

Phase 1 Pitcrocknie Village Aylth PH11 8JJ

Plot	Type	House Type	Bedrooms	Size	Price
1	Type 3	Detached Bungalow	2	70m ²	Showhome
2	Type 3	Detached Bungalow	2	70m ²	Fixed Price £165,000
3	Type 3	Detached Bungalow	2	70m ²	RESERVED
4	Type 3	Detached Bungalow	2	70m ²	RESERVED
5	Type 5	Detached Bungalow	2	59m ²	RESERVED
6	Type 5	Detached Bungalow	2	59m ²	Fixed Price £155,000
7	Type 2	Detached Villa	3	90m ²	RESERVED
8	Type 2	Detached Villa	3	90m ²	Price on application
9	Type 4	Semi-Detached Bungalow	2	70m ²	Fixed Price £159,950
10	Type 4	Semi-Detached Bungalow	2	70m ²	Fixed Price £159,950
11	Type 5	Detached Bungalow	2	59m ²	Price on application
12	Type 5	Detached Bungalow	2	59m ²	Price on application
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	Price on application
16	Type 1	Detached Villa	4	110m ²	Price on application
17	Type 5	Detached Bungalow	2	59m ²	Price on application
18	Type 1	Detached Villa	4	110m ²	Price on application
19	Type 3	Detached Bungalow	2	70m ²	Price on application
20	Type 5	Detached Bungalow	2	59m ²	Price on application



Pitcrocknie Village, by Alyth



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 and 3 & 4 bedroom villas, 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.

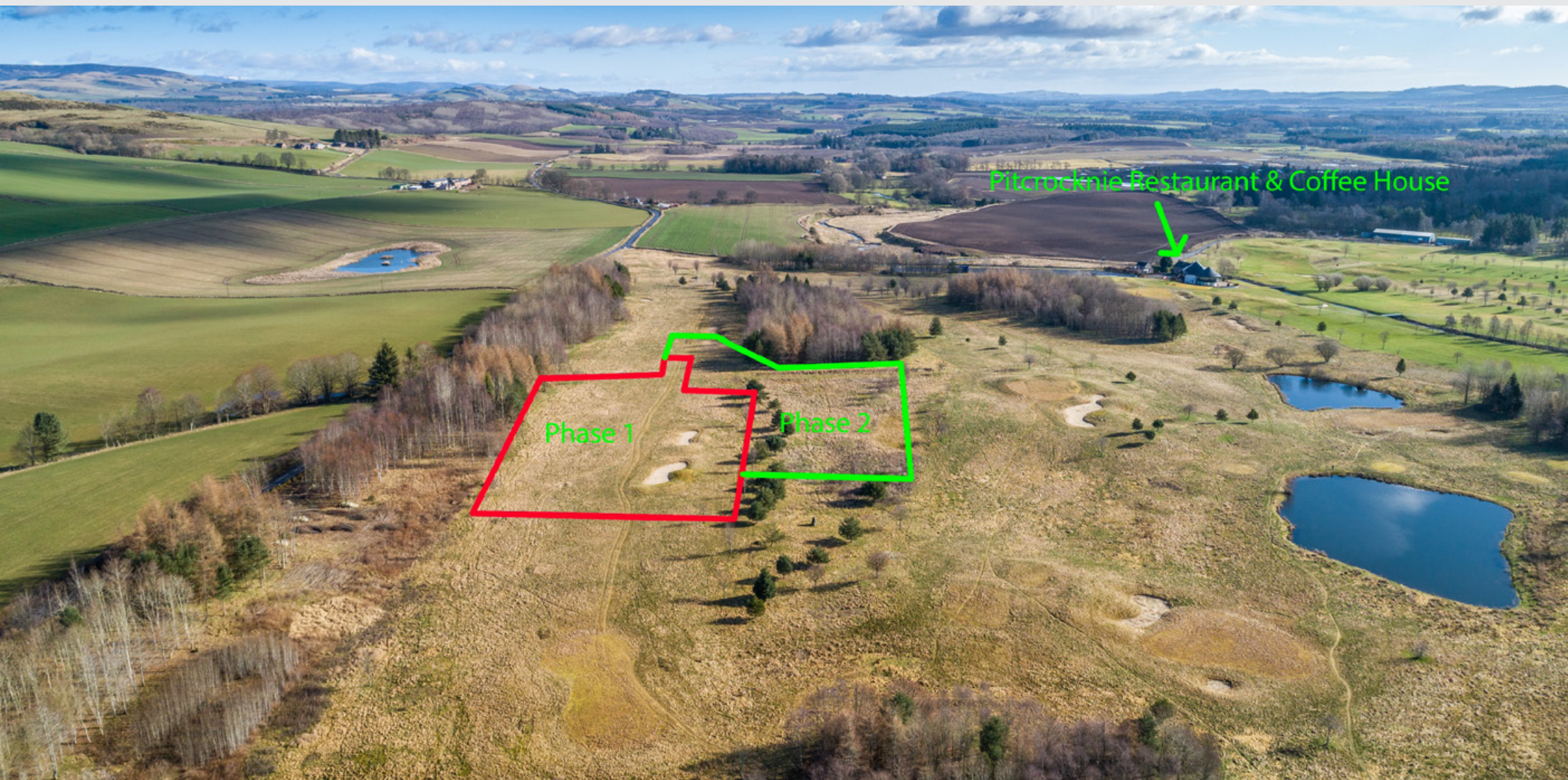
Pitcrocknie Village is named after the ancient Pitcrocknie Standing Stone which is a prominent feature within the site. The development is located on the site of the former Glenisla Golf Course with Phase 1 being situated in the North West corner. Located within the picturesque Vale of Strathmore the 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.

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.

- 2 Bedroom Semi-Detached & Detached Bungalows
- 3 and 4 Bedroom Detached Villas
- High Standard Finishing Throughout
- Quality Fixtures and Fittings
- Driveway Parking (optional extra garage or carport)
- Quality Fitted Kitchens & Bathrooms
- Oak Finished Internal Doors
- Many Optional Extras Available
- Potential to Modify and Adapt Internally
- Help to Buy Available (subject to criteria)



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 via a site-wide district heating system, ensuring highly efficient, 'on demand' heating and hot water.
- 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
- 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
- Electric shower over bath and thermostatic shower 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
- Choose from selected range or upgrade to make your home bespoke

Services:

- Generous provision of power sockets throughout. Option for upgraded fascias (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
- High efficiency hot water cylinder with insulated jacket to limit heat loss
- Ceiling recessed mechanical extract fans linked to presence control, c/w trickle function to provide continuous background ventilation. Low specific fan powers (SFP's) to minimise electrical running costs
- Terrestrial 'free-view' TV service provided as standard

Optional Extras:

- For those who reserve early and dependent on the build programme, interior design options are available
- Choice of flooring to kitchen, living room and hallway
- Supply and fitting service for:
 - Carpet
 - Hard floor coverings (tiles/ wood/ laminate)
- Curtains and/or blinds
- Garage, Car Port or Garden Store
- Sun room
- Patios
- Landscaping rear garden
- 'Low surface temperature' (LST) radiators
- Upgraded socket/light switch fascias/ USB chargers
- Complete service for adapting the home for elderly/ disabled occupants
- Wet room
- External tap
- Option to upgrade TV package to satellite-based (e.g. Sky) or cable-based (e.g. Virgin) TV services
- Flooring/lighting to attic space for additional storage
- Downlighters in soffits
- Kitchen undercounter LED strip lighting
- Integrated washing machine
- Bespoke wardrobe interiors
- Intruder alarm systems



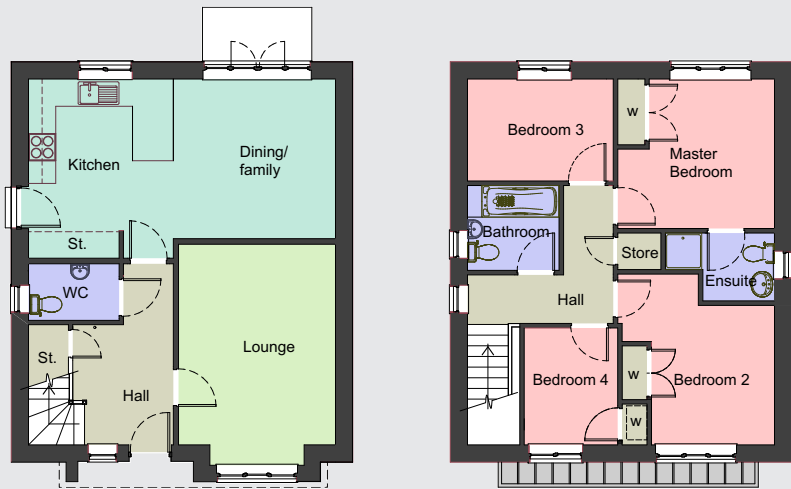
Phase 1 House Type Legend

House Type 1	4 Bed Detached Villa	110 m ²
House Type 2	3 Bed Detached Villa	90 m ²
House Type 3	2 Bed Detached Bungalow	70 m ²
House Type 4	2 Bed Semi-Det Bungalow	70 m ²
House Type 5	2 Bed Detached Bungalow	59 m ²



HOUSE TYPE

House Type 1



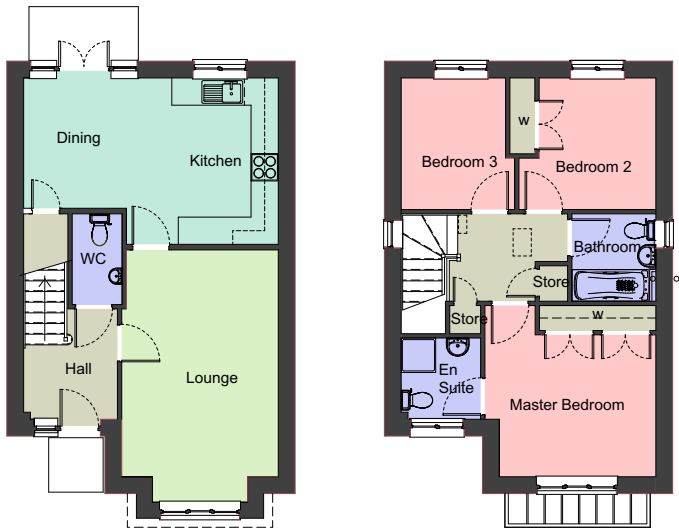
Ground Floor

Kitchen	5.15m x 3.17m	18'1" x 10'5"
Dining/Family	1.9m x 3.17m	6'3" x 10'5"
Lounge	2.21m x 2.26m	7'3" x 7'5"
WC	2.52m x 3.51m	8'3" x 11'6"

First Floor

Master Bedroom	3.45m x 3.29m	11'4" x 10'9"
Ensuite	1.57m x 1.49m	5'1" x 4'10"
Bedroom 2	2.72m x 3.07m	8'11" x 10'1"
Bedroom 3	2.21m x 2.26m	7'3" x 7'5"
Bedroom 4	2.06m x 2.57m	6'9" x 8'5"

House Type 2



Ground Floor

Kitchen	2.35m x 3.66m	7'8" x 12'0"
Dining	3.26m x 2.88m	10'8" x 19'5"
Lounge	3.45m x 5.0m	11'3" x 16'5"
WC	1.1m x 2.0m	3'7" x 6'6"

First Floor

Master Bedroom	3.76m x 3.13m	12'4" x 10'3"
Ensuite	1.75m x 1.79m	5'8" x 5'10"
Bedroom 2	2.57m x 2.9m	8'5" x 9'6"
Bedroom 3	2.3m x 2.9m	7'6" x 9'6"
Bathroom	1.85m x 1.92m	6'0" x 6'3"

House Type 3



Ground Floor		
Kitchen/Dining	4.34m x 3.03m	14'3" x 9'11"
Lounge	4.34m x 4.18m	14'3" x 13'8"
Bathroom	2.53m x 2.27m	8'3" x 7'5"
Master Bedroom	2.8m x 3.49m	9'2" x 11'5"
Bedroom 2	2.57m x 2.82m	8'5" x 9'3"

House Type 4

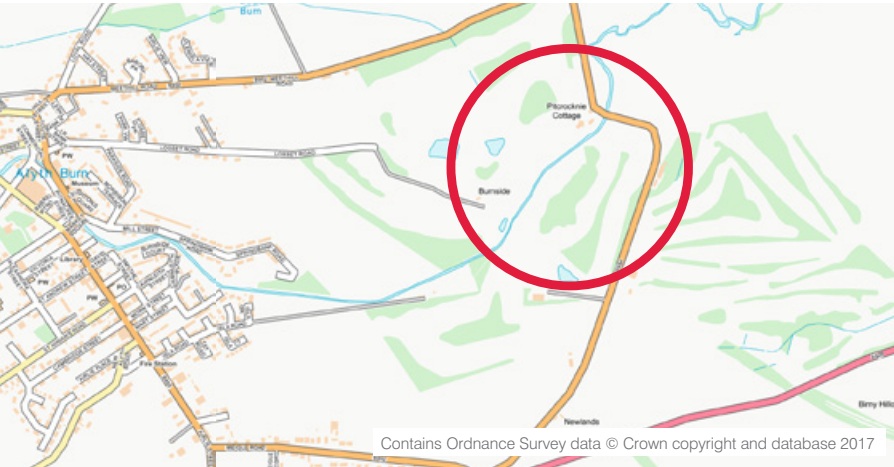


Ground Floor		
Kitchen/Dining	4.34m x 3.03m	14'3" x 9'11"
Lounge	4.34m x 4.18m	14'3" x 13'8"
Bathroom	2.53m x 2.27m	8'3" x 7'5"
Master Bedroom	2.8m x 3.49m	9'2" x 11'5"
Bedroom 2	2.57m x 2.82m	8'5" x 9'3"

House Type 5



Ground Floor		
Lounge/Dining	5.51m x 3.17m	18.1" x 10'5"
Kitchen	1.9m x 3.17m	6'3" x 10'5"
Bathroom	2.21m x 2.26m	7'3" x 7'5"
Master Bedroom	2.52m x 3.15m	8'3" x 11'6"
Bedroom 2	2.58m x 3.15m	8'5" x 10'4"





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