

New Park Gardens Stirling

LOCAL INFORMATION

Stirling

The historic city of Stirling situated at the heart of Scotland with the Ochil Hills as a backdrop along with the Castle and Wallace Monument, make it a great place to live and play.

Scotland's newest city, it has the complete infrastructure with motorways, rail and bus stations for Edinburgh, Glasgow and Perth, excellent community facilities with brand new schools and all the retail therapy you will ever need on your doorstep.

New Park Gardens, St Modan's

A wonderful development of exciting house styles, built to the highest specification and luxury to ensure the perfect family home, perfect for the city and countryside.

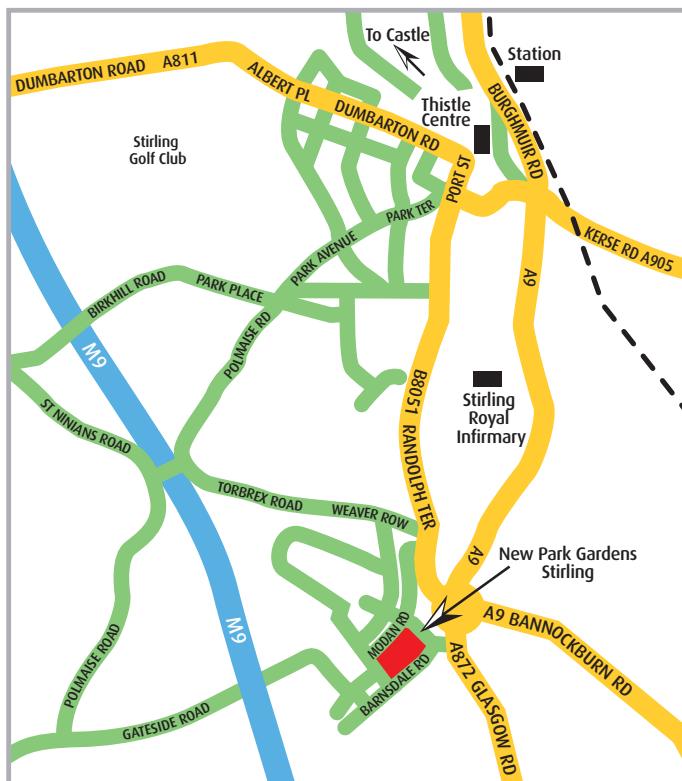


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Freedom Homes, a joint venture
between Ogilvie Homes & Stewart Milne Homes.

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SITE PLAN



-  Alder 2 bed terrace
-  Rannoch 2 bed mid/end terrace
-  Shiel 2 bed cottage flat
-  Eden 3 bed detached
-  Tay 3 bed end terrace/semi detached villa
-  Killlearn 4 bed detached



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Plots not yet under construction may be subject to change and local authority approval. Image is for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.



Alder

Two Bedroom Terrace

- Open Plan Lounge/Kitchen
- Main Bathroom
- Downstairs W.C.
- Private Parking

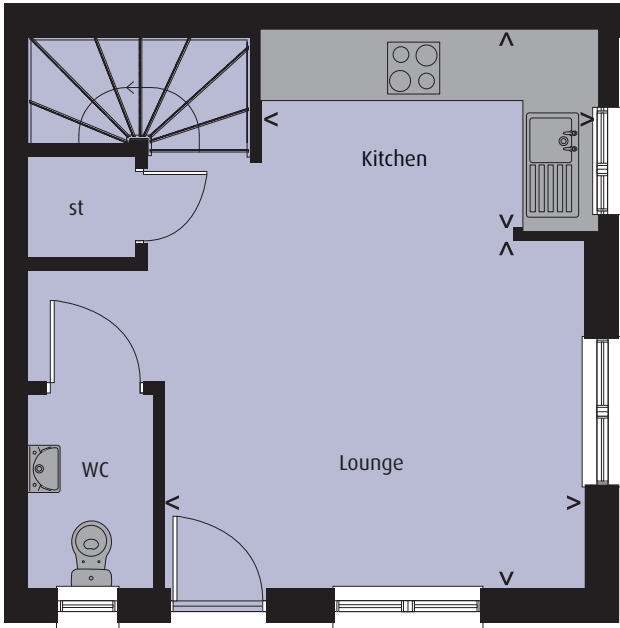
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Alder

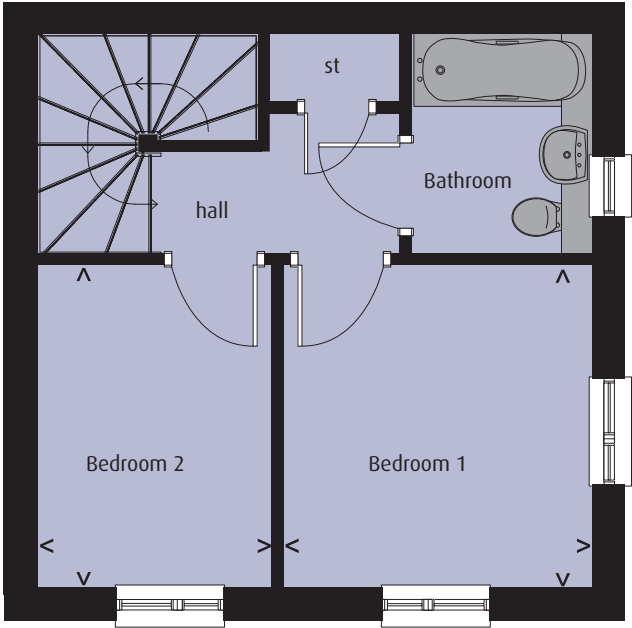


Lounge 4.05 x 3.35m
(13.29 x 10.99ft)

Kitchen 3.15 x 1.90m
(10.33 x 6.23ft)

Bedroom 1 3.05 x 3.15m
(10.01 x 10.33ft)

Bedroom 2 2.25 x 3.15m
(7.38 x 10.33ft)



All dimensions are +/- 50mm



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Rannoch

Two Bedroom Mid/End Terrace

- Living Room
- Kitchen/Dining Room
- W.C.
- Private Parking

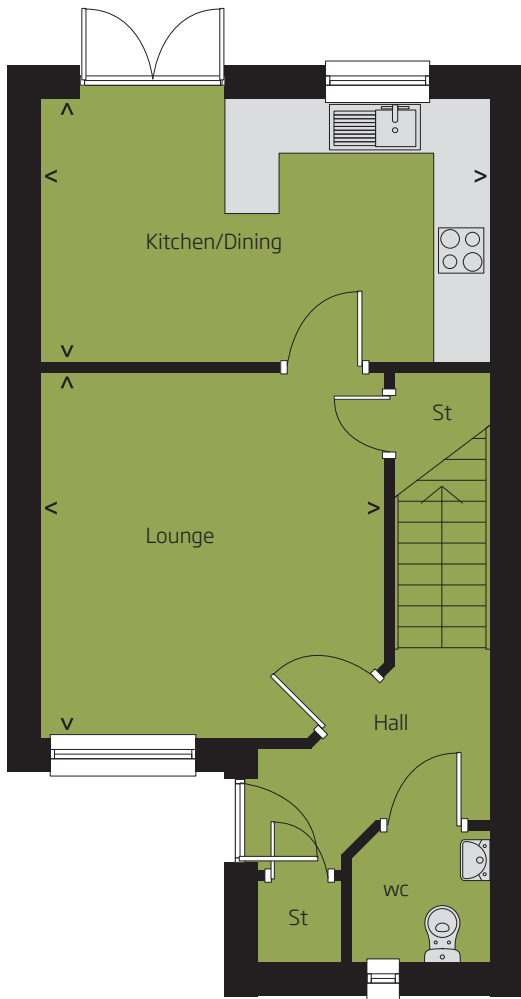
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Rannoch

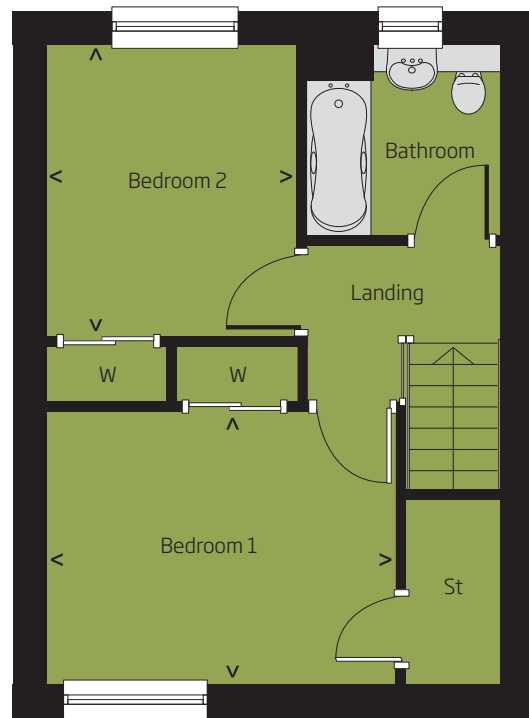


Kitchen/
Dining Room 4.95 x 2.90m
(16.24 x 9.51ft)

Lounge 3.80 x 4.05m
(12.47 x 13.29ft)

Bedroom 1 3.80 x 3.00m
(12.47 x 9.84ft)

Bedroom 2 2.70 x 3.20m
(8.86 x 10.50ft)



All dimensions are +/- 50mm



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Shiel

Two Bedroom Cottage Flat

- Living Room
- Bedrooms with built-in wardrobes
- Kitchen
- Private Garden

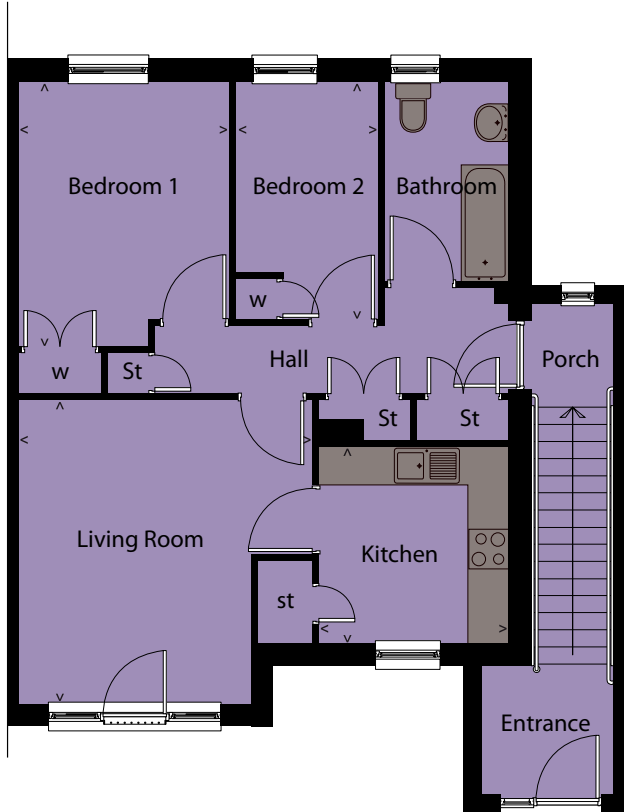
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Shiel

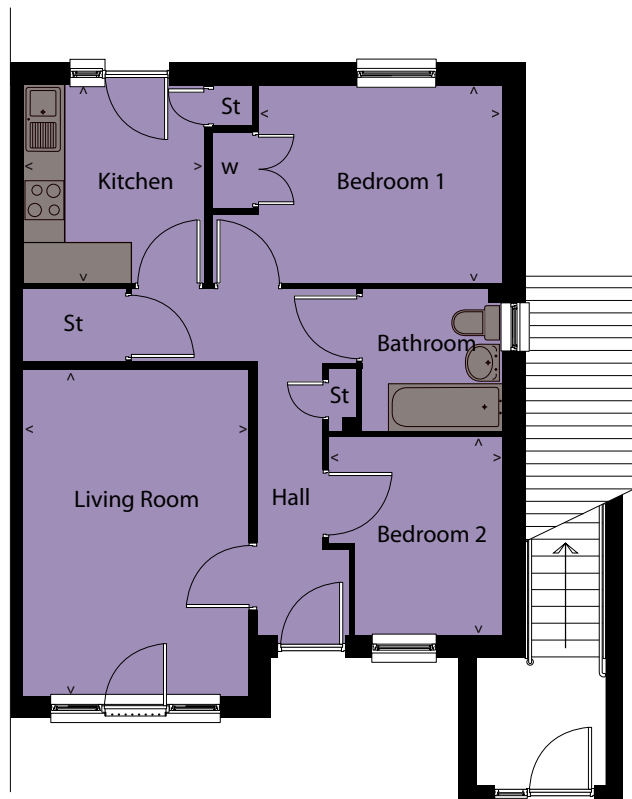


Upper Flat

Living Room	4.45 x 4.30m (14.60 x 14.11ft)
Kitchen	2.90 x 2.75m (9.51 x 9.02ft)
Bedroom 1	3.90 x 3.10m (12.80 x 10.17ft)
Bedroom 2	2.10 x 3.50m (6.90 x 11.50ft)

Lower Flat

Living Room	4.85 x 3.35m (15.91 x 11.00ft)
Kitchen	2.95 x 2.70m (9.68 x 8.86ft)
Bedroom 1	3.65 x 2.95m (11.97 x 9.70ft)
Bedroom 2	2.95 x 2.60m (9.68 x 8.53ft)



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Eden

Three Bedroom Detached Villa

- Single Integral Garage
- Kitchen/Dining with French Doors to Rear Garden
- Lounge
- W.C.
- Master Bedroom with En-suite

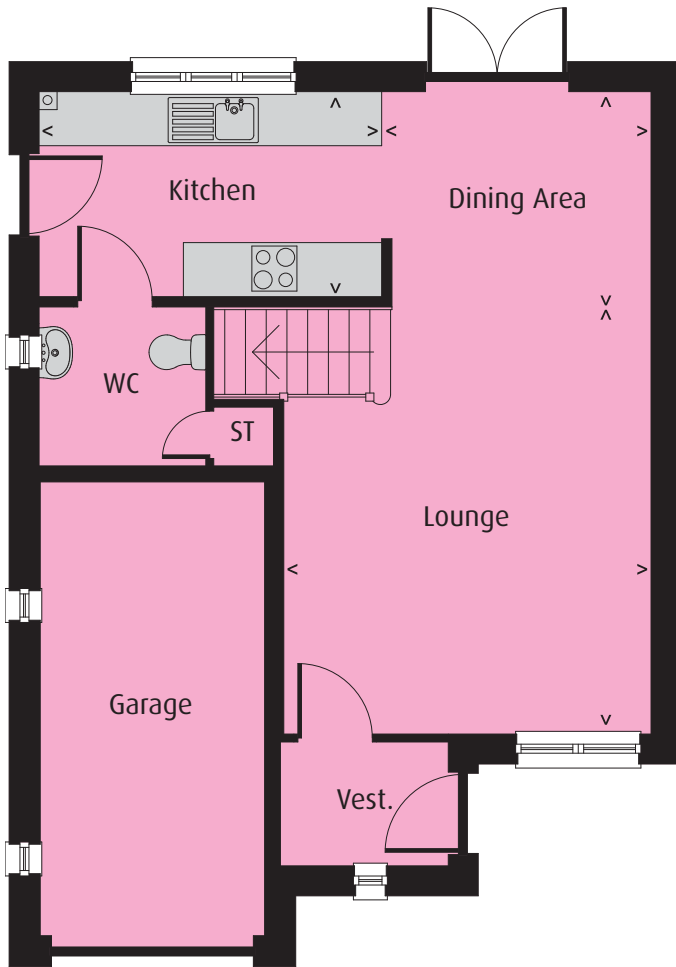
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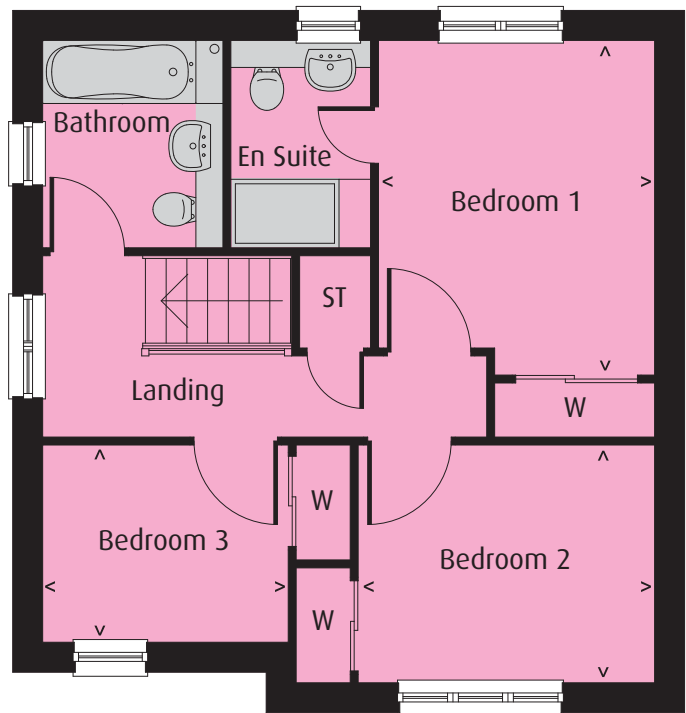
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Eden



Lounge	4.05 x 4.75m (13.29 x 15.58ft)
Kitchen	3.80 x 2.25m (12.47 x 7.38ft)
Dining	2.85 x 2.40m (9.35 x 7.87ft)



Bedroom 1	3.05 x 3.70m (10.01 x 12.14ft)
Bedroom 2	3.30 x 2.65m (10.83 x 8.69ft)
Bedroom 3	2.70 x 2.20m (8.86 x 7.22ft)

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Tay

Three Bedroom End Terrace/Semi Detached Villa

- Living Room
- Kitchen/Dining Room
- W.C.
- Private Parking

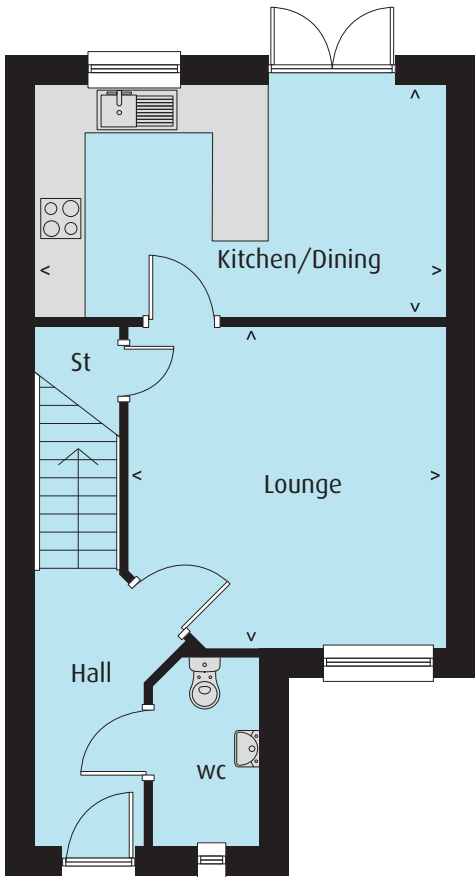
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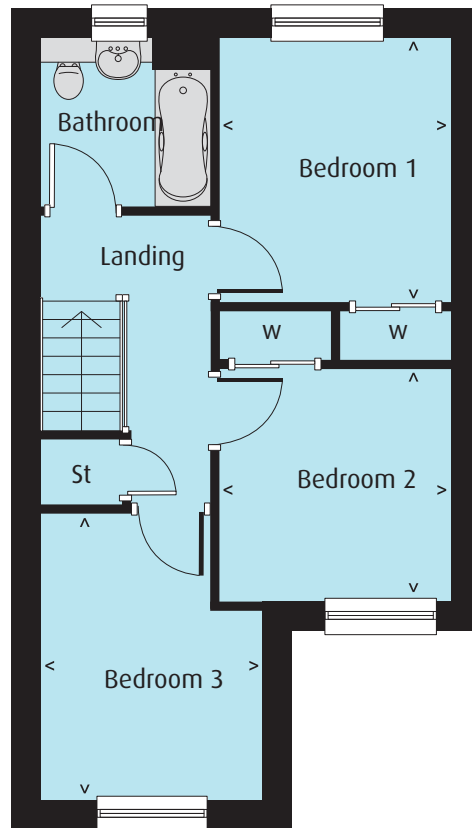
Tay



Kitchen/Dining 5.10 x 2.95m
(16.73 x 9.68ft)

Living Room 3.95 x 4.10m
(12.96 x 13.45ft)

- Bedroom 1 2.90 x 3.30m
(9.51 x 10.83ft)
- Bedroom 2 2.90 x 3.10m
(9.51 x 10.17ft)
- Bedroom 3 2.75 x 3.55m
(9.02 x 11.65ft)



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All dimensions are +/- 50mm



Killearn

Five Bedroom Detached Villa

● Kitchen

● Master Bedroom with En-suite

● W.C.

● Kitchen

● Master Bedroom with En-suite

● W.C.

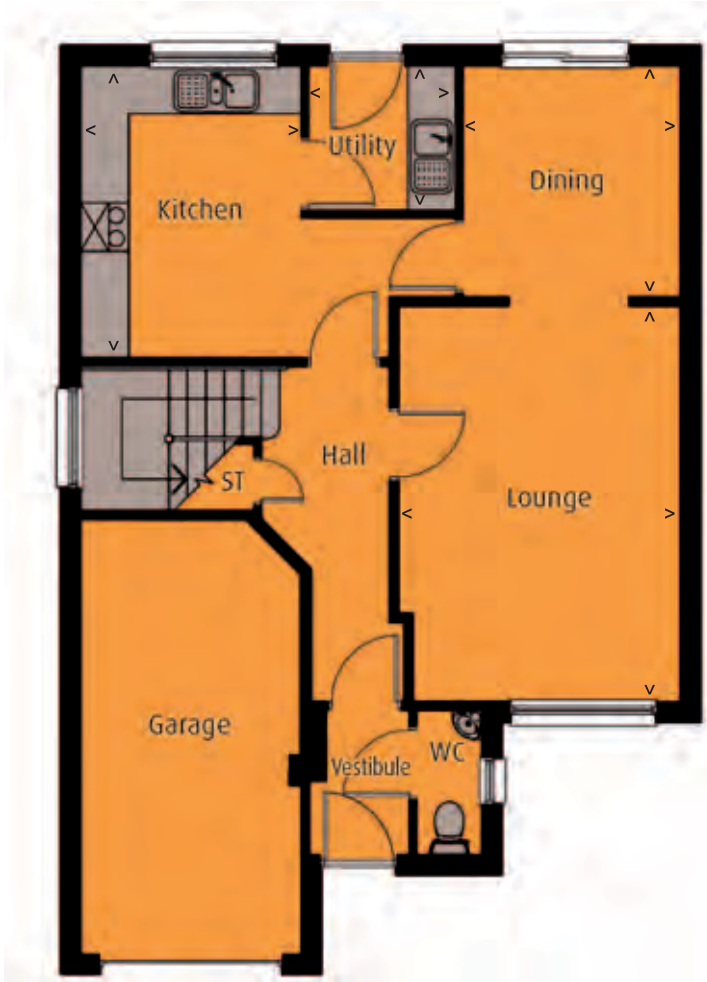
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Killearn



Lounge	3.50 x 4.90m (11.48 x 16.08ft)
Kitchen	2.70 x 3.60m (8.86 x 11.81ft)
Dining	2.70 x 2.90m (8.86 x 9.51ft)
Utility	1.80 x 1.80m (5.91 x 5.91ft)

Bedroom 1	2.90 x 3.40m (9.51 x 11.15ft)
Bedroom 2	2.70 x 3.60m (8.86 x 11.81ft)
Bedroom 3	2.50 x 3.00m (8.20 x 9.84ft)
Bedroom 4	2.70 x 2.90m (8.86 x 9.51ft)



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SPECIFICATION



Updates to be advised

A full list of site specific upgrade options are available from the On-Site Sales Manager.

	Torbex	Ferwick	Killlearn	Tay	Rannoch	Upper / Lower Cottage Flats	Alder	Tweed	Spey	Eden
General										
'A' rated energy efficient boiler providing gas central heating	●	●	●	●	●	●	●	●	●	●
Thermostatically controlled radiators	●	●	●	●	●	●	●	●	●	●
High performance UPVC double glazed windows (patio doors where applicable)	●	●	●	●	●	●	●	●	●	●
Multi point locking system to front (rear doors where applicable)	●	●	●	●	●	●	●	●	●	●
Internal white panelled doors with chrome effect ironmongery	●	●	●	●	●	●	●	●	●	●
Smooth ceiling finishes	●	●	●	●	●	●	●	●	●	●
Coving to downstairs hall, lounge and dining room	●	●	●					●	●	●
Sliding mirror wardrobes to bedrooms (where applicable)	●	●	●	●	●	●		●	●	●
Electrical point and capped gas connection to lounge for installation of future fireplace	●	●	●	●	●	●		●	●	●
10 year Zurich/NHBC guarantee	●	●	●	●	●	●	●	●	●	●
Kitchen										
Wide selection of kitchen units	●	●	●	●	●	●	●	●	●	●
1½ bowl stainless steel sink with chrome fittings	●	●	●	●	●			●	●	●
Single bowl stainless steel sink with chrome fittings						●	●			
Chimney hood and stainless steel splashback at hob	●	●	●	●	●	●	●	●	●	●
Under-counter stainless steel electric oven	●	●	●	●	●	●	●	●	●	●
50/50 Integrated fridge freezer		●	●					●	●	
Under-counter fridge and freezer										●



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	Torbex	Fenwick	Killearn	Tay	Rannoch	Upper / Lower Cottage Flats	Alder	Tweed	Spey	Eden
Utility (where applicable)										
Single bowl stainless steel sink with chrome fittings		●	●					●	●	●
Bathroom										
White sanitary ware	●	●	●	●	●	●	●	●	●	●
Chrome taps	●	●	●	●	●	●	●	●	●	●
Shaver point to en-suite (or to bathroom where there is no en-suite)	●	●	●					●	●	●
9KW electric shower to bathroom only	●			●	●	●	●			
9KW electric shower to en-suite only		●	●					●	●	●
Choice from a range of vanity furniture	●	●	●	●	●			●	●	●
Choice from a wide range of co-ordinating ceramic wall tiles	●	●	●	●	●	●	●	●	●	●
Electrical										
TV/FM/SAT and BT point to lounge to allow for future installation of satellite	●	●	●	●	●	●	●	●	●	●
Terrestrial TV point to main bedroom	●	●	●	●	●	●	●	●	●	●
Additional BT points in lounge and main bedroom	●	●	●	●	●	●	●	●	●	●
Fluorescent lighting and ELCB sockets to garages		●	●					●	●	●
Smoke and carbon monoxide detectors	●	●	●	●	●	●	●	●	●	●
External										
Block paviour driveways with concrete heel kerb	●	●	●	●	●	●	●	●	●	●
Paved footpaths and patios	●	●	●	●	●	●	●	●	●	●
PIR lighting to front (and rear where applicable)	●	●	●	●	●	●	●	●	●	●
Turfed front gardens (where applicable)	●	●	●	●	●	●		●	●	●
Rotovated topsoil to rear gardens	●	●	●	●	●	●		●	●	●
UPVC soffits and fascias	●	●	●	●	●	●	●	●	●	●



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