



ELM DRIVE

BLAIRGOWRIE

An exclusive development of luxury homes by G S Brown Construction

DISCOVER YOUR DREAM HOME WITH US

LOCATION, LOCATION, LOCATION

Welcome to Elm Drive, nestled in the heart of the twin burghs of Blairgowrie and Rattray. Set against the serene backdrop of rolling fields and fertile Perthshire farmland, “Blair,” as locals lovingly call it, offers an ideal place for your new home.

Historic and Picturesque: Blairgowrie, the larger of the two burghs, is an enchanting market town with the River Ericht gracefully flowing through its centre. This charming setting is perfect for those who appreciate history and natural beauty.

Gateway to the Highlands: Positioned at the gateway to the Scottish Highlands, Blairgowrie is the starting point of the Cateran Trail, a breathtaking hiking route that includes Glenericht, Bridge of Cally, Enochdhu, and Glenisla. For winter enthusiasts, the popular ski area of Glenshee is just 20 miles north, towards Braemar.

Outdoor Activities Galore: Blairgowrie offers a plethora of outdoor activities. Enjoy scenic riverside walks and fishing along the River Ericht, or indulge in a round of golf at the prestigious Blairgowrie Golf Club, home to two outstanding courses: Rosemount and Landsdowne.

Convenient Education Facilities: Families will find Elm Drive ideally located within easy walking distance to Rattray Primary School and St. Stephens RC Primary School, situated at the Blairgowrie Campus on Elm Drive.



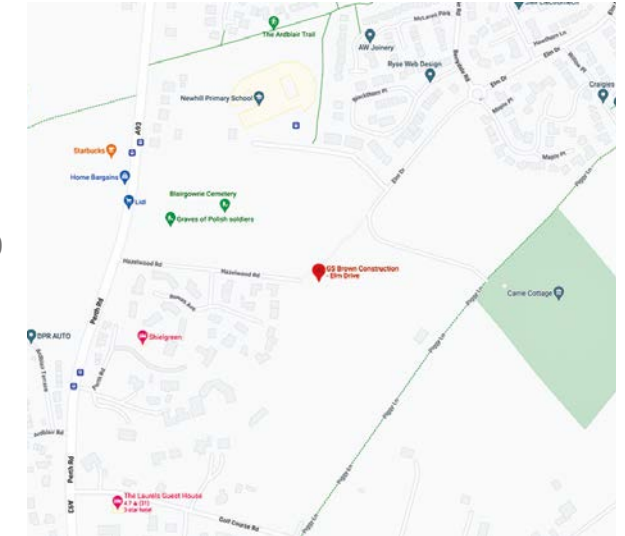
Secondary students are served by Blairgowrie High School on Beeches Road.

Excellent Transport Links: Blairgowrie boasts regular bus services to Perth, Dundee, Alyth, Coupar Angus, and Dunkeld, as well as a convenient circular town service. The nearest railway stations are located in Perth and Dunkeld & Birnam, ensuring easy connectivity to major cities.

Come and experience the perfect blend of historic charm, natural beauty, and modern convenience in Blairgowrie. Your dream home awaits at Elm Drive!



Our Elm Drive development is located in Blairgowrie. Address for Sat Nav is Elm Drive, Blairgowrie PH10 6TY.



From Perth and the South:

Head north on (A93) towards Blairgowrie. Continue on the (A93) passing through Carsie. Follow the (A93) Perth Road then turn right at the retail park onto Hazelwood Road.

From Aberdeen and the North:

From the A90, turn off at the Glamis junction and follow the A94 towards Forfar/Cupar Angus. Pass through Meigle and turn right on to the (B954). Follow the (B954) at the roundabout take the 1st exit onto (A926) passing through Rattray. Continue onto Boat Brae (A93). Then turn right at the Angus Hotel onto Wellmeadow (A93) and right on to Reform Street (A93) and left onto Perth Street (A93). Follow the (A93) passing the retail park turn left on to Hazelwood Road.

EXPERIENCE SUPERIOR DESIGN AND HIGH SPECIFICATIONS

Exclusive Blairgowrie homes by GS Brown.

At GS Brown we believe that excellence should be the norm, not the exception. That's why every home we build comes with a high specification as standard, thoughtfully designed to enhance your everyday life in ways you might not expect. We focus on delivering homes that combine sophisticated design with superior functionality, ensuring every detail contributes to a higher quality of living.

From the moment you step inside, you'll notice the difference. Our homes feature a wide range of quality appliances, high-quality finishes, and innovative energy-efficient technologies, all seamlessly integrated to create a living space that is both beautiful and practical. Experience the perfect blend of comfort, style, and convenience that sets our homes apart.





KITCHEN AND UTILITY FEATURES

- **Premium Kitchen and Utility Options:** Choose from a selection of high-quality kitchens and/or utility spaces (if applicable) tailored to your needs.
- **Elegant Worktops and Sinks:** Enjoy stylish laminate kitchen worktops with a composite sink and mixer tap, combining durability and design.
- **Sophisticated Lighting:** Under-unit LED lighting enhances visibility and adds a modern touch to your kitchen workspace.
- **Brushed Chrome Finishes:** Premium brushed chrome faceplates for kitchen sockets and switches above worktops add a sleek, contemporary look.



CONVENIENT APPLIANCES

Modern Kitchen Appliances

Kitchens are equipped with:

- Single oven
- Gas hob
- Integrated fridge/freezer
- Stainless steel cooker hood
- Dishwasher (if there is a utility)
- Washing machine (if there is not a utility)



BATHROOM FEATURES

- **Powerful Electric Shower:** Equipped with the Mira Jump 10.8Kw electric shower for a refreshing start to your day.
- **Elegant Over-Bath Shower Screen:** Provides a sleek and practical addition to your bathing space.
- **Stylish Basin and Mixer:** Featuring a wash hand basin with the Grohe Eurosmart basin mixer.
- **Practical Vanity Unit:** Under-sink vanity unit for enhanced storage and a tidy appearance.
- **Comfortable WC:** Close coupled WC with a soft close seat for added comfort.
- **Luxurious Bath:** The Carron Quantum bath (size as per plan) with a Grohe Eurosmart bath deck mount filler, combining style and function.
- **Modern Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder.
- **Luxurious Tiling:** Full-height wall tiling around the bath and shower areas, complemented by half-height tiling on the remaining walls for a complete look.
- **Heated Chrome Towel Rail:** Adds a touch of luxury and keeps your towels warm and dry.





EN-SUITE FEATURES

- **Top-of-the-Line Shower:** Grohe Grohtherm G800 thermostatic shower mixer and kit for a premium showering experience.
- **Low Profile Shower Tray:** Stylish and practical low profile shower tray.
- **Elegant Shower Door:** Pivot door (size as per plan) with side screen where applicable, ensuring both style and functionality.
- **Stylish Basin and Mixer:** Featuring a wash hand basin with the Grohe Eurosmart basin mixer.
- **Practical Vanity Unit:** Under-sink vanity unit for enhanced storage and a tidy appearance.
- **Comfortable WC:** Close coupled WC with a soft close seat for added comfort.
- **Modern Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder.
- **Heated Chrome Towel Rail:** Adds a touch of luxury and keeps your towels warm and dry.
- **Luxurious Tiling:** Full-height wall tiling around the bath and shower areas, complemented by half-height tiling on the remaining walls for a complete look.
- **Convenient Shaver Point:** Located next to your sink.



WC / CLOAKROOM FEATURES

- **Stylish Wash Hand Basin:** Full pedestal WHB with a sleek Grohe Eurosmart basin mixer for a modern touch.
- **Comfort and Convenience:** Close coupled WC with a soft close seat for added comfort.
- **Elegant Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder.
- **Splashback:** Frosted glass splashback, adding a sophisticated touch to the space.





INTERNAL FEATURES

- **Energy-Efficient Heating:** Featuring a high-efficiency gas boiler and a time and temperature zone-controlled heating system, designed for optimal comfort and significant savings.
- **Neutral Decor:** White walls and ceilings for a bright and versatile interior.
- **Modern Interior Doors:** White interior doors with sleek chrome ironmongery.
- **Elegant Glazed Doors:** Half-glazed doors for the lounge and kitchen, adding a touch of sophistication.
- **High-Quality Finishings:** MDF white facings, skirtings, and window cills with a satinwood finish for a polished look.
- **Walk-in Wardrobe:** A spacious and contemporary walk-in wardrobe in the master bedroom, providing ample storage and a touch of luxury. (selected plots)
- **Practical Wardrobe Design:** MDF shelf with hanging rail in wardrobes for efficient storage.



INTERNAL FEATURES

- **Contemporary Lighting:** White downlights in the kitchen, bathroom, and en-suite.
- **Stylish Lounge:** Coving to the lounge for a refined finish.
- **Convenient USB Sockets:** One USB socket in bedrooms, kitchen, and lounge, with two USB sockets in the master bedroom.
- **Entertainment Ready:** Wiring for satellite TV to the lounge (aerial not fitted) and a TV point in the lounge.
- **Telecommunication:** BT point in the lounge.
- **Safety First:** Mains powered smoke, heat, and carbon monoxide detectors where required, plus a carbon dioxide monitor in the master bedroom.

PROPERTY EXTERNAL FINISH

- **Stone Detailing:** Elegant stone basecourse and feature walls for a timeless aesthetic.
- **Stylish Roof:** Charcoal-coloured roof tiles for a modern look.
- **Sleek Windows and Doors:** RAL 7016 (Anthracite Grey) UPVC double glazed windows and French doors (where applicable).
- **Contemporary Composite Doors:** RAL 7016 (Anthracite Grey) composite front and rear doors for enhanced security and curb appeal.
- **Modern Garage Door:** RAL 7016 (Anthracite Grey) Up-and-over garage door (where applicable)
- **White UPVC Elements:** White UPVC fascias and soffits for a clean finish.
- **Efficient Rainwater Goods:** UPVC rainwater goods for effective drainage.
- **Convenient External Features:**
 - External tap and socket for added functionality.
 - Concrete paving slab paths for durability and ease of maintenance.
- **Well-Designed Driveway:**
 - Driveway formed with monobloc, featuring concrete edging kerbs for a polished look.
- **Ready-to-Use Gardens:**
 - Rear gardens rotavated and prepared for landscaping.
 - Front gardens turfed for an attractive, ready-to-enjoy outdoor space.
- **Thoughtful Lighting:** Lighting installed at front and rear doors for safety and convenience.
- **Future-Ready Vehicle Ducting:** Includes car ducting for easy installation of an electric car charger when you're ready, ensuring a hassle-free upgrade to sustainable driving.



SITE PLAN



- Comrie Plot 33, 40, 41
- Craile Plot 34, 35, 38, 39
- Muirkirk Plot 36, 37

HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

Firstly, ensure you do not miss any updates by subscribing to our exclusive newsletter via the link on our website at www.gsbrown-construction.co.uk/join-our-mailing-list. This will enable you to receive important news directly in your inbox.

We meticulously update our website, as well as our listings on On the Market, Zoopla, and Rightmove regularly to keep you informed about our latest properties. Should you have any uncertainties regarding availability or require the most recent updates, please do not hesitate to contact us via email at sales@gsbrown.co.uk.

HOW CAN I MAKE AN APPOINTMENT TO VIEW A HOME?

Scheduling a viewing with us is quick and easy! Simply dial 0800 731 4034 or send us an email at sales@gsbrown.co.uk to book your appointment. We look forward to showing you our stunning homes.

RESERVING YOUR DREAM GS BROWN HOME

Welcome to the first step of owning your dream GS Brown home! To ensure a seamless and enjoyable experience, we recommend scheduling an appointment with our friendly sales team. They will walk you through every important detail and make sure you are set to finalise the missives within 2 months of your reservation, including a stress-free 14-day cooling-off period.

Before you proceed, it's wise to consult with a solicitor and a mortgage lender (or financial advisor) to keep them informed of these timelines. If you need recommendations, we have a curated list of trusted contacts ready for you.

Our sales team will assist you with the reservation process. We aim to make your experience of purchasing a GS Brown home as straightforward as possible. We are ready to help you achieve your goal of homeownership.



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Sales Phone Number: 0800 731 4034
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