me



## Our Product

The Optima range by Profile 22 represents the very latest innovation in PVC-U window and door systems. Offering exceptional performance in energy efficiency, weather protection and security. The unique 6 chambered outerframe and 5 chambered sash offers outstanding thermal values. Quite simply, it's the best system on the market.

**Optima**<sup>™</sup>  
SCULPTURED SYSTEM

**PROFILE22**<sup>®</sup>  
by Epwin Window Systems

Profile 22 is a British company that are part of the well-established Epwin Group. Renowned for quality and a forward-thinking approach, they have earned a trusted reputation throughout the industry. As one of the most widely specified systems in the UK, Profile 22 is trusted by architects, specifiers, and homeowners alike for its premium quality, performance, and reliability. When you choose Fife Windows & Doors Ltd, you're not just getting an outstanding service - you're investing in cutting-edge design and proven durability. Every window, door, or conservatory is crafted to deliver outstanding energy efficiency, security, and style.

Advanced technology - Exceptional value - Complete peace of mind.

## What makes our windows and doors so good?



**Energy Efficient Glass** - Our 28mm sealed unit comes with Low E Softcoat and Argon gas filled as standard.

**Warm Edge Spacer** - Engineered from a low heat conductive material to reduce heat loss and condensation, improving the thermal performance of the window.

**Highest Grade of PVC Frame** - Produced from 100% virgin PVC-U to ensure superior durability and prevent discolouration over time.

**RCM Thermal Reinforcement** - Made from recycled PVC-U, it offers 20% stronger weld strength and superior thermal efficiency, without the risk of rust or corrosion. Better for performance, better for the planet.

**Multiple Chambers** - Our 70mm multi-chambered profile features up to 6 chambers for enhanced insulation and soundproofing, outperforming standard 3-chamber designs.

## Transform Your Home

A beautifully designed conservatory or sunroom is one of the most sought-after home improvements. Over the past decade, they've transformed into the ultimate all year round living space, offering more than just a place to relax. Thanks to cutting edge developments in energy efficient materials, modern conservatories provide unparalleled elegance, comfort and warmth, regardless of the Scottish weather.

Whether you're looking to upgrade an existing conservatory or start fresh with a stunning new design, we have the expertise to bring your vision to life. Let us help you create the perfect space that enhances your home and lifestyle.



Designing the perfect conservatory or sunroom is an investment that deserves expert care and attention. Our knowledgeable team will work closely with you, advising on designs that seamlessly complement your home while reflecting your personal style and how you live day to day.

Enjoy complete peace of mind knowing your project is in safe hands from the very first concept through to a stress free completion. An experienced architect oversees any Building Warrant or Planning requirements, while we take care of coordinating every building, electrical and plumbing detail for a seamless experience.

# Glassroof





By Ultraframe

A truly exceptional conservatory begins with a roof designed to perform as beautifully as it looks. That's why we install the GlassRoof system by Ultraframe, the industry's leading traditional glass conservatory roof, engineered for strength, comfort and elegance. Built using advanced technology and premium components, the Ultraframe GlassRoof is a long-term investment in quality. It is fully compliant with the latest Building Regulations, pre-approved by MFA Building Control, and remains the only glass conservatory roof system to hold BBA approval, offering total confidence in its performance and safety.



## Tailored Style, Effortless Living

Conservaglass is available in a range of elegant colour options, allowing you to personalise the look of your conservatory roof. With self-cleaning glass included as standard, alongside a choice of U-values and solar control options, you can enjoy a space that looks stunning, performs exceptionally, and requires minimal maintenance.

	u-value	light transmission	UV rejection
 clear	1.2	77%	71%
 blue	1.2	56%	90%
 neutral	1.2	44%	79%
 bronze	1.2	52%	82%

## Engineered for Your Location

Every single Ultraframe GlassRoof is individually designed using intelligent postcode engineering. Specialist software calculates the most extreme wind and snow loads for your exact location, ensuring your roof is constructed to withstand Scotland's challenging weather conditions, today and for years to come.

# UltraSky

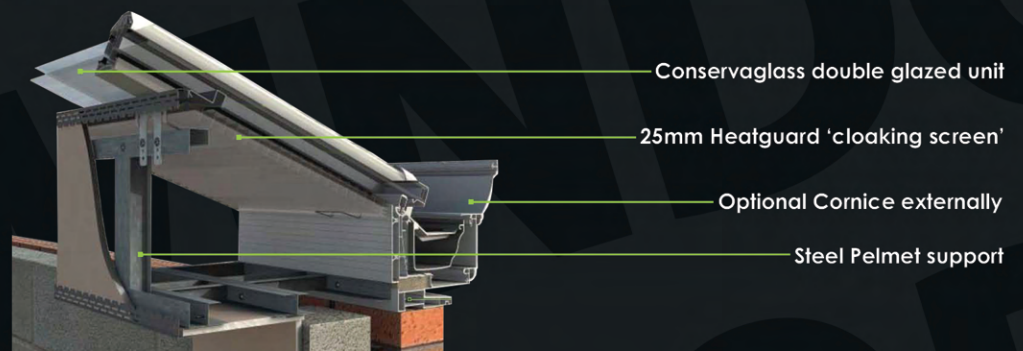
ROOF by Ultraframe

If you're seeking a new living space that feels solid, contemporary and flooded with natural light, the UltraSky Roof is the ultimate solution. Designed for homeowners who refuse to compromise, UltraSky blends cutting-edge engineering with elegant modern styling to create a space that is both visually striking and exceptionally comfortable. Whether used as a family room, entertaining space or relaxing retreat, an UltraSky extension feels open, calm and effortlessly luxurious.



## The Perfect Balance Between Conservatory and Extension

Choosing between a conservatory and a traditional extension can be a difficult decision. The UltraSky Roof removes that compromise entirely. It combines everything you love about a conservatory - expansive glazing, bright interiors and a strong connection to the outdoors - with the reassuring solidity and presence of a traditional extension. The result is a warm, inviting glazed extension that feels like a natural part of your home rather than an add-on. To achieve the appearance of a traditional extension, brick columns or piers can be incorporated into the design, delivering a space that feels completely integrated with the rest of your home.



## Thermally Insulated Pelmet

A standout feature of the UltraSky Roof is the thermally insulated internal pelmet system. The pelmet incorporates additional insulation around the eaves helping to keep your room warm, welcoming and energy-efficient all year round. The pelmet depth can be tailored precisely to your design vision, with options ranging from a sleek 300mm to an impressive 1200mm. Once installed, it creates the appearance of a traditional flat roof deck paired with a striking roof lantern. It's also the ideal location for discreet spotlights and hidden cable runs, ensuring a clean, uncluttered finish.

Transform the way you live with UltraRoof by Ultraframe - the most advanced lightweight tiled conservatory roof system on the market today. Whether you're replacing an outdated conservatory roof or creating a brand new living space, UltraRoof delivers exceptional comfort, beauty, and year-round usability. Designed for modern living, the UltraRoof turns underused conservatories into true extensions of your home - warm in winter, cool in summer, and stunning in every season.



### Engineered Performance

UltraRoof is the most thermally efficient conservatory tiled roof available, delivering outstanding insulation and comfort all year round. With a U-value of just 0.12, it's fully compliant with the latest Building Regulations and is BBA approved for total peace of mind. This exceptional performance means lower energy bills, a more stable internal temperature, and a conservatory that can finally be used every day of the year.



Carbon Grey



Harvest Brown



Terra Brick

### A Brighter Space, Finished Your Way

UltraRoof is designed to maximise light, space and visual appeal. There is an option of adding full length glazed panels to maximise daylight and create a bright, uplifting interior or install Velux-style roof windows for a more architectural finish. Externally, UltraRoof is finished with UltraTile - a premium engineered copolymer interlocking tile that delivers the timeless elegance of natural slate with modern performance benefits. Available in three contemporary colours to create a roof that looks outstanding from every angle and blends seamlessly with your home.



**Visit our showroom**

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