



STRATHEARN GAIT CRIEFF

AN EXCLUSIVE DEVELOPMENT OF 2 - 5 BEDROOM HOMES





Campion Homes is an award-winning, family-owned house builder with over 35 years of experience in designing and constructing stunning homes on thoughtfully planned developments throughout central Scotland.

At Strathearn Gait in Crieff, we are delighted to present an exclusive collection of 2 to 5 bedroom homes. Our development is conveniently located in the south of the town, within an established community. On your doorstep, you will find the fantastic Strathearn Community Campus, which houses the secondary school and public amenities. It acts as the community centre and provides extensive leisure facilities including a swimming pool, and a gym.

Two primary schools are within walking distance, and private schooling is available at Morrison's Academy. Additional convenience comes from a nearby supermarket, a large variety store, a farm shop, and a café and train station.

The thriving market town of Crieff, the capital of Strathearn, is surrounded by Perthshire's stunning scenery. The bustling town centre features family-run businesses offering quality food, clothing, gifts, and arts and crafts. Local attractions include Caithness Glass, The Famous Grouse Experience at Glenturret Distillery, Crieff Hydro, and a programme of events organised by the charity Strathearn Arts.

For golf enthusiasts, the top-rated Crieff Golf Club is within walking distance to the north of the development, with Gleneagles just a 20-minute drive away.



YOUR EXCLUSIVE INVITATION TO OUR CHOICES SUITE

The excitement continues after you reserve your new home! You will be invited to meet with one of our choices experts who will support you as you create a home **'as individual as you are'**.

At our Choices Suite based at our Head Office in Dunfermline, you will be greeted by an extensive selection of standard options included in your purchase with the opportunity to personalise further with optional upgrades.

During this exclusive experience, you will select your luxury kitchen from Robert Sinclair, designer tiling from Porcelanosa, plus so much more.

Choices available subject to build stage.
Images depict standard specification and optional upgrades

WHY BUY NEW

At Champion Homes we want you to fall in love with your *home*. Our focus is beyond bricks and mortar, we want to create spaces that suit the way you live and with 16 different house styles to choose from you are sure to find the perfect fit for you. The environment around you is equally as important, we build developments that enhance their surroundings in fantastic locations with so much to offer.

There are many benefits to buying new with Champion Homes:



Energy Efficient - your home is built to modern building standards and contains efficient features including Hive heating system and PV solar panels.



Less Maintenance - enjoy modern appliances, fixtures and fittings, all brand new and ready for you!



Chain Free Move - our homes are available to reserve at a fixed price and with no troublesome chains.



A Fresh Canvas - you can pack your new Champion home full of personality at our Choices Suite and no need to worry about renovation works.



Warranties - peace of mind through your 2 year Champion Homes builder warranty and 10 years NHBC build mark cover.



















Our team - our experienced sales team are here to guide you at every step of your journey with us. Support will continue long after you get your keys as our customer care team are on hand for 2 years as part of your builder warranty.



Strathearn Gait



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

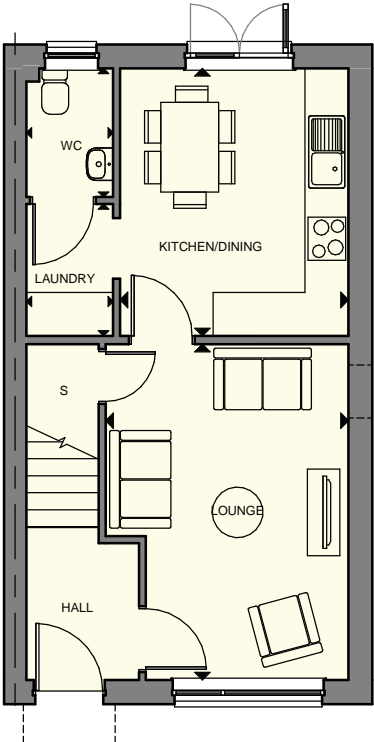


MIMOSA

2 bedroom terraced villa

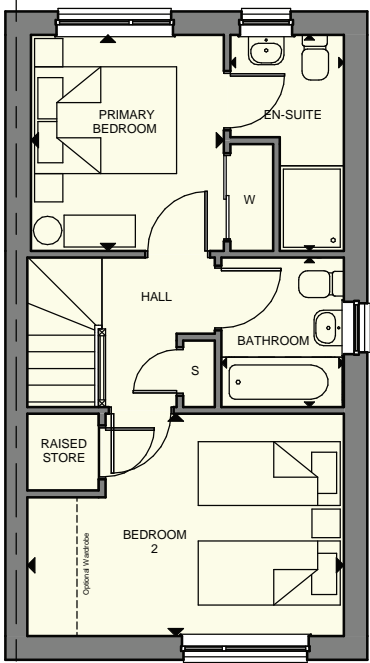
- Lounge
- Kitchen/Dining
- Laundry
- 2 double bedrooms
- Family bathroom





GROUND FLOOR

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



FIRST FLOOR

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

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

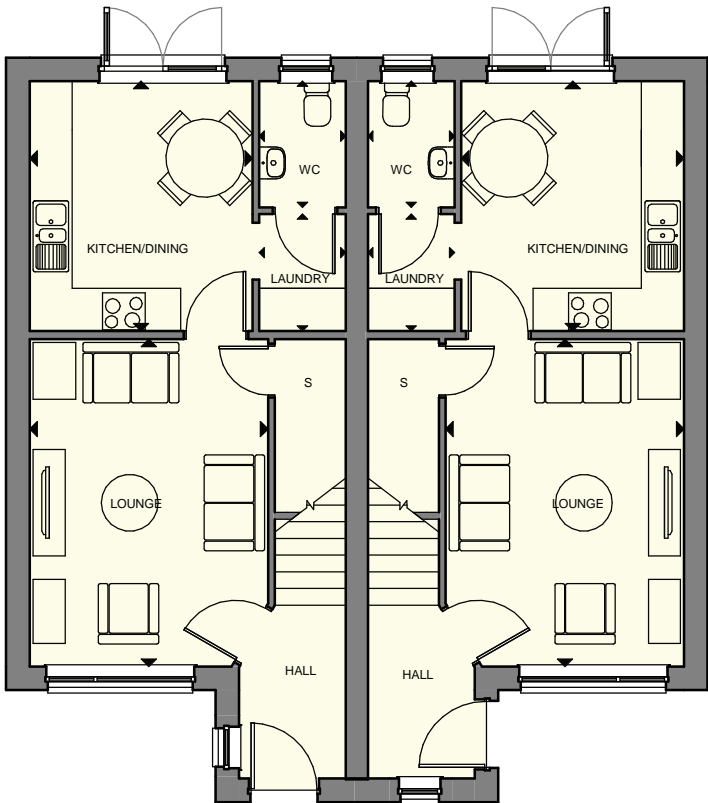


HAZEL

3 bedroom semi detached villa

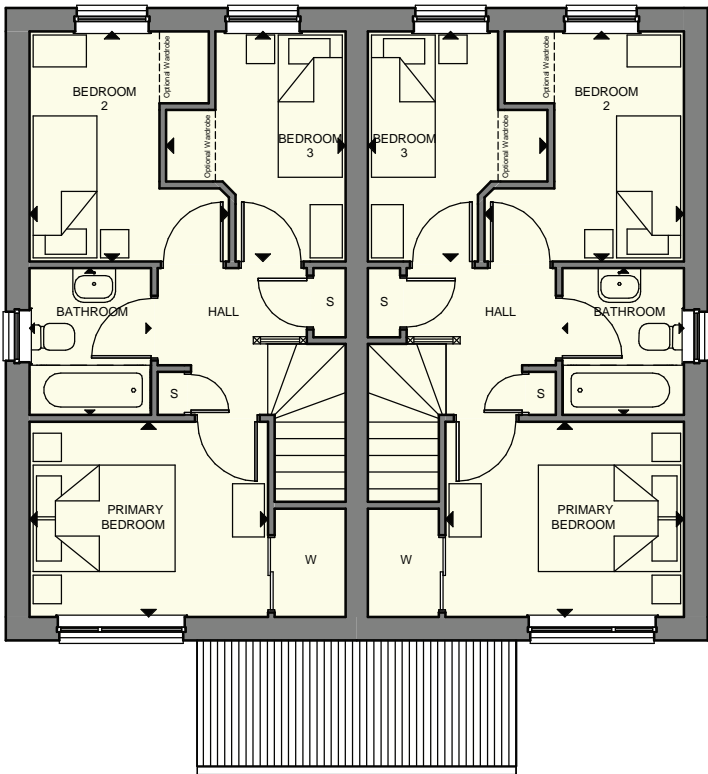
- Lounge
- Kitchen/Dining
- Laundry
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





GROUND FLOOR

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



FIRST FLOOR

Primary Bedroom	2.75 x 3.36m	9' 0" x 11' 0"
Bedroom 2	3.24 x 2.75m	10' 7" x 8' 10"
Bedroom 3	3.24 x 2.53m	10' 7" x 8' 3"
Bathroom	2.07 x 1.71m	6' 9" x 5' 7"

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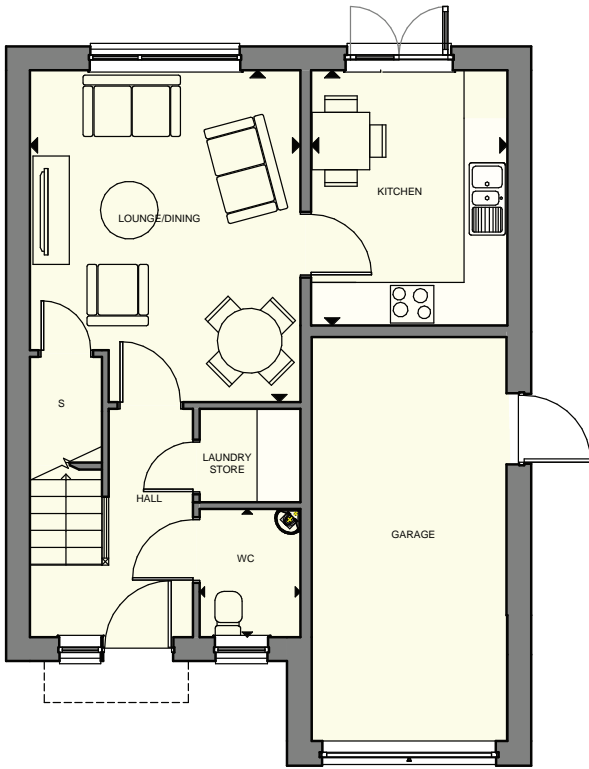


MULBERRY

3 bedroom detached villa

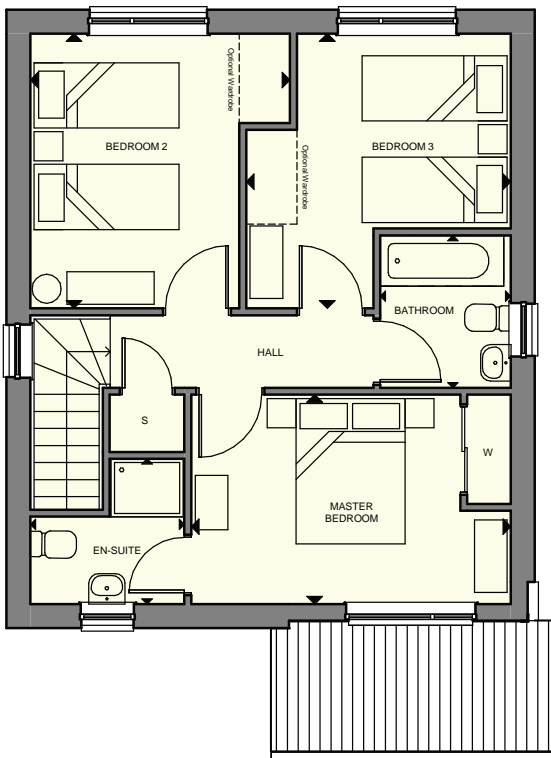
- Lounge/Dining
- Kitchen
- Laundry
- 3 double bedrooms
- Family bathroom
- Integral garage





GROUND FLOOR

Lounge / Dining	4.60 x 3.75m	15' 1" x 12' 3"
Kitchen	3.54 x 2.72m	11' 7" x 8' 11"
WC	1.78 x 1.40m	5' 10" x 4' 7"
Laundry	1.35 x 1.25m	4' 4" x 4' 1"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Master Bedroom	2.89 x 4.41m	9' 5" x 14' 5"
En-Suite 1	2.00 x 2.12m	6' 6" x 6' 11"
Bedroom 2	3.79 x 3.58m	12' 5" x 11' 9"
Bedroom 3	3.79 x 3.65m	12' 5" x 11' 11"
Bathroom	2.10 x 1.80m	6' 10" x 5' 11"

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

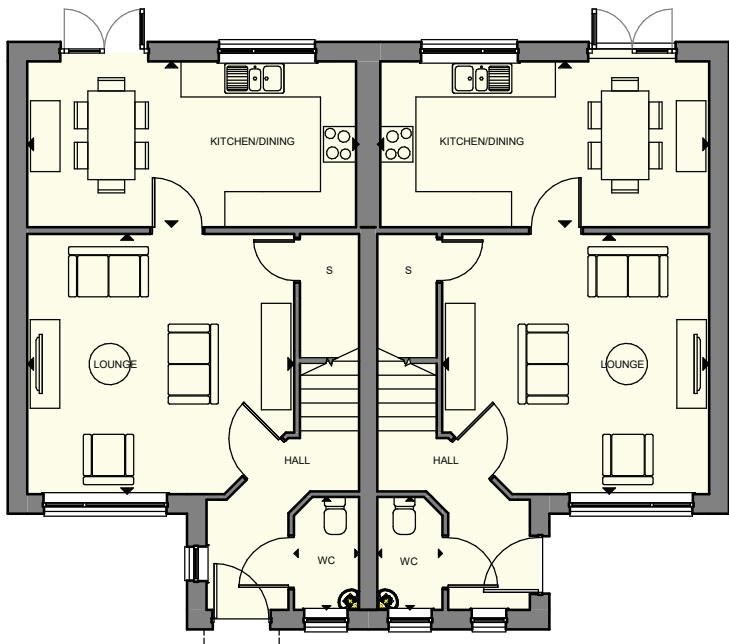


MYRTLE

3 bedroom semi detached villa

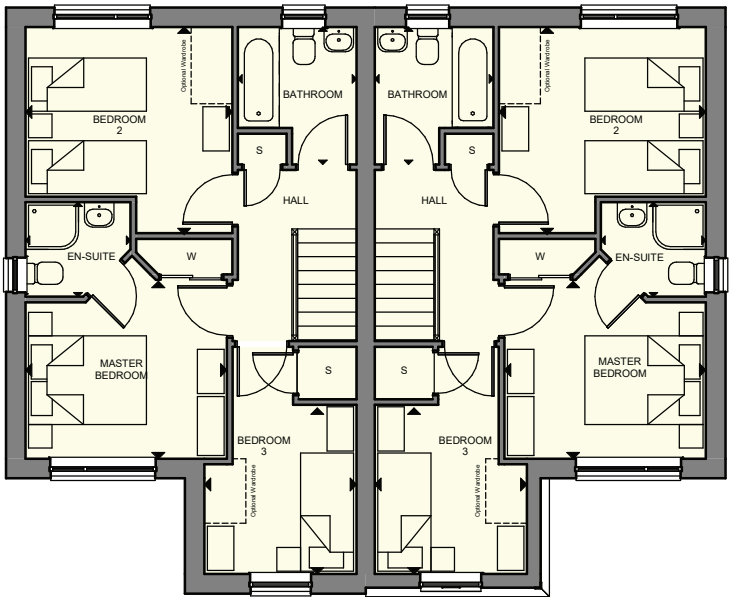
- Lounge
- Kitchen/Dining
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





GROUND FLOOR

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



FIRST FLOOR

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

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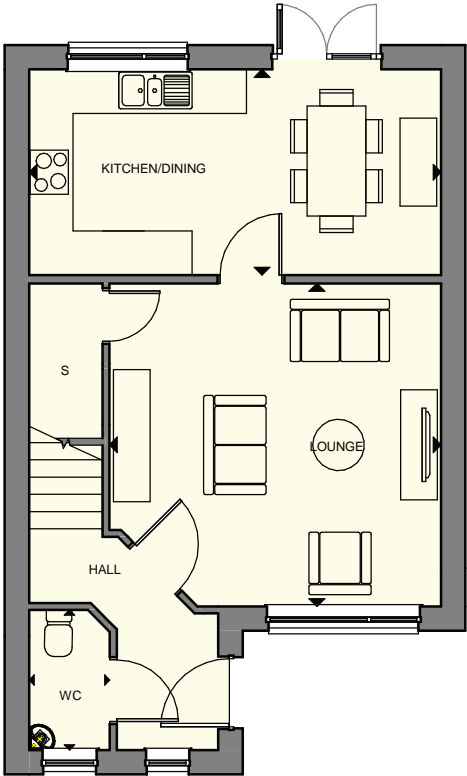


ALAMANDA

3 bedroom detached villa

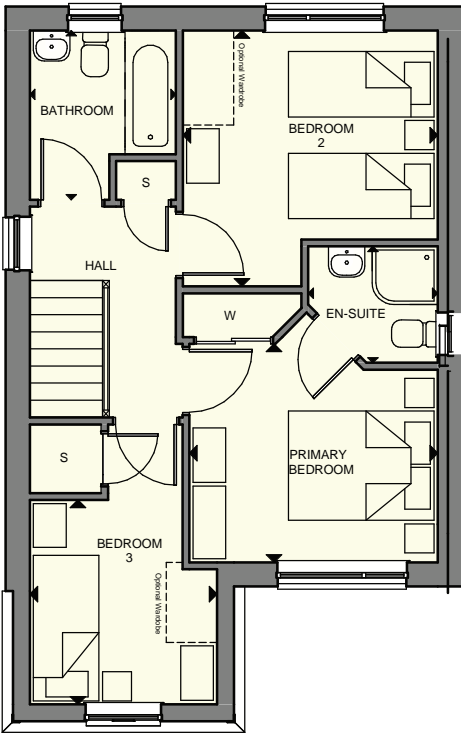
- Lounge
- Kitchen/Dining
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





GROUND FLOOR

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



FIRST FLOOR

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

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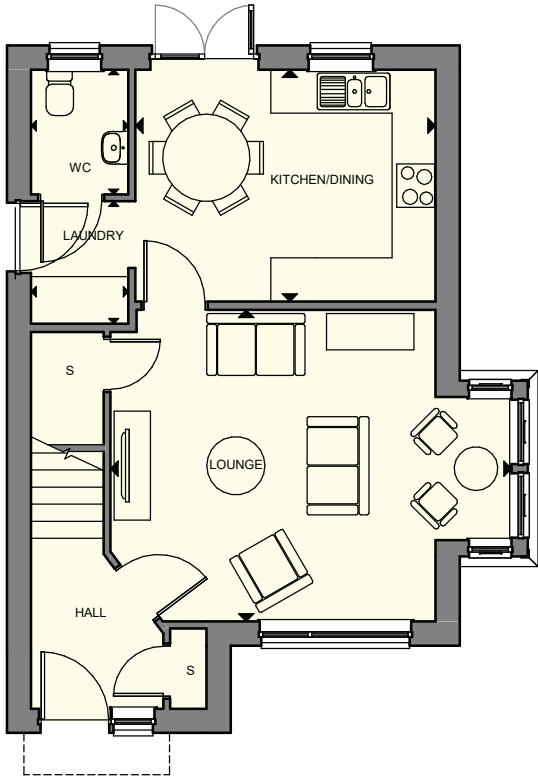


LAVENDER

3 bedroom detached villa

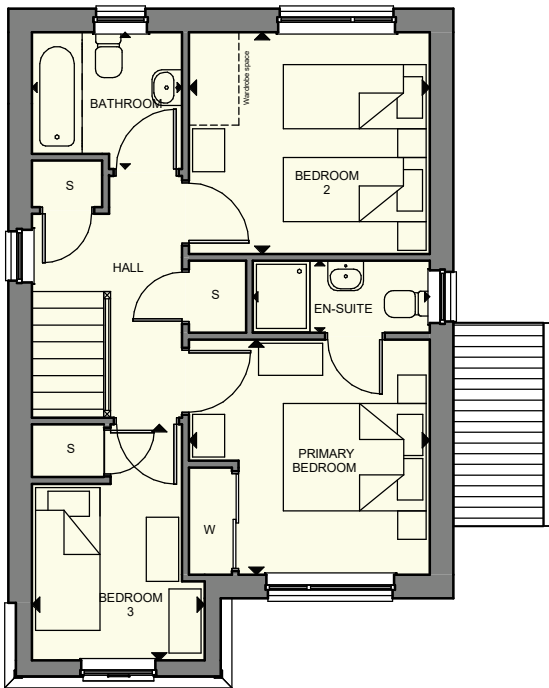
- Lounge
- Kitchen/Dining
- Laundry
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





GROUND FLOOR

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



FIRST FLOOR

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

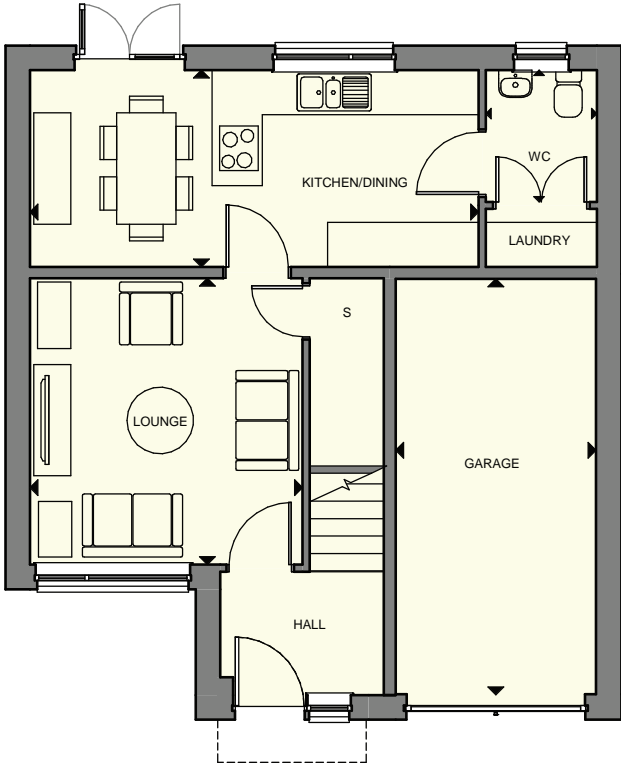
ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲



MAPLE

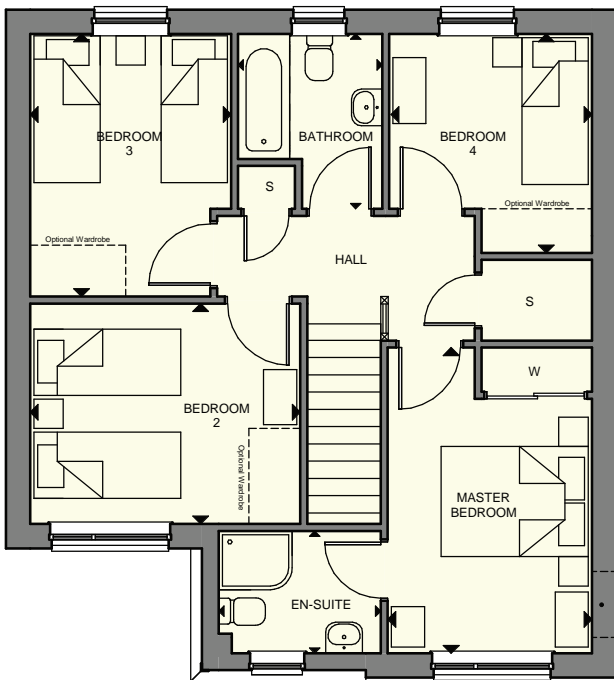
4 bedroom detached villa

- Lounge
- Kitchen/Dining
- 3 double bedrooms
- 1 single bedroom
- Family bathroom
- Integral garage



GROUND FLOOR

Lounge	3.68 x 3.86m	12' 0" x 12' 8"
Kitchen / Dining	2.66 x 6.05m	8' 8" x 19'10"
WC	1.78 x 1.50m	5' 10" x 4' 11"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Master Bedroom	4.16 x 2.78m	13' 7" x 9' 1"
En-Suite 1	2.20 x 1.66m	7' 3" x 5' 5"
Bedroom 2	3.68 x 3.00m	12' 0" x 9'10"
Bedroom 3	3.58 x 2.73m	11' 8" x 8' 11"
Bedroom 4	2.76 x 2.98m	9' 0" x 9' 9"
Bathroom	2.38 x 1.96m	7' 9" x 6' 5"

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



WISTERIA

4 bedroom detached villa

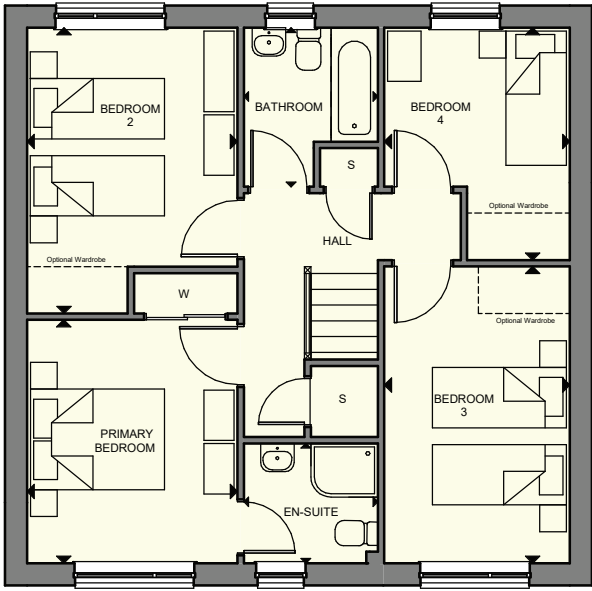
- Lounge
- Kitchen/Dining
- Laundry
- 3 double bedrooms
- 1 single bedroom
- Family bathroom
- Integral garage





GROUND FLOOR

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



FIRST FLOOR

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

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

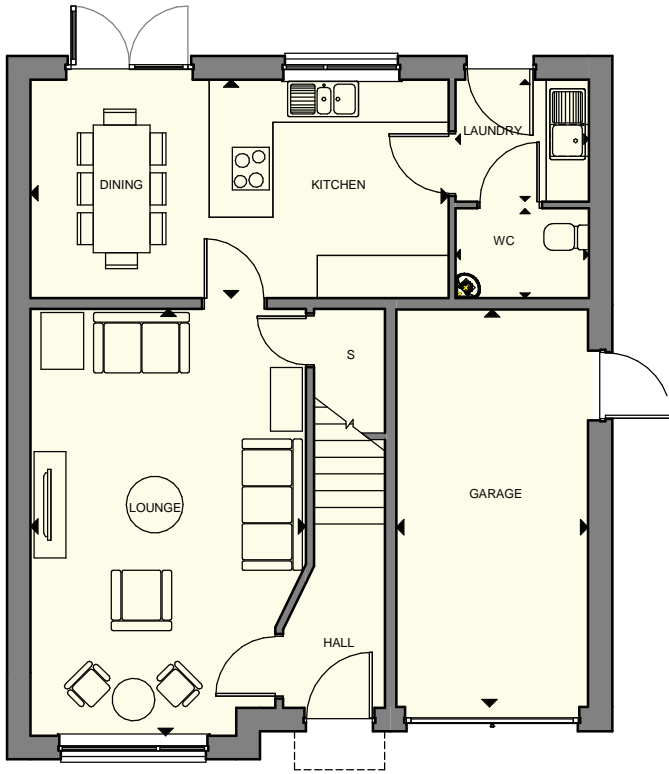


LABURNUM

4 bedroom detached villa

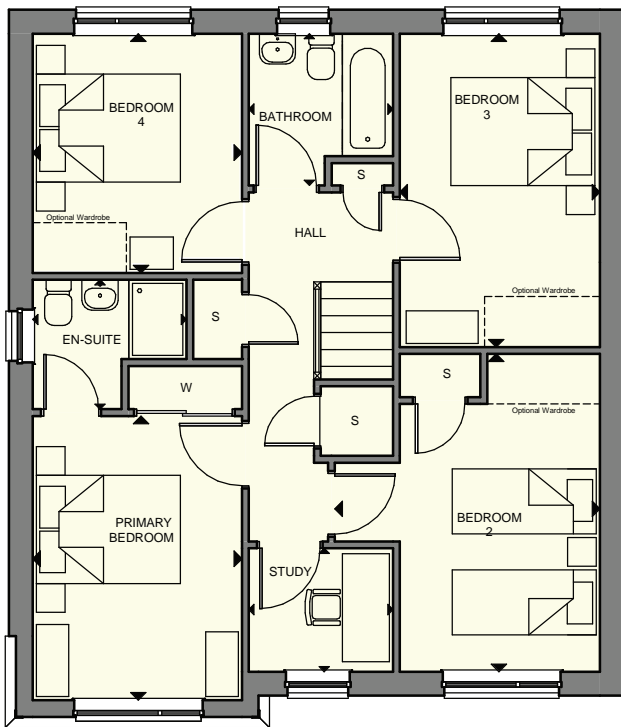
- Lounge
- Kitchen/Dining
- Laundry
- 4 double bedrooms
- Family bathroom
- Integral garage





GROUND FLOOR

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



FIRST FLOOR

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

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

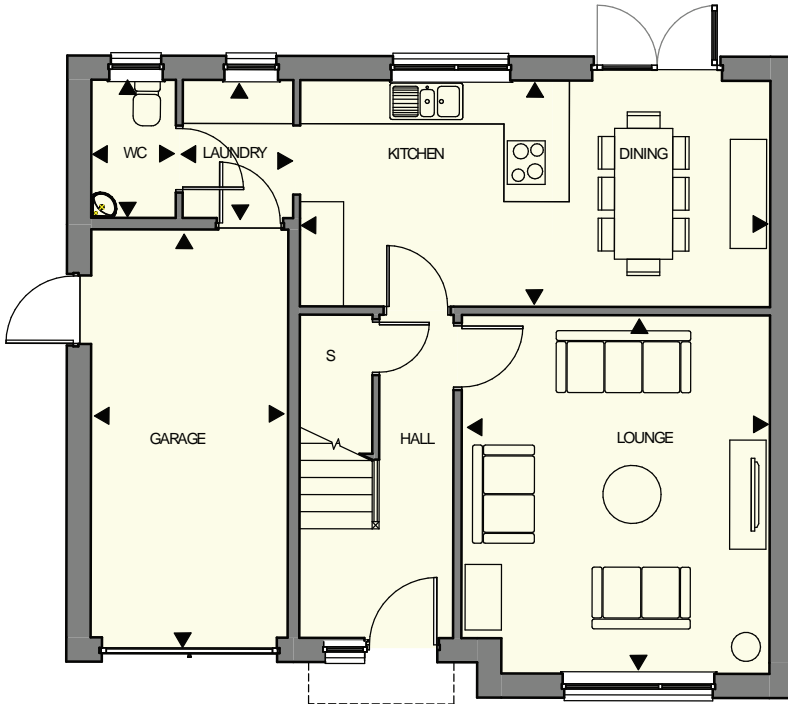


HIBISCUS

4 bedroom detached villa

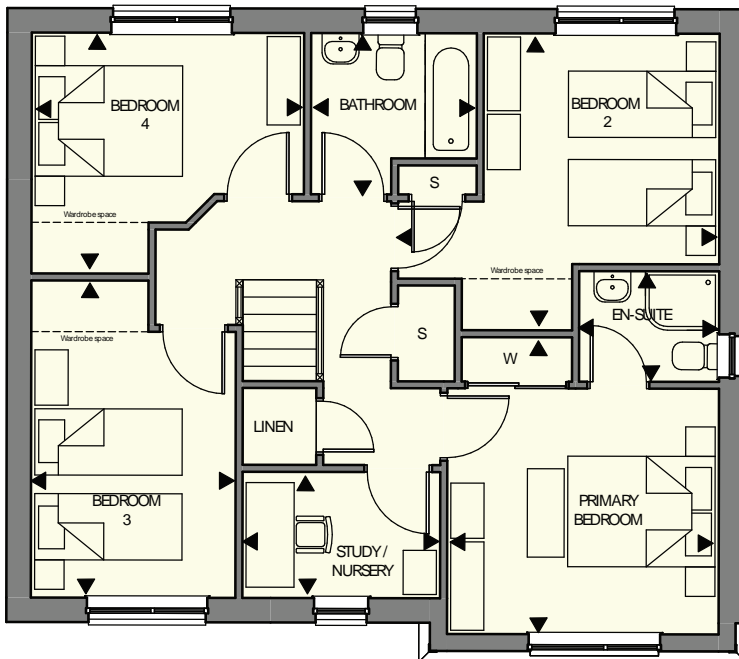
- Lounge
- Open plan Kitchen/Dining
- Laundry
- Primary bedroom with En-suite
- 3 further double bedrooms
- Flexible study / nursery space
- Family bathroom
- Integral garage





GROUND FLOOR

Lounge	4.93 x 4.24m	16' 2" x 13' 11"
Kitchen / Dining	3.11 x 6.47m	10' 2" x 21' 2"
Laundry	1.90 x 1.52m	6' 3" x 5' 0"
WC	1.90 x 1.16m	6' 3" x 3' 10"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Primary Bedroom	3.34 x 3.69m	10' 11" x 12' 1"
En-Suite 1	1.50 x 1.90m	4' 11" x 6' 3"
Bedroom 2	3.13 x 3.20m	10' 3" x 10' 6"
Bedroom 3	4.31 x 2.78m	14' 1" x 9' 1"
Bedroom 4	3.27 x 3.70m	10' 9" x 12' 1"
Study/Nursery	1.71 x 2.68m	5' 7" x 8' 9"
Bathroom	2.19 x 2.25m	7' 2" x 7' 4"

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

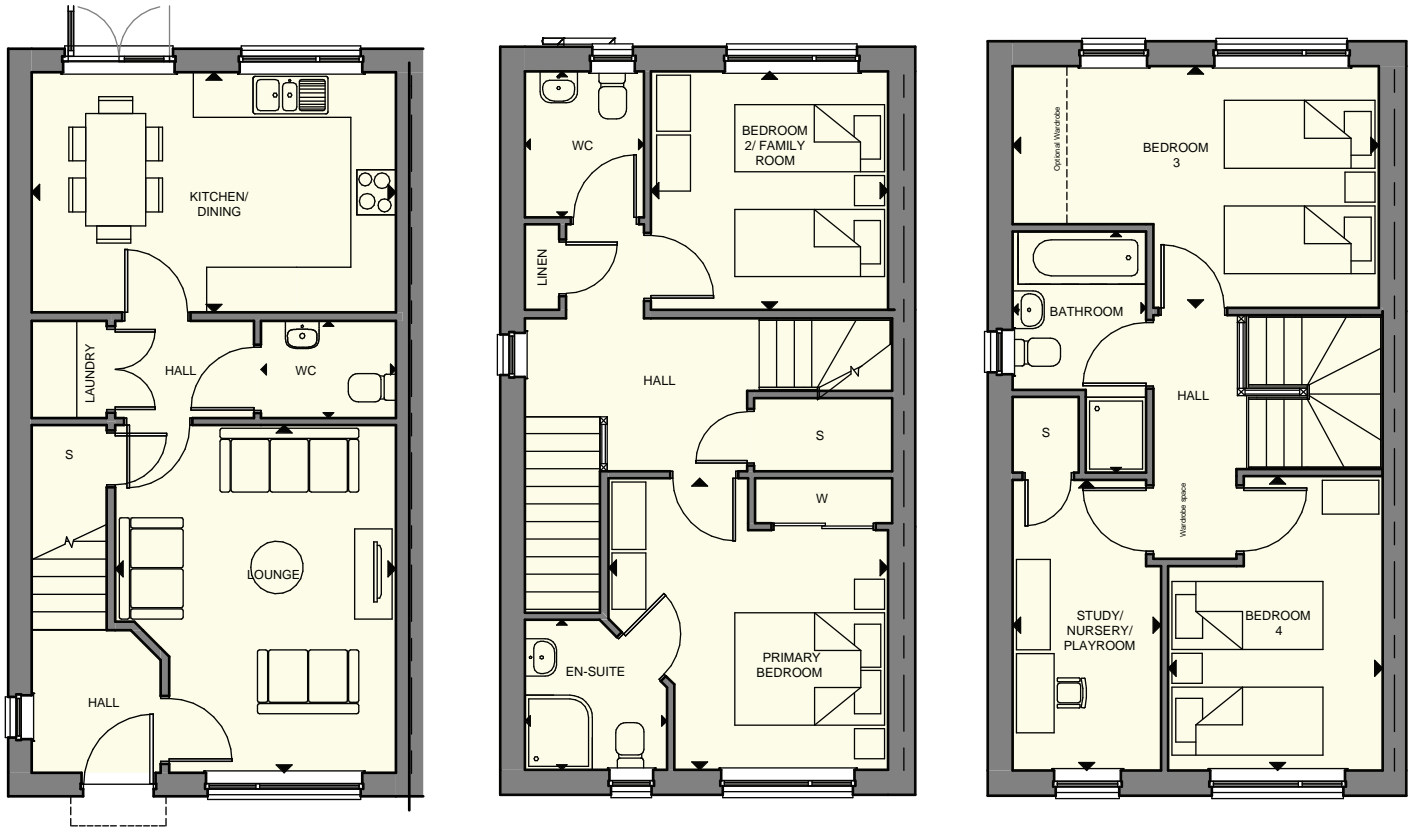


BEGONIA

4 bedroom townhouse

- Lounge
- Kitchen/Dining
- Laundry
- 4 double bedrooms
- Study/Nursery/Playroom
- Family bathroom





GROUND FLOOR

Lounge	4.63 x 3.74m	15' 2" x 12' 3"
Kitchen / Dining	3.20 x 4.86m	10' 6" x 15' 11"
WC 1	1.29 x 1.80m	4' 3" x 5' 11"

FIRST FLOOR

Primary Bedroom	3.90 x 3.74m	12' 9" x 12' 3"
En-Suite 1	2.00 x 1.90m	6' 7" x 6' 3"
Bedroom 2	3.20 x 3.17m	10' 6" x 10' 4"
WC 2	1.95 x 1.59m	6' 5" x 5' 2"

SECOND FLOOR

Bedroom 3	3.20 x 4.86m	10' 6" x 15' 11"
Bedroom 4	3.90 x 2.84m	12' 9" x 9' 4"
Study / Nursery	3.85 x 1.97m	12' 7" x 6' 5"
Bathroom	3.20 x 1.77m	10' 6" x 5' 10"

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

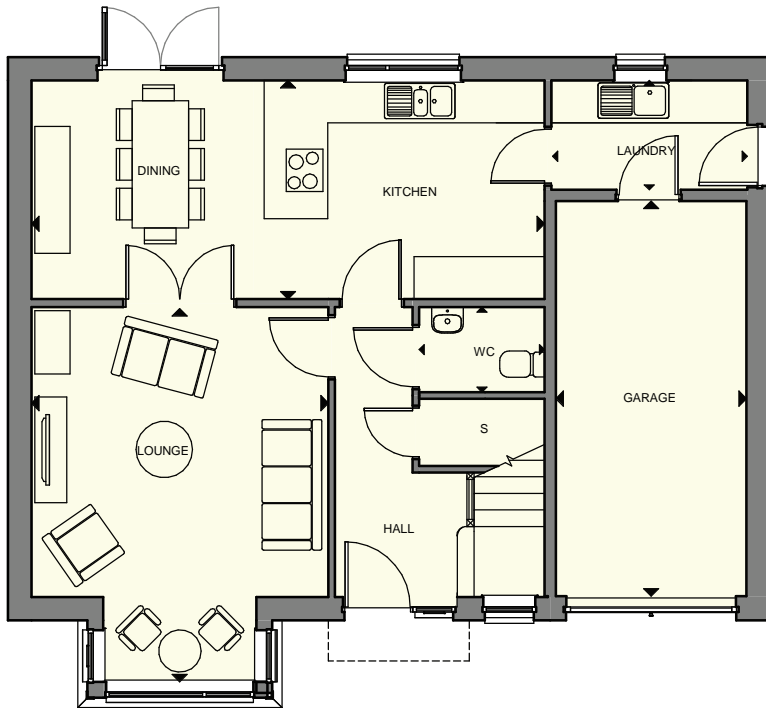


JACARANDA

5 bedroom detached villa

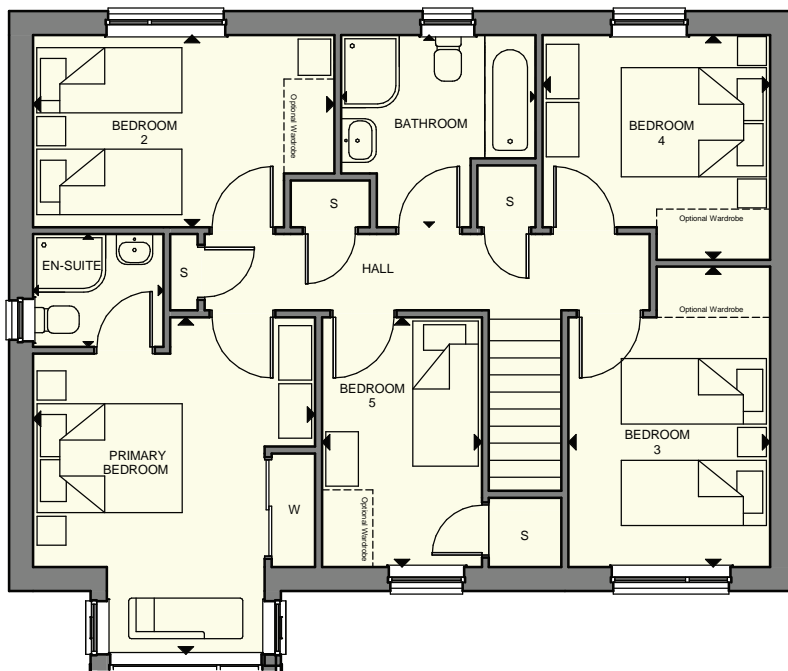
- Lounge
- Kitchen/Dining
- Laundry
- 4 double bedrooms
- Single bedroom
- Family bathroom
- Integral garage





GROUND FLOOR

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



FIRST FLOOR

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

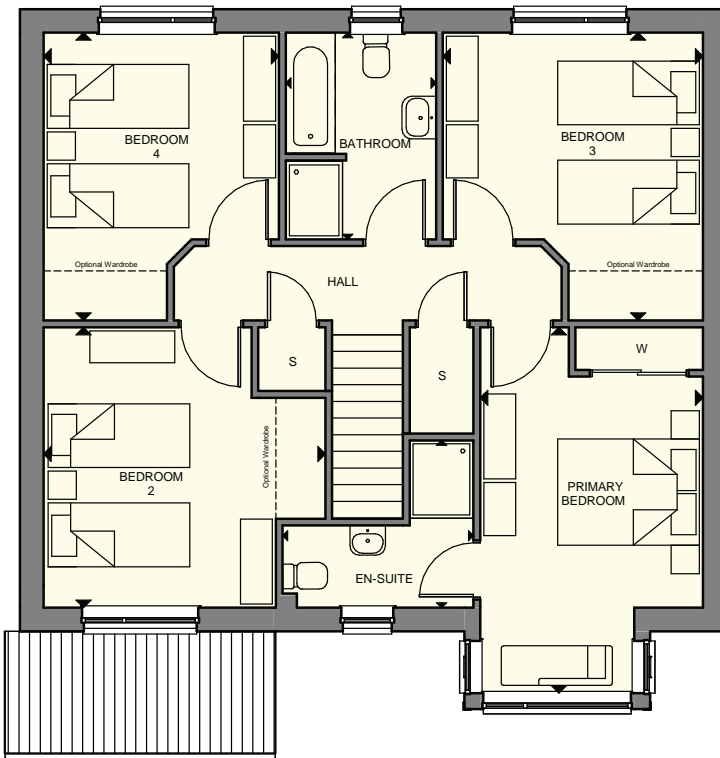
- Lounge
- Kitchen/Dining
- Laundry
- 4 double bedrooms
- Family bathroom
- Integral garage





GROUND FLOOR

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



FIRST FLOOR

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

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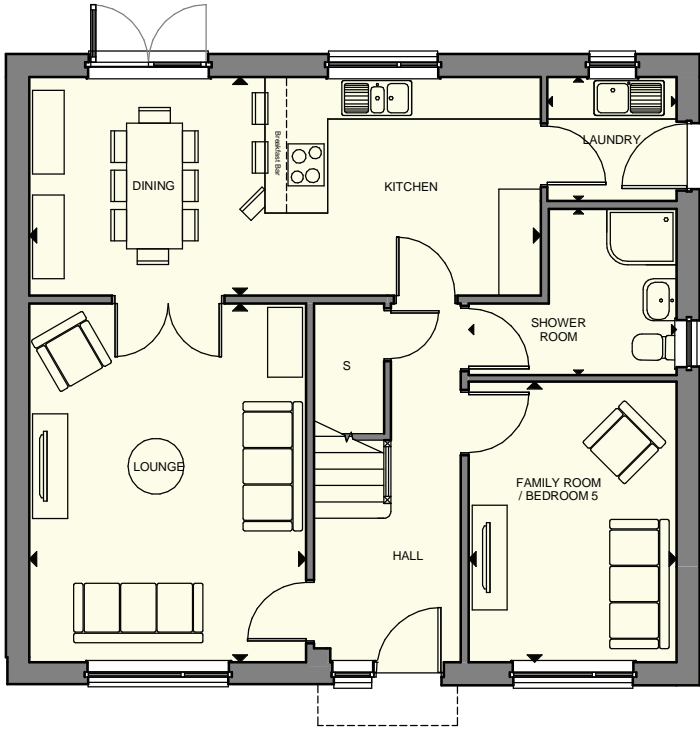


ORCHID

5 bedroom detached villa

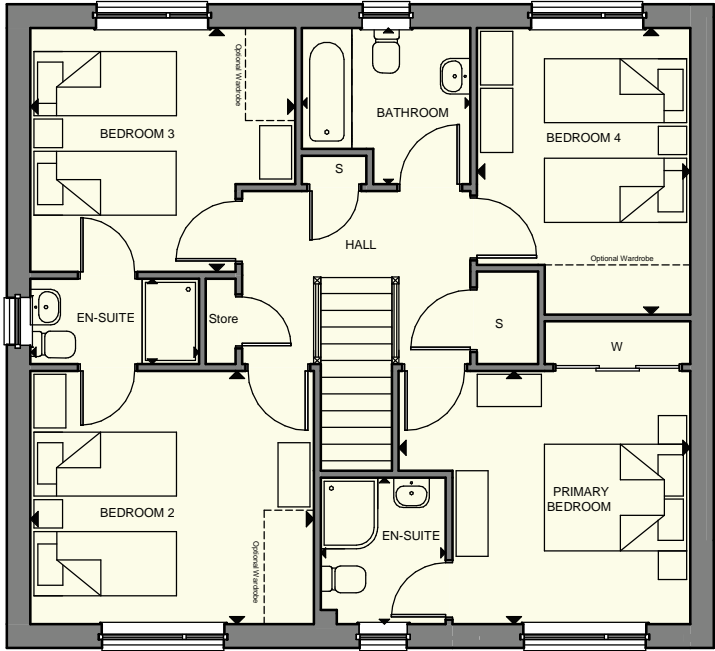
- Lounge
- Kitchen/Dining
- Laundry
- 5 double bedrooms
- Family bathroom
- Ground floor shower room





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

Primary 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 ▲

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

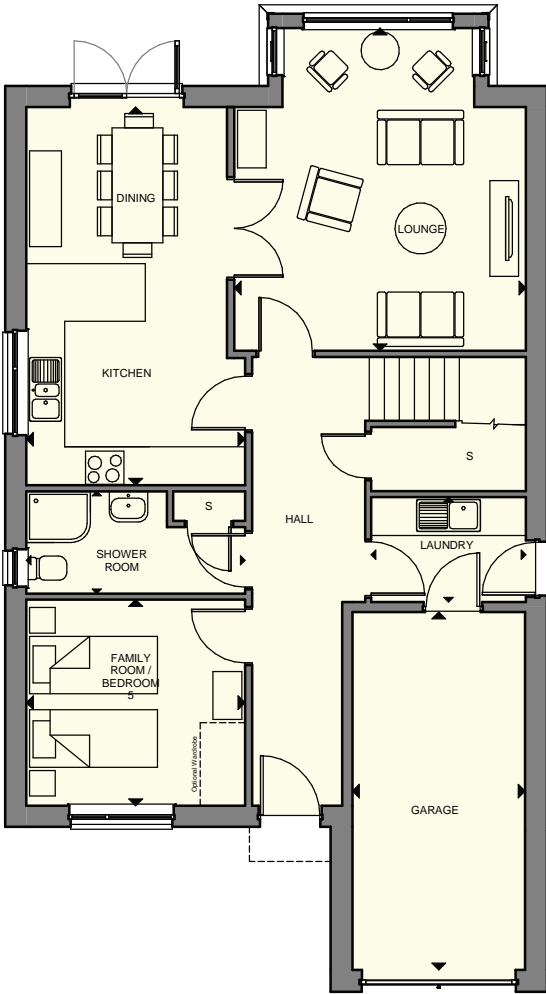


JAPONICA

5 bedroom detached villa

- Lounge
- Kitchen/Dining
- Laundry
- 5 double bedrooms
- Family bathroom
- Ground floor shower room
- Integral garage



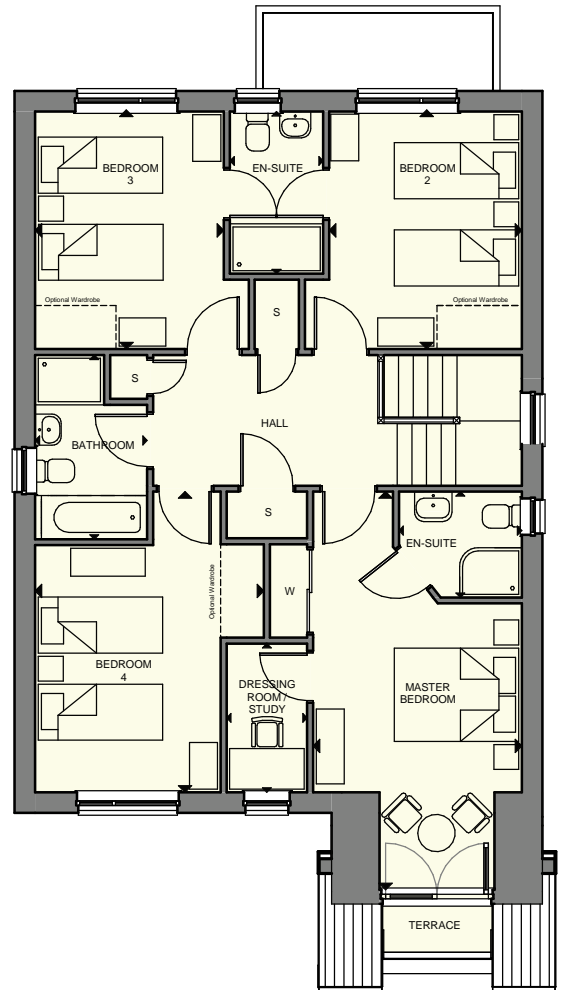


GROUND FLOOR

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 ▲

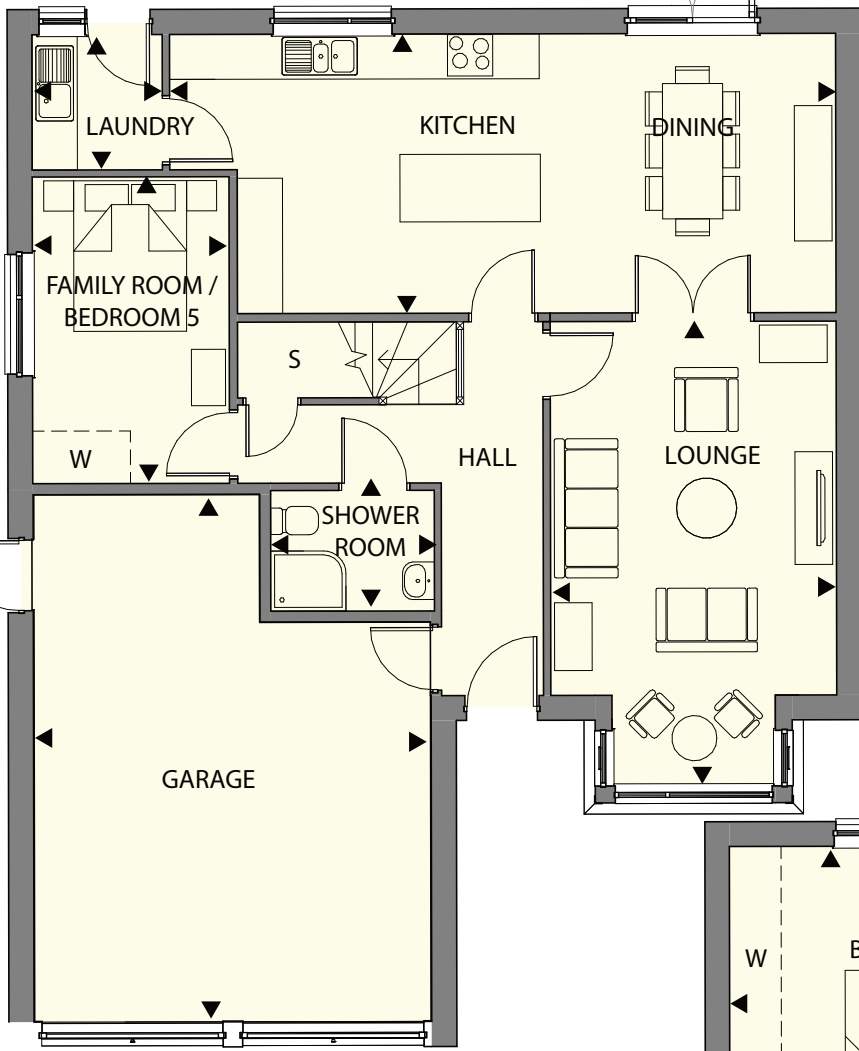


AZALEA

5 bedroom detached villa

- Lounge with bay window
- Open plan Kitchen/Dining
- Laundry
- Primary bedroom with Juliette balcony
- 4 further double bedrooms
- Family bathroom
- 2 En-suites
- Ground floor shower room
- Integral double garage



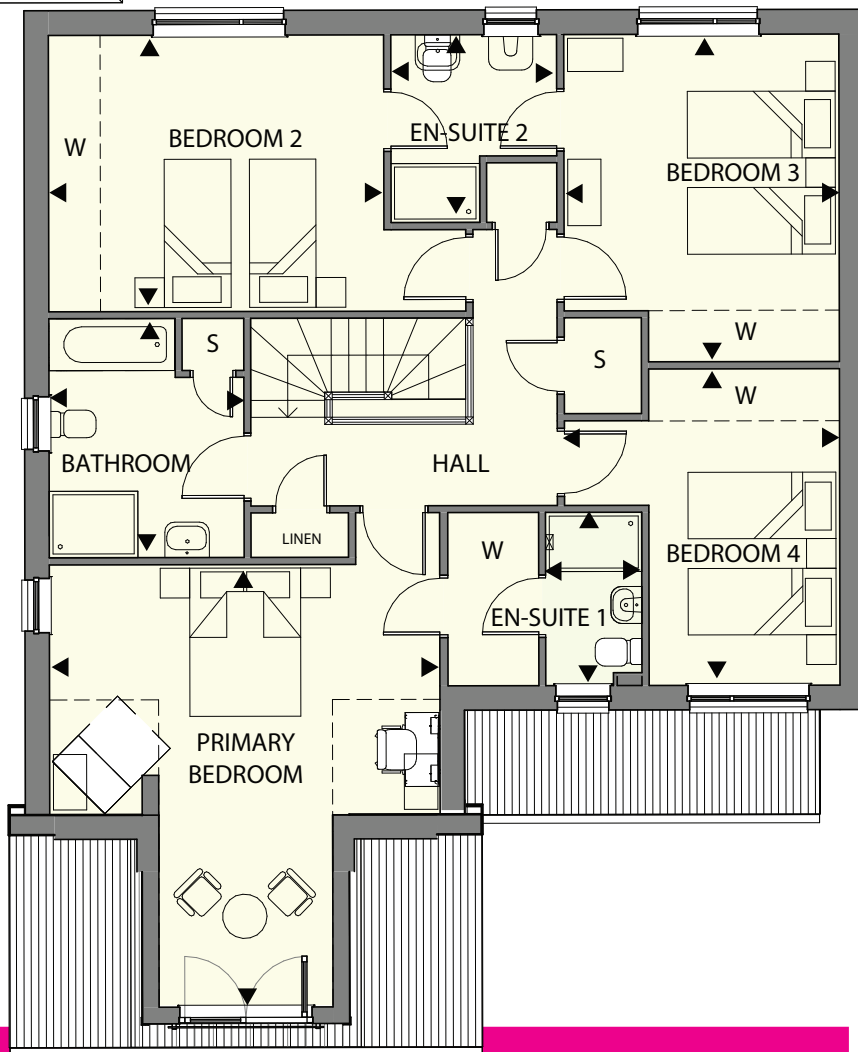


GROUND FLOOR

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

FIRST FLOOR

Primary 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	5.64m	12' 3"	x	18' 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' 0"	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 ▲



Just off Hebridean Gardens, Crieff, PH7 3BP

Travel to & from Crieff by car (miles)

Distances are approximate and may vary depending on which route is taken

- Perth - 18
- Stirling - 22
- Dunfermline - 32
- Dundee - 40
- Glasgow - 47
- St Andrews - 50
- Edinburgh - 60

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