

Phase 1
Pitcrocknie Village
Aylth
PH11 8JJ

***Show Home available to view
by appointment ONLY, please
call 01382 200099 to arrange***

Plot	Type	House Type	Bedrooms	Size	Price
1	Type 3	Detached Bungalow	2	70m ²	RESERVED
2	Type 3	Detached Bungalow (with garage)	2	70m ²	RESERVED
3	Type 3	Detached Bungalow	2	70m ²	RESERVED
4	Type 3	Detached Bungalow (with garage)	2	70m ²	RESERVED
5	Type 5	Detached Bungalow	2	59m ²	RESERVED
6	Type 5	Detached Bungalow	2	59m ²	RESERVED
7	Type 2	Detached Villa	3	90m ²	SOLD
8	Type 2	Detached Villa	3	90m ²	RESERVED
9	Type 4	Semi-Detached Bungalow	2	70m ²	RESERVED
10	Type 4	Semi-Detached Bungalow	2	70m ²	RESERVED
11	Type 5	Detached Bungalow (sun room)	2	59m ²	RESERVED
12	Type 5	Detached Bungalow	2	59m ²	RESERVED
13	Type 3	Detached Bungalow	2	70m ²	RESERVED
14	Type 3	Detached Bungalow	2	70m ²	RESERVED
15	Type 5	Detached Bungalow	2	59m ²	RESERVED
16	Type 4	Semi-Detached Bungalow	2	70m ²	RESERVED
17	Type 4	Semi-Detached Bungalow	2	70m ²	RESERVED
18	Type 5	Detached Bungalow	2	59m ²	RESERVED
19	Type 3	Detached Bungalow	2	70m ²	RESERVED
20	Type 5	Detached Bungalow	2	59m ²	RESERVED



Phase 1, Pitcrocknie Village

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Thorntons 
Let's get a move on!





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Description

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Please note the images are from Plot 1, the Show Home





Description

Phase 1 of this stunning, bespoke development will comprise a mixture of detached and semi-detached family homes, with a further 8 phases being rolled out subject to demand creating a prestigious development of over 200 homes. Within this phase, there will be on offer, 2 bedroom bungalows with a selection of internal layouts to choose from. The properties will be finished to a high standard and will consist of spacious open plan interiors, quality fitted kitchens and bathrooms, quality finishings throughout and will have generous garden areas, with the potential upgrade option for a garage or carport*. If required certain internal amendments can be considered by the developers to assist with any specific mobility and life style requirements of the purchaser. The development is also registered for the Scottish Government Help to Buy scheme.

Pitcrocknie Village is named after the ancient Pitcrocknie Standing Stone which is a prominent feature within the site. The development is located on the site of the former Glenisla Golf Course with Phase 1 being situated in the North West corner. Located within the picturesque Vale of Strathmore the development has a beautiful rural feel whilst being close to all local amenities the area has to offer. Pitcrocknie Village is within a short walking distance from the village of Alyth, Alyth Golf Course and the 9 hole Glenisla Golf Course which will be made available to residents at preferential rates. The development is ideal for commuting to the market towns of Blairgowrie and Forfar and the cities of Perth and Dundee.

For more details contact: Thorntons New Build Team on newhomes@thorntons-law.co.uk or 01382 200099.

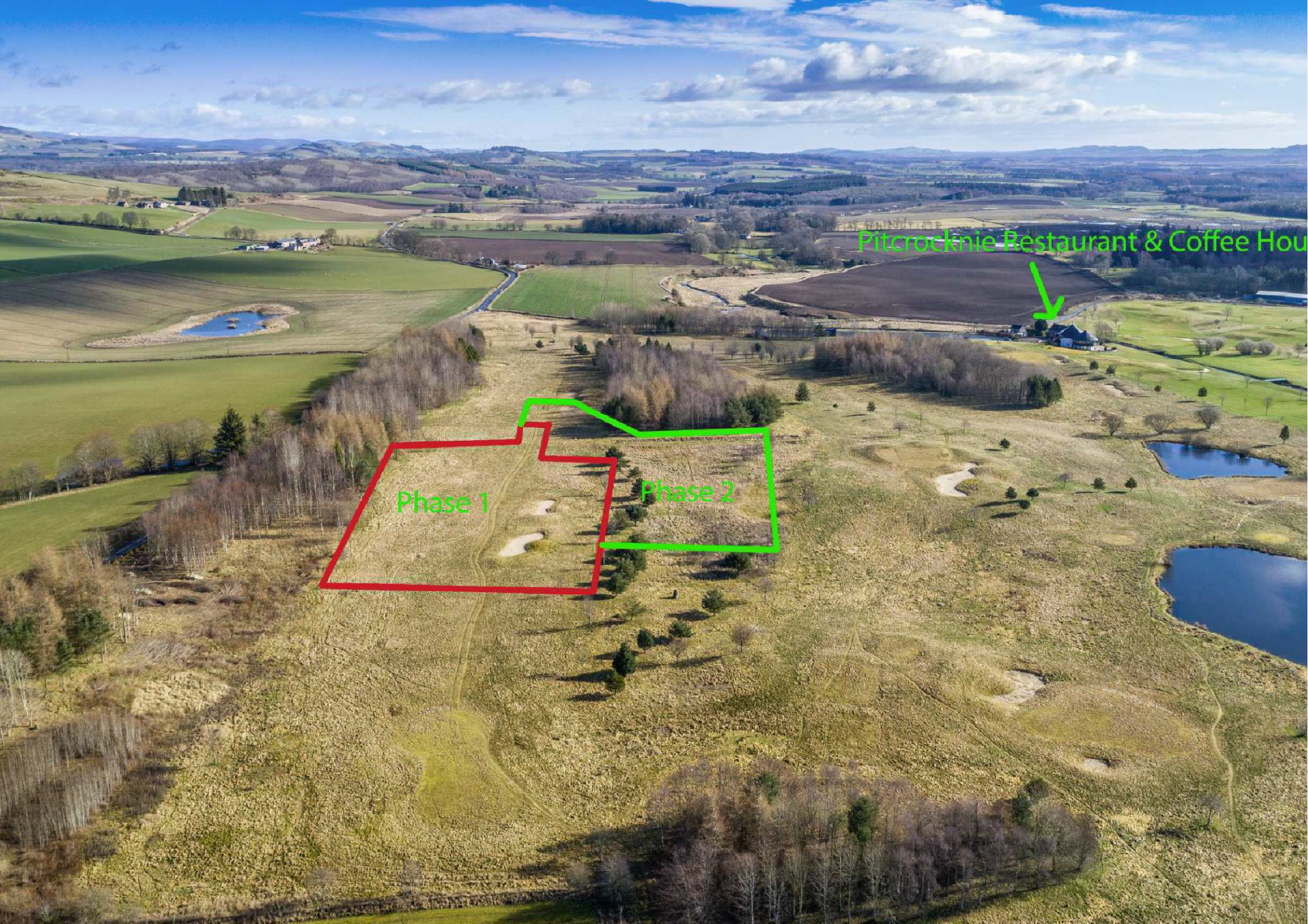
* These particular additions do not form part of the purchase price and subject to obtaining the relevant planning approval.

DEVELOPMENT MANAGEMENT

All owners will be liable to contribute towards the cost of the maintenance, upkeep and management of the open space, landscaping and woodland areas within the Pitcrocknie Village development. It is anticipated that initially the monthly charge allocated to each house will be £32.50 With a float payable at completion of the purchase of £200.00

Note: Thorntons Property Services make every effort to ensure that all particulars are correct and up to date. The illustrations, floor plans and details shown are taken from the original plans and drawings for the development and are provided at this stage to give indications of the proposed layouts and finishings. These may alter during the construction and should be considered on that basis.





Pitcrochnie Restaurant & Coffee House

Phase 1

Phase 2



Pitcrocknie Village : SPECIFICATION

10 Year New-Build NHBC Warranty

External features:

- High standards of thermal insulation. Each house will be 'wrapped' in a thermal envelope to ensure reduced fuel bills.
- Heating provided by a gas fired condensing combi boiler .
- Mains water and electricity services. Electrical supplies will be connected to 'smart' meters to monitor primary electricity use throughout the home. Smart meters conserve energy, reducing bills and benefiting the environment.
- Private communications network providing high speed, secure broadband services.
- Colour rendered walls, with maintenance free cladding, fascia, soffits and additional stonework features.
- Anthracite grey roof tiles.
- High performance double glazed UPVC tilt and turn windows and patio doors.
- High performance external security doors.
- Solar Panels.
- Driveway parking.
- Front turfed garden.
- Pathways .
- Low energy external lighting to front and rear doors. LED technology and presence detection to minimise electrical running costs.

Internal features:

- Quality kitchen with oven, cooker hood, integrated dishwasher and fridge freezer. Choice of kitchens available.
- Oak finished doors throughout with chrome lever handles and ironmongery.
- Thermostatic shower above bath and in en-suite.
- Good quality sanitary ware throughout.
- High end quality tiles around shower and bath area.
- Heated towel rails to all bathrooms.
- Built-in wardrobes to all bedrooms with shelves and hanging rails and oak doors.

Services:

- Generous provision of power sockets throughout. Option for upgraded fascia's (i.e. stainless steel, brushed chrome, USB points, etc.)
- Terrestrial and Digital TV sockets.
- Low energy downlights to kitchen, bathroom and en-suites using LED technology.
- Gas fired condensing combi boiler.
- Terrestrial 'free-view' TV service provided as standard.

Optional Extras:

- For those who reserve early and dependent on the build programme to make your home special there are a number of optional extras available. Please ask for more details at your appointment.



Phase 1: Housing



HOUSE TYPES LEGEND



Fire Hydrant Location

New Fire Hydrant to be located no more than 100m from the proposed domestic building. In full compliance with Building Regulation 2.13.2.

New hydrant to be connected to a water service pipe capable of delivering water at a flow rate of 1500 litres per minute, provided by a water main. Hydrant to be clearly indicated by a plate, affixed nearby in a conspicuous position, in accordance with BS 5251:1976.

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