

# Strathearn Gait

Crieff

A stunning development of 2 - 5 bedroom homes

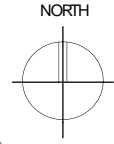




# STRATHEARN GAIT

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## Crieff



- Azalea - 5 bed  
PLOTS 36/37/39/40
- Japonica - 5 bed  
PLOTS 42/48
- Orchid - 5 bed  
PLOTS 30/33/34/35/57/58
- Oleander - 4 bed  
PLOTS 17/28/29/31/32/38/41/49/50/51/54
- Jacaranda - 5 bed  
PLOTS 25/55/56
- Laburnum - 4 bed  
PLOTS 46/47/52/62
- Wisteria - 4 bed  
PLOTS 13/14/16/19/20/22/23/26/27/44/64/65/66
- Lavender - 3 bed  
PLOTS 21/24/53/61/63
- Myrtle - 3 bed  
PLOTS 69/70/77/78
- Alamanda - 3 bed  
PLOTS 3/15/18/43/45/59/60/71/76
- Holly - 3 bed  
PLOTS 4/5/6
- Hazel - 3 bed  
PLOTS 1/2/67/68
- Mimosa - 2 bed  
PLOTS 7/8/9/10/11/12/72/73/74/75

FIRST PHASE  
RELEASE



Enjoy a contemporary new build property in a traditional market town, with picturesque Perthshire views and world-beating Scottish landscapes.

In a rural yet accessible area of Perthshire, welcome to the brand new Crieff housing development with Campion. Featuring an incredible collection of aspirational, 2 - 5 bedroom new build houses, our stunning Crieff development allows you to make the most of rural Scottish life, whilst being connected to major cities and areas.

# STRATHEARN GAIT

## Crieff

In a rural yet accessible area of beautiful Perthshire, welcome to our brand new Crieff development Strathearn Gait.

Enjoy a contemporary new build property in a traditional market town, with stunning Perthshire views and world-beating Scottish landscapes.

Featuring an incredible collection of aspirational, 2 - 5 bedroom new build houses, our Crieff development allows you to make the most of rural Scottish life, whilst being connected to major cities and areas.



# OUT & ABOUT

Crieff is a quintessentially Scottish town, full of life and surrounded by awe-inspiring Perthshire scenery. And whilst Crieff is a traditional market town, there's lots to do in this friendly community.

Local amenities on your doorstep include the new Strathearn Community Campus with swimming and gym facilities. Within the Campus are the new primary and secondary schools, along with Morrisons Academy, providing private education, located north of the High Street. To the north of the town is Crieff golf course and Crieff Hydro Hotel, and the Glenturret Distillery is also just a couple of miles outside of the town.

And finally, Crieff High Street is a short stroll up the road, and you will also benefit from local supermarkets, luscious green spaces, and serenity stretching for miles around.



# DISCOVER CRIEFF & BEYOND

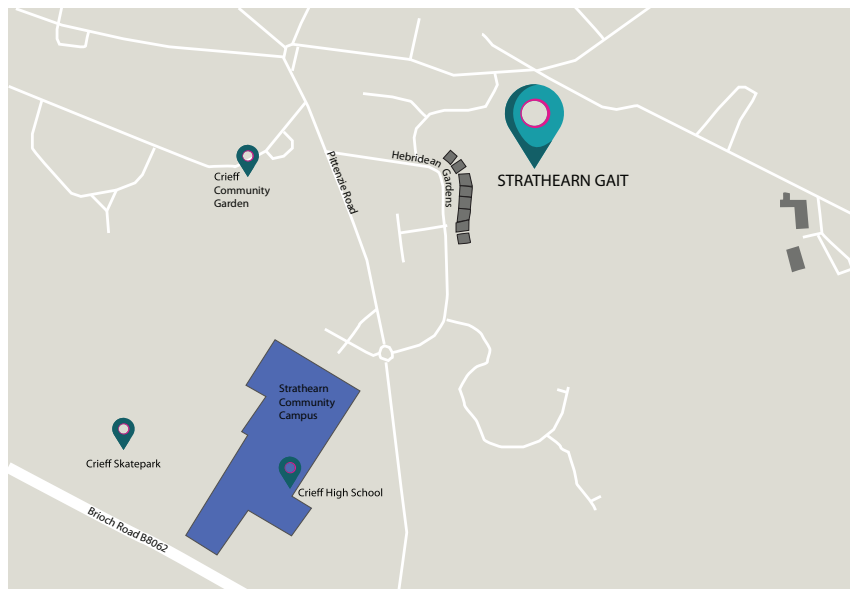
While Crieff is rural, it's far from disconnected, and our new development in the heart of Crieff is situated just 18 miles from Perth.

The perfect blend of heritage and modernity with lots of restaurants, cafes, clothing stores, and amenities, Crieff is therefore only 35 minutes from the gateway to The Highlands, and is also accessible from Edinburgh, Stirling, and Glasgow.

This means easy access to major cities and The Highlands, all from the tranquillity of your beautiful new build home in the idyllic Perthshire countryside.



Regional Map



Local Map

For further information, visit our  
Sales & Marketing Centre at Strathearn Gait,  
CRIEFF PH7 3BP

Telephone: 01764 910359  
Email: [sales@campaignhomes.com](mailto:sales@campaignhomes.com)



# REASONS TO BUY A CHAMPION HOME

**Modern building standards** – we invest time and resource to take your new home to beyond industry standards of construction, design & energy efficiency

**Brand new home** – no months of DIY after you take possession - just move in and enjoy life. Furthermore, personalise your new home with the latest trends at our exclusive Choices Suite.

**Designed to suit your lifestyle** – we offer a variety of house styles to provide flexible usable space to fit in with the way you live your life.

**Safe and secure** – our homes provide ventilation, sound insulation, electrical system, gas supply and fire safety which are all designed to meet current Building Standards. So, rest assured you and your loved ones are safe and secure.

**High specification** – so much is included in the price, such as a high quality, fitted kitchen, appliances from leading manufacturers, cloakrooms, en-suites and bathrooms.



**Energy efficient homes** – significant financial savings every year - that is a huge benefit of buying a new home! On average new homes built today are 65% more energy efficient than a Victorian home of the same style\*. This is achieved through a combination of design and the modern materials available. For example, installing boilers that only give you hot water when you need it, fitting modern double glazing throughout, using quality insulation in the roof and walls.

\*source HBF New Homes Week publication

**Your guarantees** – your Champion home comes with the reassurance of the National House Builders Council (NHBC) guarantee. The standards are exacting, and detailed. NHBC inspections take place as your new home is being built. Second-hand homes put the burden of repairs on you – the buyer!

**Building new communities** - our locations and designs make the most of streetscapes and landscape areas, lending instant kerb appeal and a sense of place. The result is a neighbourhood where you will instantly feel welcome.

**The personal touch** – we will keep in touch with you at every step of your build so you will always know the progress of your new home. Our site team will personally make sure all aspects of your new home are built to our high standards and that its examined by the NHBC at key stages.





# MAKE OUR HOUSE YOUR HOME

Create a home “as individual as you are”

As well as a vast range of no cost options there is an extensive menu of competitively priced extras & upgrades which will further enhance your property in advance of your move in day.

You will be guided through the selection process and we will ensure this is a fun and exciting appointment.

Top house. We were very impressed with how the company works



## LOUNGE

Create a Lounge which reflects your family's personality, has an atmosphere that is both comfortable and luxurious and makes it a pleasure to welcome friends and family to your home.



## KITCHEN

The heart of the house, this is where the day begins and where the family gather in the evening to catch up. It has to be functional, hard wearing and designed to accommodate your way of life.



## BEDROOM

The master bedroom is your retreat, a place of total comfort and privacy. Make it as sumptuous and romantic or as calming and simple as you please. This is where you can truly be yourself so let your choices reveal the real you.



Very happy with the standard of finish & the quality of materials used. We are pleased with friends & family reaction to our beautiful house!

# STANDARD SPECIFICATION

Reserve a Champion home & you will be invited to our exclusive Choices Suite to begin the process of making our house your home. This is an exciting opportunity to define the house you want to live in. All you need to bring is your imagination!

## KITCHEN & UTILITY ROOMS

- Contemporary, stylish kitchen designs
- Choose from a selection of door & drawer fronts
- A choice of handles including integrated\*
- Worktop with matching upstand
- Cooker hood (as design dictates)
- Touch control induction hob
- Fan assisted single oven
- Glass splashback (as design indicates)
- Integrated fridge/freezer\*\*
- Integrated dishwasher\*\*
- Integrated microwave oven\*\*
- Under-unit lighting
- Single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room

## BATHROOMS & EN SUITES

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves

## GENERAL

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors & chrome handles
- Fitted wardrobe to master bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint throughout the property

## EXTERNAL

- UPVC double glazed windows
- French door(s)
- External lights with sensors
- Turfed front garden
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- Monoblock driveways
- 1.8m high fencing between plots to rear gardens

## DISCOVER WHY IT PAYS TO HAVE A CHOICE!

Our modern & stylish no-cost options allow you the opportunity to create your own unique living space that is just right for the lifestyle and personality of you & your family.

Personalise your home further by selecting from our stunning upgrade options. From heated towel rails to vanity units, oak doors & finishings to Silestone worktops & wine coolers, it's the finishing touches that really make your house your own.

Choose kitchen colours & tile designs to suit your own taste. Be it modern or simple, traditional or funky, choose a style that accommodates you.

\* integrated handles available as an optional upgrade

\*\* integrated fridge freezer, dishwasher and microwave oven only available as standard in all 4 & 5 bedroom homes. Available as an optional upgrade to 2 & 3 bedroom homes

# BUY WITH CONFIDENCE

Campion Homes is one of the most prestigious new home builders in Scotland with over 30 years experience of designing and constructing stunning properties on attractive, thoughtfully designed developments.

We focus on more than bricks and mortar, identifying outstanding locations throughout Scotland, designing developments that enhance their settings and creating ideal living spaces for our homebuyers. We believe in giving back to the places in which we develop and are dedicated to supporting the local area including schools and regional projects.

Placing our homebuyers at the centre of the design process, our Choices Suite is a fantastic facility offering a huge range of kitchens, bathrooms and finishes so clients can achieve exactly the look they want for their home.

All of this is delivered to an exacting standard with the exceptional customer service for which we have become well known.



I would like to say that the customer service from Campion has been second to none which has made a huge difference to the experience of moving to a new build where snagging is always inevitable.

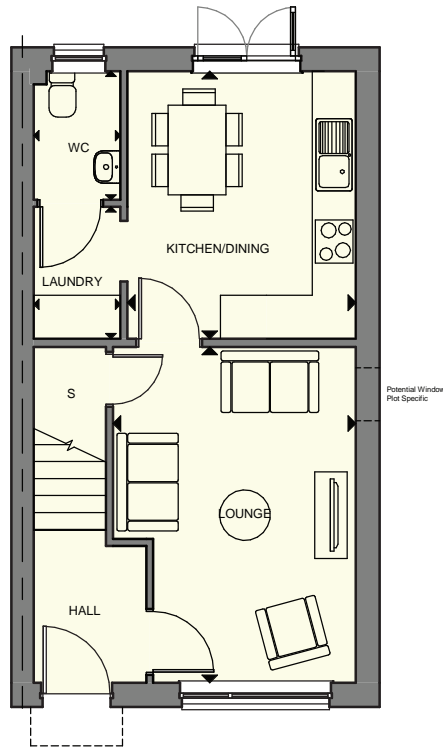


Having looked at other new builds, the home I purchased from Campion is far superior to anything I have come across, including some homes twice the price. The best qualities are the storage space & the incredibly large & bright windows.



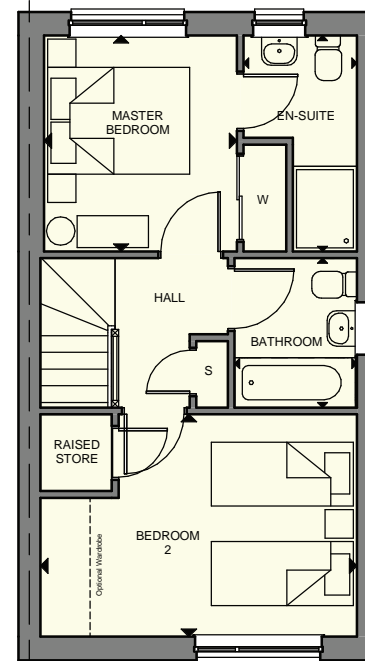
MIMOSA  
2 bedroom terraced villa





### GROUND FLOOR

<b>Lounge</b>	4.65 x 3.36m	15' 3" x 11' 0"
<b>Kitchen / Dining</b>	3.70 x 3.16m	12' 1" x 10' 4"
<b>Laundry</b>	1.83 x 1.20m	6' 0" x 3' 11"
<b>WC</b>	1.78 x 1.20m	5' 10" x 3' 11"



### FIRST FLOOR

<b>Master Bedroom</b>	3.04 x 2.72m	9' 11" x 8' 11"
<b>En-Suite 1</b>	2.83 x 1.60m	9' 3" x 5' 3"
<b>Bedroom 2</b>	3.13 x 4.46m	10' 3" x 14' 7"
<b>Bathroom</b>	2.10 x 1.73 m	6' 10" x 5' 8"

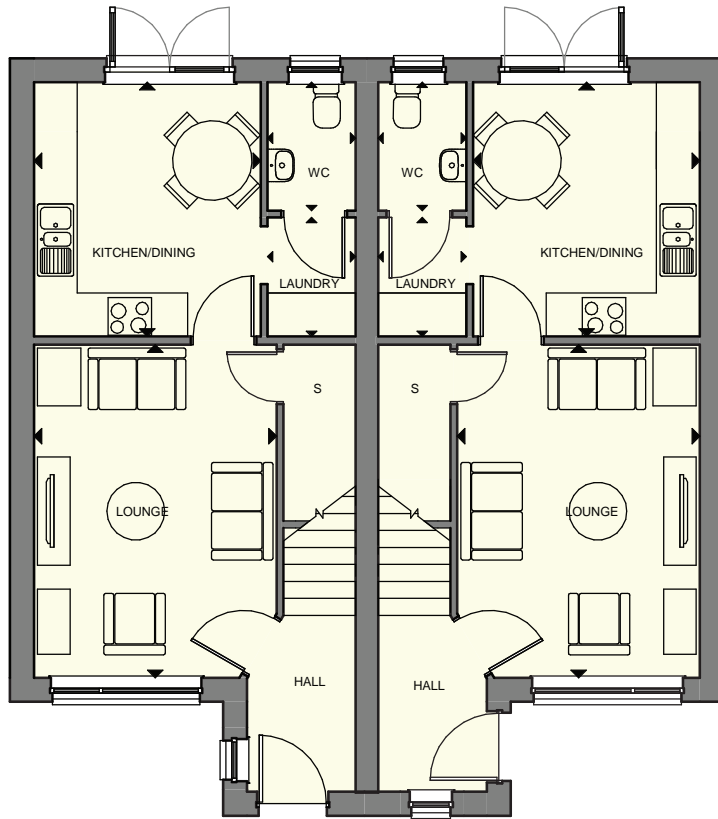
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HAZEL

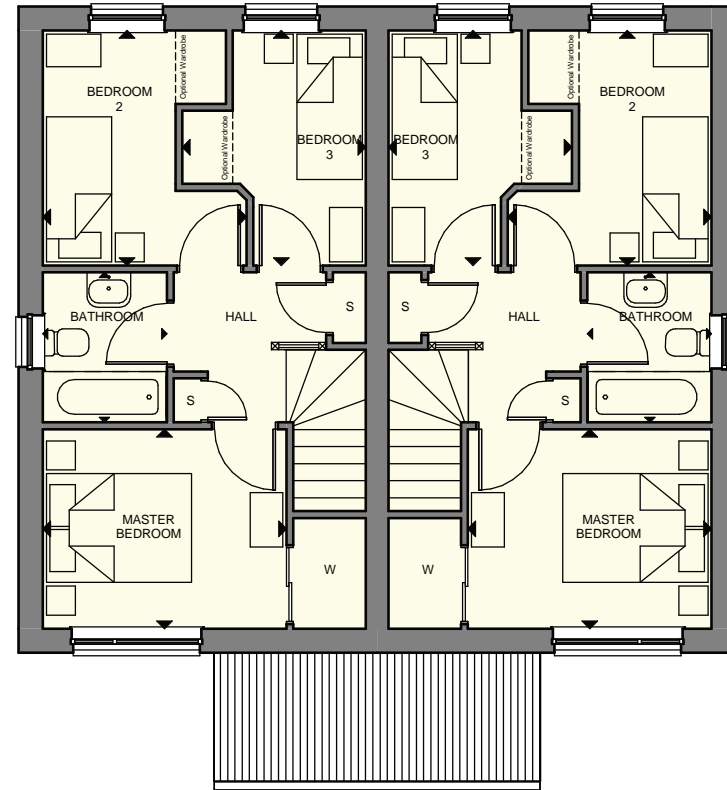
3 bedroom semi-detached villa





### GROUND FLOOR

<b>Lounge</b>	4.61 x 3.36m	15' 1" x 11' 0"
<b>Kitchen / Dining</b>	3.52 x 3.14m	11' 6" x 10' 3"
<b>Laundry</b>	1.64 x 1.22m	5' 4" x 4' 0"
<b>WC</b>	1.78 x 1.22m	5' 10" x 4' 0"



### FIRST FLOOR

<b>Master Bedroom</b>	2.75 x 3.36m	9' 0" x 11' 0"
<b>Bedroom 2</b>	3.24 x 2.75m	10' 7" x 8' 10"
<b>Bedroom 3</b>	3.24 x 2.53m	10' 7" x 8' 3"
<b>Bathroom</b>	2.07 x 1.71m	6' 9" x 5' 7"

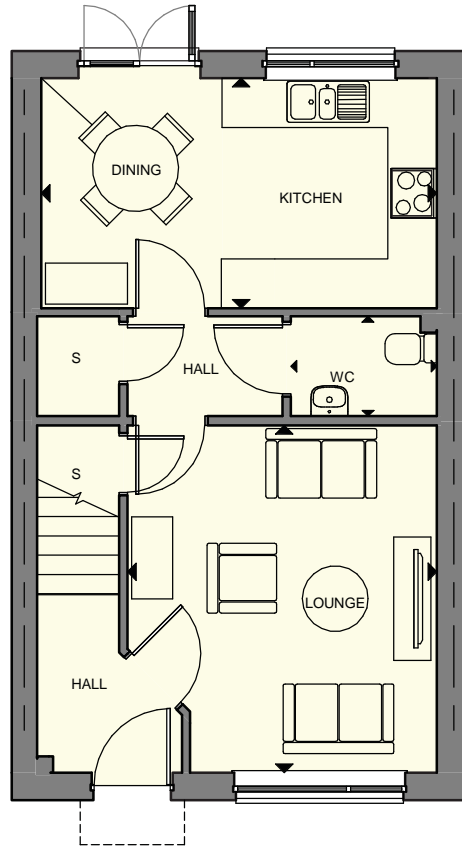
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HOLLY  
3 bedroom semi-detached villa

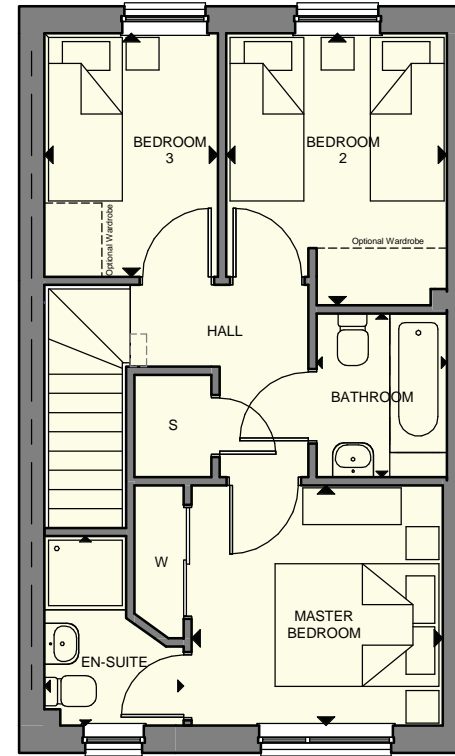






### GROUND FLOOR

Lounge	4.24 x 3.82m	13'10" x 12' 6"
Kitchen / Dining	2.80 x 4.87m	9' 2" x 15'11"
WC	1.22 x 1.78m	4' 0" x 5' 10"



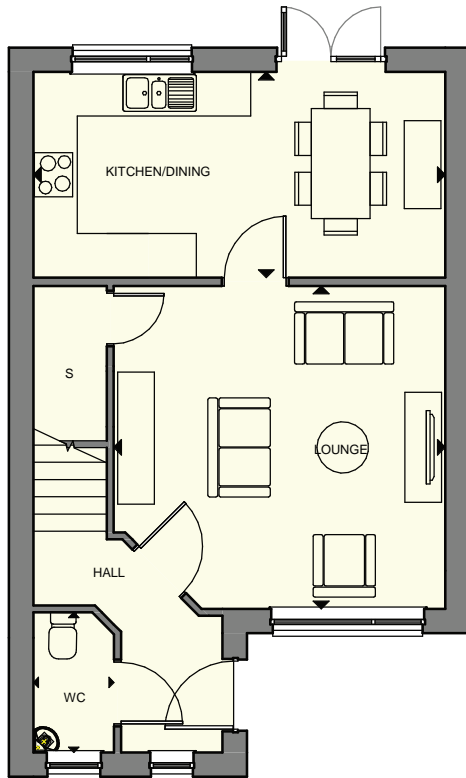
### FIRST FLOOR

Master Bedroom	2.94 x 3.12m	9' 7" x 10' 3"
En-Suite 1	2.32 x 1.70m	7' 7" x 5' 7"
Bedroom 2	3.32 x 2.70m	10'11" x 8' 10"
Bedroom 3	2.98 x 2.12m	9' 9" x 6' 11"
Bathroom	2.00 x 1.60m	6' 6" x 5' 3"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

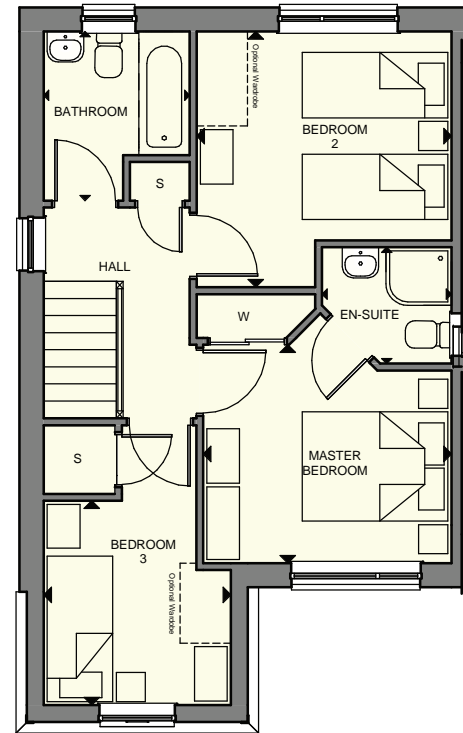


ALAMANDA  
3 bedroom detached villa



### GROUND FLOOR

<b>Lounge</b>	4.40 x 4.52m	14' 5" x 14' 10"
<b>Kitchen / Dining</b>	2.80 x 5.61m	9' 2" x 18' 5"
<b>WC</b>	1.91 x 1.10m	6' 3" x 3' 7"



### FIRST FLOOR

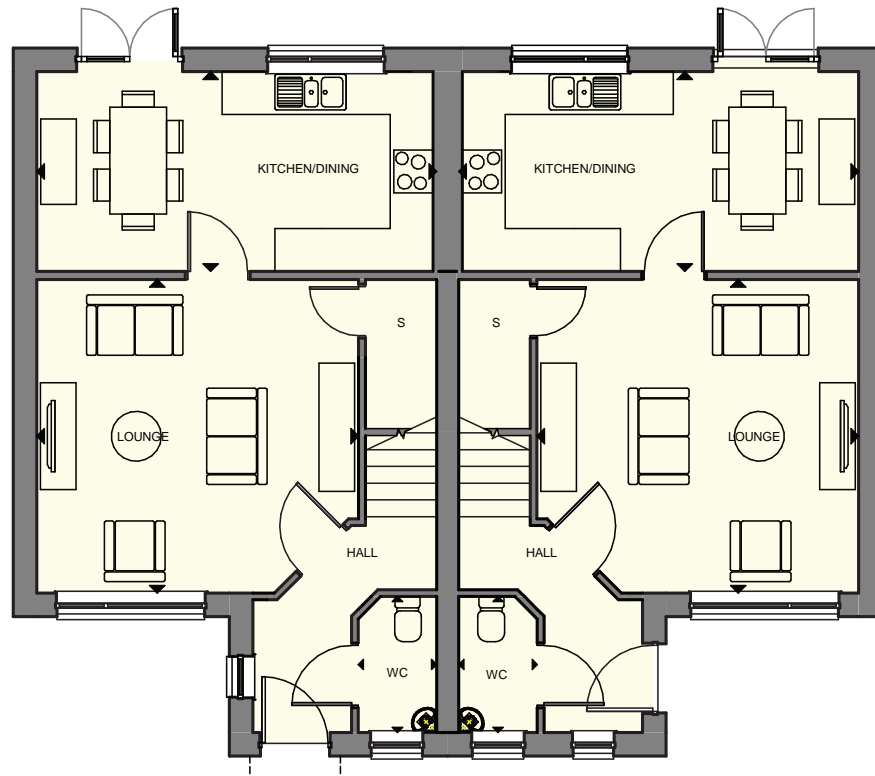
<b>Master Bedroom</b>	3.01 x 3.42m	9' 10" x 11' 2"
<b>En-Suite 1</b>	1.60 x 1.78m	5' 3" x 5' 10"
<b>Bedroom 2</b>	3.52 x 3.51m	11' 6" x 11' 6"
<b>Bedroom 3</b>	2.80 x 2.58m	9' 2" x 8' 5"
<b>Bathroom</b>	2.33 x 2.01m	7' 7" x 6' 7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲



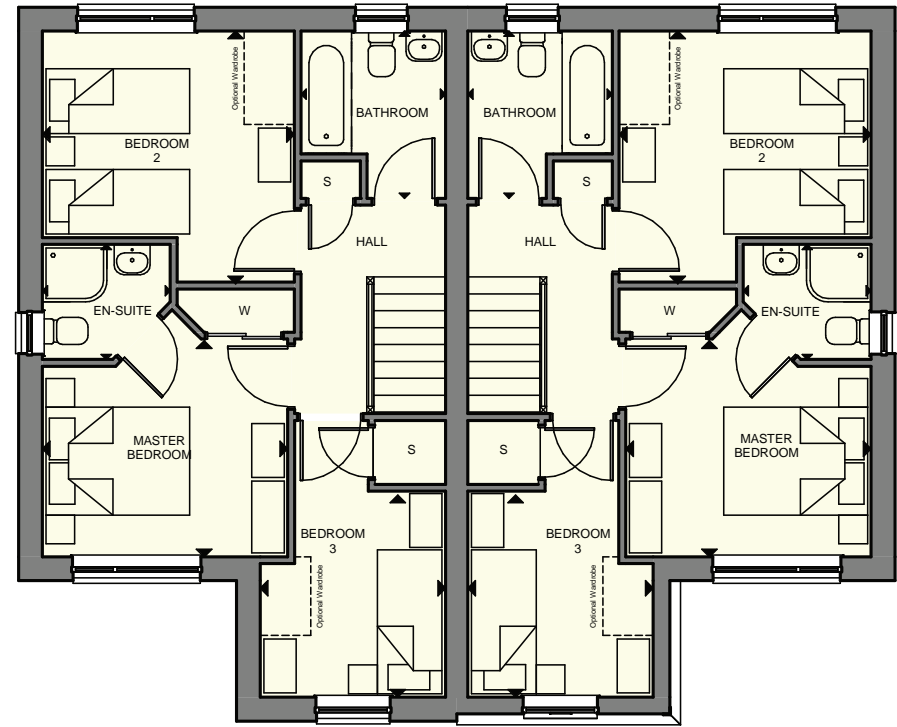
MYRTLE  
3 bedroom semi-detached villa





### GROUND FLOOR

<b>Lounge</b>	4.40 x 4.52m	14' 5" x 14' 10"
<b>Kitchen / Dining</b>	2.80 x 5.56m	9' 2" x 18' 3"
<b>WC</b>	1.91 x 1.10m	6' 3" x 3' 7"



### FIRST FLOOR

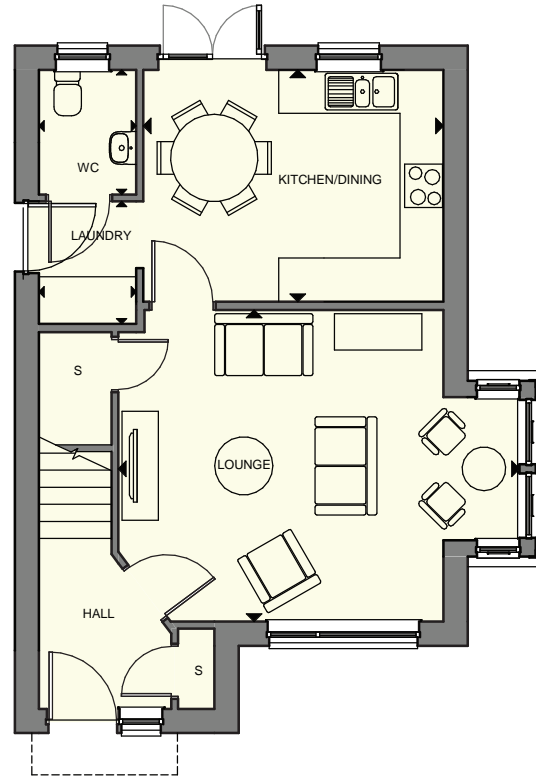
<b>Master Bedroom</b>	3.03 x 3.42m	9' 11" x 11' 2"
<b>En-Suite 1</b>	1.60 x 1.78m	5' 3" x 5' 10"
<b>Bedroom 2</b>	3.49 x 3.51m	11' 5" x 11' 6"
<b>Bedroom 3</b>	2.80 x 2.58m	9' 2" x 8' 5"
<b>Bathroom</b>	2.33 x 2.01m	7' 7" x 6' 7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲



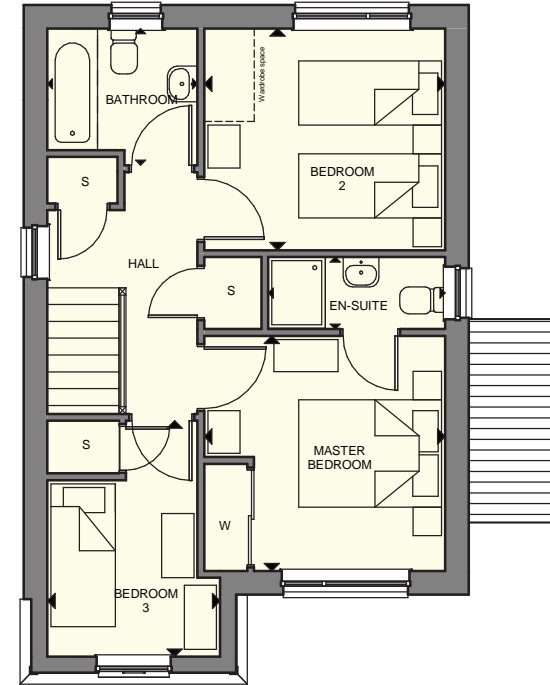
LAVENDER  
3 bedroom detached villa





### GROUND FLOOR

<b>Lounge</b>	4.29 x 5.48m	14' 1" x 18' 0"
<b>Kitchen / Dining</b>	3.19 x 4.13m	10' 6" x 16' 7"
<b>Laundry</b>	1.63 x 1.34m	5' 4" x 4' 5"
<b>WC</b>	1.78 x 1.34m	5' 10" x 4' 5"



### FIRST FLOOR

<b>Master Bedroom</b>	3.29 x 3.37m	10' 10" x 11' 1"
<b>En-Suite 1</b>	1.01 x 2.47m	3' 4" x 8' 2"
<b>Bedroom 2</b>	3.10 x 3.37m	10' 2" x 11' 1"
<b>Bedroom 3</b>	3.30 x 2.42m	10' 10" x 7' 11"
<b>Bathroom</b>	1.91 x 2.10m	6' 4" x 6' 11"

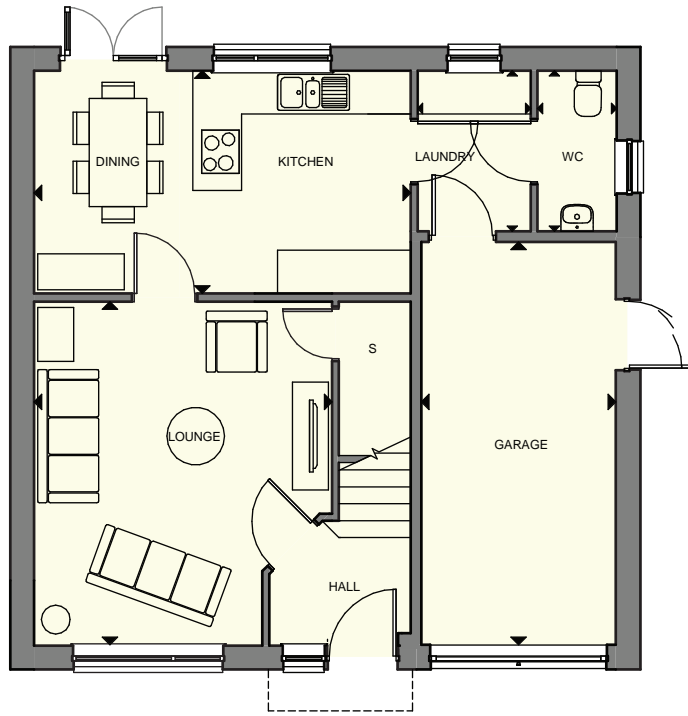
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WISTERIA  
4 bedroom detached villa

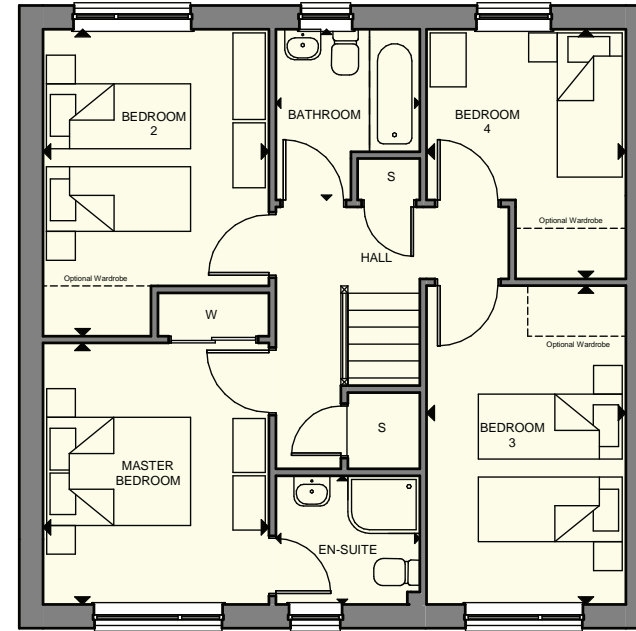






### GROUND FLOOR

<b>Lounge</b>	4.78 x 4.14m	15' 8" x 13' 7"
<b>Kitchen / Dining</b>	3.09 x 5.23m	10' 1" x 17' 2"
<b>Laundry</b>	2.23 x 1.57m	7' 3" x 5' 2"
<b>WC</b>	2.23 x 1.10m	7' 3" x 3' 7"
<b>Garage</b>	5.60 x 2.70m	18' 4" x 8' 10"



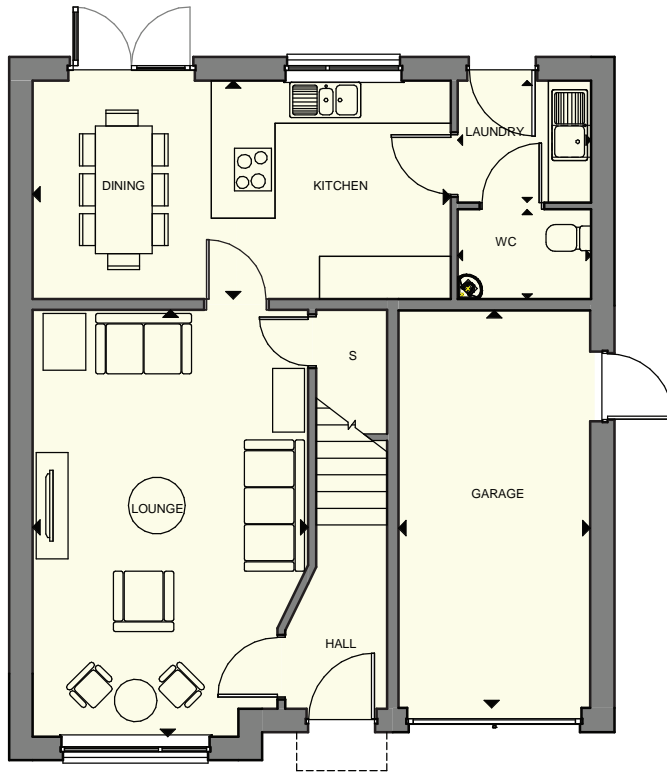
### FIRST FLOOR

<b>Master Bedroom</b>	3.63 x 3.14m	11' 11" x 10' 3"
<b>En-Suite 1</b>	1.79 x 2.00m	5' 10" x 6' 7"
<b>Bedroom 2</b>	4.26 x 3.14m	13' 11" x 10' 3"
<b>Bedroom 3</b>	4.43 x 2.76m	14' 6" x 9' 1"
<b>Bedroom 4</b>	3.47 x 2.77m	11' 4" x 9' 1"
<b>Bathroom</b>	2.37 x 2.00m	7' 9" x 6' 7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

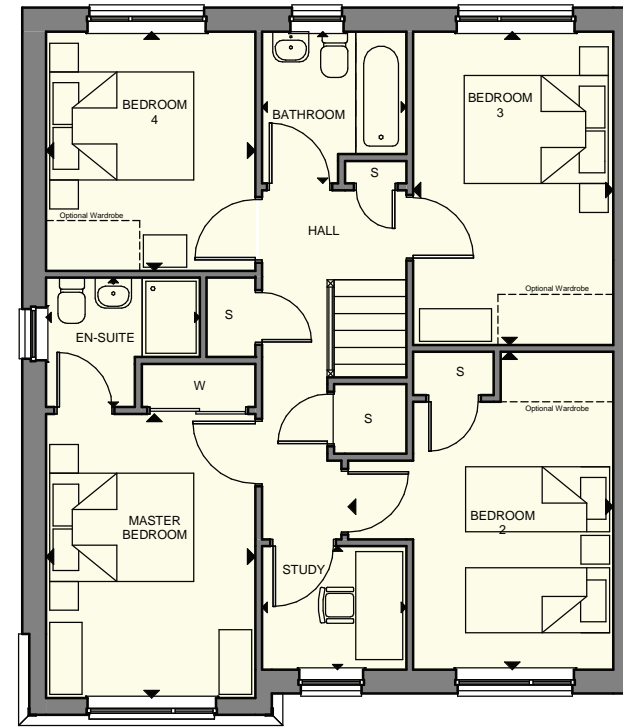


LABURNUM  
4 bedroom detached villa



### GROUND FLOOR

<b>Lounge</b>	6.02 x 3.90m	19' 9" x 12' 9"
<b>Kitchen / Dining</b>	3.08 x 5.89m	10' 1" x 19' 4"
<b>Laundry</b>	1.72 x 1.88m	5' 7" x 6' 2"
<b>WC</b>	1.27 x 1.88m	4' 2" x 6' 2"
<b>Garage</b>	5.60 x 2.70m	18' 4" x 8' 10"



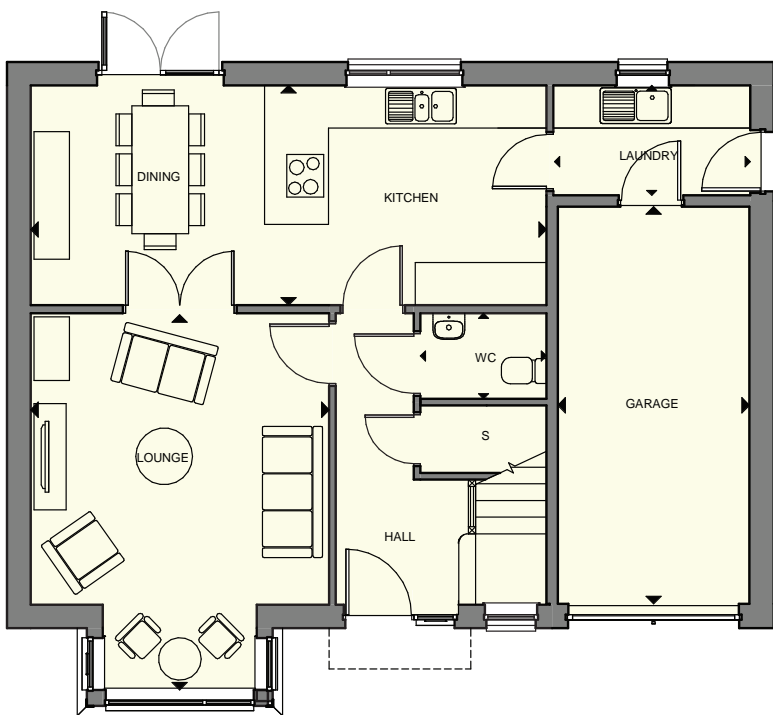
### FIRST FLOOR

<b>Master Bedroom</b>	3.94 x 2.90m	12' 11" x 9' 6"
<b>En-Suite 1</b>	1.80 x 2.13m	5' 10" x 7' 0"
<b>Bedroom 2</b>	4.41 x 3.69m	14' 5" x 12' 1"
<b>Bedroom 3</b>	4.35 x 2.78m	14' 3" x 9' 1"
<b>Bedroom 4</b>	3.32 x 2.90m	10' 10" x 9' 6"
<b>Study</b>	1.71 x 2.00m	5' 7" x 6' 7"
<b>Bathroom</b>	2.16 x 2.00m	6' 11" x 6' 7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

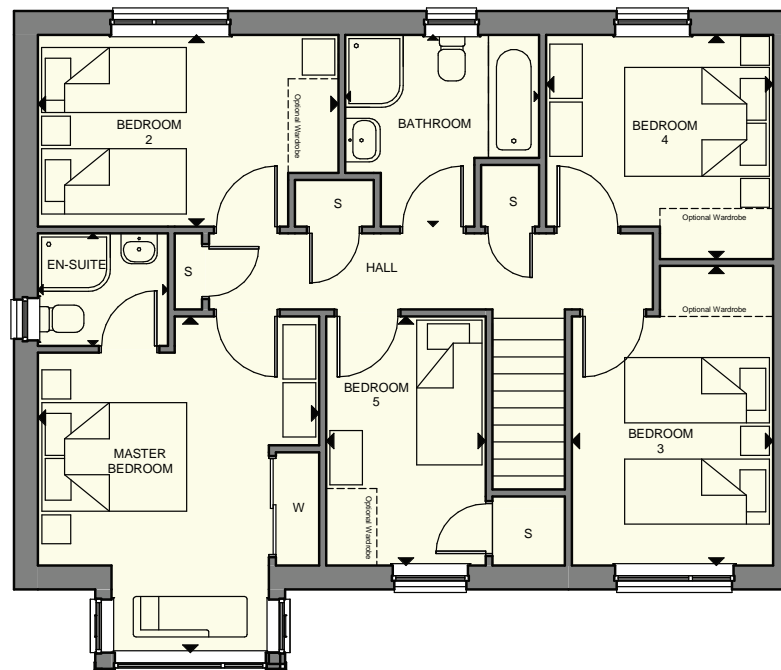


JACARANDA  
5 bedroom detached villa



### GROUND FLOOR

<b>Lounge</b>	5.31 x 4.21m	17' 5" x 13' 9"
<b>Kitchen / Dining</b>	3.10 x 7.28m	10' 2" x 23' 10"
<b>Laundry</b>	1.55 x 2.78m	5' 1" x 9' 1"
<b>WC</b>	1.21 x 1.78m	3' 11" x 5' 10"
<b>Garage</b>	5.60 x 2.70m	18' 4" x 8' 10"



### FIRST FLOOR

<b>Master Bedroom</b>	4.64 x 3.89m	15' 3" x 12' 9"
<b>En-Suite 1</b>	1.55 x 1.80m	5' 1" x 5' 10"
<b>Bedroom 2</b>	2.65 x 4.15m	8' 8" x 13' 7"
<b>Bedroom 3</b>	4.13 x 2.79m	13' 7" x 9' 1"
<b>Bedroom 4</b>	3.10 x 3.13m	10' 2" x 10' 3"
<b>Bedroom 5</b>	3.44 x 2.20m	11' 3" x 7' 2"
<b>Bathroom</b>	2.68 x 2.65m	8' 9" x 8' 8"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲



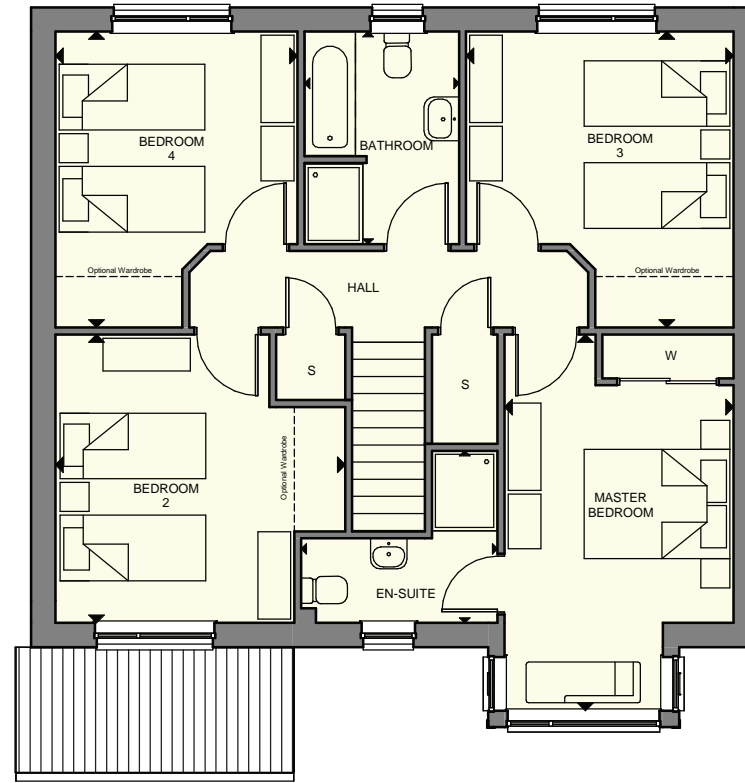
OLEANDER  
4 bedroom detached villa





**GROUND FLOOR**

<b>Lounge</b>	5.97 x 4.12m	19' 7" x 13' 6"
<b>Kitchen / Dining</b>	3.85 x 7.35m	12' 7" x 24' 1"
<b>Laundry</b>	2.32 x 1.86m	7' 7" x 6' 1"
<b>WC</b>	1.44 x 1.86m	4' 8" x 6' 1"
<b>Garage</b>	5.60 x 2.70m	18' 4" x 8' 10"



**FIRST FLOOR**

<b>Master Bedroom</b>	5.20 x 3.12m	17' 0" x 10' 3"
<b>En-Suite 1</b>	2.36 x 2.72m	7' 9" x 8' 11"
<b>Bedroom 2</b>	3.96 x 3.98m	12' 11" x 13' 0"
<b>Bedroom 3</b>	4.06 x 3.67m	13' 4" x 12' 0"
<b>Bedroom 4</b>	4.06 x 3.32m	13' 4" x 10' 11"
<b>Bathroom</b>	2.92 x 2.12m	9' 7" x 6' 11"

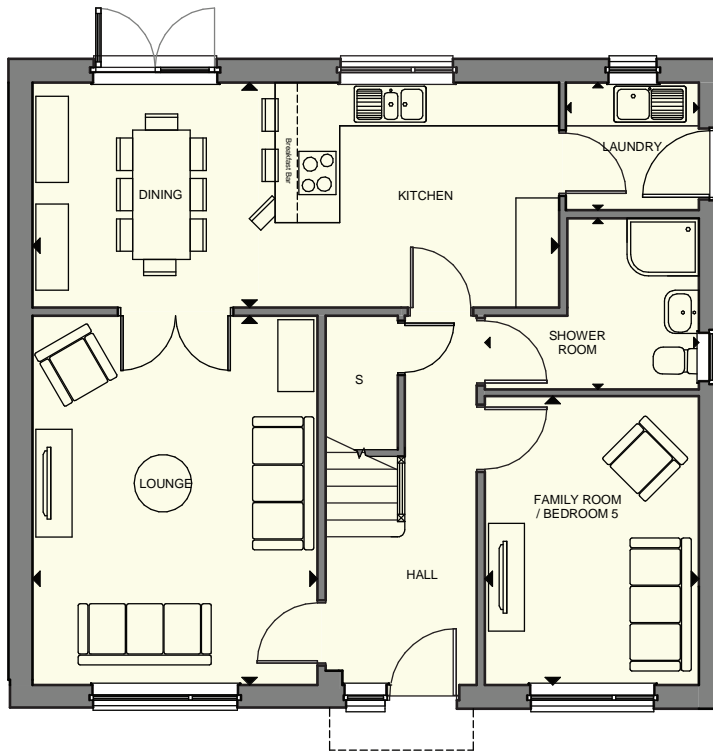
ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

The plans, illustrations, photography and sizes are indicative. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form part of any contract



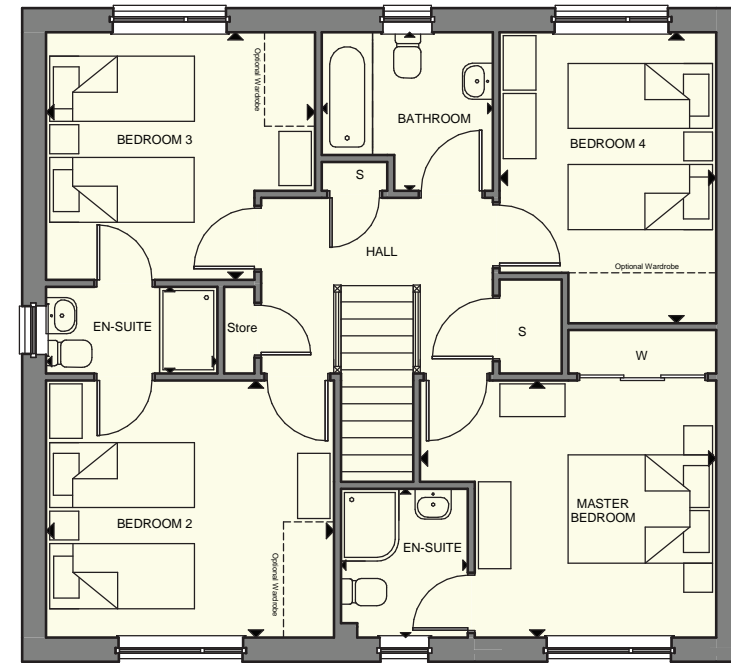
ORCHID  
5 bedroom detached villa





### GROUND FLOOR

Lounge	5.14 x 3.96m	16'10" x 13' 0"
Kitchen / Dining	3.13 x 7.33m	10' 3" x 24' 0"
Laundry	1.78 x 1.85m	5' 10" x 6' 1"
Shower Room	2.38 x 2.98m	7' 9" x 9' 9"
Family Room	4.02 x 2.98m	13' 2" x 9' 9"
Detached Garage	7.00 x 3.00m	22'10" x 9' 8"



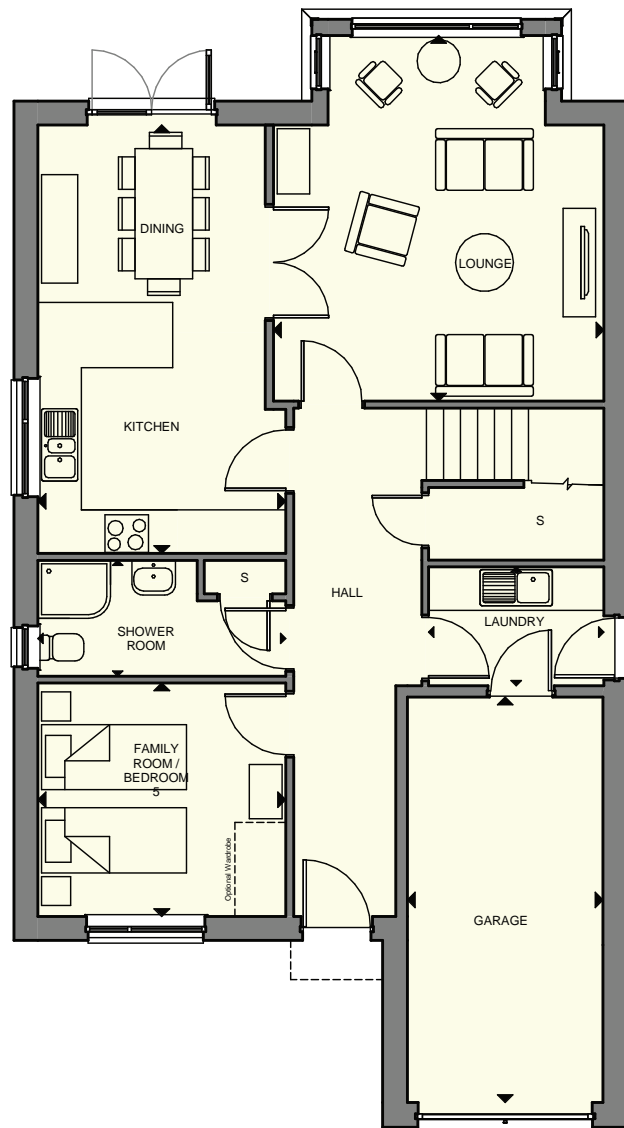
### FIRST FLOOR

Master Bedroom	3.56 x 4.10m	11' 8" x 13' 5"
En-Suite 1	2.06 x 1.76m	6' 9" x 5' 9"
Bedroom 2	3.56 x 3.98m	11' 8" x 13' 1"
En-Suite 2	1.20 x 2.37m	3' 11" x 7' 9"
Bedroom 3	3.43 x 3.72m	11'3" x 12' 2"
Bedroom 4	4.03 x 3.00m	13'2" x 9'10"
Bathroom	2.20 x 2.37m	7' 2" x 7' 9"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

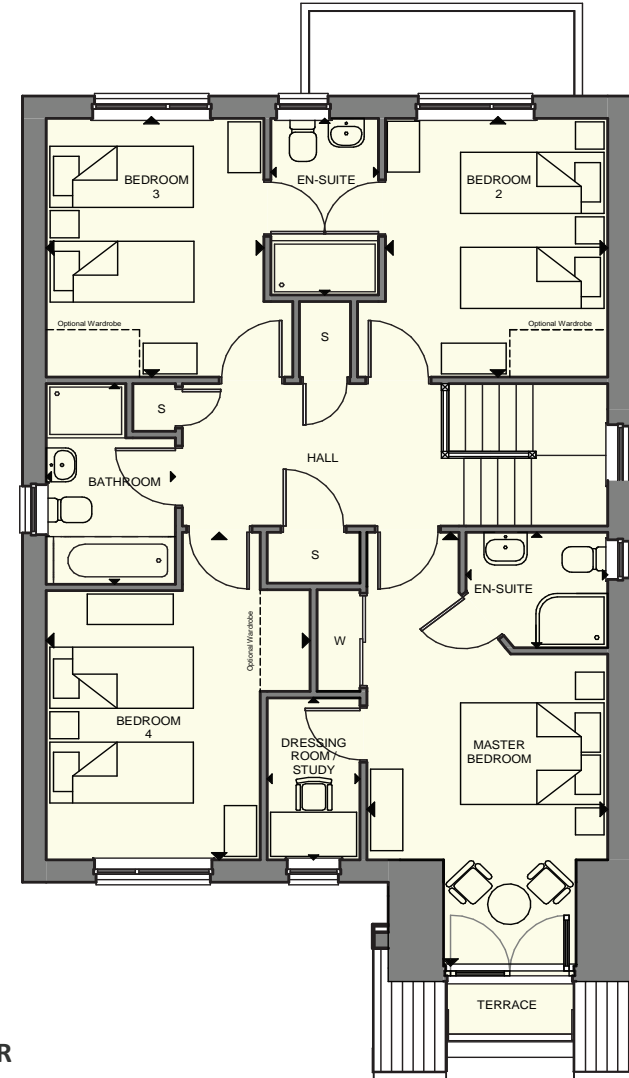


JAPONICA  
5 bedroom detached villa



### GROUND FLOOR

Lounge	5.05 x 4.56m	16' 7" x 14' 11"
Kitchen / Dining	5.92 x 3.42m	19' 5" x 11' 2"
Laundry	1.64 x 2.42m	5' 4" x 7' 11"
Shower Room	1.60 x 3.42m	5' 3" x 11' 2"
Family Room	3.23 x 3.42m	10' 7" x 11' 2"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



### FIRST FLOOR

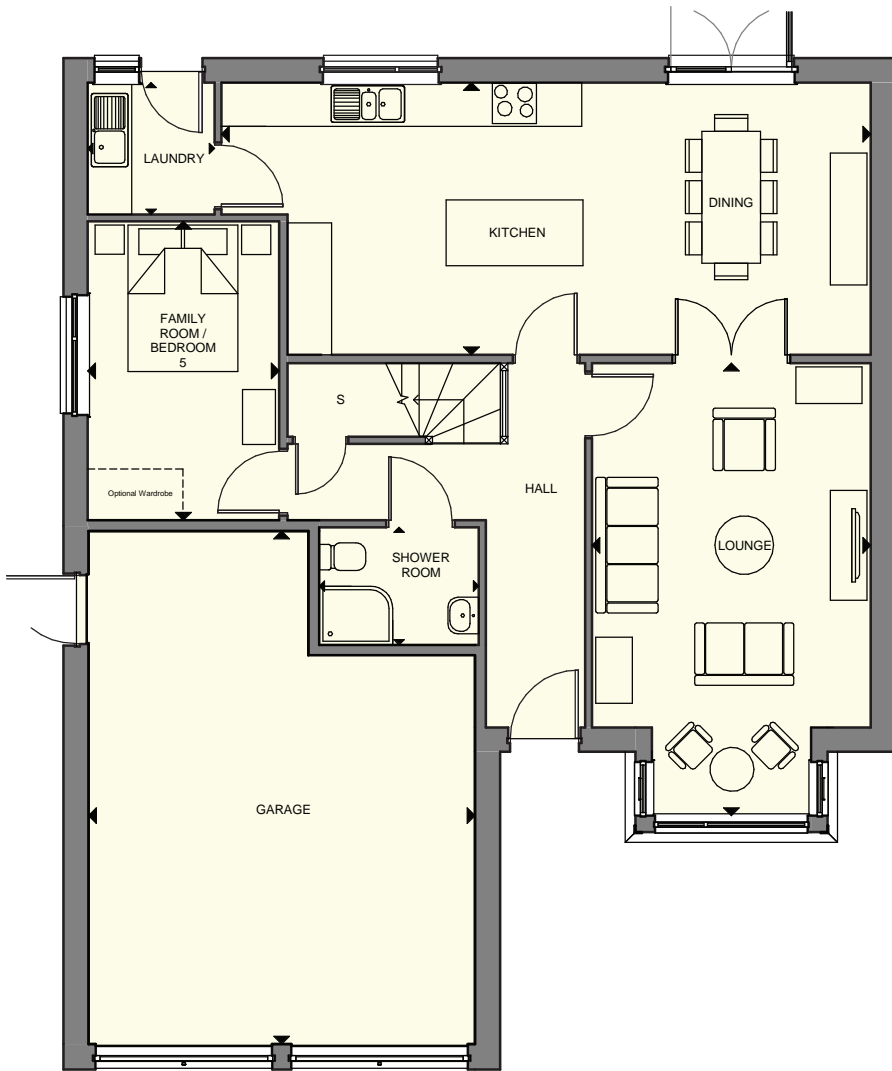
Master Bedroom	6.39 x 3.35m	20' 11" x 11' 0"
En-Suite 1	1.70 x 1.97m	5' 7" x 6' 5"
Dressing Room	2.39 x 1.30m	7' 10" x 4' 3"
Bedroom 2	3.82 x 3.49m	12' 6" x 11' 5"
En-Suite 2	2.60 x 1.50m	8' 6" x 4' 11"
Bedroom 3	3.82 x 3.43m	12' 6" x 11' 3"
Bedroom 4	4.83 x 3.68m	15' 10" x 12' 0"
Bathroom	3.00 x 1.80m	9' 8" x 5' 11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲



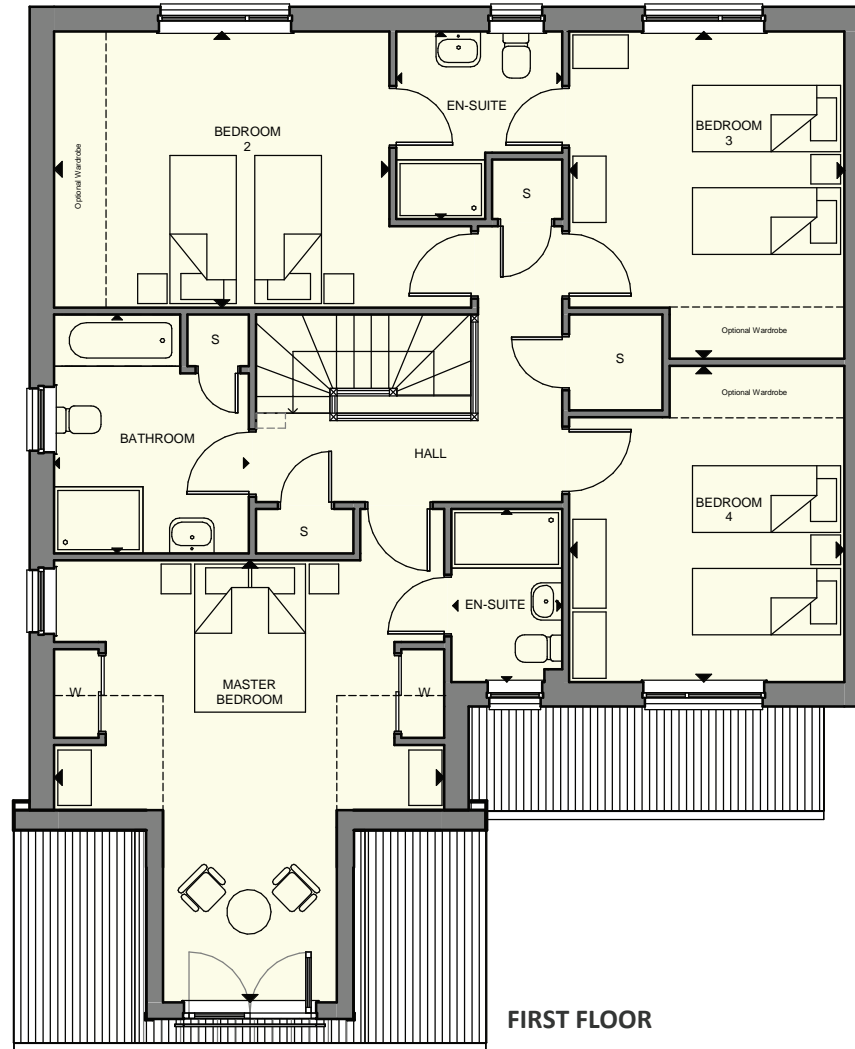
AZALEA  
5 bedroom detached villa





**GROUND FLOOR**

Lounge	6.17 x 3.80m	20' 3" x 12' 5"
Kitchen / Dining	8.86 x 3.72m	29' 0" x 12' 2"
Laundry	1.80 x 1.73m	5' 11" x 5' 8"
Shower Room	1.61 x 2.18m	5' 3" x 7' 1"
Bedroom 5	4.08 x 2.61m	13' 4" x 8' 7"
Garage	7.00 x 5.27m	22' 11" x 17' 3"



**FIRST FLOOR**

Master Bedroom	5.98 x 5.28m	19' 7" x 17' 3"
En-Suite 1	2.34 x 1.50m	7' 8" x 4' 11"
Bedroom 2	3.73 x 4.45m	12' 3" x 14' 6"
En-Suite 2	2.54 x 2.24m	8' 4" x 7' 4"
Bedroom 3	4.43 x 3.72m	14' 6" x 12' 2"
Bedroom 4	4.28 x 3.72m	14' 1" x 12' 2"
Bathroom	3.23 x 2.63m	10' 7" x 8' 7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

The plans, illustrations, photography and sizes are indicative. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form part of any contract

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