

For all sales enquiries call

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### Why buy a new GS Brown Home?

#### Variety is the spice of life

We have a variety of different house styles on our developments from 2 bedroom bungalows to 4 bedroom villas - we have something for everyone. Each home is designed with the buyer in mind making sure that no space is wasted.

#### Decision, decisions

Some describe as the best part of buying a brand new home – Depending on the construction stage of your property you can choose your kitchens and tiles. Go bold or go neutral, make your new home as individual as you are.

#### Safe as houses

Our houses are built to the most up-to-date building regulations, using energy efficient heating systems, excellent wall, loft and floor insulation. Living in a new build property can reduce your energy costs by hundreds of pounds. These regulations also apply to the structure, ventilation, sound insulation, electrical and fire safety, so you can enjoy living in a safe and secure environment.

#### Peace of mind

All our homes are covered by a 10 year NHBC warranty providing you peace of mind.

#### Blank canvas

Our homes are painted in neutral colours – a blank canvas – for you to put your own stamp on it from day one, make it your own! Never again will you need to sort out the previous owners DIY disasters! It is clean and untouched... Sounds great doesn't it?

**GSBrown**  
CONSTRUCTION

The true meaning of a 'family' home



Registered in Scotland NO.47574. The floor and development site plans and the dimensions shown in this brochure depict typical layouts of these house types and are taken from the architect's drawings. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house types. External materials and landscaping may differ from the illustration, please contact our sales team for full details. These particulars do not form part of a contract or warranty.

# CROFTINLOAN

Pitlochry



An exclusive development of 2 luxury detached bungalows by GS Brown



# CROFTINLOAN

Pitlochry

In the heart of Perthshire's most breath-taking scenery, Croftinloan is set within the grounds of the former prestigious Preparatory School by the Victorian Spa Town of Pitlochry.

Renowned as a thriving tourist and recreational haven, it is also a wonderful place to live. Local facilities include supermarkets, shops, banks, doctors surgery, schools and a great selection of bars and restaurants.

The area offers a wealth of sporting and leisure facilities including designated woodland walks, golfing, bowling and fishing. Other attractions include the popular Pitlochry Festival Theatre, Pitlochry Dam and Salmon ladder, Queen's View, Blair Castle and not to forget the local distilleries.

With its own railway station, Pitlochry is on the main east coast line that operates from Inverness to London. Perth lies some 26 miles away, where the outer-ring motorway network provides easy access to all major cities and airports in the central belt.

**From the South:** When travelling on the A9, take the A924 exit toward Pitlochry/A93/Braemar, turn right onto A924, travel approx 2 miles then take second left through white gates, opposite the East Haugh Hotel, proceed up the hill and follow the signpost left showing "GS Brown, Croftinloan"

**From the North:** When travelling on the A9, take the A924 exit toward Pitlochry/A93/Braemar, turn left onto A924, travel approx 2 miles the take second left through white gates, opposite the East Haugh Hotel, proceed up the hill and follow signpost left showing "GS Brown, Croftinloan"





## Croftinloan Pitlochry

# Croft Tay 116.71 sqm (1256 sq ft)

### APPROXIMATE ROOM SIZES

Lounge:	5.16 x 3.60m	(16'11" x 11'10")	Bedroom 3:	3.34 x 2.93m	(10'11" x 9'7")
Sitting Room:	3.00 x 4.64m	(9'10" x 15'3")	Utility:	2.06 x 2.39m	(6'9" x 7'10")
Kitchen / Dining:	3.17 x 4.14m	(10'5" x 13'7")	Bathroom:	2.71m x 2.36m	(8'11" x 7'9")
Master Bedroom:	3.53 x 4.50m	(11'7" x 14'9")	En suite:	2.70m x 1.61m	(8'10" x 5'3")
Bedroom 2:	3.00 x 3.31m	(9'10" x 10'10")			



## Croftinloan Pitlochry

# Croft Garry 116.71sqm (1256 sq ft)

### APPROXIMATE ROOM SIZES

Lounge:	5.16 x 3.60m	(16'11" x 11'10")	Bedroom 3:	3.00 x 3.31m	(9'10" x 10'10")
Sitting Room:	3.00 x 4.64m	(9'10" x 15'3")	Utility:	2.16 x 2.39m	(7'1" x 7'10")
Kitchen / Dining:	3.17 x 4.14m	(10'5" x 13'7")	Bathroom:	2.71m x 2.36m	(8'11" x 7'9")
Master Bedroom:	3.53 x 4.00m	(11'7" x 13'1")	En suite:	2.82m x 1.43m	9'3" x 4'8"
Bedroom 2:	3.98 x 2.93m	(13'1" x 9'7")			

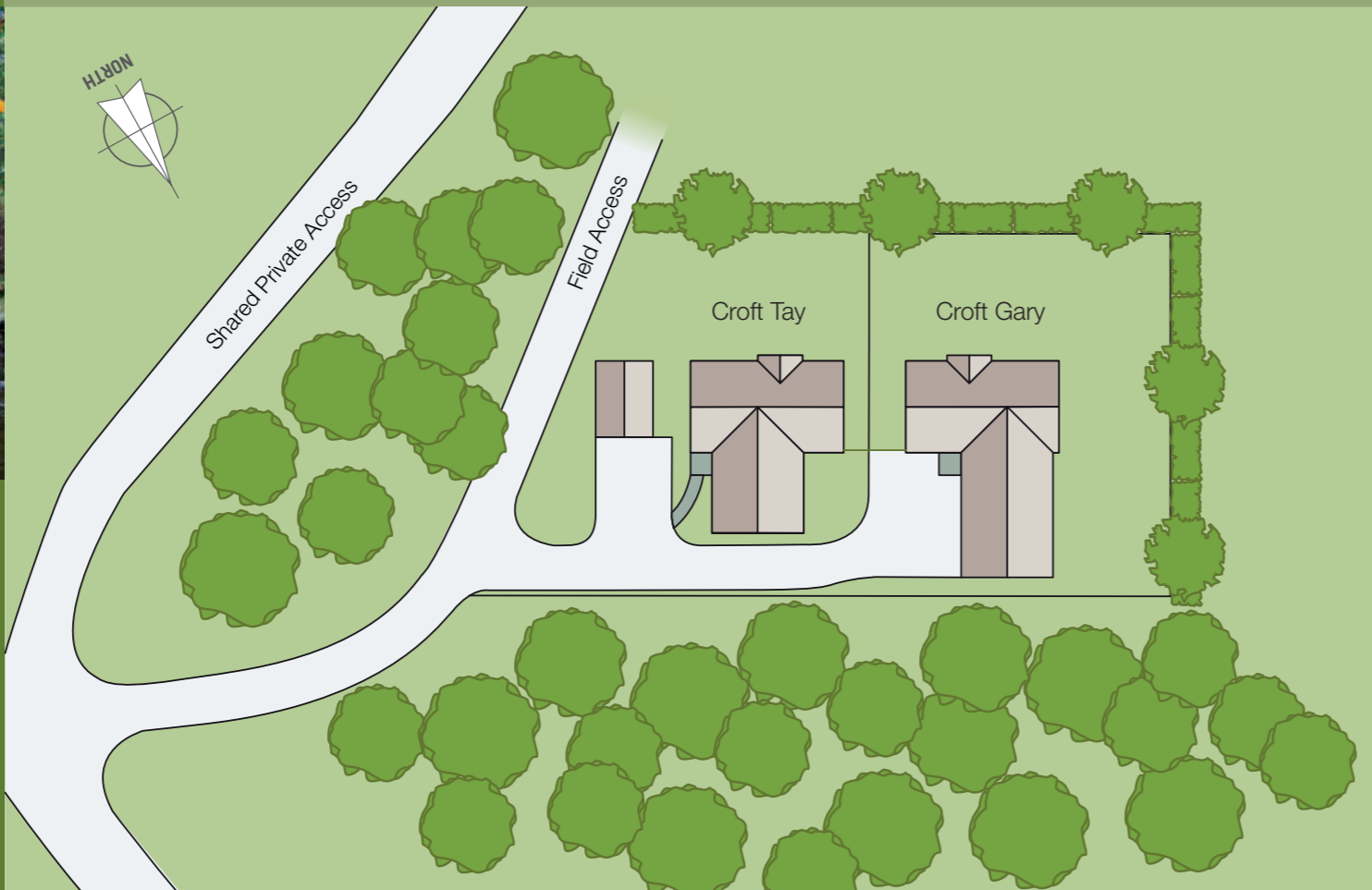


**Note:** Garage is further from the house.

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# CROFTINLOAN Pitlochry Development



# CROFTINLOAN Pitlochry Specification



## KITCHEN

- Choice of designer kitchen units and worktops
- Fully integrated kitchen appliances including oven, induction hob, chimney hood, fridge/freezer and dishwasher
- Under unit lighting
- Satin chrome sockets
- Satin chrome downlighters to ceiling
- Designer radiator

## BATHROOM

- Designer sanitary ware
- Sinks with integrated storage with choice of finish
- Electric shower
- Dual energy designer towel rail
- Walls tiled to half height and in shower
- Bathroom accessories
- Designer mirror with lighting
- Chrome downlighters to ceiling

## EN SUITE

- Designer sanitary ware
- Sinks with integrated storage with choice of finish
- Slide and rail shower
- Dual energy designer towel rail
- Walls tiled to half height and in shower
- Bathroom accessories

## INTERNAL

- Ground source heating
- TV points to lounge, living and all bedrooms
- BT points to lounge, living, kitchen and master bedroom
- Wiring for satellite TV (aerial not fitted)
- Designer bi-fold wardrobe doors with internal fittings and choice of colour to master bedroom
- American Oak internal door sets to all remaining wardrobes
- Cornice to lounge
- Specially selected American Oak internal doors and chrome ironmongery
- White MDF facings, skirtings and skirting blocks
- Light to loft space
- Lighting and sockets to garage (where applicable)

## EXTERNAL

- Natural slate roof finish
- Turf to front garden
- Boundary fencing (please see advisor as plot specific)
- Monoblock drive
- High performance grey finish timber windows

## SAFETY

- Intruder alarm with keypad