

Plot	House Type	Beds	House Area	Price
51	GLENBERVIE + GARAGE	3	92m2	FIXED PRICE £295,750
52	MORAY + SUNROOM + GARAGE	2	85.5m2	RESERVED
53	ANGUS	3	106m2	FIXED PRICE £283,995
54	ANGUS	3	106m2	FIXED PRICE £283,995
55	GLENBERVIE + SUNROOM + GARAGE	3	101m2	FIXED PRICE £320,950
56	CAIRNLEITH + SUNROOM + GARAGE	3	101m2	FIXED PRICE £311,750
57	ISLAY + GARAGE	2	74m2	FIXED PRICE £232,950
58	ISLAY + SUNROOM	2	83m2	RESERVED
59	MORAY + GARAGE	2	76m2	FIXED PRICE £247,950
60	MORAY + GARAGE	2	76m2	RESERVED
61	MORAY + GARAGE	2	76m2	FIXED PRICE £247,950
62	MORAY + SUNROOM + GARAGE	2	85.5m2	FIXED PRICE £272,950
63	ISLAY	2	74m2	POA
64	ISLAY	2	74m2	POA
65	MORAY	2	76m2	POA
66	CAIRNLEITH	3	92m2	POA
67	MORAY	2	76m2	POA
68	GLENBERVIE	3	92m2	POA
69	CAIRNLEITH	3	92m2	POA
70	MORAY	2	76m2	POA
71	MORAY	2	76m2	FIXED PRICE £227,950
72	MORAY	2	76m2	POA
73	CAIRNLEITH	3	92m2	POA
74	GLENBERVIE	3	92m2	POA
75	CAIRNLEITH	3	92m2	POA

***** INCENTIVE *****

***** LBTT TO BE PAID BY GDL *****

INCLUDED IN THE PRICE: -

TURF TO FRONT & REAR

FENCING

VOUCHER TOWARDS CARPETS & FLOOR COVERINGS (T&C's apply)



PHASE 3 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, 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 3

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. 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 houses within Phase 3 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 3

- 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, and 2 two storey houses
- 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



Cairnleath



Glenbervie



THREE-BEDROOM

detached bungalows

The exclusive three-bedroom detached bungalows are available in three different layouts, the Glenbervie, Cairnleath, 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 Cairnleath 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.

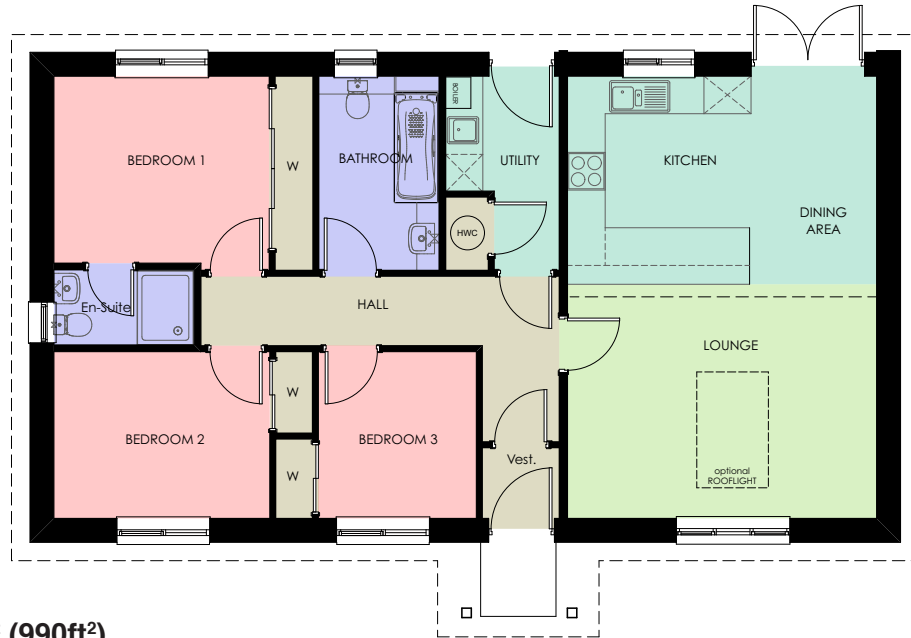
SUMMARY - THREE-BEDROOM DETACHED BUNGALOWS:

- 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)

GROUND FLOOR

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

N.B. Room Sizes Exclude Wardrobes



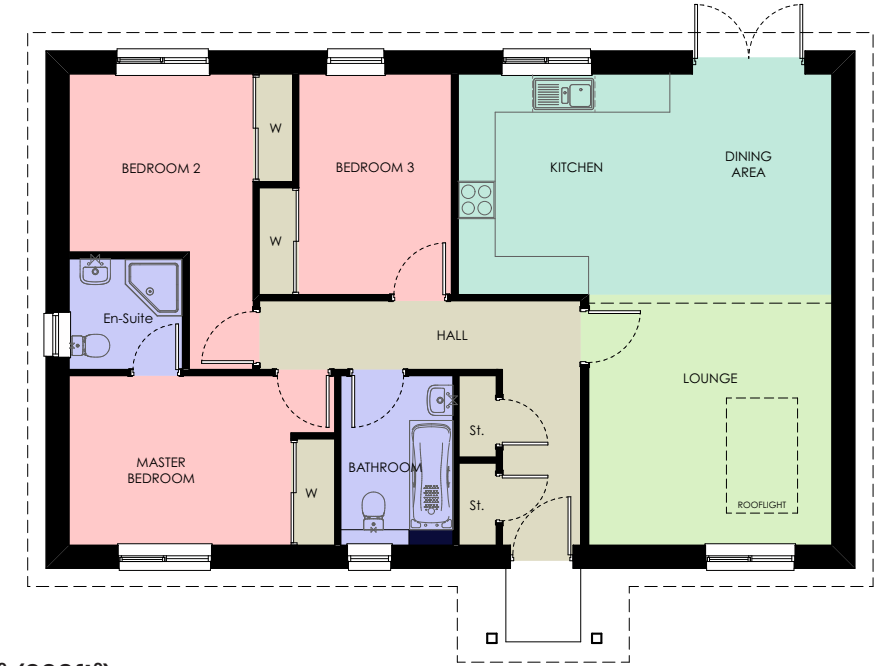
Gross floor area: 92m² (990ft²)

Cairnleith

GROUND FLOOR

- Kitchen / Dining**
6.0m x 3.55m (19.7 x 11.6 ft)
- Lounge**
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**
1.75m x 2.7m (5.7 x 8.8 ft)
- Master Bedroom**
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**
1.8m x 1.8m (5.9 x 5.9ft)
- Bedroom 2**
2.95m x 2.9m (9.7 x 9.4 ft)
- Bedroom 3**
2.45m x 3.55m (8.0 x 11.6 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 92m² (990ft²)

Glenbervie

GROUND FLOOR

- Kitchen / Dining**
4.9m x 3.3m (16.0 ft x 10.8 ft)
- Sunroom**
2.4m x 3.7m (7.8 ft x 12.1 ft)
- Utility**
1.8m x 3.0m (5.9 ft x 9.8 ft)
- Lounge**
4.9m x 3.7m (16.0 ft x 12.1 ft)
- Bathroom**
1.9m x 3.0m (6.2 ft x 9.8 ft)
- Master Bedroom**
3.4m x 3.0m (11.1 ft x 9.8 ft)
- En-suite**
2.2m x 1.2m (7.2 ft x 3.9 ft)
- Bedroom 2**
3.4m x 2.6m (11.1ft x 8.5 ft)
- Bedroom 3**
2.6 m x 2.6m (8.5 ft x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 101m² (1097ft²)

Cairnleith
with sunroom

GROUND FLOOR

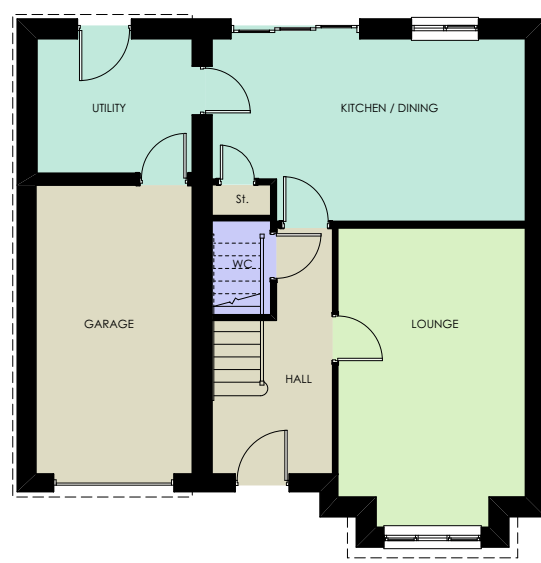
- Kitchen / Dining**
6.0m x 3.5m (19.7 x 11.5 ft)
- Sunroom**
2.4m x 3.7m (7.8 x 12.1 ft)
- Lounge**
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**
1.75m x 2.7m (5.7 x 8.8 ft)
- Master Bedroom**
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**
1.8m x 1.8m (5.9 x 5.9 ft)
- Bedroom 2**
2.95m x 2.9m (9.7 x 9.5 ft)
- Bedroom 3**
2.45m x 3.55m (8.0 x 11.6 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 101m² (1087ft²)

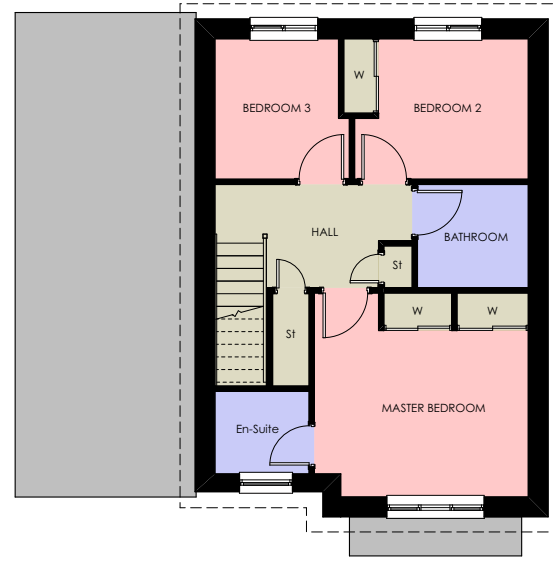
Glenbervie
with sunroom



GROUND FLOOR

Kitchen / Dining	5.8m x 3.4m	(19.0 x 11.1 ft)
Utility	2.9m x 2.5m	(9.5 x 8.2 ft)
Lounge	3.49m x 5.0m	(11.5 x 16.4 ft)
Garage	2.9m x 5.3m	(9.5 x 17.4 ft)

Gross floor area: 106m² (1141ft²)



FIRST FLOOR

Bathroom	2.0m x 1.9m	(6.5 x 6.2 ft)
Master Bedroom	4.0m x 3.1m	(13.1 x 10.7 ft)
En-Suite	1.7m x 1.5m	(5.5 x 4.9 ft)
Bedroom 2	2.8m x 2.6m	(9.2 x 8.5 ft)
Bedroom 3	2.6m x 2.3m	(8.5 x 7.5 ft)

N.B. Room Sizes Exclude Wardrobes

Angus

GROUND FLOOR

Kitchen / Dining	4.0m x 4.1m	(13.1 ft x 13.5 ft)
Lounge	4.0m x 4.1m	(13.1 ft x 13.5 ft)
Bathroom	2.5m x 1.7m	(8.2 ft x 5.6 ft)
Master Bedroom	2.5m x 3.6m	(8.2 ft x 11.8 ft)
En-suite	2.9m x 0.96m	(9.5 ft x 3.1 ft)
Bedroom 2	2.5m 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	2.95m x 5.4m	(9.7 ft x 17.7 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 84.3m² (907.4ft²)
excluding garage



Kinpurnie

TWO BEDROOM

detached & semi-detached bungalows

The 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

Moray



Islay





GROUND FLOOR

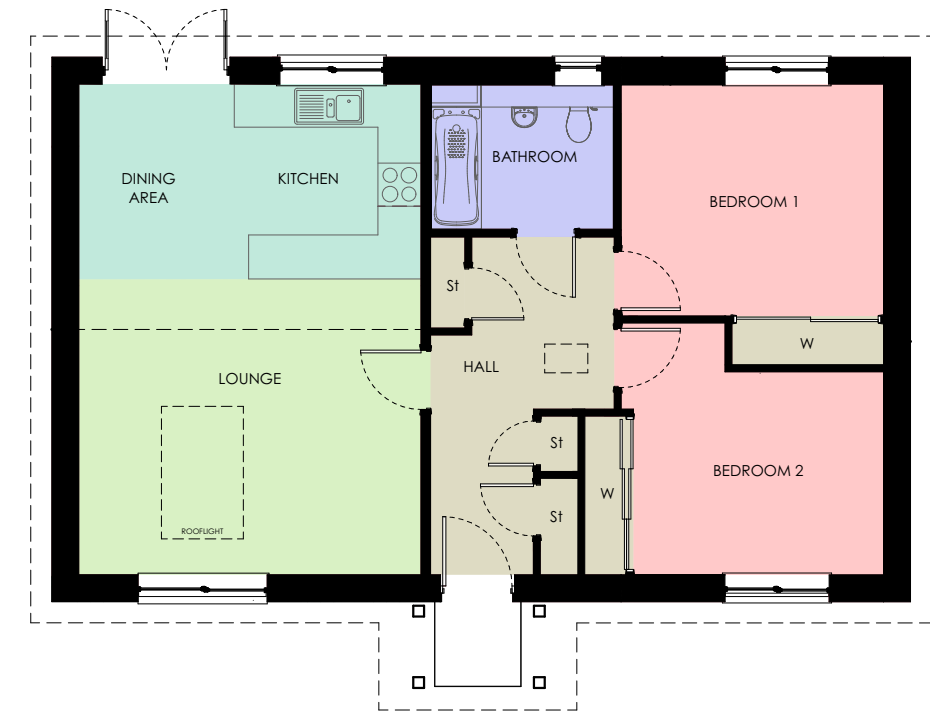
Kitchen / Dining 4.4m x 2.9m (14.4 x 9.5 ft)	Master Bedroom 3.0m x 3.5m (9.8 x 11.4 ft)
Lounge 4.4m x 4.4m (14.4 x 14.4 ft)	Bedroom 2 2.8m x 3.0m (9.2 x 9.8 ft)
Bathroom 2.5m x 2.3m (8.2 x 7.5 ft)	<i>N.B. Room Sizes Exclude Wardrobes</i>

Gross floor area: 74m² (796ft²)

Islay

GROUND FLOOR

Kitchen / Dining 4.76m x 2.7m (15.6 x 8.8 ft)
Lounge 4.76m x 4.1m (15.7 x 13.4 ft)
Bathroom 2.5m x 2.0m (8.2 x 6.5 ft)
Bedroom 1 3.65m x 3.2m (11.9 x 10.5 ft)
Bedroom 2 3.48m x 2.8m (11.4 x 9.2 ft)
<i>N.B. Room Sizes Exclude Wardrobes</i>



Gross floor area: 76.5m² (823.4ft²)

Moray



GROUND FLOOR

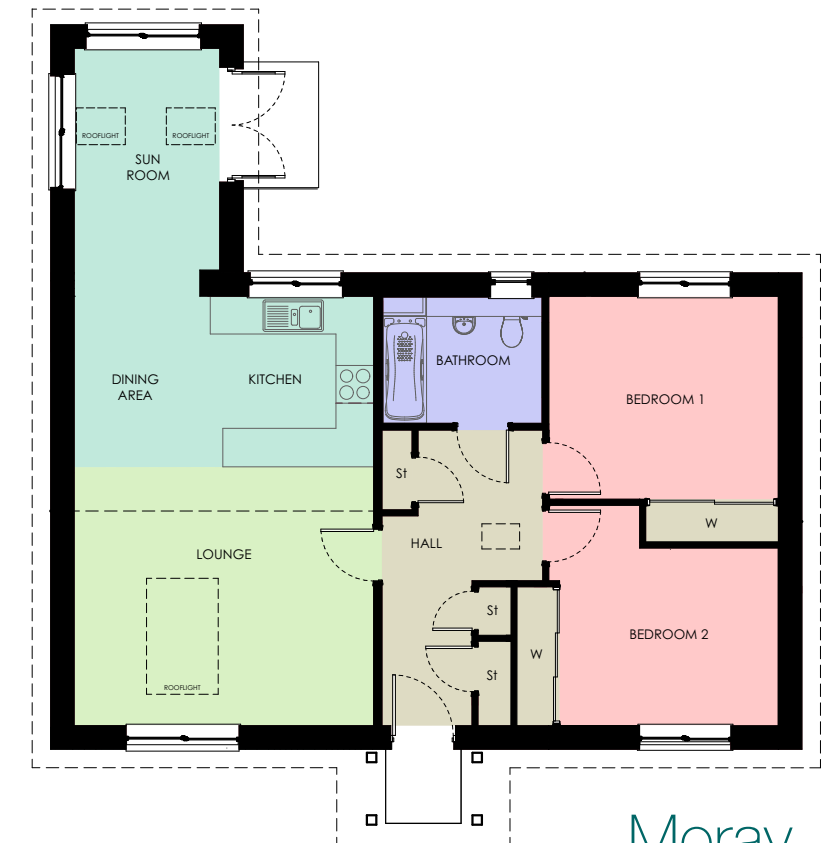
Kitchen / Dining 4.4m x 2.9m (14.4 x 9.5 ft)	Bathroom 2.5m x 2.3m (8.2 x 7.5 ft)
Lounge 4.4m x 4.4m (14.4 x 14.4 ft)	Master Bedroom 3.0m x 3.5m (9.8 x 11.4 ft)
<i>N.B. Room Sizes Exclude Wardrobes</i>	Bedroom 2 2.8m x 3.0m (9.2 x 9.8 ft)

Gross floor area: 83m² (894ft²)

Islay
with sunroom

GROUND FLOOR

Kitchen / Dining 4.76m x 2.7m (15.6 x 8.8 ft)
Sunroom 2.3m x 3.57m (7.5 x 11.7 ft)
Lounge 4.76m x 4.1m (15.7 x 13.4 ft)
Bathroom 2.5m x 2.0m (8.2 x 6.5 ft)
Bedroom 1 3.65m x 3.2m (11.9 x 10.5 ft)
Bedroom 2 3.48m x 2.8m (11.4 x 9.2 ft)
<i>N.B. Room Sizes Exclude Wardrobes</i>



Gross floor area: 85.5m² (920.3ft²)

Moray
with sunroom



Pitcrocknie

VILLAGE

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 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 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 late 2023) 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 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, 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 Catevan 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.



Thorntons

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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.

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
- 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 minimize 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 bath and in en-suite.
- Good quality sanitary ware throughout
- Option for a bath or shower (shower will incur extra charges)
- 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 - choice of door colours/mirrored

Services:

- Generous provision of power sockets throughout
- 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
- Cat 6 data cables to each room
- Integrated P.V. panels on roof