

# PITCROCKNIE VILLAGE

## ALYTH

### PHASE II

Plot	House Type	Bedrooms	Area	Price
21	Moray	2	76m2	FIXED PRICE £197,600
22	Isla	2	74m2	FIXED PRICE £192,400
23	Isla	2	74m2	FIXED PRICE £192,400
24	Moray	2	76m2	FIXED PRICE £197,600
25	Kinburnie	3	96m2	FIXED PRICE £249,600
26	Moray	2	76m2	<b>RESERVED</b>
27	Isla	2	74m2	FIXED PRICE £192,400
28	Isla	2	74m2	<b>RESERVED</b>
29	Moray	2	76m2	FIXED PRICE £197,600
30	Moray	2	76m2	FIXED PRICE £197,600
31	Moray	2	76m2	FIXED PRICE £197,600
32	Moray	2	76m2	FIXED PRICE £197,600
33	Moray	2	76m2	FIXED PRICE £197,600
34	Glenbervie	3	85m2	<b>RESERVED</b>
35	Moray	2	76m2	FIXED PRICE £197,600
36	Kinburnie	3	96m2	FIXED PRICE £249,600
37	Cairnleith	3	92m2	FIXED PRICE £239,200
38	Cairnleith	3	92m2	FIXED PRICE £239,200
39	Isla	2	74m2	FIXED PRICE £192,400
40	Isla	2	74m2	FIXED PRICE £192,400
41	Cairnleith	3	92m2	FIXED PRICE £239,200
42	Moray	2	76m2	FIXED PRICE £197,600
43	Isla	2	74m2	FIXED PRICE £192,400
44	Isla	2	74m2	FIXED PRICE £192,400
45	Kinburnie	3	96m2	FIXED PRICE £249,600
46	Moray	2	76m2	FIXED PRICE £197,600
47	Moray	2	76m2	FIXED PRICE £197,600
48	Moray	2	76m2	FIXED PRICE £197,600
49	Moray	2	76m2	FIXED PRICE £197,600



# PHASE 2 PITCROCKNIE VILLAGE BY ALYTH



**Thorntons**   
The right way to move

01382 200099 | [WWW.THORNTONS-PROPERTY.CO.UK](http://WWW.THORNTONS-PROPERTY.CO.UK) | [NEWHOMES@THORNTONS-LAW.CO.UK](mailto:NEWHOMES@THORNTONS-LAW.CO.UK)



# Comfortable and sought-after

## RURAL LIFESTYLE CLOSE TO ALYTH

**A**n exclusive development in Pitcrocknie Village, Alyth, offering a luxurious and sought-after rural lifestyle, close to the market town of Alyth. This bespoke development consists solely of detached and semi-detached bungalows, which are sympathetically designed to complement the scenic location.

Offering a choice of two or three bedrooms, as well as a selection of internal layouts which includes vaulted ceilings, these exceptional properties will be finished to a very high standard to provide the very best in modern living. In addition, the high-specification homes are all designed around a Scandinavian-inspired kitchen, lounge, and dining room, with an impressive open plan that spans the entire depth of the property, opening out further, via French doors, into the garden.



# PHASE 2

## Pitcrocknie Village

Each house has a generous floorplan, with all of the plots considerably arranged to give every home its own sense of space and a large garden, further supplemented by communal greens throughout the development.

Picturesque and peaceful, yet still within easy reach of amenities, the Pitcrocknie development welcomes multi-generational living, catering to anyone seeking a refined lifestyle amongst stunning scenery. All of the properties will feature solar PV roof panels, vaulted ceilings, double-glazed windows, and efficient gas central heating for low-cost utility bills and optimal comfort. Furthermore, each property will have a private monoblock drive and (for an additional fee) all houses have space for a detached garage, with the exception of the Kinpurnie house type which includes an attached single garage as standard. In addition, each property has a private rear garden that is fully enclosed.

### SUMMARY - PHASE 2

- Exclusive development in Pitcrocknie Village, Alyth
- Offering a luxurious & sought-after rural lifestyle
- Within easy reach of a wealth of thriving amenities
- Comprised of detached & semi-detached bungalows
- With a choice of internal layouts & 2/3 bedrooms
- Sympathetically designed to complement the location
- Exceptional homes finished to very high standards
- Designed around a Scandinavian-inspired open plan with vaulted ceilings
- Generous plots, considerably & spaciouly arranged
- With private gardens supplemented by shared greens
- Including, monoblock driveways & garage options
- Gas central heating & double glazing throughout
- Installed with a solar PV panelled roof







# THREE-BEDROOM

## detached bungalows

The exclusive three-bedroom detached bungalows are available in three different layouts, the Glenbervie, Cairnleith, and Kinpurnie, all promising exceptional accommodation. Inside, an L-shaped hall greets you, offering cloak storage before flowing naturally into the open-plan kitchen, living and dining room, which will feature vaulted ceilings and double-aspect glazing (including French doors to the garden) to ensure a light-filled ambience.

A standard rooflight is also available to add to the bright atmosphere. This outstanding living space, enhanced by a designated breakfast area in the Kinpurnie house type, creates a sociable environment for relaxing, entertaining, and dining. It will feature a state-of-the-art kitchen design, with the Cairnleith and Kinpurnie houses also benefitting from a separate utility room. The three bedrooms consist of a master bedroom with a deluxe en-suite shower room, a second generous double bedroom, and a third single bedroom with versatile dimensions to suit the homeowner's needs and built-in wardrobes to maximise floorspace. A high-specification, three-piece family bathroom finishes the accommodation on offer.

## SUMMARY - THREE-BEDROOM DETACHED BUNGALOWS:

- Choice of three different layout
- Vestibule (on select types)
- L-shaped hall with storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Utility room (on select types)
- Master bedroom with en suite
- Second generous double bedroom
- Versatile single bedroom
- Bedrooms with built-in wardrobes
- High-spec 3pc family bathroom
- Vaulted ceilings
- Attached single garage (Kinpurnie only)



# TWO BEDROOM

## detached & semi-detached bungalows

**T**he impressive two-bedroom bungalows are available in two different layouts: the detached Moray and the semi-detached Islay. Both arrangements provide exquisite accommodation and light-filled interiors with vaulted ceilings, opening first into an entrance hall before leading into the sociable open-plan kitchen, lounge and dining area.

Similar to the three-bedroom homes, this open-plan reception room will feature dual-aspect windows, generous dimensions, and a state-of-the-art kitchen to provide the ultimate living space for everyday use. Meanwhile, two double bedrooms both feature built-in wardrobes. Finishing these bungalows is a modern three-piece family bathroom.



## SUMMARY - TWO BEDROOM DETACHED & SEMI-DETACHED BUNGALOWS:

- Choice of two different layouts
- Entrance hall with cloak storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Master bedroom with built-in wardrobe
- Second double bedroom with wardrobe
- High-spec 3pc family bathroom
- Vaulted ceilings



**Ground Floor**

**Kitchen/Dining:**  
6.0m x 3.0m (19'7"ft x 9'8"ft)

**Lounge:**  
4.9m x 4.0m (16'0"ft x 13'1"ft)

**Bathroom:**  
1.7m x 2.7m (5'6"ft x 8'5"ft)

**Master Bedroom:**  
4.2m x 2.7m (13'7"ft x 8'5"ft)

**Ensuite:**  
1.9m x 1.7m (6'2"ft x 5'5"ft)

**Bedroom 2:**  
2.9m x 2.6m (9'5"ft x 8'5"ft)

**Bedroom 3:**  
2.5m x 3.0m (8'2"ft x 9'8"ft)

N.B. Room Sizes Exclude Wardrobes



**Gross Floor Area: 85.7m<sup>2</sup> (922.5ft<sup>2</sup>)**

Glenbervie



**Ground Floor**

**Kitchen/Dining:**  
4.4m x 3.7m (14'4"ft x 12'1"ft)

**Lounge:**  
4.4m x 4.4m (14'4"ft x 14'4"ft)

**Bathroom:**  
2.5m x 2.3m (8'2"ft x 7'5"ft)

**Master Bedroom:**  
2.8m x 3.49m (9'1"ft x 11'4"ft)

**Bedroom 2:**  
3.5m x 3.0m (11'4"ft x 9'8"ft)

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area: 74.2m<sup>2</sup> (798.7ft<sup>2</sup>)**

Islay

**Ground Floor**

**Kitchen/Dining:**  
4.8m x 2.7m (15'7"ft x 8'8"ft)

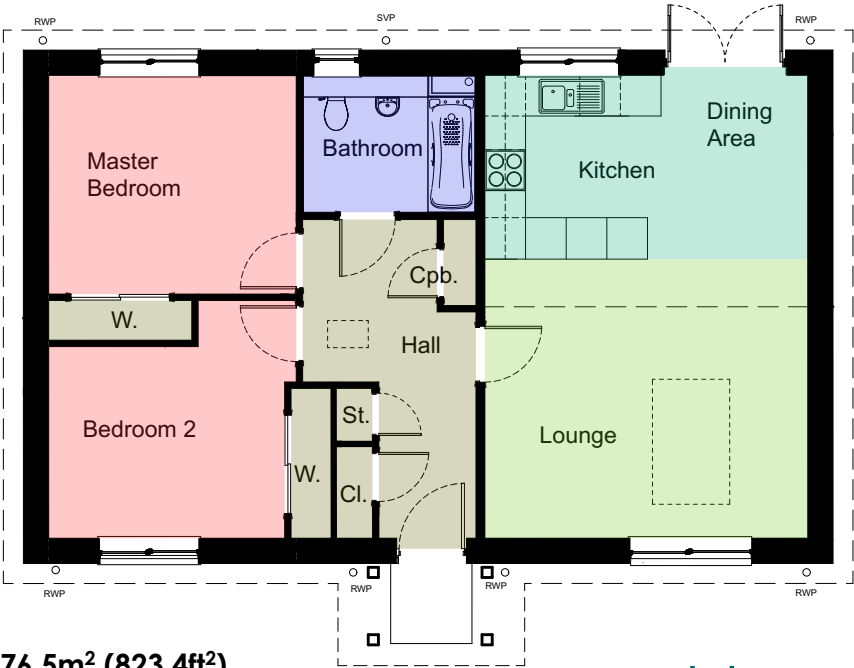
**Lounge:**  
4.8m x 4.1m (15'7"ft x 13'4"ft)

**Bathroom:**  
2.5m x 2.3m (8'2"ft x 7'5"ft)

**Master Bedroom:**  
3.65m x 3.2m (11'9"ft x 10'5"ft)

**Bedroom 2:**  
2.49m x 2.7m (11'4"ft x 11'5"ft)

N.B. Room Sizes Exclude Wardrobes



**Gross Floor Area: 76.5m<sup>2</sup> (823.4ft<sup>2</sup>)**

Moray

**Ground Floor**

**Kitchen/Dining:**  
4.39m x 4.07m (14'4"ft x 13'4"ft)

**Lounge:**  
4.1m x 3.8m (13'4"ft x 12'5"ft)

**Bathroom:**  
2.45m x 1.75m (8'0"ft x 5'7"ft)

**Master Bedroom:**  
2.8m x 3.49m (9'2"ft x 11'4"ft)

**Ensuite:**  
2.64m x 0.91m (8'7"ft x 2'9"ft)

**Bedroom 2:**  
2.49m x 2.7m (8'2"ft x 8'8"ft)

**Bedroom 3:**  
2.3m x 2.5m (7'5"ft x 8'2"ft)

**Garage:**  
2.96m x 5.4m (9'7"ft x 17'7"ft)

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area: 84.3m<sup>2</sup> (907.4ft<sup>2</sup>)**



Kinpurnie

# Pitcrocknie Village by Alyth

Named after the ancient Pitcrocknie Stone which forms a feature within the development, Pitcrocknie village occupies 140 acres, with 60 acres comprising the residential village which will when fully completed encompass 200 or more houses, a 9 hole golf Course, Restaurant/Bar, commercial units, extensive walking/buggy paths, communal gardens, woodlands, a regenerated “Back Burn” feature, and ponds.

The Pitcrocknie Bar & Restaurant can cater for up to 150 people for functions, weddings and various other social events. Located on the site of the former Glenisla Golf Course, owned by Glenisla Developments Ltd, the remaining 9 holes of the Glenisla Golf Course is close to and managed by Alyth Golf Course which is open to residents of the Village with membership discounts available. Pitcrocknie Village is a multi generational residential location with no age restrictions. It features a care home (under construction and will be opened in 2022) situated on the North West boundary of the village, and staff from the facility can be available to provide domiciliary care, if required to be used (assisted living) subject to the Terms and Conditions of the care home provider. It is surrounded by picturesque countryside, harbouring a wealth of idyllic walks and outdoor opportunities.

The area provides a highly sought-after rural lifestyle that is peaceful, yet still well connected. From the development, it is a reasonably short walk to the amenities in the village of Alyth and it is also within easy driving distance to Blairgowrie, Forfar, and Dundee, where a wide range of shopping, leisure, and cultural facilities can be enjoyed. The nearby twin burgh of Blairgowrie and Rattray is approximately six miles from the development (roughly ten minutes by car), providing excellent amenities for all your daily needs. Popular with anglers, walkers, and golf enthusiasts, Blairgowrie is also the starting point for the 60-mile circular Catean Trail and it is the gateway to Glenshee, affording access to year-round sports facilities including skiing, mountain biking, abseiling, and paragliding. Pitcrocknie Village lies close to major road links connecting to Perth, Dundee, and further afield.

## Ground Floor

**Kitchen/Dining:**  
4.9m x 3.2m (16'0"ft x 9'8"ft)

**Utility:**  
1.7m x 2.4m (5'6"ft x 7'9"ft)

**Lounge:**  
4.9m x 3.8m (16'0"ft x 12'5"ft)

**Bathroom:**  
2.0m x 2.4m (13'4"ft x 7'9"ft)

**Master Bedroom:**  
4.1m x 2.9m (13'7"ft x 9'5"ft)

**Ensuite:**  
2.2m x 1.3m (7'2"ft x 4'3"ft)

**Bedroom 2:**  
3.4m x 2.6m (11'2"ft x 8'5"ft)

**Bedroom 3:**  
2.5m x 2.6m (8'2"ft x 8'5"ft)

N.B. Room Sizes Exclude Wardrobes



**Gross Floor Area: 92.0m<sup>2</sup> (990ft<sup>2</sup>)**

Cairnleith



# Thorntons



The right way to move

Whitehall House, 33 Yeaman Shore  
Dundee, DD1 4BJ, United Kingdom

01382 200099

[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)  
[newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk)

The floor plans, photography, lifestyle images, CGI images, specification and dimensions included in this brochure are intended to portray a fair representation of the properties but cannot be guaranteed to be exact. Whilst every effort has been made to ensure the accuracy of these details, the developer reserves the right to implement any required alterations without prior notice. Any alterations will be of equal quality to those listed and consequently these particulars and the contents thereof do not form or constitute a representative warranty, or part of any contract.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.