

Gamekeeper's View



Upper Tillyrie,
by Milnathort,
Perth and Kinross

An exclusive selection
of 3 bedroom bungalows
and 4 & 5 bedroom
detached villas

Muir

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Fields around Upper Tillyrie



Loch Leven

Perfect Setting



Upper Tillyrie sits in stunning rural countryside two miles above the towns of Kinross and Milnathort, with panoramic views towards Loch Leven and the Lomond Hills. Reached along a succession of country roads, the development basks in glorious picturesque seclusion, yet is only a short distance from the M90, offering all the countryside sports opportunities, access to excellent schooling and a wide variety of historic and recreational places of interest.

Muir Homes is a family business and Gamekeeper's View has been chosen with the family in mind. Small and exclusive, there is a choice of three, four and five bedroom homes, with generous grounds in a glorious location.



Loch Leven Castle



Lomond Hill from fields at Upper Tillyrie

Gamekeeper's View



Perfect Location

Upper Tillyrie features cattle, horses and charming country homes, yet is close to all the requirements of modern living. The former market town of Milnathort is close by, with local shops, town hall and a nine-hole golf course, with fine views of Loch Leven and the Lomond Hills.



Two miles further south is the larger town of Kinross. Nestling beside Loch Leven, Kinross is an attractive town with a leisure centre, Sainsburys supermarket, good local shops, hotels and restaurants. Of course education is of paramount importance to every family and Kinross has an excellent High School, and there is a Primary School in Milnathort, while those seeking private education have the choice of Dollar Academy and Strathallan. There is a fine range of 'things to do' including a 12.5km walking and cycling heritage trail round the shores of the Loch, taking in Vane Farm RSPB Nature Reserve.

Steeped in history, the well preserved ruins of Loch Leven Castle sits on Castle Island and can be reached by boat during the summer months. The castle is perhaps best known as a place of imprisonment for Mary, Queen of Scots and where she was forced to abdicate in favour of her infant son, James VI.



Loch Leven Castle from the Gardens of Kinross House

Photograph courtesy of www.kinross.cc



Milnathort Town Hall



Back on mainland, overlooking the Loch, and with fine outlooks towards the castle, is Kinross House. Built in the 17th century, the house is a beautiful early classical mansion, with magnificent gardens and delightful views of the Loch.

Slightly further afield is Falkland Palace, a truly stunning furnished historic palace with world-renowned gardens.

Sports and outdoor enthusiasts are also spoiled for choice with the area close to and around, Upper Tillyrie, offering golf, horse riding, biking, walking, fishing, shooting and boating. The Lomond Hills lie within Lomond Hills Regional Park, dominated by the twin peaks of West Lomond and Falkland Hills. The hills are popular with walkers and are host to an annual hill race. Falkland Hill, or East Lomond, is often used by para-gliders and features a number of downhill



mountain bike trails. Further afield, St Andrews and the beautiful villages of the East Neuk of Fife can be reached in little more than half an hour, while the splendour of Gleneagles combines with St Andrews, in offering world class golf and restaurants.

Gamekeeper's View





Typical Muir Homes lounge

Perfect Family Homes

Gamekeeper's View offers a fine array of high specification, family sized homes. With a choice from a charming mix of three, four and five bedroom properties, Gamekeeper's View has a range of options for families to enjoy a high quality lifestyle in a lovely rural, yet practical, location. For the equestrian family, there is also the opportunity for stabling nearby, and paddocks for rental.

High quality features include breakfasting kitchens, separate dining room, patio doors, utility rooms, family room and carefully planned bathrooms and en suites. Some or all of these features are available at Gamekeeper's View – check individual house style plans for specific details.

Muir Homes has a strong commitment to environmental principles, demonstrated by the inclusion of sustainable materials in the construction of our homes. Our family homes feature high quality specification including our natural wood hallmark finishes.



Typical Muir Homes exterior



Typical Muir Homes bedroom

Gamekeeper's View



Perfect

Specification and Options

Homes at Gamekeeper's View range from stylish 3 bedroom detached bungalows to spacious 4 and 5 bedroom detached villas.

The cost of running a home is one of the key deciding factors for potential customers. Muir Homes' commitment to timber frame construction means that all our properties benefit from high insulation values, which are guaranteed by using high grade insulating materials in conjunction with timber framed structural and internal walling panels. This ensures your energy bills will be lower, as each home is built to the most recent environmental, sustainable and energy efficient standards.

Every home at Gamekeeper's View has an exceptionally high standard of specification, with solid ash wood finishing, fitted wardrobes and contemporary kitchens and bathrooms.

We want every Muir Home to be a perfect home – perfect for the requirements of each of our homeowners and offering a wonderful living environment for individuals and families to thrive. With Muir Homes great quality comes as standard.

That is why we put so much care and attention into the design, specification and finish of every home we build. We make a feature of aspects which make a house a home. Natural timber finishes throughout including skirtings, architraves, staircase, balustrades and handrails.





The kitchen is the focal point of any home and Muir Homes are delighted, wherever possible, to give customers a choice of kitchen units and worktops. Each home at Gamekeeper's View has been finished with an unrivalled specification, and a beautifully appointed, full fitted kitchen comes as standard.

While the kitchen is often one of the main features of a home, bedrooms have not been forgotten - with a selection of stylish contemporary wardrobe finishes available.

At Muir Homes we like to think we've thought of most things and can offer flexibility whenever possible in every one of our homes.

Every Muir Home property is covered by a 10 year NHBC Warranty.



Typical Muir Homes interiors

Gamekeeper's View 

Development Plan

Gamekeeper's View



- Elmwood**
4 bedroom detached villa with double garage
- Birchwood**
5 bedroom detached villa with double garage
- Fernlea**
3 bedroom detached bungalow with double garage
- Larchwood**
4 bedroom detached villa with double detached garage

- Oakland**
4 bedroom detached villa with double detached garage
- Hazelwood**
4 bedroom detached villa with Games Room and double detached garage
- Ashford**
4 bedroom detached villa with double garage

Muir Homes

Typical Muir Homes exterior

building high quality homes for more than 30 years

Muir Homes is a family owned, Scottish company which has been building high quality homes for more than 30 years. In carefully selected locations, our executive and family homes feature high quality specifications and finishes throughout.

As a company dedicated to quality and customer satisfaction, Muir Homes takes pride in the quality of the interior finishes, which one would expect when purchasing an exclusive, well-appointed comfortable home. The aim of the company is to offer excellence in craftsmanship, design, quality of finish, customer service and value for money.



IMPORTANT INFORMATION

Information is correct at time of going to print in October 2010. Muir Homes has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time.

Whilst every effort has been made to ensure that the information contained herein is accurate, it is provided for guidance only.

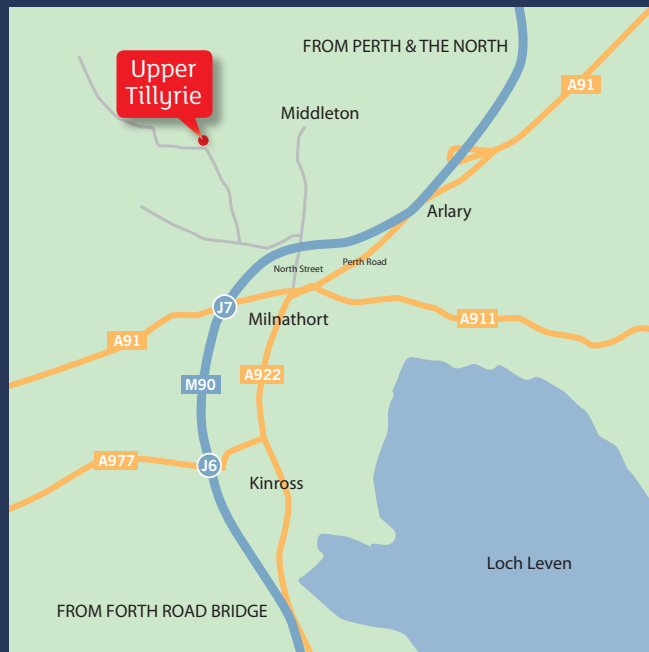
Prospective purchasers should satisfy themselves as to the accuracy of the information.

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Directions

From Edinburgh, take the M/A90. At junction 6 take the A977 exit to Kinross/Milnathort/A922. Follow on the A922 and continue on this road, then taking 2nd exit at roundabout onto Wester Loan. Continue along North Street, and over the M90 flyover, then take the first left, then first right, and continue on this road to Gamekeeper's View.

From Perth and Dundee take the M/A90. Exit at Junction 7, taking the A91 exit to Milnathort/Stirling, then take 1st exit at roundabout onto Wester Loan. Continue along North Street, and over the M90 flyover, then take the first left, then first right, and continue on this road to Gamekeeper's View.

Accessed easily from Dunfermline via the A90.



Gamekeeper's View

Upper Tillyrie, by Milnathort,
Perth and Kinross KY13 7RW

Sales Centre

Friday to Monday 11am-5pm
01577 863344 or 07786 115341

For more information on all Muir Homes developments call our Sales Hotline 0800 783 3574 or visit www.muirhomes.co.uk

Muir Homes

Building high quality
homes across Scotland



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