



# Bertha Park

2, 3, 4 & 5 bedroom homes





Springfield  
.co.uk

Bertha Park



**Development of the year**

# GREAT LOCATION BEAUTIFUL HOMES

Countryside living in the city of Perth. Find out more about Springfield's collection of contemporary 2, 3, 4 & 5 bedroom family homes.











## THE VILLAGE

Bertha Park has been designed to include everything a community needs to grow and thrive.

The village has already started to pick up prestigious accolades, including winner of the Scottish Home Awards Development of the Year, take a look around Bertha Park and you'll see why this development is held in such high regard. Home to an award-winning pond and a beautifully designed play park, a brand new, state of the art high school and a local shop for all the essentials.

As the village develops there will be opportunities for restaurants, shops, health facilities, and open public spaces. This, together with easy access to the wider community, makes Bertha Park a vibrant and desirable place to live.

## BERTHA LOCH AND ANCIENT WOODLANDS

The local countryside is one of Bertha Park's great attractions with the scenic beauty of Bertha Loch and the surrounding ancient woodland, ideal for a dog walk or evening stroll.

The village also sits on the number 77 national cycle route. This runs along the banks of the Almond and Tay right into the city centre and, if you fancy a challenge you can even cycle all the way to Dundee or Pitlochry.





## SPORT AND FITNESS

Perth has excellent sporting facilities. Bell's Sport Centre and the impressive North Inch Park, with its rugby fields and acres of green space, are just over 10 minutes by car or 20 minutes on bike using cycle route 77.

The city is also the home of Scottish Curling with regular competitions hosted within the Dewars Centre.

The Leisure Pool is a great place to introduce kids to the water with amazing flumes and slides as well as dedicated swimming lanes.

If football is your thing, then McDiarmid Park is just 2 miles away if you want to catch some Scottish Premiership action with local club, St Johnstone.

## TRANSPORT

When it comes to transport, Bertha Park is second to none. It has its own dedicated bus service which runs into the heart of the city. If you want to travel further afield, the local train station is your gateway to the rest of the UK. If you need to take the car, the A9 is your route to all of Scotland's great cities and is only a few minutes away. The village will also benefit from the Cross Tay Link Road.





## EDUCATION

Bertha Park High School, which opened in 2019, was the first purpose built secondary school in Scotland for 20 years and is one of only 17 Microsoft flagship schools. This is a high-tech learning facility that encourages student driven innovation.

For younger children, there are plenty of quality primary schools within the local catchment area.

## SHOPPING, DINING AND RECREATION

High Street shopping in Perth boasts many household names. While you're out, you can choose from a selection of cafés to grab a coffee or a cake. Enjoy a cold beverage at any number of historic bars or treat your taste buds at one of Perth's top restaurants.

Nearby, St Catherine's Retail Park adds to your shopping options with designer outlets, homeware and sports shops. For your weekly groceries you're spoiled for choice. Just down the road, by the Inveralmond roundabout, and slightly further afield you can choose between a number of well known supermarkets.

Take a stroll down by the River Tay and try some fresh local produce at the Perth Farmers Market. The outdoor enthusiasts will enjoy the nearby Willowgate Activity Centre where the family can take part in a wide range of things from water sports to bush craft. Just over the River Tay you will find Scone Palace, host to a variety of events and seasonal festivities year round. For a bit of culture, you can visit Perth Theatre or the Concert Hall to take in a show or enjoy one of the latest exhibitions at the Museum and Art Gallery.













**Springfield Properties** has been building homes since the early 1990s. We have grown steadily ever since and now build homes across Scotland from the Highlands to the Borders. Wherever you're looking to live and whether you're taking your first step on the property ladder, looking for the perfect family home or choosing a place to downsize – we're sure to have a home you'll love.







## QUALITY SERVICE AND AFTER SALES

Springfield is always striving to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example, each Springfield home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date. With every Springfield property we offer an after sales service for the first two years.

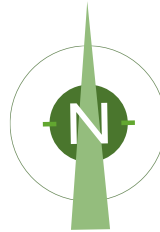
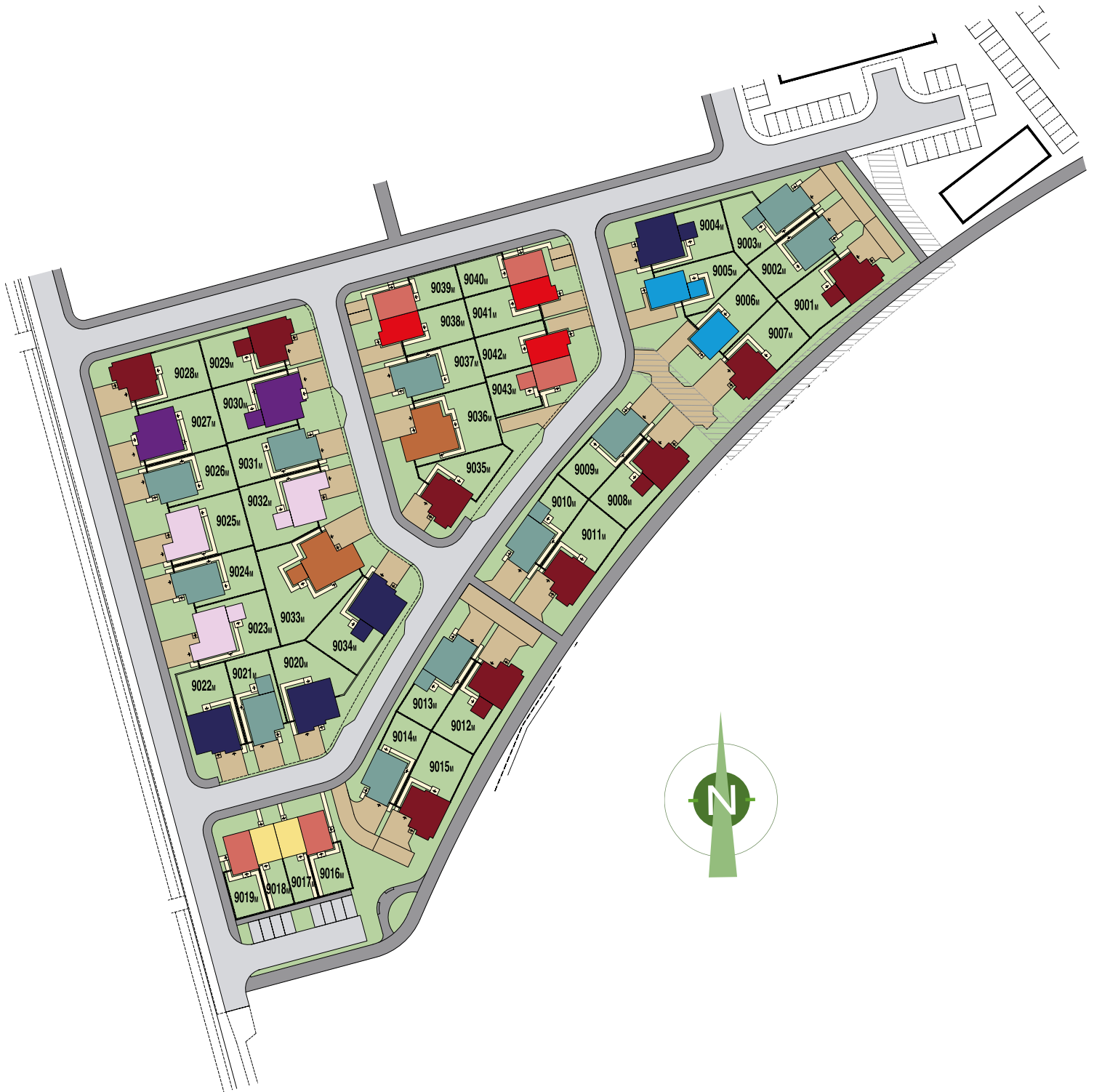






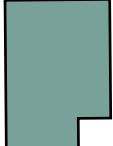

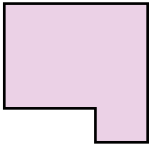

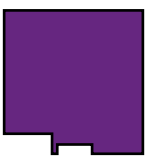
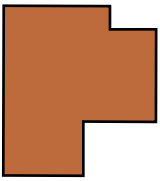


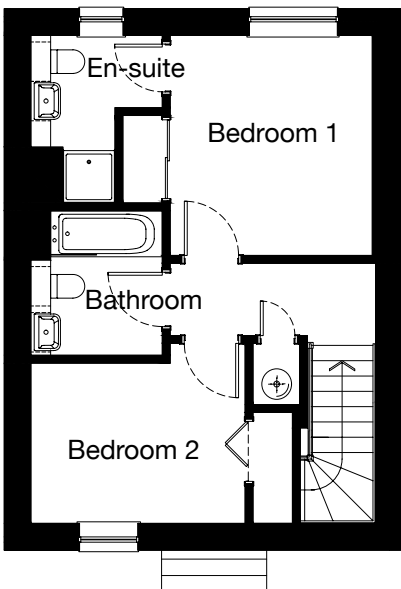
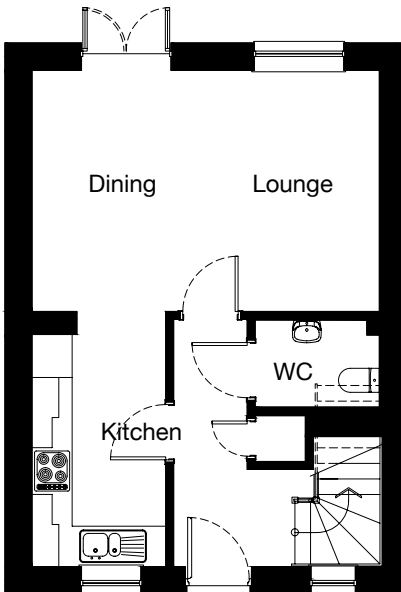
## DEVELOPMENT PLANS

As you can see from the development plan, Springfield Bertha Park (Meadows) will deliver a carefully considered selection of two, three, four and five bedroom homes with a choice of terraced, semi-detached and detached, continuing to make this a perfect development for growing families.





- |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |  |
| <b>Balloch</b><br>2 bedroom                                                         | <b>Ardmore</b><br>3 bedroom                                                         | <b>Fortrose</b><br>3 bedroom                                                        | <b>Cupar</b><br>3 bedroom                                                            | <b>Falkland</b><br>3 bedroom                                                          |
|  |  |  |  |  |
| <b>Arden</b><br>4 bedroom                                                           | <b>Braemar</b><br>4 bedroom                                                         | <b>Letham</b><br>4 bedroom                                                          | <b>Melford</b><br>5 bedroom                                                          | <b>Kincraig</b><br>5 bedroom                                                          |



# BALLOCH

## 2 bedroom mid-terrace

### Ground Floor

Room	Metric	Imperial
Lounge	2984 x 3611 mm	9' 9" x 11' 10"
Kitchen	2000 x 3820 mm	6' 7" x 12' 6"
Dining	2214 x 3611 mm	7' 3" x 11' 10"
WC	1908 x 1302 mm	6' 3" x 4' 3"

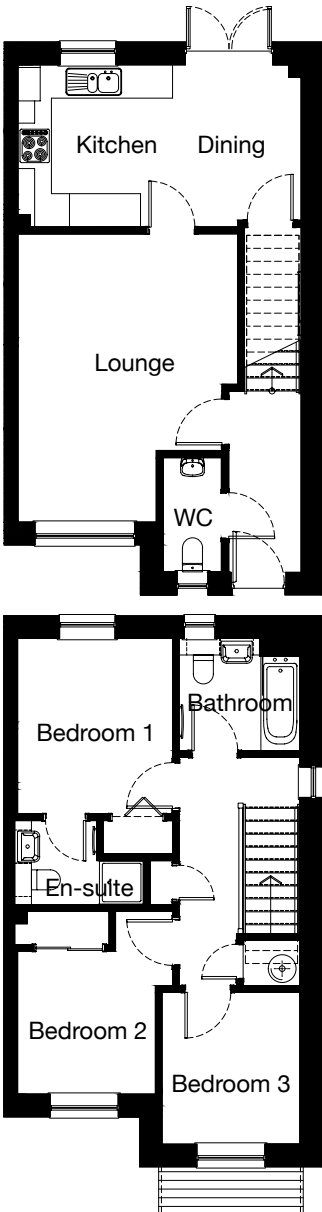
### First Floor

Room	Metric	Imperial
Bedroom 1	3078 x 3351 mm	10' 1" x 11'
En-suite	2000 x 1701 mm	6' 7" x 5' 7"
Bedroom 2	3262 x 2441 mm	10' 8" x 8'
Bathroom	2000 x 2200 mm	6' 7" x 7' 3"

**Total floor Area: 78m<sup>2</sup> / 835ft<sup>2</sup>**

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# ARDMORE

## 3 bedroom semi-detached

### Ground Floor

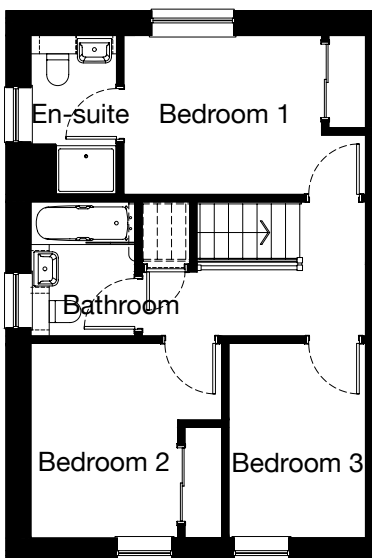
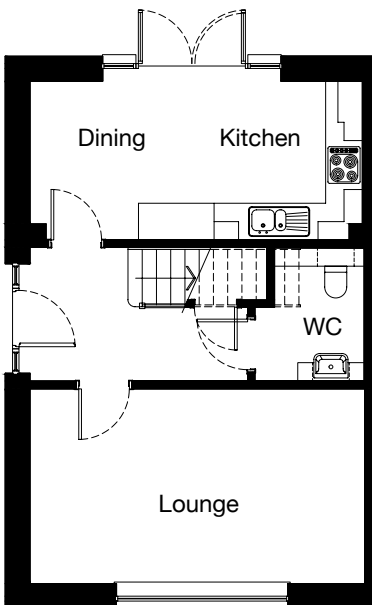
Room	Metric	Imperial
Lounge	3945 x 5183 mm	12' 11" x 17'
Kitchen	2775 x 2916mm	9' 1" x 9' 7"
Dining	2310 x 2916 mm	7' 7" x 9' 7"
Cloaks	1040 x 2062 mm	3' 5" x 6' 9"

### First Floor

Room	Metric	Imperial
Bedroom 1	2792 x 3165 mm	9' 2" x 10' 5"
En-suite	2323 x 1513 mm	7' 7" x 5'
Bedroom 2	2483 x 2581 mm	8' 2" x 8' 6"
Bedroom 3	2481 x 2739 mm	8' 2" x 9'
Bathroom	2173 x 2025 mm	7' 2" x 6' 8"

**Total Floor Area: 88m<sup>2</sup> / 949ft<sup>2</sup>**

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# FORTROSE

## 3 bedroom end terrace and semi-detached

### Ground Floor

Room	Metric	Imperial
Lounge	5473 x 3184 mm	17' 11" x 10' 5"
Kitchen	3661 x 2599 mm	12' 0" x 8' 6"
Dining	1775 x 2599 mm	5' 10" x 8' 6"
WC	1785 x 2177 mm	5' 10" x 7' 2"

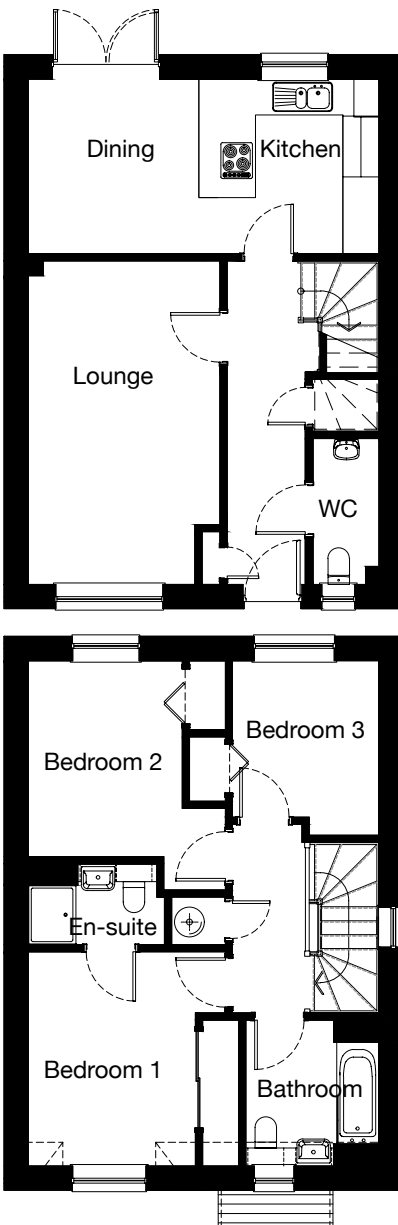
### First Floor

Room	Metric	Imperial
Bedroom 1	3233 x 2599 mm	10' 7" x 8' 6"
En-suite	1400 x 2599 mm	4' 7" x 8' 6"
Bedroom 2	3109 x 3184 mm	10' 2" x 10' 5"
Bedroom 3	2234 x 3184 mm	7' 4" x 10' 5"
Bathroom	1700 x 2196 mm	5' 7" x 7' 2"

**Total floor Area: 90m<sup>2</sup> / 967ft<sup>2</sup>**

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# CUPAR

## 3 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3219 x 5526mm	10' 7" x 18' 2"
Kitchen	3008 x 2917 mm	9' 10" x 9' 7"
Dining	2848 x 2917 mm	9' 4" x 9' 7"
WC	1100 x 2437 mm	3' 7" x 8'

### First Floor

Room	Metric	Imperial
Bedroom 1	3294 x 3579 mm	10' 10" x 11' 9"
En-suite	2277 x 1351 mm	7' 6" x 4' 5"
Bedroom 2	2574 x 3273 mm	8' 5" x 10' 9"
Bedroom 3	2442 x 2918 mm	8' 0" x 9' 7"
Bathroom	2222 x 2436 mm	7' 3" x 8' 0"

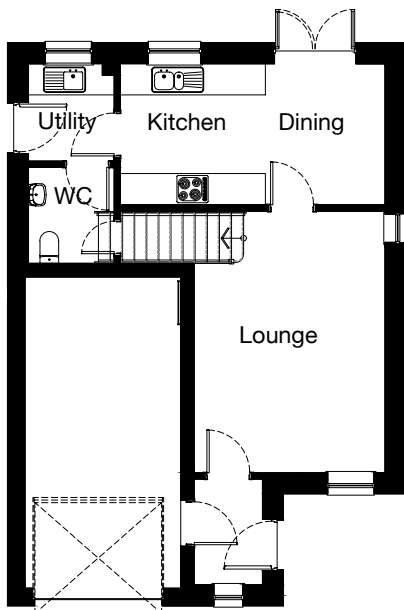
**Total Floor Area: 98m<sup>2</sup> / 1064ft<sup>2</sup>**

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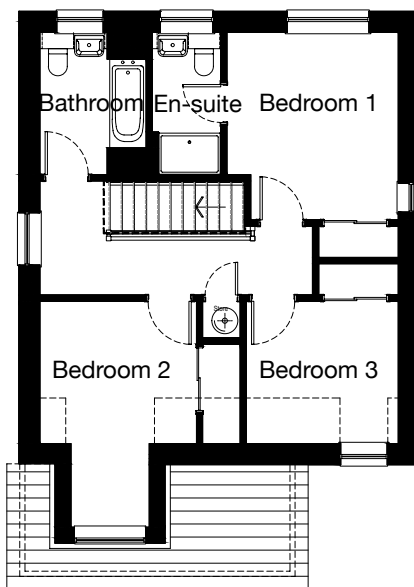
# FALKLAND

## 3 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3677 x 5035 mm	12' 1" x 16' 6"
Kitchen	2785 x 2727 mm	9' 2" x 8' 11"
Dining	2314 x 2727 mm	7' 7" x 8' 11"
Utility	1647 x 1876mm	5' 5" x 6' 2"
WC	1650 x 1850 mm	5' 5" x 6' 1"



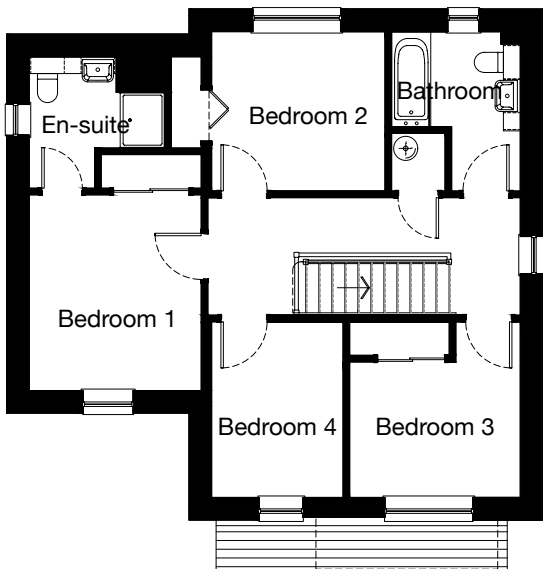
### First Floor

Room	Metric	Imperial
Bedroom 1	3283 x 3592 mm	10' 9" x 11' 9"
En-suite	1308 x 2727 mm	4' 3" x 8' 11"
Bedroom 2	3000 x 4330 mm	9' 10" x 14' 2"
Bedroom 3	2911 x 2729 mm	9' 7" x 8' 11"
Bathroom	2039 x 2727 mm	6' 8" x 8' 11"

**Total Floor Area: 100m<sup>2</sup> / 1082ft<sup>2</sup>**

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# ARDEN

## 4 bedroom detached

### Ground Floor

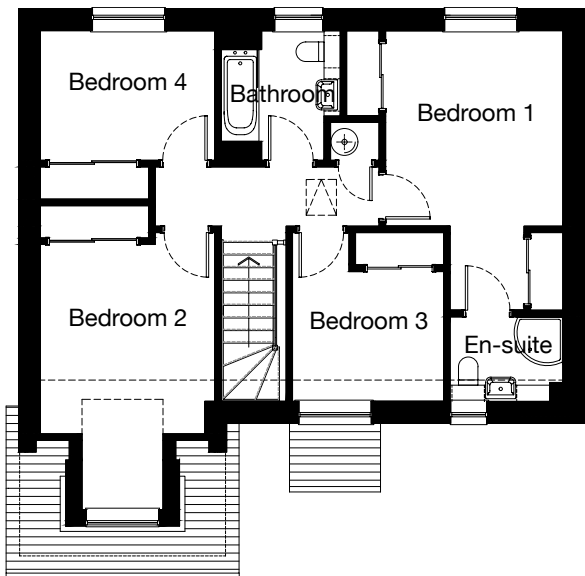
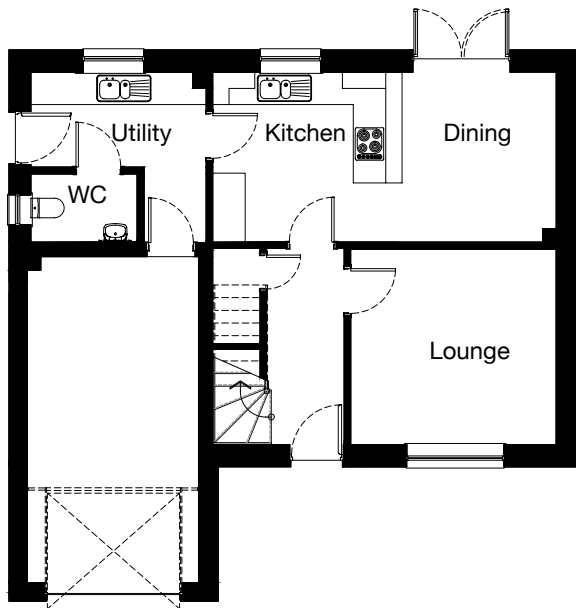
Room	Metric	Imperial
Lounge	4077 x 4041mm	13'5" x 13'3"
Kitchen	3075 x 2850mm	10'1" x 9'4"
Dining	2444 x 2850 mm	8' x 9' 4"
WC	1990 x 2080mm	6'6" x 6'10"

### First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499mm	10'1" x 11'6"
En-suite	2422 x 2350mm	7'11" x 7'9"
Bedroom 2	3099 x 2850mm	10'2" x 9'4"
Bedroom 3	3050 x 2421mm	10' x 7'11"
Bedroom 4	2349 x 3141mm	7'8" x 10'4"
Bathroom	2300 x 2850mm	7'7" x 9'4"

**Total Floor Area: 113m<sup>2</sup> / 1224ft<sup>2</sup>**

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# BRAEMAR

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3787 x 3606 mm	12' 5" x 11' 10"
Kitchen	3490 x 3133 mm	11' 5" x 10' 3"
Dining	2842 x 3133 mm	9' 4" x 10' 3"
WC	1955 x 1253 mm	6' 5" x 4' 1"

### First Floor

Room	Metric	Imperial
Bedroom 1	3287 x 3622 mm	10' 9" x 11' 11"
En-suite	2093 x 1570 mm	6' 10" x 5' 2"
Bedroom 2	3230 x 3508 mm	10' 7" x 11' 6"
Bedroom 3	2796 x 2407 mm	9' 2" x 7' 11"
Bedroom 4	3230 x 2402 mm	10' 7" x 7' 11"
Bathroom	2205 x 2402 mm	7'3" x 7' 11"

**Total Floor Area: 124m<sup>2</sup> / 1339ft<sup>2</sup>**

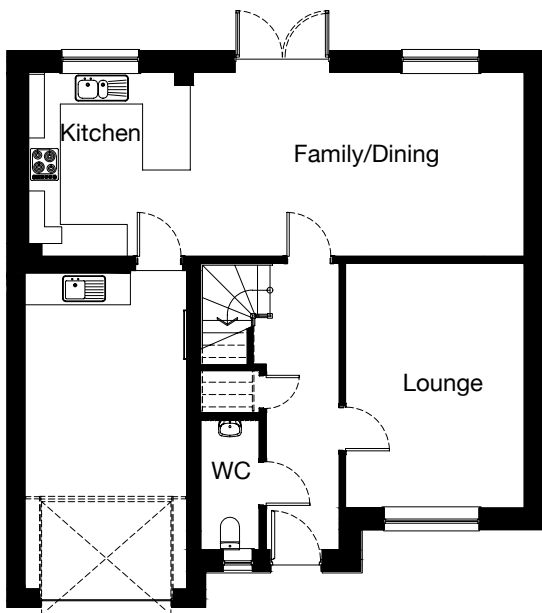
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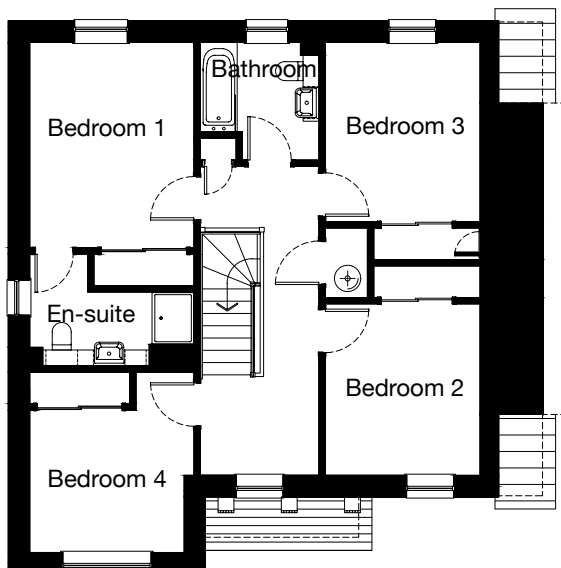
# LETHAM

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	3380 x 4619 mm	11' 1" x 15' 2"
Kitchen	3050 x 3470 mm	10' 0" x 11' 5"
Dining/Family	6294 x 3470 mm	20' 8" x 11' 5"
WC	1100 x 2470 mm	3' 7" x 8' 1"

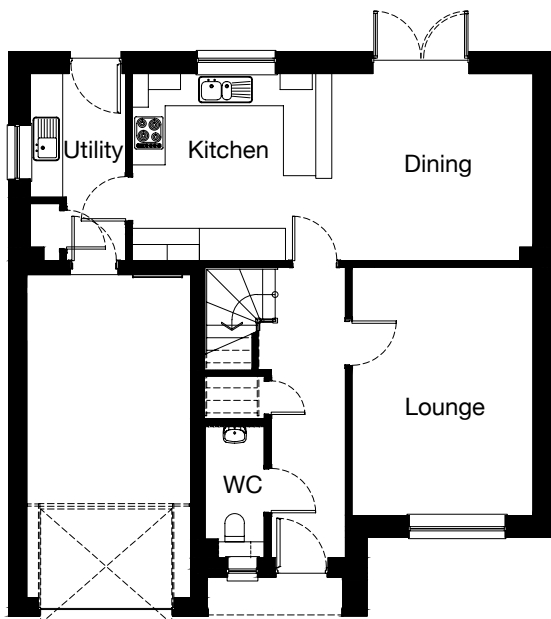


### First Floor

Room	Metric	Imperial
Bedroom 1	3117 x 3900 mm	10' 3" x 12' 10"
En-suite	2321 x 1400 mm	7' 7" x 4' 7"
Bedroom 2	2937 x 3255 mm	9' 8" x 10' 8"
Bedroom 3	2937 x 3404 mm	9' 8" x 11' 2"
Bedroom 4	2932 x 3422 mm	9' 7" x 11' 3"
Bathroom	2250 x 2237 mm	7' 5" x 7' 4"

**Total Floor Area: 138m<sup>2</sup> / 1485ft<sup>2</sup>**

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# MELFORD

## 5 bedroom detached

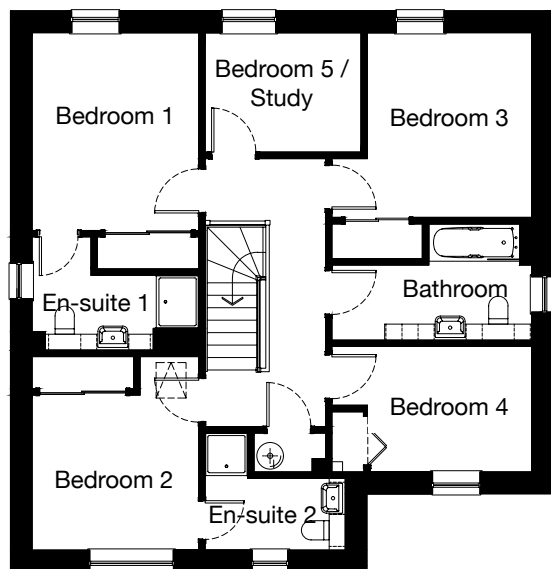
### Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619mm	11'1" x 15'2"
Kitchen	3713 x 3480mm	12' 2" x 11' 5"
Dining	3739 x 3480mm	12' 3" x 11' 5"
Utility	1772 x 3480mm	5'10" x 11'5"
WC	1100 x 2470mm	3'7" x 8'1"

### First Floor

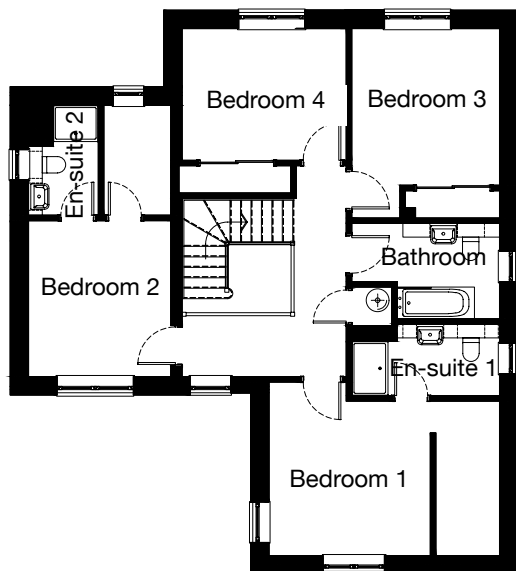
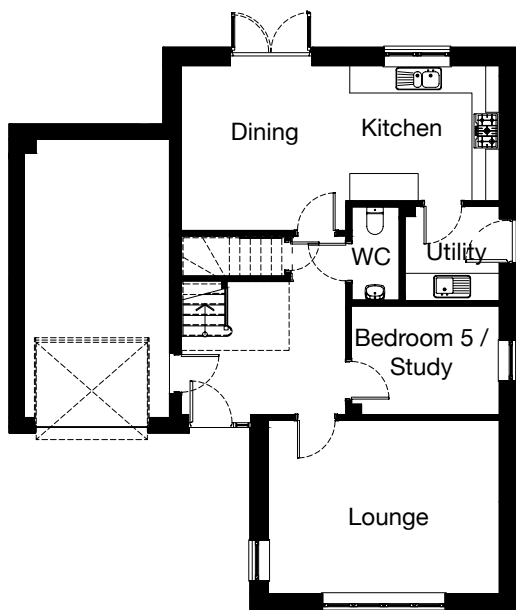
Room	Metric	Imperial
Bedroom 1	3117 x 3700mm	10' 3" x 12'2"
En-suite 1	2321 x 1400mm	7'7" x 4'7"
Bedroom 2	3117 x 3622mm	10' 3" x 11'11"
En-suite 2	2619 x 1343mm	8'7" x 4'5"
Bedroom 3	3072 x 3458mm	10'1" x 11'4"
Bedroom 4	3737 x 2346mm	12'3" x 7'8"
Bedroom 5	2915 x 2238mm	9'7" x 7'4"
Bathroom	3737 x 2175mm	12'3" x 7'2"

**Total Floor Area: 148m<sup>2</sup> / 1602ft<sup>2</sup>**



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# KINCRAIG

## 5 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5069 x 3808 mm	16' 8" x 12' 6"
Kitchen	3369 x 2966 mm	11' 1" x 9' 9"
Dining	3612 x 3616 mm	11' 10" x 11' 10"
Study / Bed 5	3249 x 2380 mm	10' 8" x 7' 10"
Utility	2069 x 2070 mm	6' 9" x 6' 9"
WC	1040 x 2050 mm	3' 5" x 6' 9"

### First Floor

Room	Metric	Imperial
Bedroom 1	3549 x 3818 mm	11' 8" x 12' 6"
En-suite 1	3249 x 1568 mm	10' 8" x 5' 2"
Bedroom 2	3127 x 3431 mm	10' 3" x 11' 3"
En-suite 2	1535 x 2418 mm	5' 0" x 7' 11"
Bedroom 3	3249 x 3446 mm	10' 8" x 11' 4"
Bedroom 4	3613 x 2896 mm	11' 10" x 9' 6"
Bathroom	3249 x 2100 mm	10' 8" x 6' 11"

**Total Floor Area: 167m<sup>2</sup>/1797ft<sup>2</sup>**

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# SPECIFICATION

BALLOCH  
ARDMORE  
FORTROSE  
CUPAR  
FALKLAND  
ARDEN  
BRAEMAR  
LETHAM  
MELFORD  
KINCRAIG

## KITCHEN & APPLIANCES

Fully fitted kitchen complete with integrated appliances.  
Cupboards and drawers are all soft close.

Stainless steel 1 1/2 bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	-	-
5 burner gas hob	-	-	-	-	-	-	-	-	✓	✓
Cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated microwave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine in kitchen	✓	✓	✓	✓	-	-	-	-	-	-
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## UTILITY ROOM

Fitted worktops & units (per suppliers drawing)	-	-	-	-	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with single lever mixer tap	-	-	-	-	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	-	-	-	-	✓	✓	✓	✓	✓	✓

## BATHROOM

Towel warmers work with main heating system only.

Superior sanitary ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling on all walls at bath, half height tiling to remainder of walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass shower screen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## EN-SUITES

Full height tiling in shower cubicle, half height tiling to remainder of walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower cubicle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite one	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## WC

Half height tiling to all walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity furniture	-	-	✓	-	-	-	-	-	✓	-

## CERAMIC WALL TILING

Chrome square edge tile trim to external corners included as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	BALLOCH	ARDMORE	FORTROSE	CUPAR	FALKLAND	ARDEN	BRAEMAR	LETHAM	MELFORD	KINCRAIG
<b>ELECTRICAL &amp; HEATING</b>										
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing/Gas combi condensing boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder/pre heat tank	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pre cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>										
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.										
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	-	-	-	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	-	-	-	-	-	-	✓	✓	✓	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>										
Glazed doors to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>										
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2.4m high ceilings to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
2.7m high ceilings to ground floor (excluding sunrooms) and 2.4m to first floor	-	-	-	-	-	-	-	-	-	✓
<b>WINDOWS</b>										
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>										
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>										
Monoblock driveway / parking space	-	✓	✓*	✓	✓	✓	✓	✓	✓	✓
Off street parking / factor allocated parking space	✓	-	✓*	-	-	-	-	-	-	-
Turf to front and rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wireless door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap at rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at front and rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage doors: colour grey	-	-	-	-	✓	✓	✓	✓	✓	✓
Facias and soffits: colour grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Note: The Fortrose will have either a driveway or an allocated parking space, depending on the specific plot. Speak to your Sales Consultant for more information.

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Executive for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale. Client Choices are dependant on build stage.



# Bertha Park

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