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DUNBLANE



**Crown
VIEW**

A New Development of 3, 4 & 5 Bedroom Family Homes

There are few Scottish locations more awe-inspiring than Stirlingshire's serene countryside. And situated above the picturesque town of Dunblane, at the foot of the Laigh Hills, Crown View makes the very most of the stunning views.

Private. Secluded. Idyllic. Crown View is your perfect rural sanctuary. And it's perfectly complemented by Dunblane, a medieval town steeped in fascinating history. A town that boasts one of Scotland's finest medieval Cathedral's at its very heart.

Within Dunblane there are excellent nursery and primary schools which are the feeder schools for the recently completed Dunblane High School. Due to its excellent exam pass rates, Dunblane High is one of the most highly sought after schools in Scotland.

Private view



Room with a **VIEW**



31



Inspired. That's how you'll feel every time you gaze out from your new Mansell home at Crown View. It's understandable really, with the breathtaking scenic beauty of the Laigh Hills stretching as far as the eye can see.

But it's not just the outside you'll fall in love with. All of our 31 contemporary, comfortable and spaciouly designed homes boast a high specification throughout. From contemporary designed kitchens as standard to beautiful en-suite bathrooms, Crown View is all about the height of luxurious living, yet at a price that's perfectly within reach.





Although a town, Dunblane feels more like a rural village. Its quaint cobbled streets, charming mix of shops and perfectly preserved medieval architecture make it a joy to explore at your most leisurely pace. It's hard to believe you're only 6 miles away from Stirling which offers everything you'd expect from a bustling city. At Crown View, you've the best of both worlds.

Getting about within and beyond Dunblane couldn't be more straightforward, thanks to its superb infrastructure. Then when it comes to commuting, the local railway station and the proximity to the M9 means easy access to both Edinburgh and Glasgow (both approx 30 miles away).

Well-connected **view**



Whether you're looking for a relaxed or active lifestyle, you can enjoy the best of both at Crown View. Amidst an abundance of green space and natural beauty in the area, you'll find cultural landmarks, fantastic walks, golf courses, sports activities and a host of outdoor pursuits; there's something for everyone.








With such a diversity of outdoor interest on offer and with it all contained in a safe, tranquil environment, Crown View is perfectly suited to families and couples alike.

Leisurely VIEW



Site Development VIEW



-  **BLAIR**
PLOTS - 28, 29, 30, 31
-  **DORNOCH**
PLOTS - 2, 18, 20, 27
-  **KILBURN**
PLOTS - 5, 9, 11, 14, 15, 25, 26
-  **KINLOCH**
PLOTS - 13, 19, 23, 24
-  **LAURISTON**
PLOTS - 1, 8, 22
-  **CRATHES**
PLOTS - 6, 7, 10, 12, 16
-  **GLAMIS**
PLOTS - 3, 4, 17, 21



Situated above the town of Dunblane, amidst Stirlingshire's serene countryside, Crown View enjoys stunning views from every angle. The development comprises of a well balanced mix of 31 spaciouly designed 3, 4 & 5 bedroom villas with each boasting a high specification throughout.

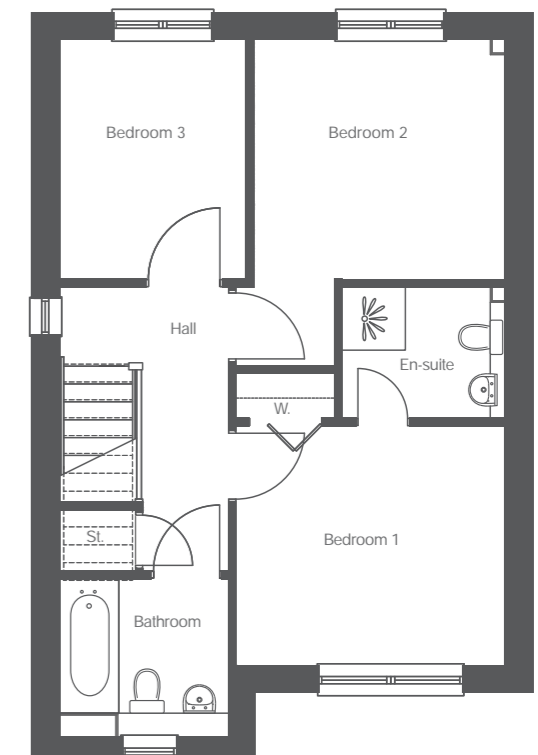
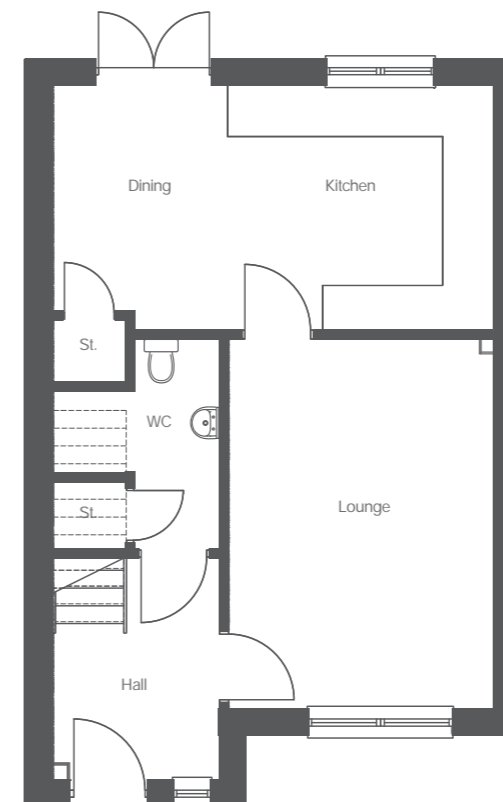
So get in touch for your own private viewing. Visit www.mansellhomes.co.uk or call 01738 492716, we promise you won't be disappointed.



The Blair

	Metric (mm)	Imperial (ft)
Lounge	3376 x 4680	11'1" x 15'4"
Kitchen/Dining Room	3100 x 5545	10'2" x 18'2"
WC	2134 x 2670	7'0" x 8'9"
Garage (detached single)	2747 x 5447	9'0" x 17'10"

	Metric (mm)	Imperial (ft)
Bedroom 1	3402 x 3027	11'2" x 9'11"
Bedroom 2	3200 x 3028	10'6" x 9'11"
Bedroom 3	2355 x 3028	7'9" x 9'11"
Family Bathroom	2624 x 2005	8'7" x 6'7"
Ensuite	2087 x 1659	6'10" x 5'5"



Over **view**

The Blair - Semi-Detached 3 bedroom villa

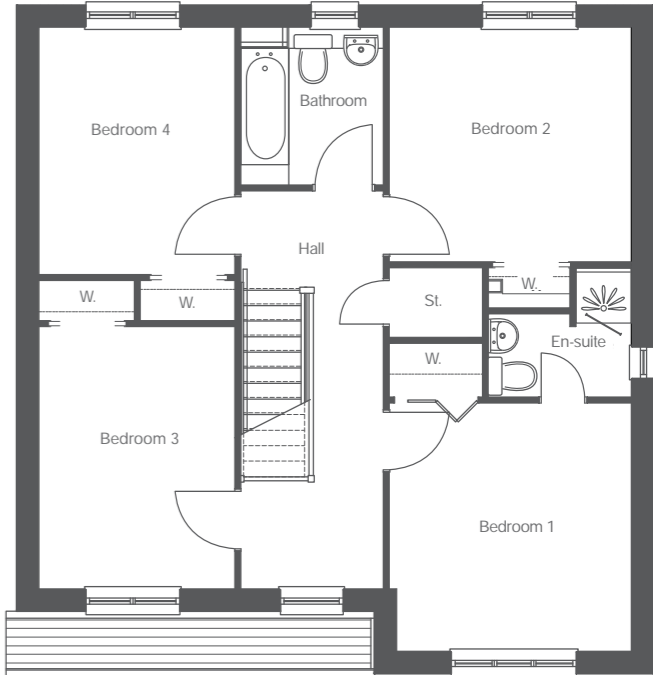
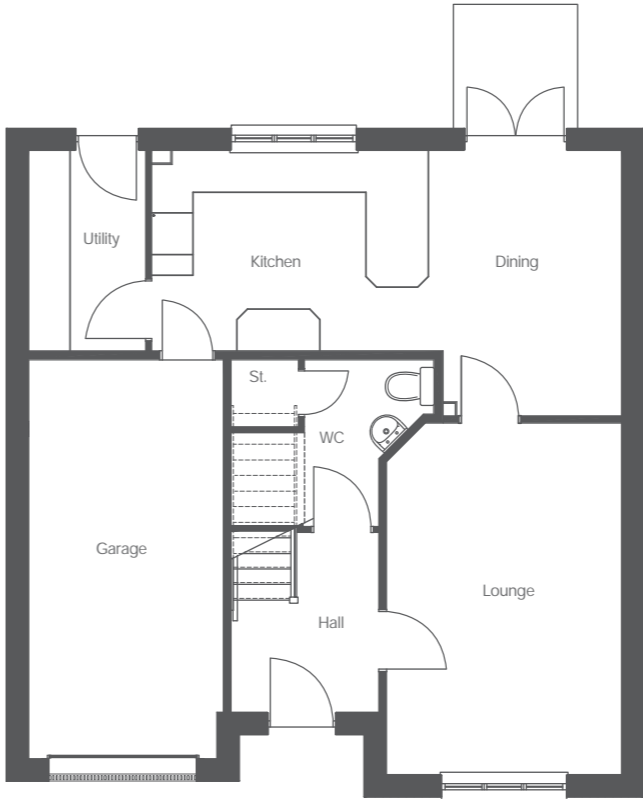
It may be the only semi detached house type at Crown View, but the Blair offers a lot more space than you might imagine. Its beautifully well proportioned design comprises three bedrooms, with the master bedroom benefiting from a fitted wardrobe and en-suite. French doors lead to the garden from the dining room and the home is completed with a generously sized single garage.



The Dornoch

	Metric (mm)	Imperial (ft)
Lounge	3390 x 5075	11'1" x 16'8"
Kitchen	4210 x 2885	13'10" x 9'6"
Dining Room	2575 x 3830	8'5" x 12'7"
WC	1865 x 2405	6'1" x 7'11"
Utility	1685 x 2885	5'6" x 9'6"
Garage (integrated single)	2805 x 5765	9'2" x 15'7"

	Metric (mm)	Imperial (ft)
Bedroom 1	3495 x 3585	11'5" x 11'9"
Bedroom 2	3495 x 3385	11'5" x 11'1"
Bedroom 3	2835 x 3790	9'4" x 12'5"
Bedroom 4	2835 x 3570	9'4" x 11'9"
Family Bathroom	2055 x 2270	6'9" x 7'5"
En-suite	2065 x 1860	6'9" x 6'1"



Over **view**

The Dornoch - Detached 4 bedroom villa

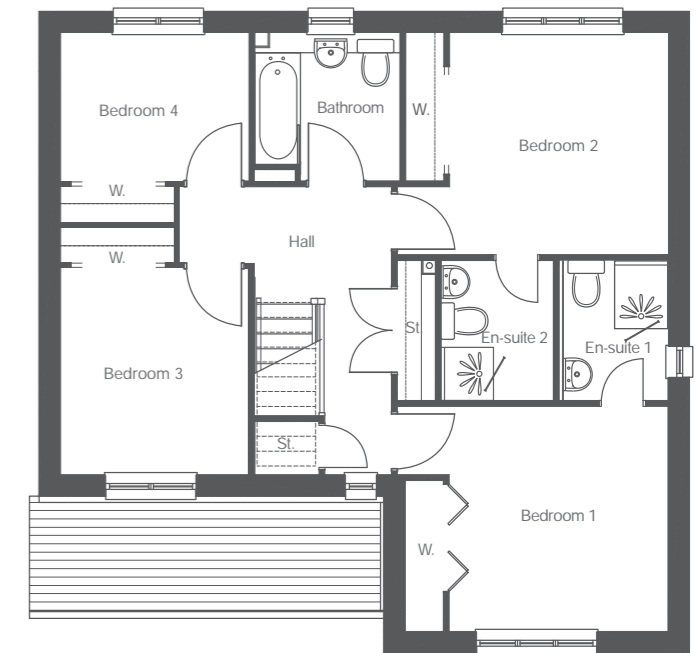
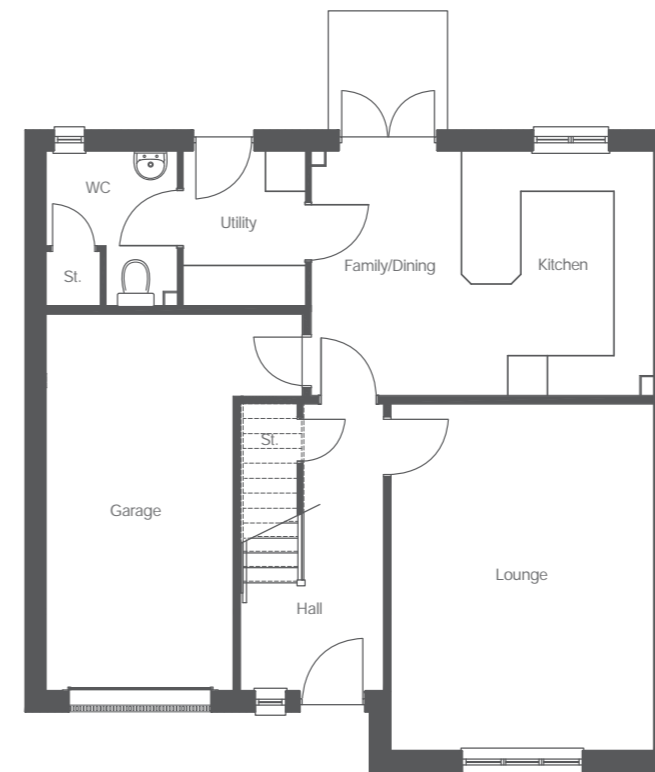
The Dornoch is a spacious four bedroom detached family home with an integrated single garage. Featuring plenty of storage space, an impressive master bedroom with an en-suite, plus French doors onto the garden from the dining room, demand for the Dornoch is sure to be high, especially as there are only four available.



The Kilburn

	Metric (mm)	Imperial (ft)
Lounge	3955 x 5205	13'0" x 17'1"
Kitchen/Dining	5155 x 3670	16'11" x 12'0"
WC	1965 x 2315	6'5" x 7'7"
Utility	1835 x 2315	6'0" x 7'7"
Garage (integrated single)	2805 x 5670	9'2" x 18'7"

	Metric (mm)	Imperial (ft)
Bedroom 1	3955 x 3385	13'0" x 11'1"
Bedroom 2	4075 x 3340	13'4" x 10'11"
Bedroom 3	2830 x 3270	9'3" x 10'9"
Bedroom 4	2830 x 2625	9'3" x 8'7"
Family Bathroom	2180 x 2225	7'2" x 7'4"
En-suite 1	1570 x 2105	5'2" x 6'11"
En-suite 2	1680 x 2105	5'6" x 6'11"



Over **view**

The Kilburn - Detached 4 bedroom villa

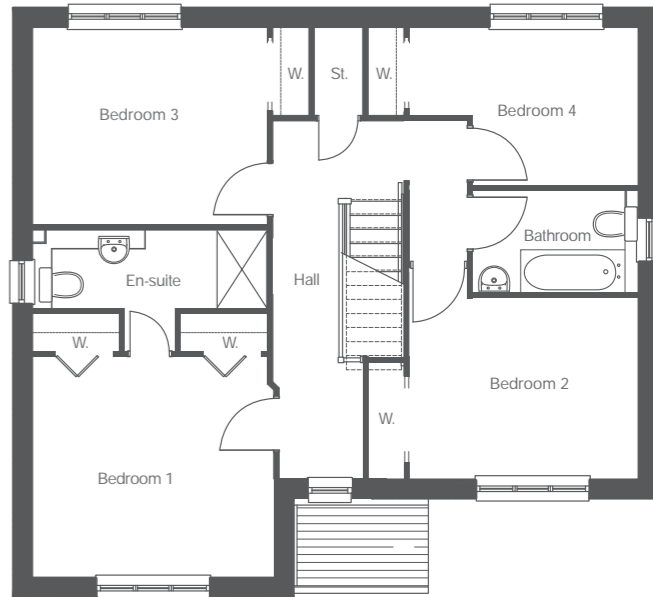
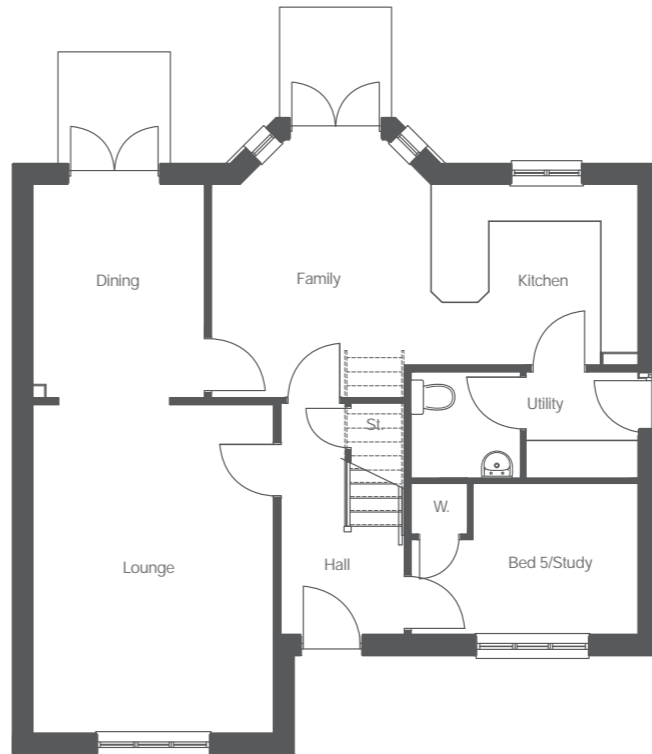
With seven Kilburn properties, all with superb yet slightly different vistas, there's sure to be one to suit your preferences. A spacious four bedroom detached family home with an integrated single garage, the Kilburn features two en-suites and plenty of storage room. But that's not all, every bedroom boasts fitted wardrobes and there are French doors onto the garden from the flexible family/dining area.



The Kinloch

	Metric (mm)	Imperial (ft)
Lounge	3850 x 5260	12'8" x 17'3"
Kitchen/Family Room	6845 x 4125	22'5" x 13'6"
Dining Room	2745 x 3410	9'0" x 11'2"
Bedroom 5/Study	3640 x 2435	11'11" x 8'0"
WC	1750 x 1700	5'9" x 5'7"
Utility	1800 x 1700	5'11" x 5'7"
Garage (detached double)	5447 x 5447	17'11" x 17'11"

	Metric (mm)	Imperial (ft)
Bedroom 1	3860 x 3547	12'8" x 11'8"
Bedroom 2	3670 x 2910	12'0" x 9'7"
Bedroom 3	3760 x 3160	12'4" x 10'4"
Bedroom 4	3670 x 2620	12'4" x 8'7"
Bathroom	2630 x 1625	8'7" x 5'4"
En-suite	3765 x 1200	12'0" x 3'11"



Over **view**

The Kinloch - Detached 5 bedroom villa

As the first of our five bedroom detached family homes, the Kinloch offers a wealth of space throughout. From fitted wardrobes in every bedroom to French doors leading onto the garden from both the dining room and large family room, plus a kitchen with a handy breakfast bar, the Kinloch is a stylish addition to Crown View.



Over view

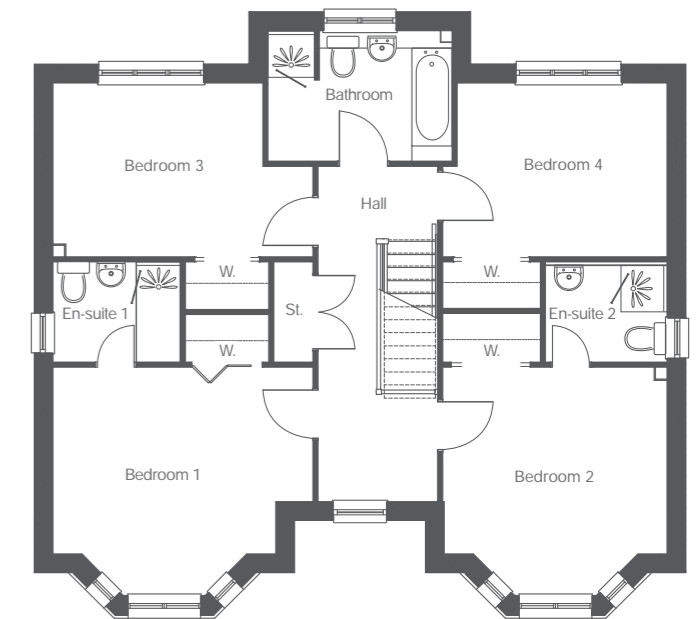
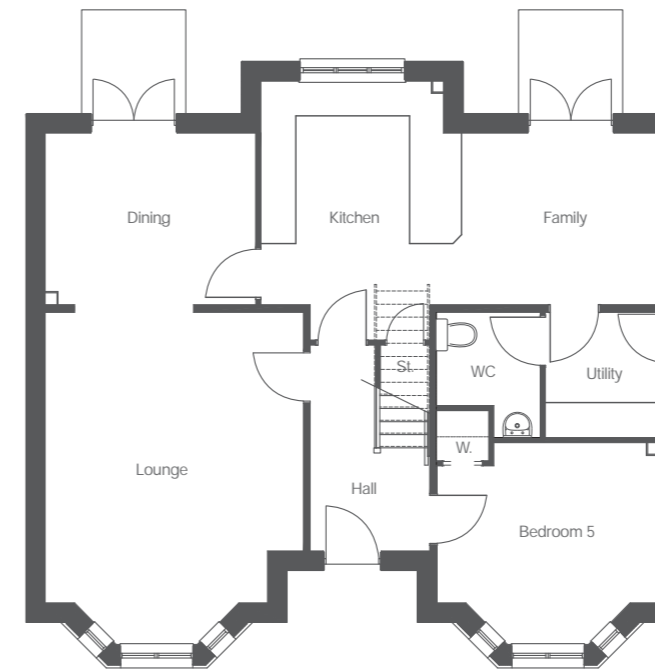
The Lauriston - Detached 5 bedroom villa

Welcome to the Lauriston, an extremely spacious five bedroom executive detached family home with a double detached garage. The Lauriston looks particularly grand thanks to its feature lounge with large bay windows. Both the dining room and family sized sitting room benefit from French doors leading onto the garden.

The Lauriston

	Metric (mm)	Imperial (ft)
Lounge	4450 x 5720	14'7" x 18'9"
Kitchen/Family Room	6870 x 3850	22'6" x 12'8"
Dining Room	3630 x 2950	11'11" x 9'8"
Bedroom 5	3830 x 3475	12'7" x 11'5"
WC	1785 x 2150	5'10" x 7'1"
Utility	1965 x 2150	6'5" x 7'1"
Garage (detached double)	5447 x 5447	17'11" x 17'11"

	Metric (mm)	Imperial (ft)
Bedroom 1	4485 x 3930	14'9" x 12'11"
Bedroom 2	3840 x 3930	12'7" x 12'11"
Bedroom 3	4485 x 2995	14'9" x 9'10"
Bedroom 4	3870 x 2995	12'8" x 9'10"
Bathroom	3165 x 2245	10'5" x 7'4"
En-suite 1	2195 x 1720	7'2" x 5'8"
En-suite 2	2095 x 1660	6'10" x 5'5"

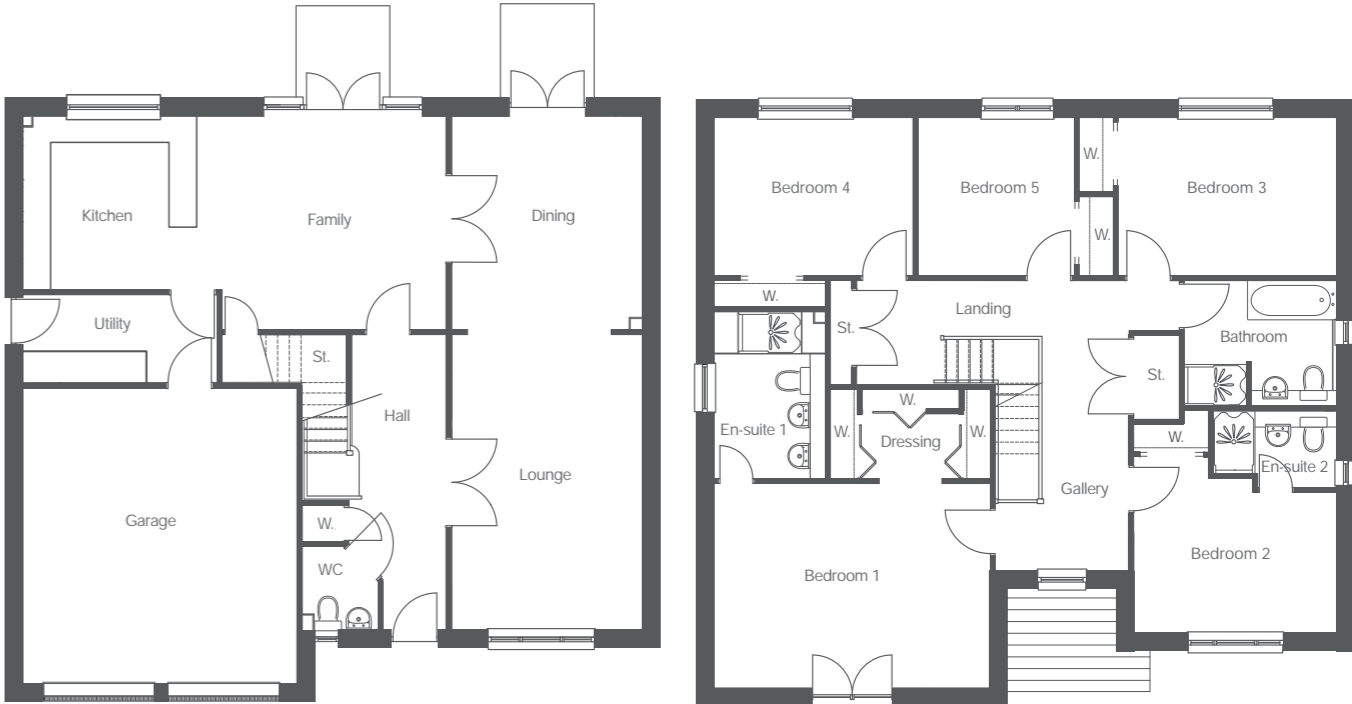




The Crathes

	Metric (mm)	Imperial (ft)
Lounge	3654 x 5674	12'0" x 18'7"
Kitchen/Family Room	8125 x 4092	26'8" x 13'5"
Dining Room	3654 x 4092	12'0" x 13'5"
WC	1454 x 1583	4'9" x 5'2"
Utility	3738 x 1684	12'3" x 5'6"
Garage (integrated double)	5250 x 5675	17'3" x 18'7"

	Metric (mm)	Imperial (ft)
Bedroom 1	5282 x 3905	17'4" x 12'10"
Dressing Area	3030 x 1708	9'11" x 5'7"
Bedroom 2	3874 x 2931	12'8" x 9'7"
Bedroom 3	4176 x 3020	13'8" x 9'11"
Bedroom 4	3800 x 3020	12'6" x 9'11"
Bedroom 5	3000 x 3020	9'10" x 9'11"
Family Bathroom	2890 x 2404	9'6" x 7'10"
En-suite 1	2135 x 3162	7'0" x 10'4"
En-suite 2	2357 x 1460	7'9" x 4'9"



Over **view**

The Crathes - Detached 5 bedroom villa

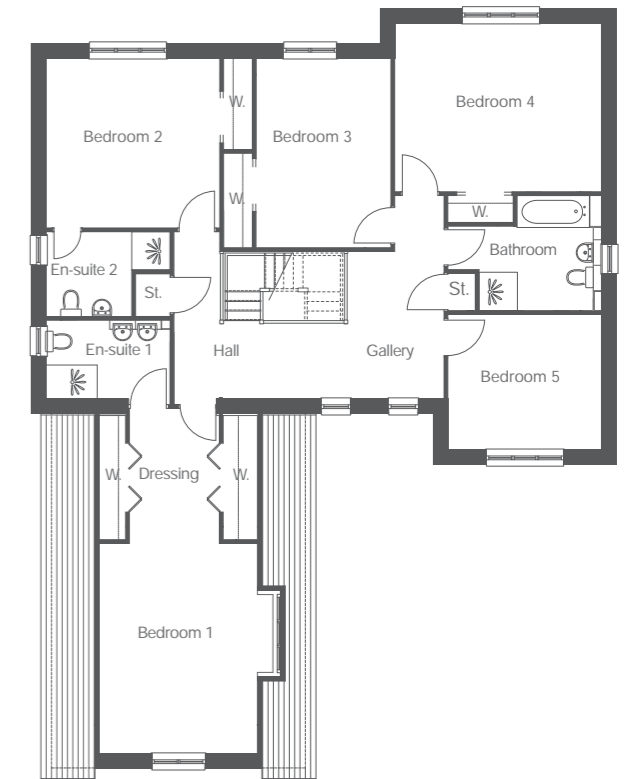
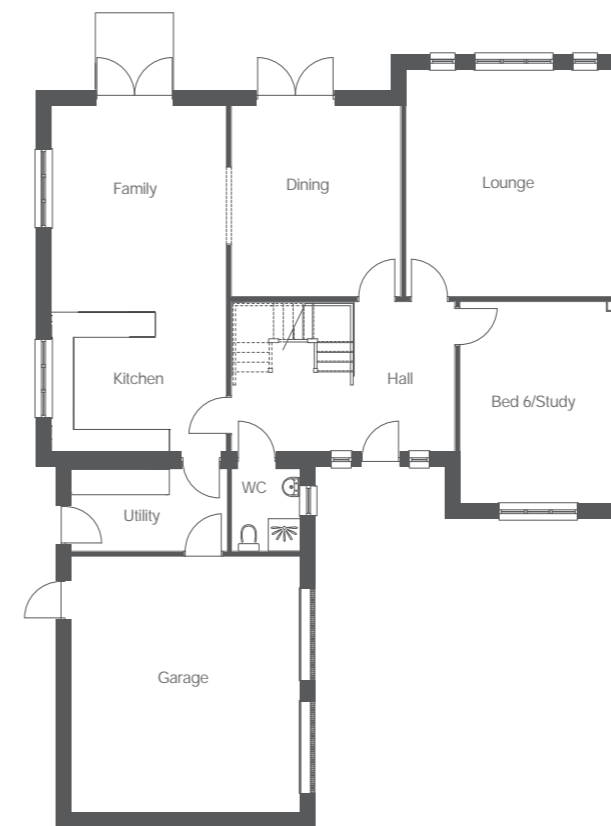
Another of Crown View's five bedroom homes that boasts an abundance of space, both upstairs and down. The spacious, executive detached family villa benefits from an integrated double garage, large lounge, kitchen with breakfast bar, two en-suites and a light, airy gallery area. There's also a dining room and family sitting room, both with French doors leading onto the garden.



The Glamis

	Metric (mm)	Imperial (ft)
Lounge	5250 x 4867	17'3" x 15'11"
Dining	4425 x 3900	14'6" x 12'9"
Kitchen/Family Room	8006 x 4040	26'3" x 13'3"
Study/Bedroom 6	4665 x 3620	15'3" x 11'10"
Utility	1900 x 3600	6'3" x 11'10"
Cloakroom	1600 x 1900	5'3" x 6'3"
Garage (integrated double)	5900 x 5300	19'4" x 17'5"

	Metric (mm)	Imperial (ft)
Bedroom 1	8084 x 3700	26'6" x 12'2"
Bedroom 2	3990 x 4073	13'1" x 13'4"
Bedroom 3	4455 x 3160	14'7" x 10'4"
Bedroom 4	3967 x 4867	13'0" x 16'0"
Bedroom 5	3187 x 3620	10'5" x 11'10"
Bathroom	2700 x 3620	8'10" x 11'10"
Ensuite 1	1800 x 2910	5'11" x 9'6"
Ensuite 2	1987 x 2910	6'6" x 9'6"



Over **view**

The Glamis - Detached 5 bedroom villa

As the largest of Crown View's seven house types, The Glamis offers an abundance of space for the larger family. The executive detached family home comprises five bedrooms, with the option to make the study a sixth. The master bedroom boasts a dressing room and en-suite whilst the second bedroom benefits from a further en-suite. There's plenty of storage room throughout and French doors open onto the spacious garden from both the dining room and family room.

Specification

Homes at Crown View are attractive, well designed and finished to a high standard.

Introduction

Mansell Homes have carefully selected high quality materials. The specification at Crown View incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.

External finishes

- Low maintenance white UPVC double glazed windows
- Low maintenance white GRP front doors
- Low maintenance white UPVC soffits and fascias
- White chip dry dash roughcast
- Grey slate effect roof tiles

Kitchens

Each contemporary designed kitchen is from Kelvin and maximises storage and work space. Quality AEG stainless steel and integrated appliances are fitted as standard and detailed as follows:

- Glass extractor hood
- Stainless steel electric fan oven
- Stainless steel 4 burner hob (Blair only)
- Stainless steel 5 burner hob
- Integrated fridge freezer
- Integrated dishwasher

Bathrooms and en-suites

- Sanitary ware by Ideal Standard
- Complemented by chrome taps
- Shower enclosures and trays where applicable
- Shower valves and heads in chrome
- Baths served by chrome mixer taps
- Chrome towel warmers to bathrooms and en-suites
- Your choice of wall tiles is from selected Porcelanosa ranges*
- Your choice of fitted bathroom furniture is from Ideal Standard*

Wardrobes

- Master bedrooms feature contemporary sliding doors, complete with internal shelving and hanging rail
- All other bedrooms feature mirrored sliding doors, complete with internal shelving and hanging rail

Finishes

- Oak veneered internal pass doors with contemporary chrome handles
- Pre finished hardwood internal stairs with solid oak balustrade and handrails

Decoration

- Internal walls and ceilings in matt emulsion paint
- Coving in lower hall and selected ground floor rooms

Electrical

Ample power, TV and telephone points are provided throughout each property – consult sales advisor for house type details

- Recessed spotlights to kitchen, bathroom and en-suites
- Energy saving pendant light fitting
- Table lamp lighting circuit
- Contemporary external light fittings at front and French/patio doors
- Door bell
- Shaver sockets to bathroom and en-suites
- Security system
- Smoke detector
- Carbon monoxide detector
- Heat detector in kitchen

Plumbing and heating

- Each home benefits from mains gas twin zone central heating system
- Hot water is supplied via an unvented system which allows balanced water pressure to hot and cold taps

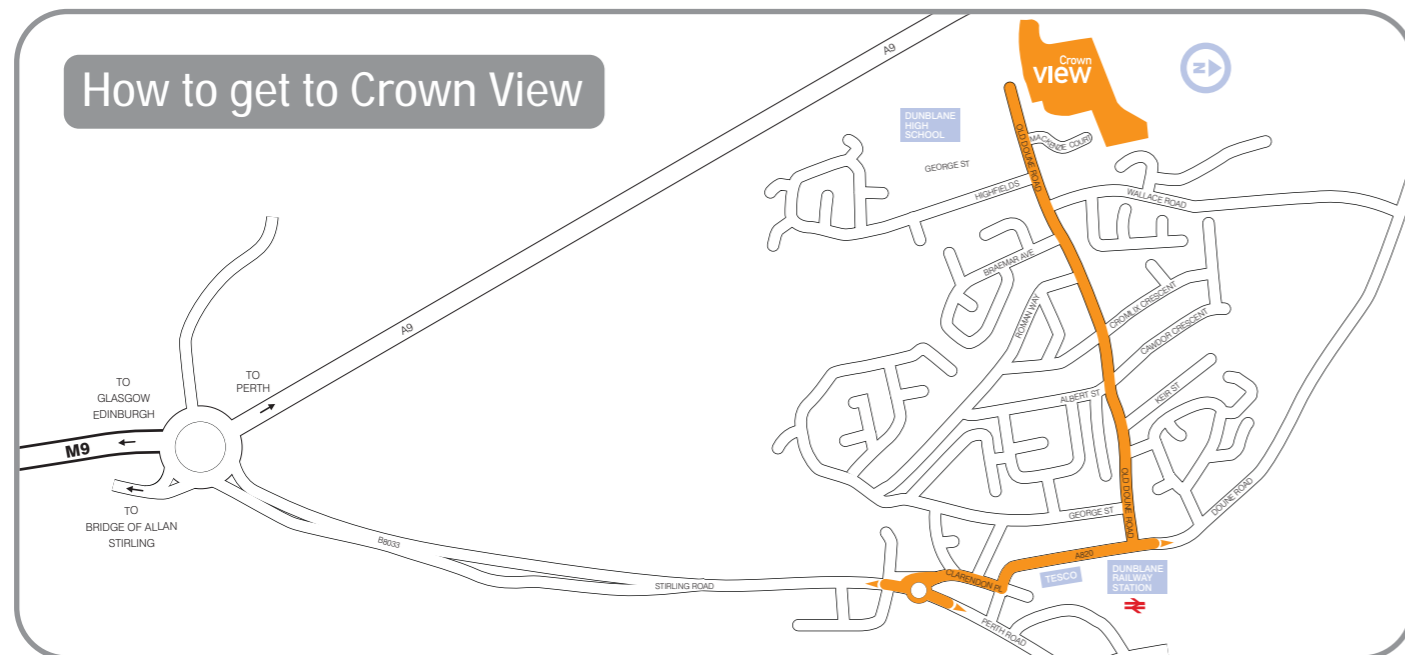
Garages

- Secure insulated roller doors to integrated garages
- Secure roller doors to detached garages
- Lighting and power are provided

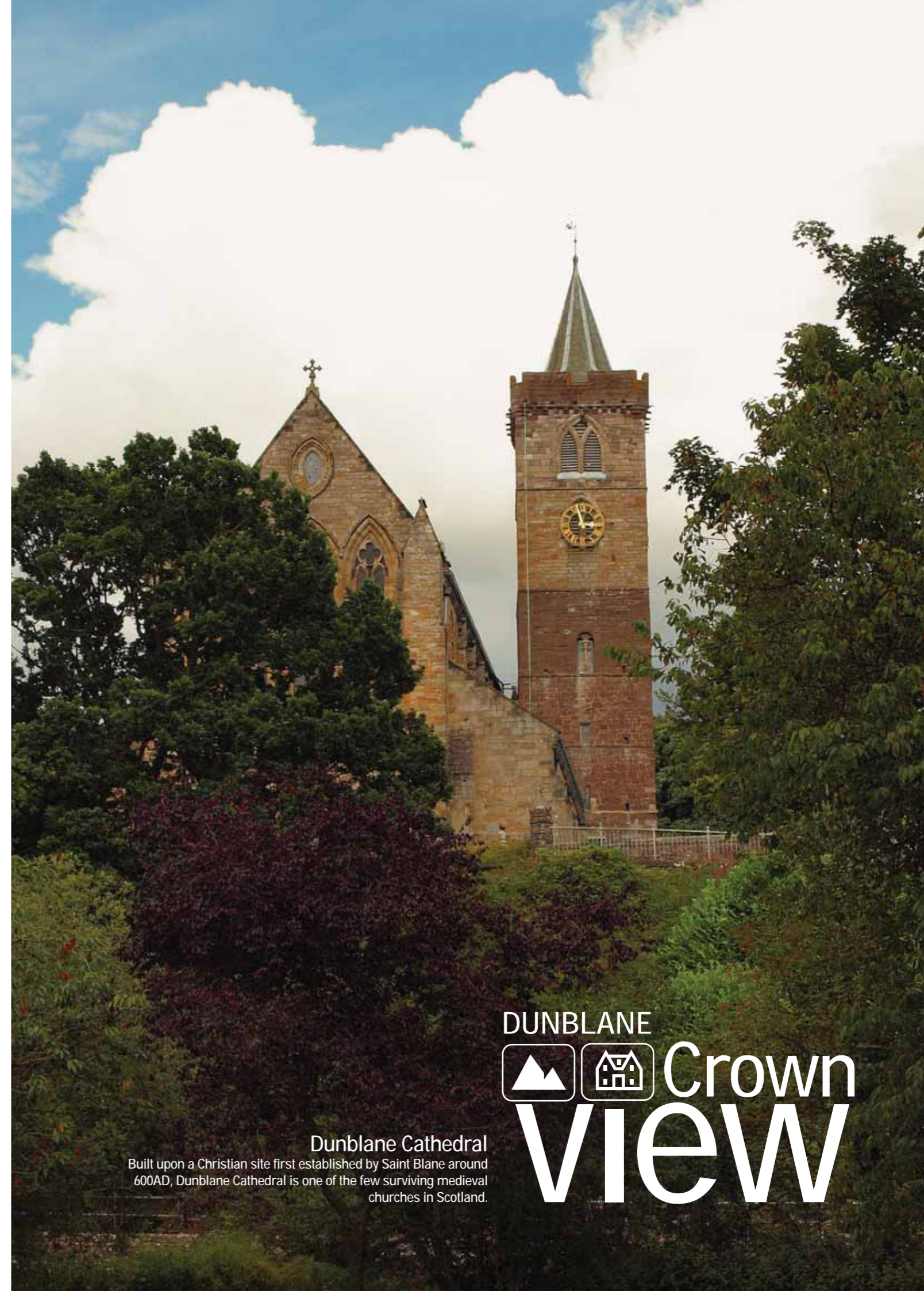
External

- Front garden landscaped as per planning requirements
- Paviors to driveways and selected paths, slabs to all other paths
- 1.8 metre high timber palisade fence will be erected between rear gardens
- Rear gardens will be graded and rotovated
- External tap provided
- A factoring company will be appointed to maintain all the common areas within the development and an annual fee will be payable by all Crown View residents in order to satisfy building regulations

Note *Dependent on build stage



All Mansell Homes are registered with the NHBC and are covered by its 10 year Buildmark cover. While the particulars in this brochure have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and the right is expressly reserved by the company to amend or vary same without notice. Consequently, nothing contained herein shall constitute or form part of any contract. In view of our continuous research and development programme, Mansell Homes reserve the right to alter or change specification at our discretion. All visuals and photographs are for illustrative purposes only.



DUNBLANE
Crown
View

Dunblane Cathedral
Built upon a Christian site first established by Saint Blane around
600AD, Dunblane Cathedral is one of the few surviving medieval
churches in Scotland.