

Wallace View

DUNBLANE

 dandara

ABOUT DANDARA

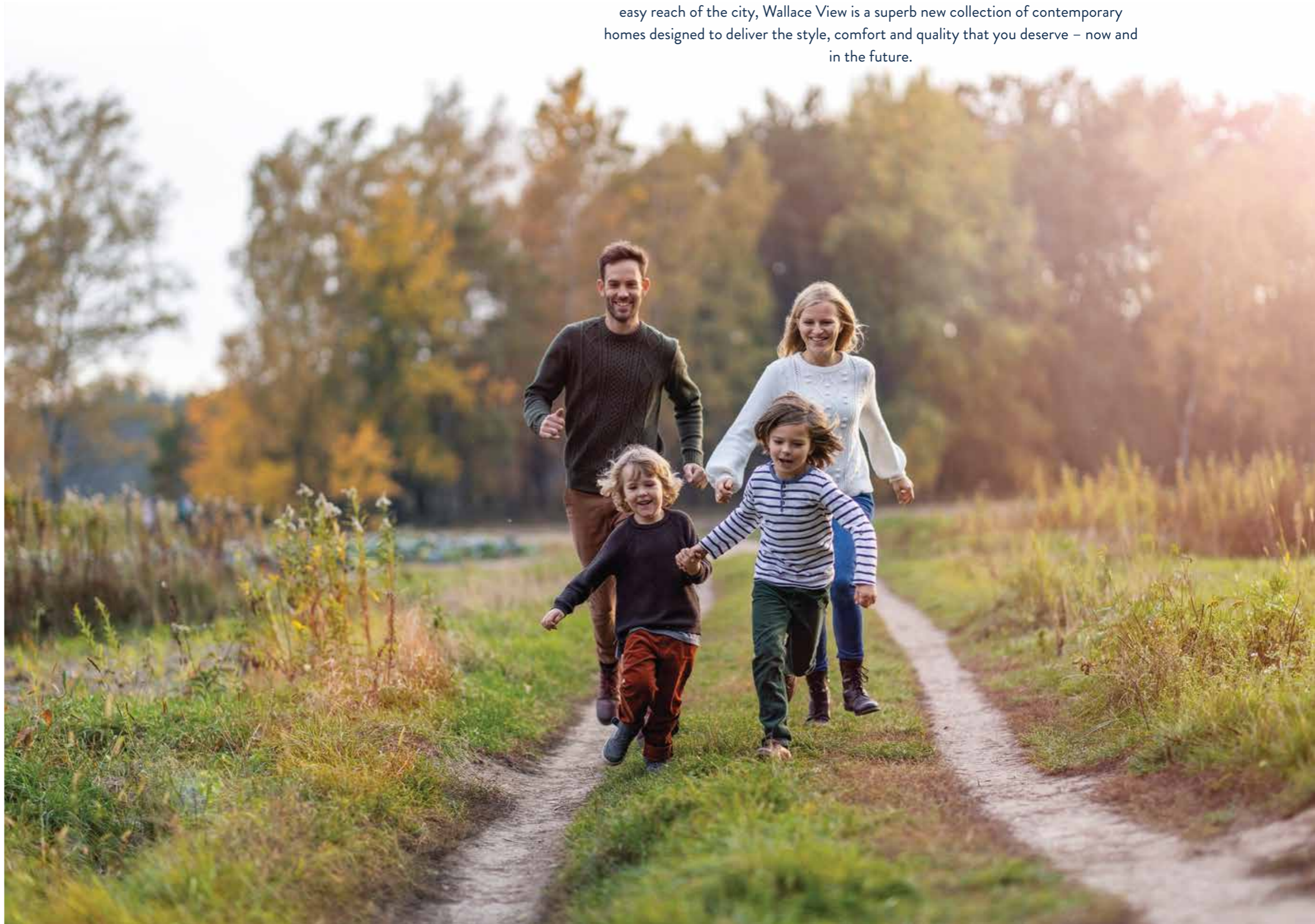
At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO Wallace View

Nestled in the historical town of Dunblane, surrounded by countryside, but within easy reach of the city, Wallace View is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



Dunblane

STIRLING

Dunblane's central location makes it the ideal place to live. There's so much to enjoy in this countryside town, you'll be happy to stay local much of the time. The Dunblane high street is home to gift shops, local retailers and a range of eateries, or if you are looking for some fresh air, the banks of Allan Water are ideal for a bike ride or walk.

Families with children will be well taken care of, as Dunblane Primary & Dunblane High schools are both within a 5-minute drive, and you'll find a good range of nursery schools in the area.

When the weekend rolls around, there will always be a new attraction to enjoy, visit the magnificent Dunblane Cathedral, walk the path of Laighhills Park, play a round of golf or join one of the local clubs.

If the lights and excitement of the city are what you're after, then Glasgow is 46 minutes away and Edinburgh less than 90.* The Dunblane train station offers regular links to Glasgow, Edinburgh, Stirling and Perth, and the easy access to the A9 makes the town the perfect location for living and working.



* Journey times are approximate and indicative only.

This Computer Generated Image of Wallace View is indicative only.





THE PERFECT LOCATION

EDUCATION

Dunblane High School.....	0.6 miles
Old Doune Road Nursery.....	0.8 miles
Dunblane Primary School.....	1.0 mile
St Mary's Episcopal Primary School.....	1.5 miles
Queen Victoria School.....	2.2 miles
Newton Primary School.....	2.7 miles

LOCAL AMENITIES

Tesco Superstore.....	0.9 miles
Dunblane Medical Practice.....	0.9 miles
M&S Simply Food.....	1.2 miles
Beech Tree Dental Care.....	1.2 miles
Laighills Public Park.....	1.3 miles
Dunblane Museum.....	1.4 miles
Dunblane Cathedral.....	1.4 miles
Dunblane New Golf Club.....	1.5 miles
Dunblane Library.....	1.5 miles

TRAVEL

A9.....	1.1 miles
Dunblane Train Station.....	1.4 miles
M9.....	2.1 miles





High Quality Specification

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHEN

Choice* of fully fitted contemporary kitchen with quality laminate worktops and appliances.** Stainless steel 1 ½ bowl sink with chrome mixer tap.

BATHROOMS

Quality white porcelain suite featuring wall mounted basins, concealed cistern WC and bath. Choice of quality wall tiles from a pre-selected range.*

ENSUITES

Quality white porcelain sanitaryware throughout, featuring wall mounted sink and WC. Thermostatically controlled shower unit and polished chrome taps. Choice of quality wall tiles from a pre-selected range.*

WC

Quality white porcelain sanitaryware throughout and polished chrome taps with a choice of splashback tiling.*

WINDOWS AND DOORS

Pre-finished front door set complete with chrome finish door handle and 3-point locking system. Thermally and acoustically efficient, pre-finished, double-glazed uPVC casement windows.

INTERNAL DOORS

High quality, white painted internal doors fitted with attractive contemporary chrome door handles.

HEATING & HOT WATER

Central heating and hot water is provided by an energy-efficient boiler system.**

ELECTRICAL

White sockets and switches throughout. Telephone socket in lounge. Sky master point to lounge with Sky Multi-room to bedroom one.

ENERGY EFFICIENCY

Photovoltaic panels are fitted to your new home, providing supplementary low-carbon-generated electricity, which can help reduce your energy bills.

LIGHTING

Recessed down lighting to bathrooms and all ensuites. Pendant fittings to hall, lounge, dining room, bedrooms, study and family rooms (where applicable).

INTERNAL FINISH AND DECORATION

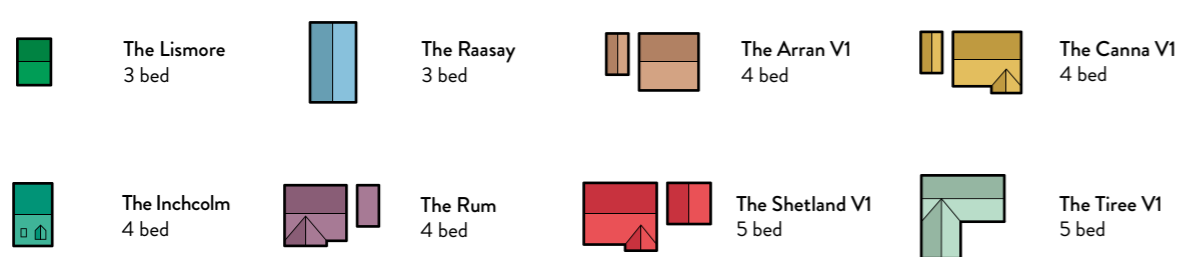
Walls and ceilings painted with emulsion. All woodwork is finished in white gloss.

EXTERNAL SPECIFICATION

Pre-finished up & over garage door.** Block pavior to driveway, paved slabs to paths. Fencing to rear and side gardens.** Front gardens laid to lawn with landscaping and turf to rear gardens.

* Subject to build stage. ** Subject to house type and plot.

SITE PLAN



Landscaping shown is indicative only

HOUSE TYPES

<p>THE TIREE V1</p>  <p>This superb 5 bedroom detached home includes an integral double garage</p>	<p>THE SHETLAND V1</p>  <p>A spacious 5 bedroom detached home with a detached double garage</p>	<p>THE CANNA V1</p>  <p>A double-fronted 4 bedroom detached home with a detached garage</p>
<p>THE ARRAN V1</p>  <p>This stylish 4 bedroom detached home includes a detached garage</p>	<p>THE RUM</p>  <p>This fabulous 4 bedroom detached home includes a detached garage</p>	<p>THE INCHCOLM</p>  <p>This 4 bedroom semi-detached home has living accommodation arranged over three floors</p>
<p>THE RAASAY</p>  <p>A generous 3 bedroom detached bungalow with driveway parking</p>	<p>THE LISMORE</p>  <p>This modern 3 bedroom home is ideal for first time homeowners</p>	

The Tiree V1

FIVE BEDROOM DETACHED HOME WITH GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This superb five bedroom detached home includes an integral double garage with utility area.

The ground floor features an open-plan kitchen-dining-family room, with French doors to access the garden. The separate lounge also has French doors to the garden and there is an understairs store and a downstairs WC.

Upstairs, bedroom one includes a walk-in-wardrobe and ensuite shower room. There are three further double bedrooms, a single bedroom, a stylish family bathroom and a study area on the landing.



GROUND FLOOR

Kitchen / Dining / Family	6.46m x 5.99m	21'2" x 19'8"
Lounge	4.99m x 3.27m	16'4" x 10'9"



FIRST FLOOR

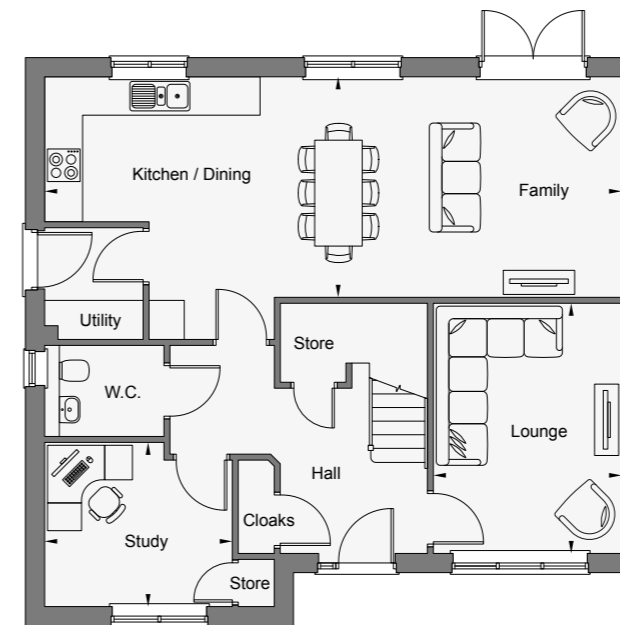
Bedroom 1	4.99m x 3.29m	16'4" x 10'9"
Bedroom 2	3.42m x 2.70m	11'2" x 8'10"
Bedroom 3	3.57m x 3.17m	11'8" x 10'5"
Bedroom 4	3.57m x 2.73m	11'8" x 8'11"
Bedroom 5	2.73m x 2.41m	8'11" x 7'11"

The Shetland V1

FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE

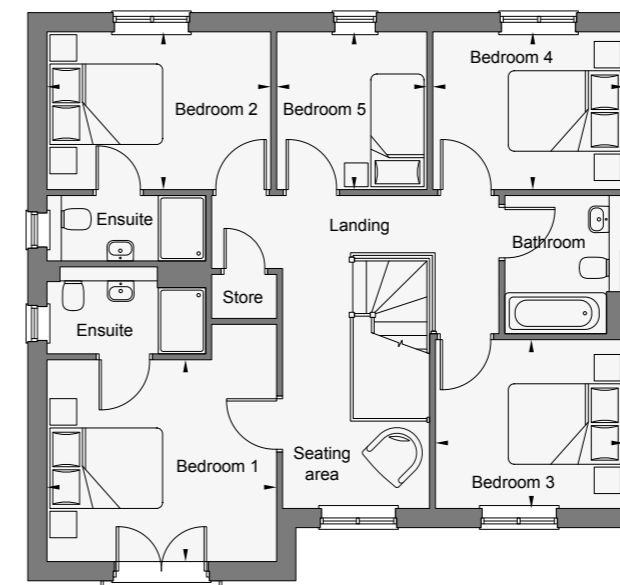


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GROUND FLOOR

Kitchen / Dining / Family	9.71m x 3.70m	31'10" x 12'2"
Lounge	4.21m x 3.17m	13'10" x 10'5"
Study	3.16m x 2.77m	10'4" x 9'1"



FIRST FLOOR

Bedroom 1	3.86m x 3.40m	12'8" x 11'2"
Bedroom 2	3.77m x 2.65m	12'4" x 8'8"
Bedroom 3	3.17m x 2.83m	10'5" x 9'3"
Bedroom 4	3.21m x 2.65m	10'6" x 8'8"
Bedroom 5	2.65m x 2.53m	8'8" x 8'4"

The Shetland is a spacious five bedroom detached home with a detached double garage. It features a large open-plan kitchen-dining-family room with French doors to access the garden. Off the hall is a separate lounge, study, downstairs WC and plenty of storage space.

Upstairs there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two benefit from their own ensuite.

The Canna V1

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE

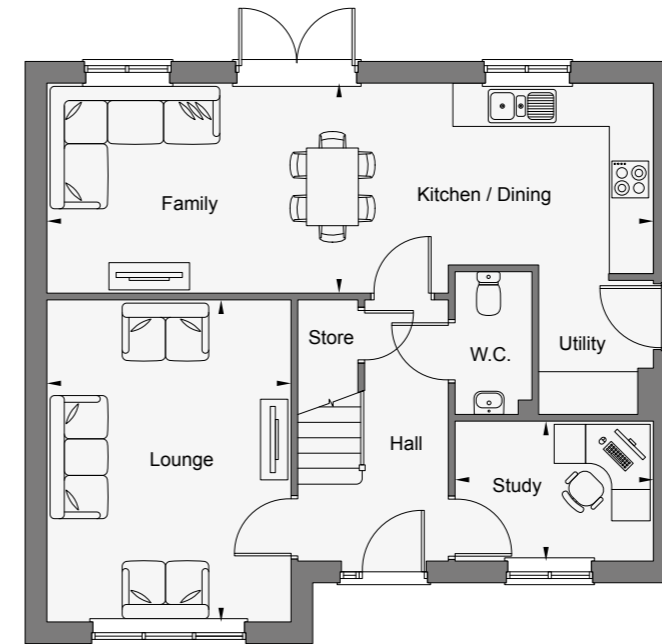


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The Canna is a four bedroom detached home with a detached garage. The ground floor features a large open-plan kitchen-dining-family room, a separate lounge, a study, understairs store and WC.

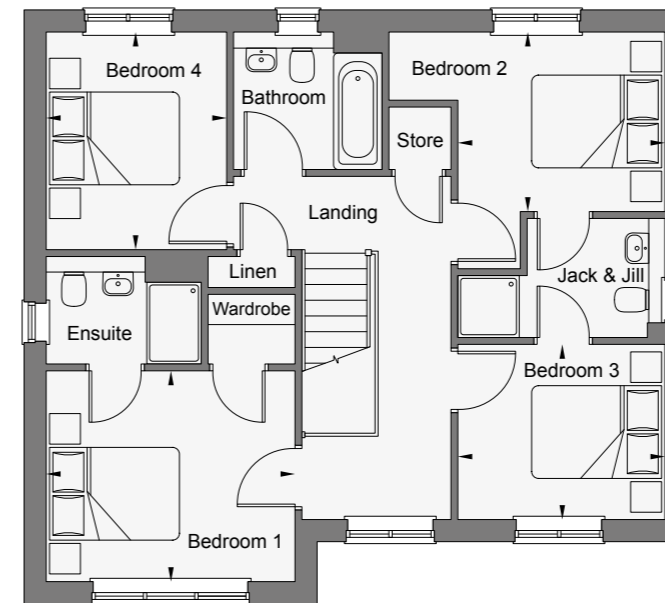
Upstairs there are four double bedrooms, a stylish family bathroom and an additional store cupboard on the landing. Bedroom one benefits from its own ensuite and has a walk-in-wardrobe.

Bedrooms two and three share a Jack & Jill style ensuite.



GROUND FLOOR

Kitchen / Dining / Family	9.04m x 3.12m	29'8" x 10'3"
Lounge	4.79m x 3.64m	15'8" x 11'11"
Study	2.94m x 2.08m	9'8" x 6'10"



FIRST FLOOR

Bedroom 1	3.64m x 3.07m	11'11" x 10'1"
Bedroom 2	3.15m x 2.62m	9'11" x 8'7"
Bedroom 3	3.15m x 2.57m	9'11" x 8'5"
Bedroom 4	3.17m x 2.63m	10'5" x 8'8"

The Arran V1

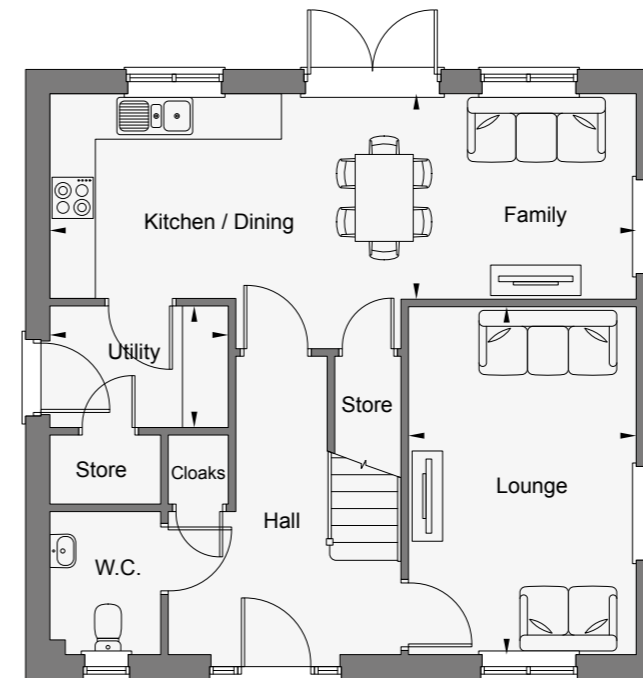
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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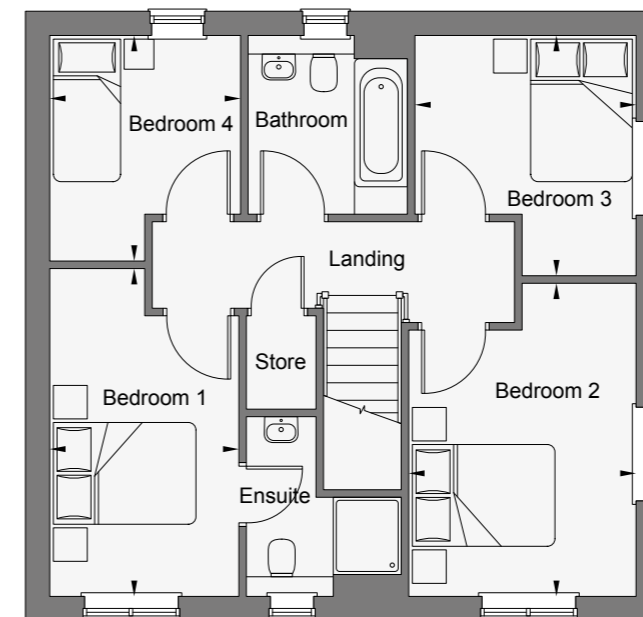
The Arran is a stylish four bedroom detached home with a detached garage. The ground floor features a large kitchen-dining-family room and a separate lounge. French doors from the dining area provides access to the garden. There is also a utility room, WC and plenty of practical storage space.

Upstairs, there are three double bedrooms, a single bedroom and a stylish family bathroom. Bedroom one benefits from its own ensuite shower room. There's also additional storage on the landing.



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 2.72m	25'7" x 8'11"
Lounge	4.63m x 3.02m	15'2" x 9'11"
Utility	2.36m x 1.61m	7'9" x 5'3"



FIRST FLOOR

Bedroom 1	4.36m x 2.52m	14'4" x 8'3"
Bedroom 2	4.16m x 3.02m	13'8" x 9'11"
Bedroom 3	3.19m x 2.93m	10'6" x 9'7"
Bedroom 4	3.00m x 2.54m	9'10" x 8'4"

The Rum

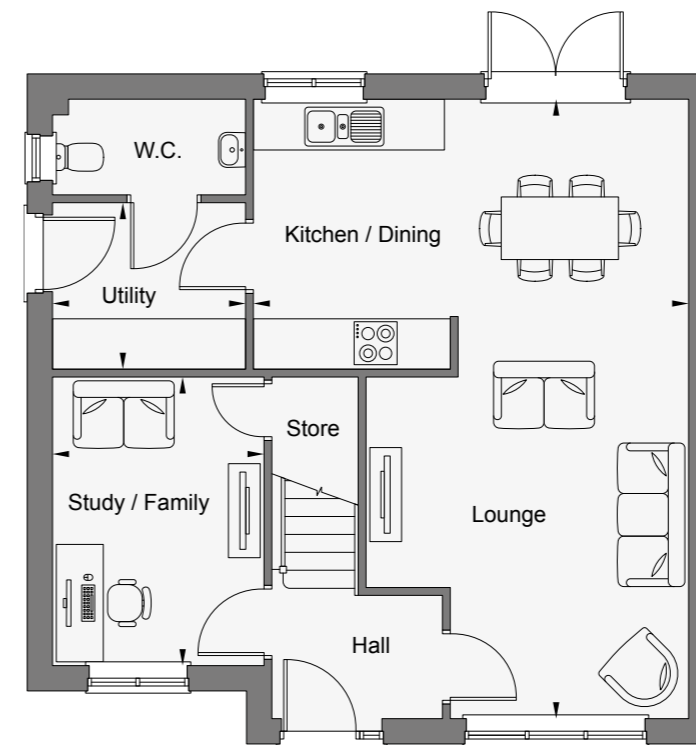
FOUR BEDROOM HOME WITH DETACHED GARAGE



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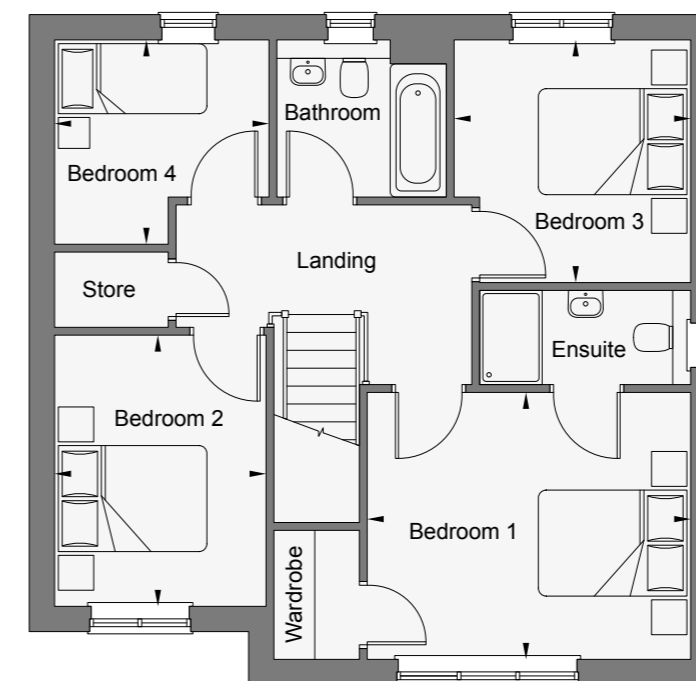
This fabulous four bedroom detached home with a detached garage, features a spacious open-plan lounge-kitchen-dining area with French doors to access the garden. There is also a study/family room, utility room and a downstairs WC.

Upstairs, there are three double bedrooms, a single bedroom, a stylish family bathroom and a store cupboard on the landing. Bedroom one benefits from its own ensuite and walk-in-wardrobe.



GROUND FLOOR

Kitchen / Dining / Lounge	5.57m x 7.91m	18'3" x 26'0"
Study / Family	2.71m x 3.68m	9'0" x 12'1"
Utility	2.47m x 2.12m	8'1" x 7'0"



FIRST FLOOR

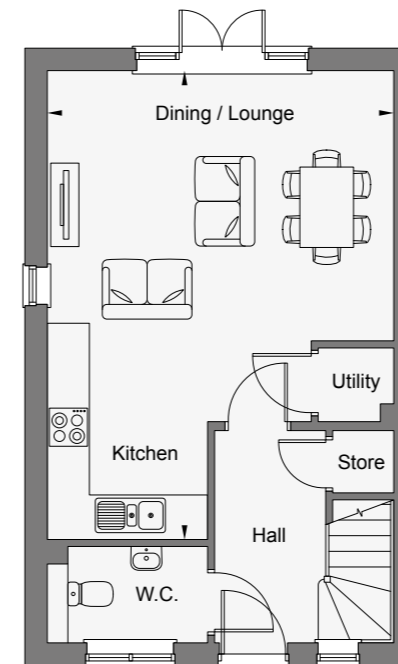
Bedroom 1	4.13m x 3.41m	13'7" x 11'2"
Bedroom 2	2.71m x 3.46m	8'10" x 11'4"
Bedroom 3	3.03m x 3.10m	9'11" x 10'2"
Bedroom 4	2.73m x 2.60m	9'0" x 8'6"

The Inchcolm

FOUR BEDROOM HOME

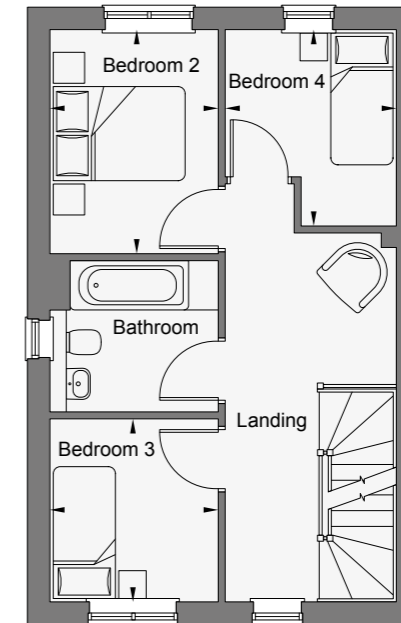


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GROUND FLOOR

Kitchen / Dining / Lounge
4.98m x 6.79m 16'3" x 22'3"

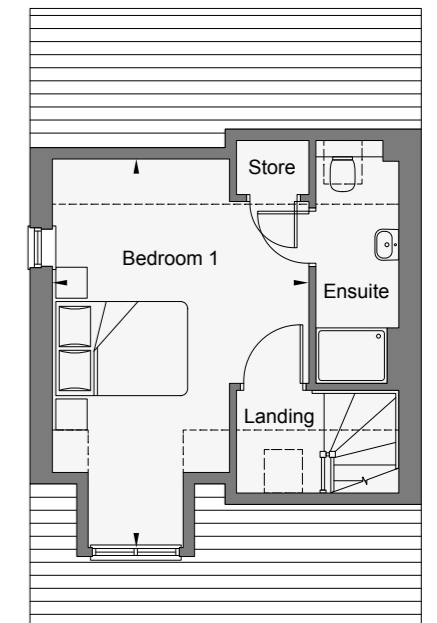


FIRST FLOOR

Bedroom 2
2.43m x 3.23m 8'0" x 10'7"

Bedroom 3
2.43m x 2.64m 8'0" x 8'8"

Bedroom 4
2.45m x 2.83m 8'0" x 9'3"



SECOND FLOOR

Bedroom 1
3.68m x 5.55m 12'1" x 18'2"

The Inchcolm is a four bedroom semi-detached home, with living accommodation spread over three floors. The ground floor features an open-plan lounge-kitchen-dining area, understairs storage and a WC. French doors from the lounge-dining area provides access to the rear garden.

On the first floor, there is a double bedroom, two single bedrooms and a stylish family bathroom. Bedroom one is ensuite and occupies the second floor, with an additional store cupboard on the landing.

The Raasay

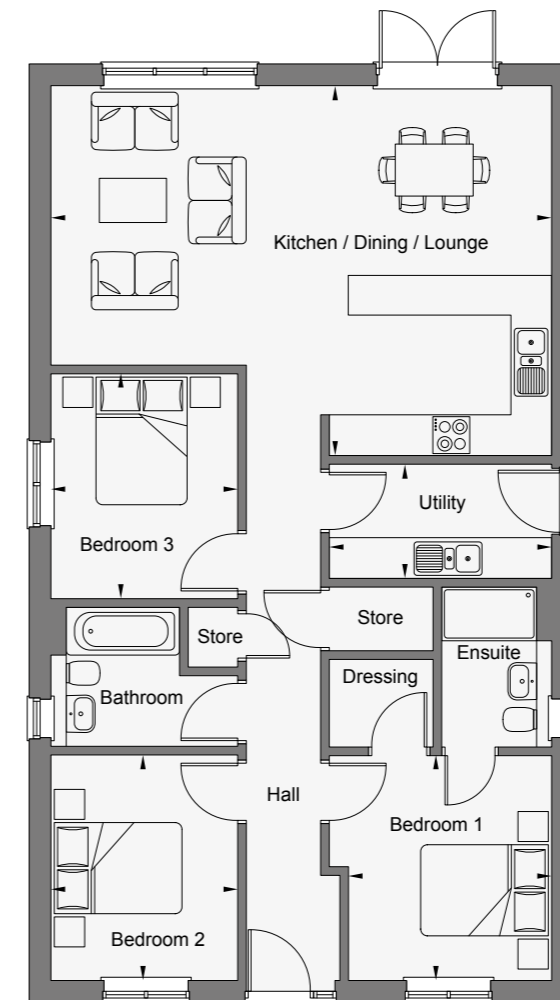
THREE BEDROOM DETACHED BUNGALOW



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The Raasay is a generous three bedroom detached bungalow featuring a large open-plan living area, with French doors providing access to the rear garden. There is also a separate utility room.

Bedroom one benefits from its own ensuite and has a walk-in-wardrobe and dressing area.
There are two further double bedrooms and a stylish family bathroom.



GROUND FLOOR

Kitchen / Dining / Lounge
7.46m x 5.52m 24'6" x 18'2"

Utility
3.32m x 1.68m 10'11" x 5'5"

Bedroom 1
3.33m x 3.04m 10'9" x 10'0"

Bedroom 2
3.33m x 2.80m 10'9" x 9'3"

Bedroom 3
3.38m x 2.80m 11'1" x 9'3"

The Lismore

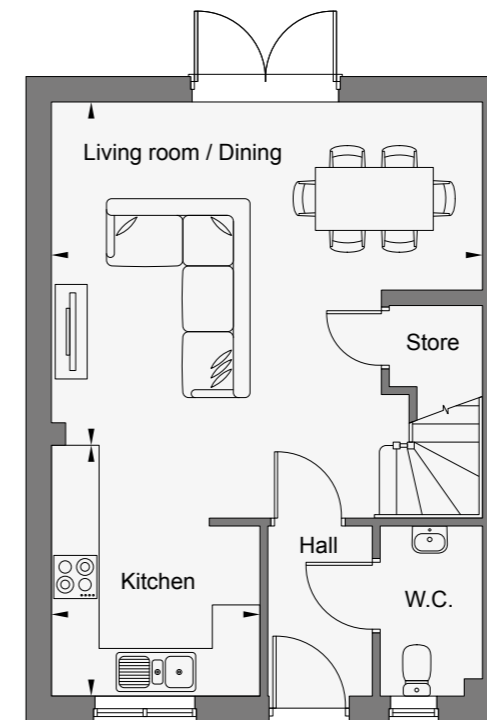
THREE BEDROOM HOME



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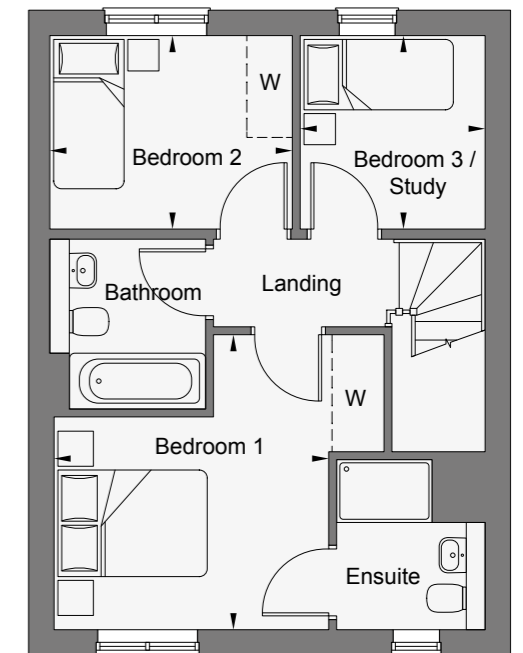
This modern three bedroom home features an open-plan living area, with the lounge positioned at the rear of the property with French doors to access the garden. There is also an understairs storage cupboard and a downstairs WC.

Upstairs, bedroom one benefits from its own ensuite shower room. There are two further bedrooms and a stylish family bathroom.



GROUND FLOOR

Lounge / Dining	5.41m x 4.31m	19'5" x 14'2"
Kitchen	2.61m x 3.15m	8'7" x 10'4"



FIRST FLOOR

Bedroom 1	3.44m x 3.70m	11'3" x 12'2"
Bedroom 2	3.03m x 2.44m	9'11" x 8'0"
Bedroom 3 / Study	2.31m x 2.44m	7'7" x 8'0"

- suggested space for wardrobe

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



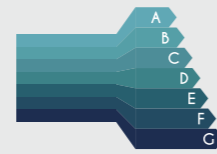
THEY CAN HELP YOU SAVE MONEY

Heating your new home could be up to 64% cheaper than an older equivalent and on average could save you thousands per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

85% of new build homes are rated A-B for energy efficiency, while under 4% of existing properties reached the same standard.* The average new home generates 60% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to Watt A Save Report published by HBF dated July 2023.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.



A WINNING COMBINATION

Dandara has been designing and building stylish, practical homes which provide our customers with the highest standards of quality and finish for over 30 years. Our unique approach and commitment to excellence has resulted in over 100 independent industry awards for architecture, design and quality.





DANDARA.COM



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'Wallace View' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Wallace View' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara East Scotland Ltd or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara East Scotland Ltd or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. Please ask a sales consultant for specific plot details.