

**PHASE 4**  
**Pitcrocknie Village**  
**Alyth**  
**PH11 8JJ**

<b><u>PLOT</u></b>	<b><u>HOUSE TYPE</u></b>	<b><u>BEDS</u></b>	<b><u>HOUSE AREA</u></b>	<b><u>PRICE</u></b>
72	*** Moray with Sunroom & Garage (For Sale on a Sale & Lease Back Basis until end 2025)	2	85m2	<b>FIXED PRICE £279,950</b>
76	Kirkmichael with Sunroom	2	70.5m2	<b>Coming Soon</b>
77	Kirkmichael with Sunroom	2	70.5m2	<b>Coming Soon</b>
88	Inglewood	3	92m2	<b>FIXED PRICE £309,995</b>
89	Cairnleith with Sunroom & Garage	3	101m2	<b>RESERVED</b>
90	Inglewood	3	92m2	<b>FIXED PRICE £309,995</b>
91	Kinpurnie with Integral Garage	3	95m2	<b>FIXED PRICE £319,995</b>
92	Glenbervie with Garage	3	92m2	<b>FIXED PRICE £299,995</b>
93	Kinpurnie with Integral Garage	3	95m2	<b>Coming Soon</b>
94	Moray	2	76m2	<b>RESERVED</b>
98	Kirkmichael with Sunroom	2	70.5m2	<b>RESERVED</b>
99	Cairnleith with Garage	3	92m2	<b>FIXED PRICE £289,995</b>
100	Glenbervie with Garage	3	92m2	<b>FIXED PRICE £299,995</b>
115	Cairnleith with Sunroom & Garage	3	101m2	<b>RESERVED</b>
116	Kinpurnie with Integral Garage	3	95m2	<b>FIXED PRICE £319,995</b>
117	Kinpurnie with Integral Garage	3	95m2	<b>FIXED PRICE £319,995</b>
118	Cairnleith with Sunroom & Garage	3	101m2	<b>RESERVED</b>
119	Moray with Garage	2	76m2	<b>RESERVED</b>
120	Kirkmichael with Sunroom	2	70.5m2	<b>FIXED PRICE £219,995</b>
121	Glenbervie with Sunroom	3	101m2	<b>FIXED PRICE £304,995</b>

**\*\*\* INCENTIVES AVAILABLE\*\*\***

LBTT TO PAID BY GDL +  
£5,000 CASH BACK UPON COMPLETION OF SALE (T&C's Apply)  
UPTO £7,500 OF EXTRAS / UPGRADES  
MANY EXTRAS INCLUDED, ENQUIRE FOR DETAILS

**\*\*\* Plot 72 - Show Home. This is For sale on a Sale & Lease back basis until the end of 2025**

Council Tax TBC | Factor Fee £27pcm | Reservation Fee £750 | Freehold



# PHASE 4

# PITCROCKNIE VILLAGE

BY ALYTH



**Thorntons**   
The right way to move

# COMFORTABLE AND SOUGHT-AFTER

rural lifestyle close to Alyth



An exclusive development in Pitcrocknie Village, Alyth, only 16 miles from Dundee and 19 miles from Perth offering a luxurious and sought-after rural lifestyle, close to the market town of Alyth. This bespoke development consists solely of 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 4

## Pitcrocknie Village

Each home has a generous floorplan with all the plots considerably arranged to give every home its 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. The properties 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. A limited number of homes within Phase 4 feature a detached or an integrated garage and sunrooms as standard, many of the remaining plots have ample space for a detached garage. In addition, each property has a fully enclosed private rear garden.

### SUMMARY - PHASE 4

- Exclusive development in Pitcrocknie Village, Alyth
- Offering a luxurious & sought-after rural lifestyle
- Within easy reach of a wealth of thriving amenities
- 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
- "B" rated low utilities costs



Cairnleath



Glenbervie



# THREE-BEDROOM

## detached bungalows

The exclusive three-bedroom detached bungalows are available in four different layouts, the Glenbervie, Cairnleath, Inglewood and Kinburnie, 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 Kinburnie house type, creates a sociable environment for relaxing, entertaining, and dining. It will feature a state-of-the-art kitchen design, with the Cairnleath and Kinburnie 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.

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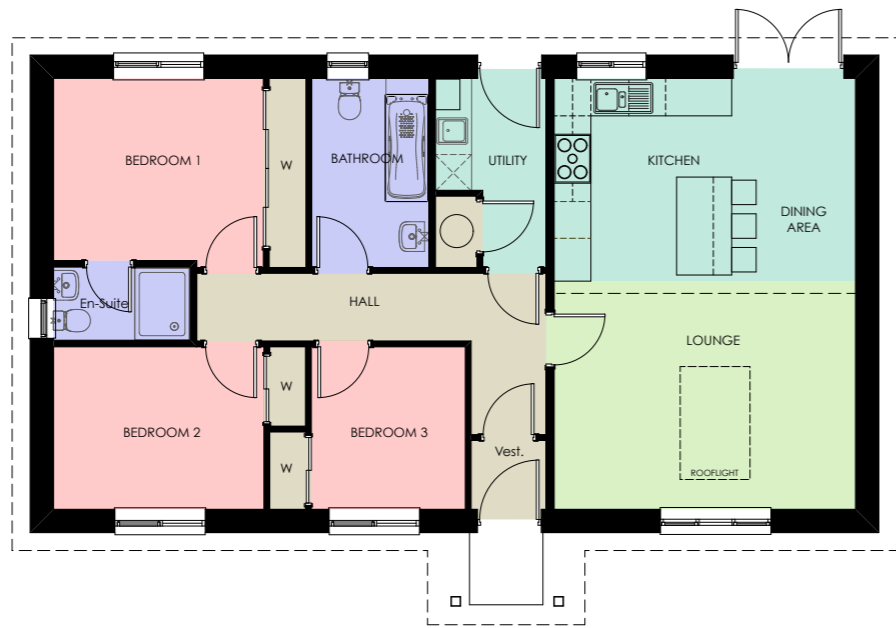
## SUMMARY - THREE-BEDROOM DETACHED BUNGALOWS:

- Choice of four different layouts
- 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 (Kinburnie only)

**GROUND FLOOR**

- Kitchen/Dining**  
4.9m x 3.3m (16.0 x 10.8 ft)
- Utility**  
1.8m x 3.0m (5.9 x 9.8 ft)
- Lounge**  
4.9m x 3.7m (16.0 x 12.5 ft)
- Bathroom**  
1.9m x 3.0m (6.2 x 9.8 ft)
- Master Bedroom**  
3.4m x 3.0m (11.1 x 9.8 ft)
- En-suite**  
2.2m x 1.2m (7.2 x 3.9ft)
- Bedroom 2**  
3.4m x 2.6m (11.1 x 8.5 ft)
- Bedroom 3**  
2.6 m x 2.6m (8.5 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes



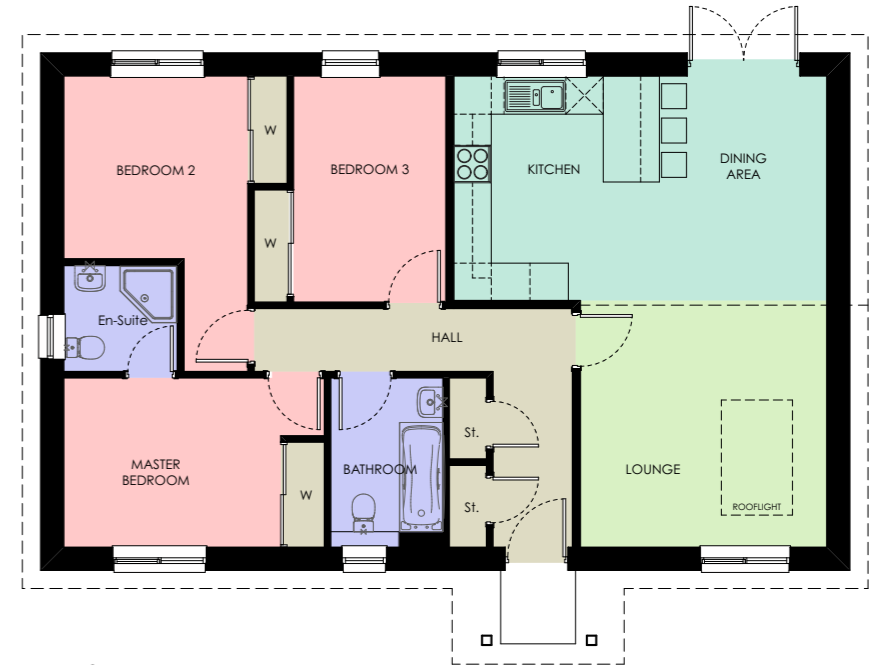
**Gross floor area: 92m<sup>2</sup> (990ft<sup>2</sup>)**

Cairnleith

**GROUND FLOOR**

- Kitchen / Dining**  
6.0m x 3.6m (19.7 x 11.8 ft)
- Lounge**  
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**  
1.8m x 2.7m (5.9 x 8.8 ft)
- Master Bedroom**  
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**  
1.8m x 1.7m (5.9 x 5.6 ft)
- Bedroom 2**  
2.9m x 2.9m (9.5 x 9.5 ft)
- Bedroom 3**  
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes



**Gross floor area: 92m<sup>2</sup> (990ft<sup>2</sup>)**

Glenbervie

**GROUND FLOOR**

- Lounge**  
4.9m x 3.7m (16.0 x 12.1 ft)
- Kitchen / Dining**  
4.9m x 3.2m (16.0 x 10.5 ft)
- Sunroom**  
3.5m x 2.3m (11.1 x 7.5 ft)
- Utility**  
1.7m x 3.1m (5.6 x 10.1 ft)
- Bathroom**  
2.0m x 3.1m (6.5 x 10.1 ft)
- Master Bedroom**  
3.4m x 3.1m (11.1 x 10.1 ft)
- En-suite**  
2.1m x 1.3m (6.9 x 4.2 ft)
- Bedroom 2**  
3.4m x 2.6m (11.1 x 8.5 ft)
- Bedroom 3**  
2.5m x 2.6m (8.2 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes



**Gross floor area: 101m<sup>2</sup> (1097ft<sup>2</sup>)**

Cairnleith  
with sunroom

**GROUND FLOOR**

- Kitchen / Dining**  
6.0m x 3.6m (19.7 x 11.8 ft)
- Sunroom**  
2.3m x 3.5m (7.5 x 11.5 ft)
- Lounge**  
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**  
1.8m x 2.7m (5.9 x 8.8 ft)
- Master Bedroom**  
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**  
1.8m x 1.7m (5.9 x 5.6 ft)
- Bedroom 2**  
2.9m x 2.9m (9.5 x 9.5 ft)
- Bedroom 3**  
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes



**Gross floor area: 101m<sup>2</sup> (1087ft<sup>2</sup>)**

Glenbervie  
with sunroom



**GROUND FLOOR**

- Lounge**  
4.7m x 3.8m (15.4 x 12.5 ft)
- Kitchen/Dining**  
3.9m x 3.8m (12.9 x 12.5 ft)
- Utility**  
1.3m x 0.7m (4.3 x 2.3 ft)
- Bathroom**  
1.9m x 2.9m (6.2 x 9.5 ft)
- Master Bedroom**  
3.2m x 3.1m (11.1 x 9.8 ft)
- En-suite**  
2.9m x 1.2m (10.5 x 3.9 ft)
- Bedroom 2**  
2.7m x 3.8m (8.9 x 12.5 ft)
- Bedroom 3**  
3.3m x 2.8m (10.8 x 9.2 ft)

N.B. Room Sizes Exclude Wardrobes



**Gross floor area: 92m<sup>2</sup> (995ft<sup>2</sup>)**

**GROUND FLOOR**

- Kitchen / Dining**  
4.0m x 5.1m (13.1 x 16.7 ft)
- Lounge**  
4.0m x 4.1m (13.1 x 13.4 ft)
- Bathroom**  
2.4m x 1.8m (7.8 x 5.9 ft)
- Master Bedroom**  
2.5m x 3.9m (8.2 x 12.7 ft)
- En-suite**  
2.9m x 1.2m (9.5 x 3.9 ft)
- Bedroom 2**  
3.0m x 2.7m (9.8 x 8.8 ft)
- Bedroom 3**  
2.3m x 2.7m (7.5 x 8.8 ft)
- Garage**  
2.9m x 5.9m (9.5 x 19.3 ft)

N.B. Room Sizes Exclude Wardrobes



**Gross floor area: 95m<sup>2</sup> (1022ft<sup>2</sup>)**  
excluding garage

Inglewood

Kinpurnie

# TWO-BEDROOM

## detached bungalows

The impressive two-bedroom bungalows are available in two different layouts: The Kirkmichael and The Moray. 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 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

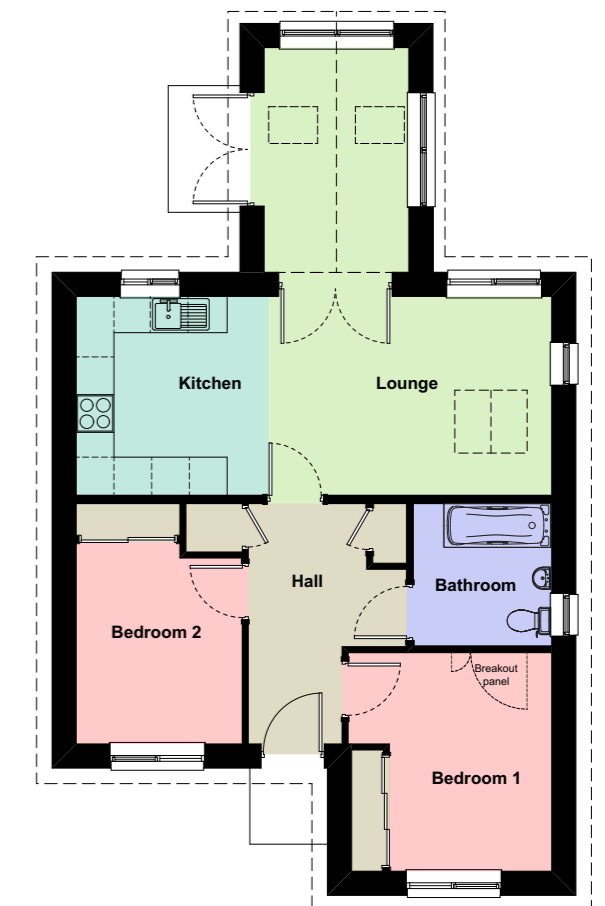


#### GROUND FLOOR

- Lounge**  
4.5m x 3.2m (14.7 x 10.5 ft)
- Kitchen**  
3.1m x 3.2m (10.1 x 10.5 ft)
- Sunroom**  
3.5m x 2.3m (11.1 x 7.5 ft)
- Bathroom**  
2.2m x 2.2m (7.2 x 7.2 ft)
- Bedroom 1**  
3.5m x 3.2m (11.1 x 10.5 ft)
- Bedroom 2**  
3.2m x 2.7m (10.5 x 8.8 ft)

N.B. Room Sizes Exclude Wardrobes

**Gross floor area: 70m<sup>2</sup> (753ft<sup>2</sup>)**



Kirkmichael





# SPECIFICATION

## 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.
- BT Fibre Broadband
- Colour-rendered walls, with maintenance-free cladding, fascia, soffits and additional stonework features
- Anthracite grey roof tiles
- High performance double glazed UPVC casement windows and French doors
- High-performance external security doors
- Driveway parking
- Front and rear turfed gardens
- 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, gas or electric hob, cooker hood, integrated dishwasher, washing machine and fridge freezer.
- Choice of kitchens available door & worktops.
- Oak-finished doors throughout with chrome lever handles and ironmongery
- Thermostatic shower above the bath and in the en-suite.
- Good quality sanitary ware throughout
- Option for a bath or shower (shower will incur extra charges)
- High-end quality tiles around the shower and bath area
- Heated towel rails to all bathrooms
- Built-in wardrobes to all bedrooms with shelves and hanging rails - choice of door colours/mirrored

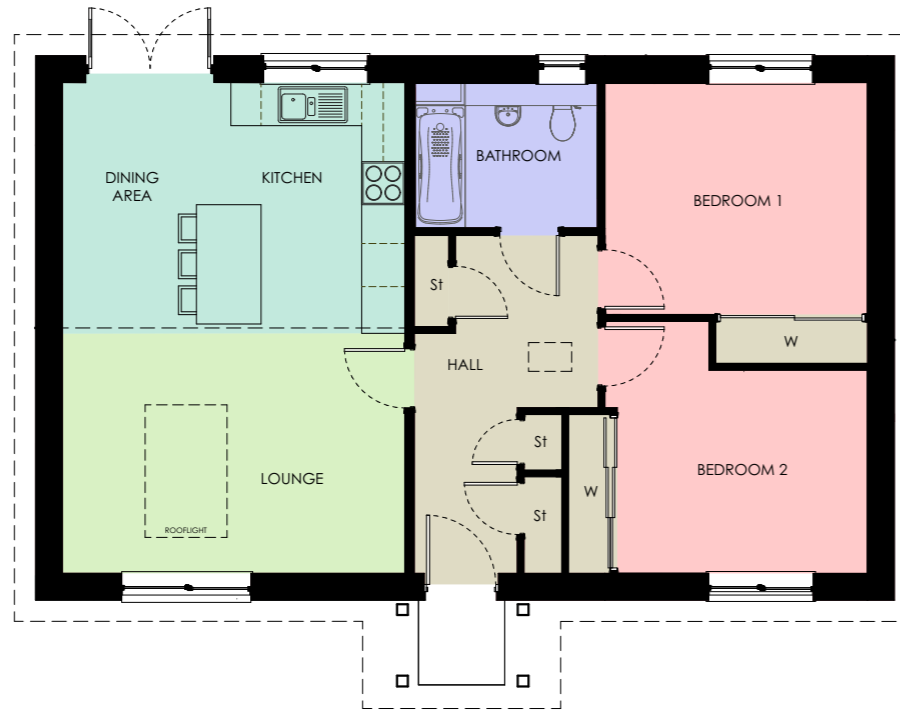
## Services

- Generous provision of power sockets throughout
- Low energy downlights to kitchen, bathroom and the en-suites using LED technology
- Gas-fired condensing combi boiler
- Terrestrial 'free view' TV service provided as standard
- Cat 6 data cables to each room
- Integrated P.V. panels on the roof

## GROUND FLOOR

- Kitchen / Dining**  
4.7m x 3.5m (15.6 x 11.5 ft)
- Lounge**  
4.7m x 3.3m (15.6 x 10.9 ft)
- Bathroom**  
2.5m x 2.0m (8.2 x 6.5 ft)
- Bedroom 1**  
3.6m x 3.2m (11.7 x 10.5 ft)
- Bedroom 2**  
3.5m x 3.5m (11.5 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**  
4.7m x 3.5m (15.6 x 11.5 ft)
- Lounge**  
4.7m x 3.3m (15.6 x 10.9 ft)
- Sunroom**  
2.3m x 3.5m (7.5 x 11.7 ft)
- Bathroom**  
2.5m x 2.0m (8.2 x 6.5 ft)
- Bedroom 1**  
3.6m x 3.2m (11.7 x 10.5 ft)
- Bedroom 2**  
3.5m x 3.5m (11.5 x 11.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 85.5m<sup>2</sup> (920.3ft<sup>2</sup>)

Moray  
with sunroom



# Pitcrocknie

## VILLAGE

**N**amed 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 60-bed state-of-the-art care home specialising in Dementia care, a 9 hole golf course, commercial/office units, extensive walking/buggy paths, communal gardens, woodlands, a regenerated “Back Burn” feature, and ponds.

Located on the site of the former Glenisla Golf Course, owned by Glenisla Developments Ltd, the remaining 9 holes of the Glenisla Golf Course are 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 situated on the Northwest boundary of the village, and staff from the facility may be available to provide domiciliary care if required (assisted living but subject to agreement with the care provider/operator). It is surrounded by picturesque countryside, harbouring a wealth of idyllic walks and outdoor opportunities.

The area provides a highly sought-after, peaceful, yet well-connected rural lifestyle. 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, Dundee, and Perth, 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 Catheran 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.

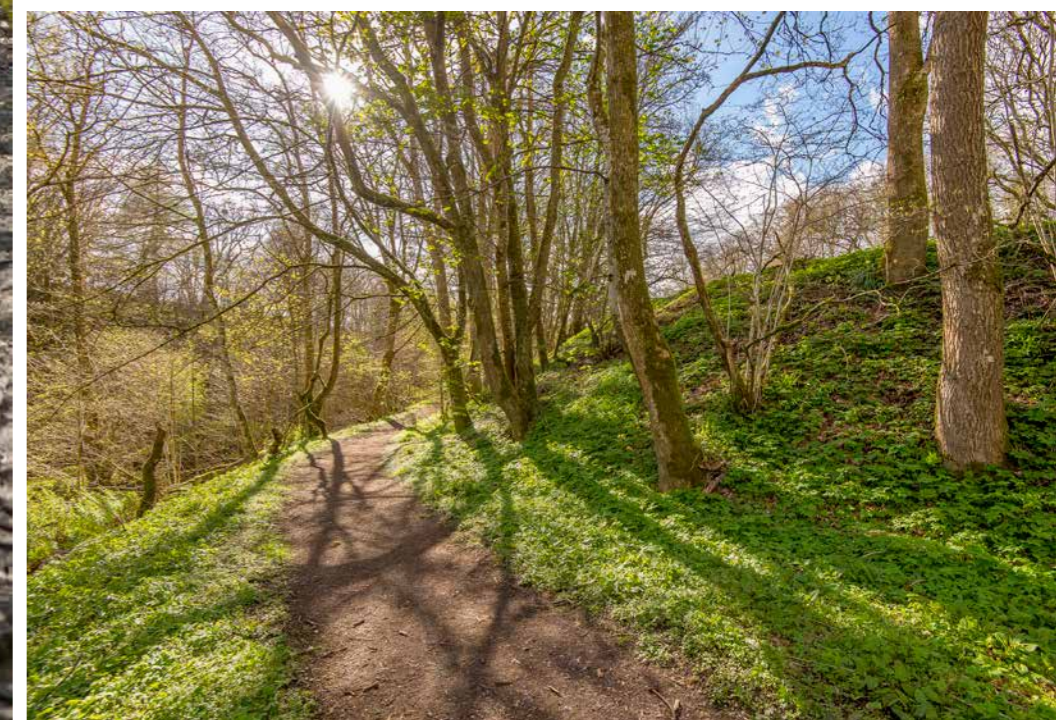
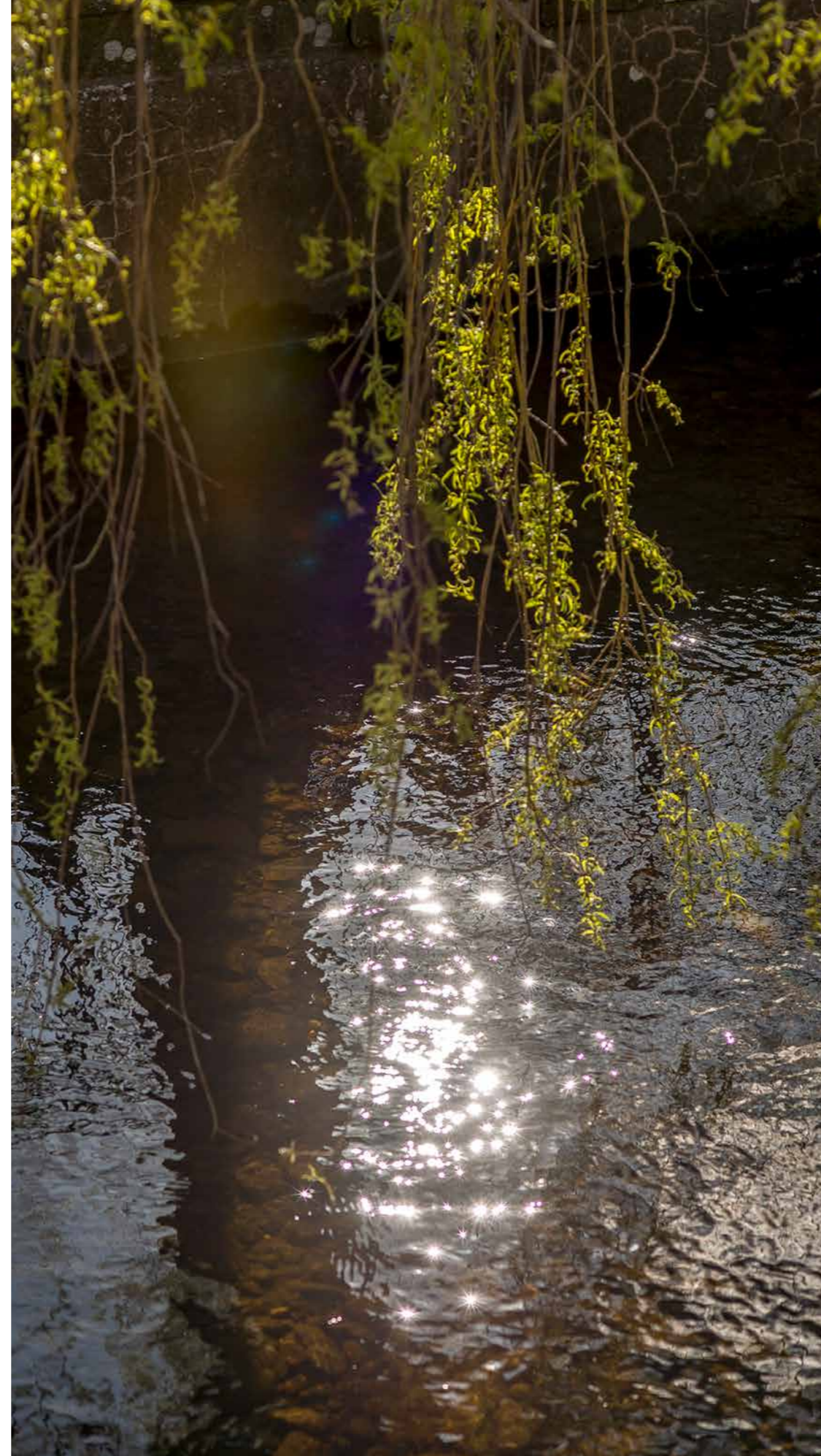


# THE LOCATION

Providing the best of two worlds

Pitcrocknie village is an exclusive community that offers a sought-after rural lifestyle, conveniently on the outskirts of the historic town of Alyth. Providing the best of two worlds, it is surrounded by beautiful open countryside ensuring a peaceful and highly scenic setting that offers a true sense of seclusion, whilst still being very well-connected to the town's essential amenities and services.

Neighbouring Alyth, being just half a mile away, can be easily reached whether by car, bicycle, or on foot – either way, it is a lovely journey flanked by leafy green views and vibrant farmland. In the town, there are excellent local amenities to enjoy, including a convenience store and independent retailers, a choice of cafés and eateries, a bakery, a museum, and a post office. Alyth is also home to two churches and a medical centre. Incorporating a tranquil burn and listed Georgian buildings, Alyth is a lovely place to wander and explore. Further amenities, leisure facilities, and major supermarkets are available in the nearby twin burgh of Blairgowrie and Rattray as well, which is just a 15-minute car journey away, catering to your every shopping needs. Plus, Dundee and Perth can both be reached in approximately 30 minutes by car, placing a wide range of high-street retailers and cultural facilities at your disposal – perfect for professionals who seek a quieter pace of life, yet still wish to be within commuting distance of the major cities for work purposes. In addition to the convenience of nearby amenities, Pitcrocknie Village also boasts a highly picturesque setting that is ideal for outdoor enthusiasts and families.





# 16 MILES FROM DUNDEE AND 19 MILES FROM PERTH



Pitcrocknie Village is situated at the picturesque historic market town of Alyth adjacent to Blairgowrie, Perthshire. As well as enjoying a beautiful rural location, it's only 30 minutes commuting distance from the major cities of Dundee and Perth which offer a wide range of amenities and tourist attractions.

The village at maturity in about 4 years time will comprise over 200 houses, mostly bungalows, a high spec 60 bed care home specialising in Dementia care and operated by a UK top 20 healthcare operator, the highly respected 9 hole Glenisla Golf Course, some business/leisure units, and all set on 140 acres of woodlands, landscaped communal areas and walking/cycling paths.

In time, Pitcrocknie will enjoy it's own village council identity, and is ideal for residents of all ages including "downsizers", families and first time buyers. The general location is highly sought after offering an abundance of tourist attractions including castles and wildlife areas, a golfing paradise with numerous first class courses within short distances (including St Andrews and Carnoustie), and all of the amenities offered by the nearby cities. The village is popular with the retired and elderly due to the peace, tranquillity and nature, but with all of the required amenities nearby. The care home and commercial/leisure units will also become important features of the village as it matures over a short timescale.

# Thorntons

The right way to move

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