



# Welcome to Craigowl Law

**AVANT**  
homes

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# Make your next step a reality

Looking for an amazing new home in Dundee? Then look no further. Craigowl Law offers a range of 2, 3, 4 and 5 bedroom homes in Dundee, Angus – all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Surrounded by the semi-rural suburbs of the city, with fantastic amenities and road links through to bustling town centres, Craigowl Law is the ideal development for those looking for a new home in Dundee.

# Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



# Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

**So, if you're looking for your dream home, look no further.**

# Your buying journey

Here's a step by step guide through the exciting buying process.

## Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

## Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



## Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.



## Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



## Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

## Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





## Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



## Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



## Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



# Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

## Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200\* a year on their energy bills.

## No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

## Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

## A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate unlived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





## Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

## Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

## No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

## Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%\* of new homes have an EPC rating of A-B, while only 4%\* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%\*.

\*HBF Watt a Save Report, February 2023.

\*\* Dependant on build stage, please ask your Sales Advisor for more details.

\*\*\*Terms and conditions apply.

# Living in Dundee

Craigowl Law is set to become a part of Dundee's community growth plans to bring further homes to the bustling city's growing suburbs. The landmark development is surrounded by natural beauty and gorgeous neighbourhoods.

With Clatto Country Park on your doorstep – explore its stunning reservoir, woodland and children's play area. While further afield is Camperdown Wildlife Centre making for a great family day out. Just 15 minutes from Dundee city centre, the park is home to a whole host of animal and bird enclosures.



For commuters, Craigowl Law offers excellent access to local road connections. Strathmartine Road can be followed directly into Dundee city centre, while the A90 is less than 10-minutes away and can lead to Forfar in the north east and Perth in the south west. There are also number of public transport links within walking distance of the development, allowing access to areas between Ninewell's hospital and St Martin Avenue.

In under 20 minutes, you can reach the heart of Dundee city centre, a haven of shops, restaurants and tourist attractions – including the V&A Dundee, which opened in 2018 and is the first Victoria and Albert museum outside of London!

Lidl and Asda supermarkets can both be reached in under 10 minutes and the development is close to a range of independent shops, restaurants, and takeaways.

For those with families looking for a way to buy their new home in Scotland, there is also an array of excellent schools for children of all ages surrounding Craigowl Law. Strathmartine Primary School and Craigowl Primary School are the perfect places for young children to develop, while Baldragon Academy and St Paul's Roman Catholic Academy sit in the catchment area for secondary-school age students. Dundee and Angus College are also less than three miles away from the development and can be reached in less than 30 minutes by bus.



# Development plan







- |   |  |  |  |
|---|--|--|--|
| <b>THE FORRES</b><br>3 bedroom home     |  | <b>THE TAMBROOK</b><br>4 bedroom home  |  |
| <b>THE HERONSTONE</b><br>3 bedroom home |  | <b>THE TIDEBROOK</b><br>4 bedroom home |  |
| <b>THE IMPSTONE</b><br>3 bedroom home   |  | <b>THE PITLOCHRY</b><br>5 bedroom home |  |
| <b>THE JEDBURGH</b><br>3 bedroom home   |  | <b>THE ROTHESAY</b><br>5 bedroom home  |  |
| <b>THE LENZIE</b><br>4 bedroom home     |  | <b>THE UPHALL</b><br>5 bedroom home    |  |
| <b>THE MAYBROOK</b><br>4 bedroom home   |  | <b>THE STIRLING</b><br>5 bedroom home  |  |
| <b>THE NARSBROOK</b><br>4 bedroom home  |  |  | Garage Access  |
| <b>THE OAKBROOK</b><br>4 bedroom home   |  |  | Bin Storage Area   |
| <b>THE RAINBROOK</b><br>4 bedroom home  |  |  | Plan not to scale.   |
| <b>THE SKYBROOK</b><br>4 bedroom home   |  |  | For plot & public open space planting see detailed landscaping plan. |

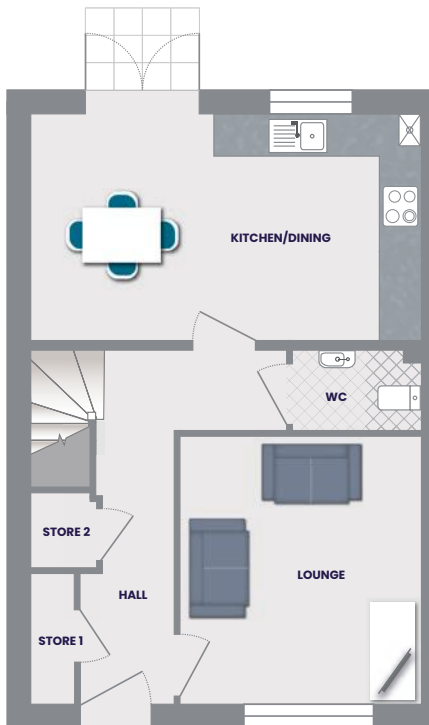
# The Forres



3 Bedroom

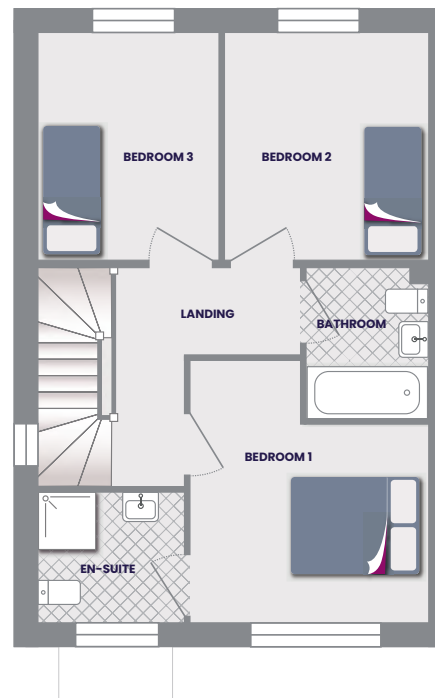


2 Bathroom



## Ground Floor

Kitchen/Dining	5.46m x 3.18m	17' 10" x 10' 5"
Lounge	3.37m x 3.77m	11' 0" x 12' 4"
Hall	1.31m** x 4.99m	4' 3"*** x 16' 4"
WC	1.79m x 1.13m	5' 10" x 3' 8"
Store 1	0.60m x 1.85m	1' 11" x 6' 0"
Store 2	0.94m x 0.94m	3' 1" x 3' 1"



## First Floor

Bedroom 1	3.33m* x 3.70m*	10' 11"* x 12' 1"*
En-Suite	2.04m x 1.85m	6' 8" x 6' 0"
Bedroom 2	2.85m x 3.18m	9' 4" x 10' 5"
Bedroom 3	2.53m x 3.18m	8' 3" x 10' 5"
Bathroom	1.70m x 2.10m	5' 6" x 6' 10"

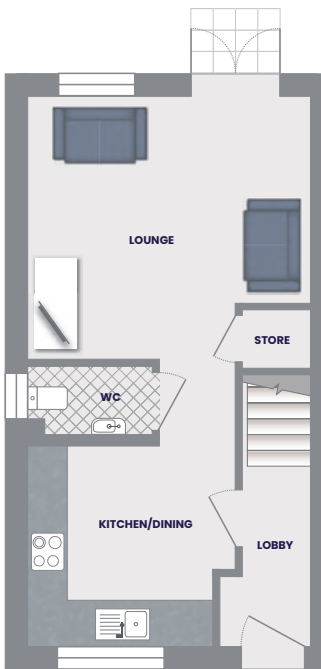
# The Jedburgh



3 Bedroom

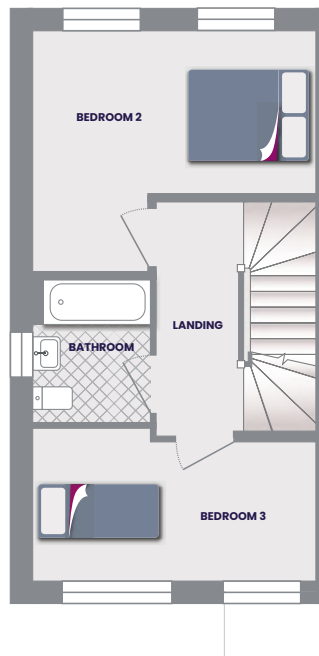


2 Bathroom



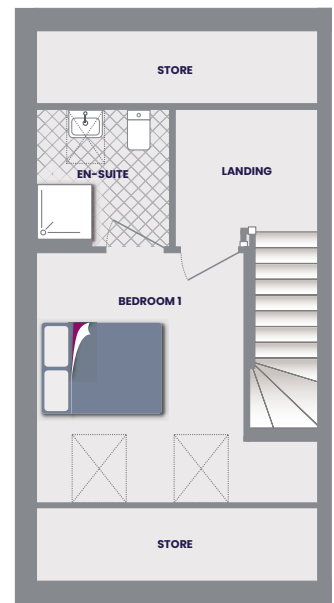
## Ground Floor

Kitchen/Dining	3.06m x 2.76m	10' 0" x 9' 0"
Lounge	4.14m* x 3.90m*	13' 6"* x 12' 9"*
WC	1.89m x 1.14m	6' 2" x 3' 8"
Store	1.02m x 0.87m	3' 4" x 2' 10"
Lobby	1.35m* x 2.61m*	4' 5"* x 8' 6"*



## First Floor

Bedroom 2	4.13m* x 2.41m**	13' 6"* x 7' 10"*
Bedroom 3	4.13m x 2.22m*	13' 6" x 7' 3"
Bathroom	1.71m x 2.06m	5' 7" x 6' 9"



## Second Floor

Bedroom 1	2.99m** x 3.64m*	9' 9"* x 11' 11"*
En-Suite	1.91m x 2.00m	6' 3" x 6' 6"
Landing	2.16m x 2.00m	7' 1" x 6' 6"
Store	4.21m x 0.69m	13' 9" x 2' 3"

\* Maximum dimension  
\*\* Minimum dimension

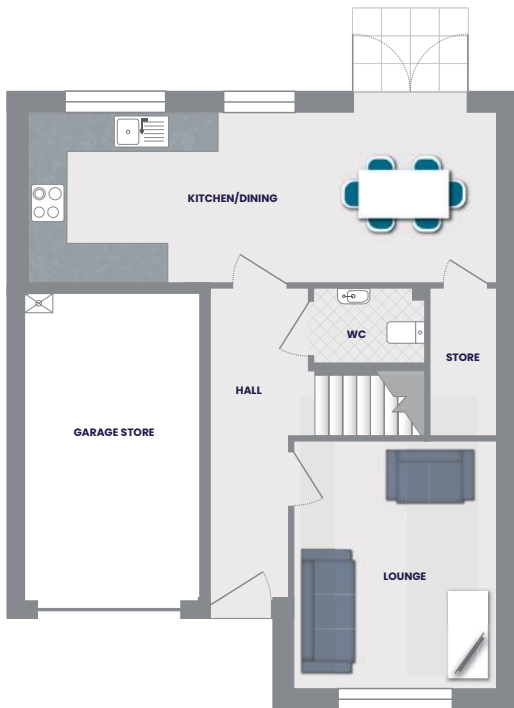
# The Lenzie



4 Bedroom

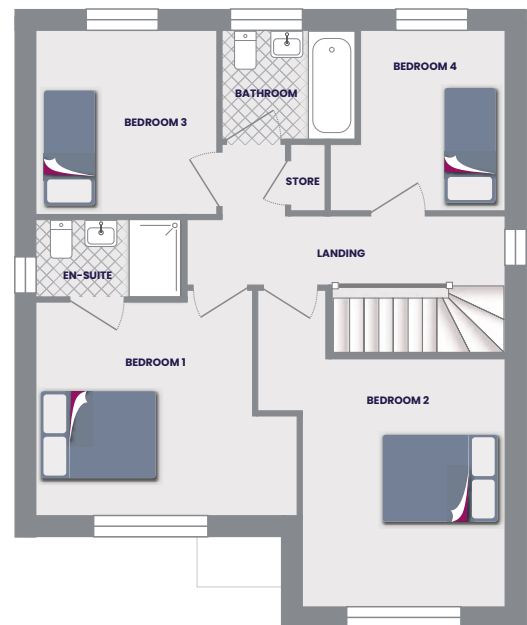


2 Bathroom



## Ground Floor

Kitchen/Dining	7.33m x 2.66m	24' 0" x 8' 8"
Lounge	3.16m x 3.87m	10' 4" x 12' 8"
Hall	1.22m** x 4.83m	4' 0"*** x 15' 10"
WC	1.72m x 1.16m	5' 7" x 3' 9"
Store	1.04m x 2.30m	3' 4" x 7' 6"
Garage Store	2.71m x 4.78m	8' 10" x 15' 8"



## First Floor

Bedroom 1	3.37m** x 3.31m*	11' 0"*** x 10' 10"*
En-Suite 1	2.27m x 1.20m	7' 5" x 3' 11"
Bedroom 2	3.16m** x 3.87m	10' 4"*** x 12' 8"
Bedroom 3	2.82m x 2.88m	9' 3" x 9' 5"
Bedroom 4	2.26m** x 2.82m*	7' 4"*** x 9' 3"*
Bathroom	2.07m x 1.70m	6' 9" x 5' 6"
Store	0.53m x 1.03m	1' 8" x 3' 4"

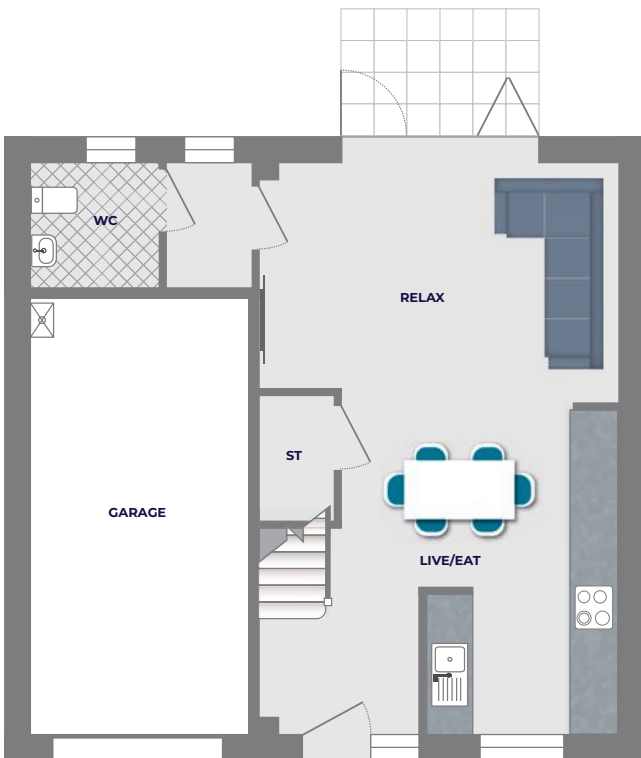
# The Maybrook



4 Bedroom

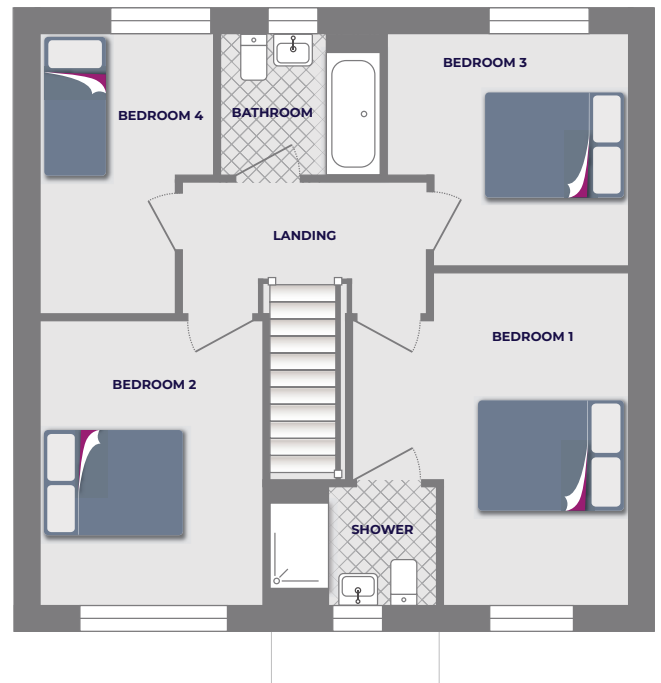


2 Bathroom



## Ground Floor

Live/Eat	3.79m* x 4.54m*	12'5"* x 14'11"*
Relax	4.92m x 3.29m	16'2" x 10'10"
Store	1.03m x 1.76m	3'5" x 5'9"
WC	1.89m x 1.69m	6'2" x 5'7"
Garage	3m x 6m	9'10" x 19'8"



## First Floor

Bedroom 1	3.78m* x 4.56m	12'5"* x 15'
Shower	2.3m x 1.58m	7'7" x 5'2"
Bedroom 2	3.06m x 3.9m	10'0" x 12'10"
Bedroom 3	3.32m* x 3.18m*	10'11"* x 10'5"*
Bedroom 4	2.38m* x 3.84m*	7'10"* x 12'7"*
Bathroom	2.18m x 1.82m	7'2" x 6'

# The Skybrook



4 Bedroom

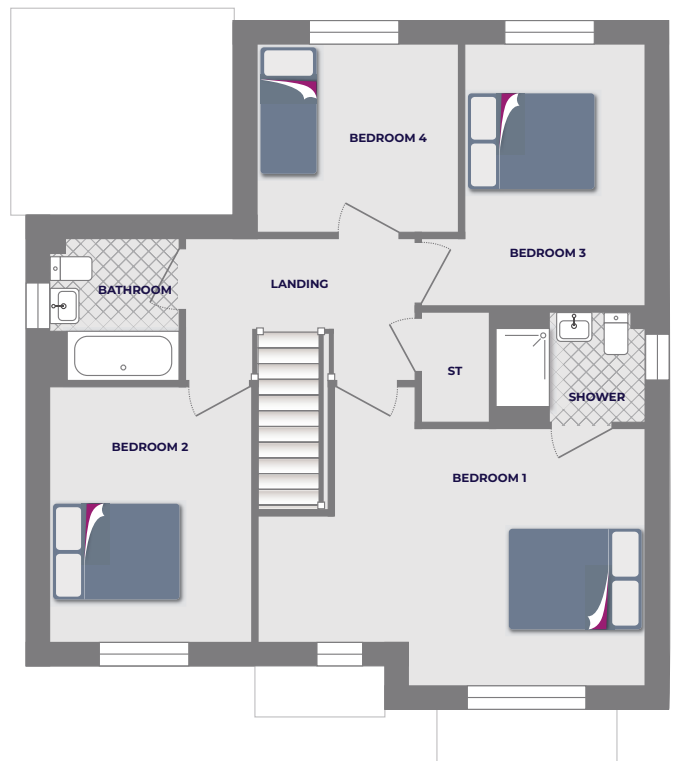


2 Bathroom



## Ground Floor

Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.56m x 5.44m*	11'8" x 17'10"*
Utility	1.37m x 2.55m	4'6" x 8'4"
WC	1.60m x 2.55m	5'3" x 8'4"
Garage	3.01m x 6.09m	9'11" x 20'0"



## First Floor

Bedroom 1	5.81m* x 3.87m*	19'1"* x 12'8"*
Shower 1	2.26m x 1.64m	7'5" x 5'4"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m x 3.93m	8'11" x 12'11"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"
Bathroom	1.96m x 2.12m	6'5" x 6'11"

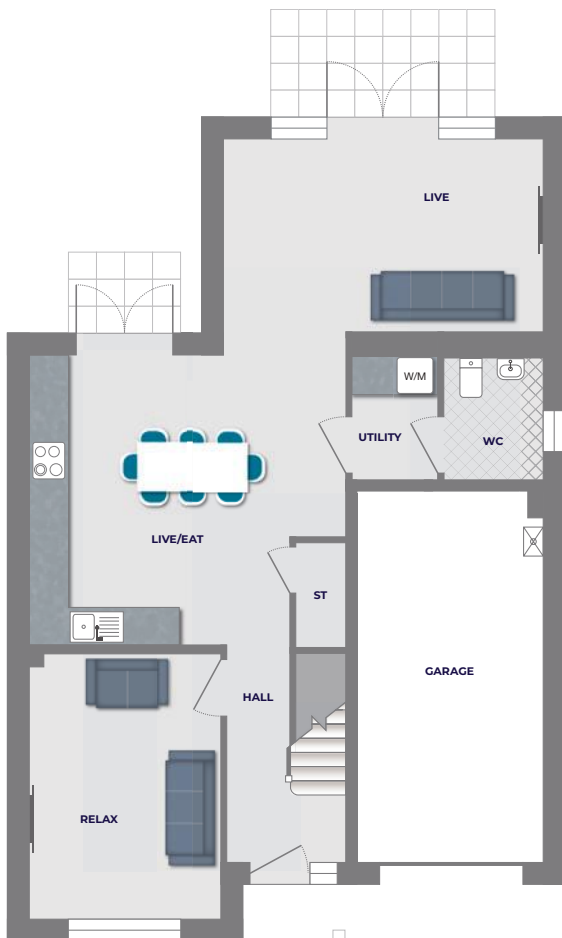
# The Tambrook



4 Bedroom

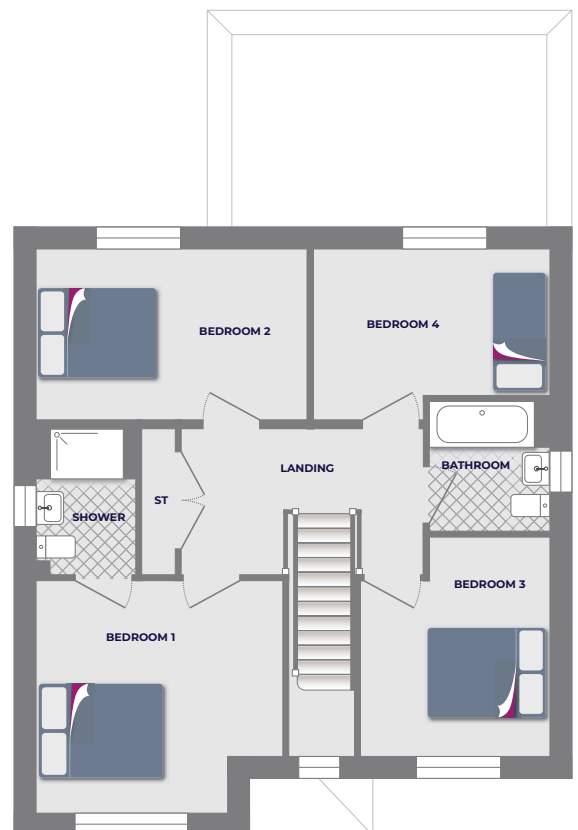


2 Bathroom



## Ground Floor

Live/Eat	5.17m* x 4.69m	17'0"* x 15'4"
Live	5.14m x 3.11m	16'10" x 10'2"
Relax	3.11m x 4.27m	10'3" x 14'0"
Utility	1.36m x 2.11m	4'6" x 6'11"
WC	1.60m x 2.11m	5'3" x 6'11"
Garage	3.00m x 6.00m	9'10" x 19'8"



## First Floor

Bedroom 1	4.02m* x 3.73m*	13'2"* x 12'3"*
Shower 1	1.63m x 2.37m	5'4" x 7'9"
Bedroom 2	4.41m x 2.78m	14'6" x 9'1"
Bedroom 3	3.05m* x 3.42m*	10'0"* x 11'3"*
Bedroom 4	3.78m x 2.78m*	12'5" x 9'1"*
Bathroom	1.93m x 2.11m	6'4" x 6'11"

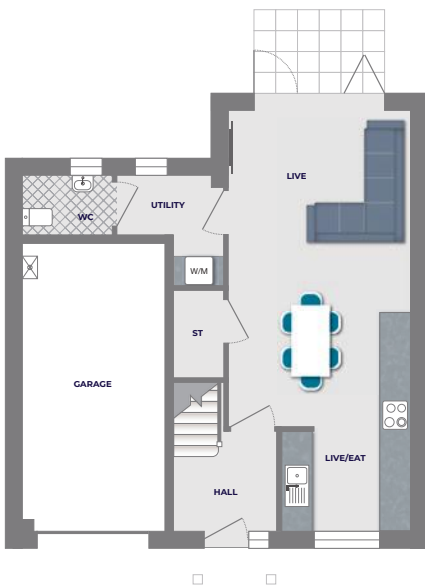
# The Tidebrook



4 Bedroom

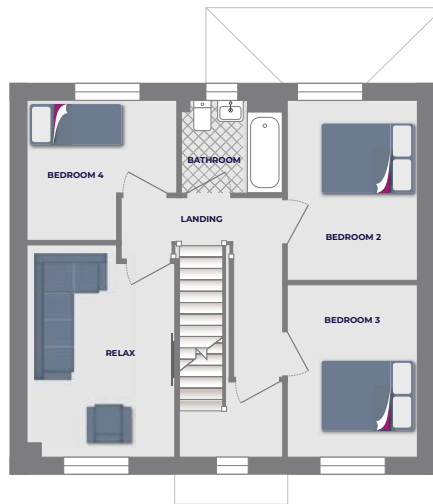


2 Bathroom



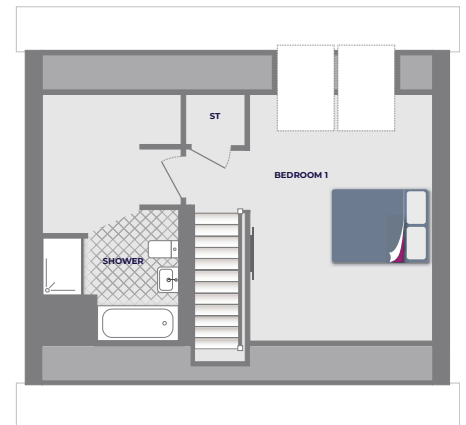
## Ground Floor

Live/Eat	3.79m x 5.15m*	12'5" x 16'11"*
Live	3.79m x 3.59m	12'5" x 11'9"
Utility	2.21m x 2.31m*	7'3" x 7'7"*
Store	1.05m x 1.80m	3'5" x 5'11"
WC	1.91m x 1.20m	6'3" x 3'11"
Garage	3.00m x 6.00m	9'10" x 19'8"



## First Floor

Relax	3.05m x 4.40m*	10'0" x 14'5"*
Bedroom 2	2.67m x 3.75m	8'9" x 12'4"
Bedroom 3	2.67m x 3.54m	8'9" x 11'8"
Bedroom 4	3.11m x 2.90m*	10'2" x 9'6"*
Bathroom	2.10m x 1.88m	6'11" x 6'2"



## Second Floor

Bedroom 1	3.79m x 5.12m**	12'5" x 16'10"*
Shower	3.05m x 5.12m*	10'0" x 16'10"*



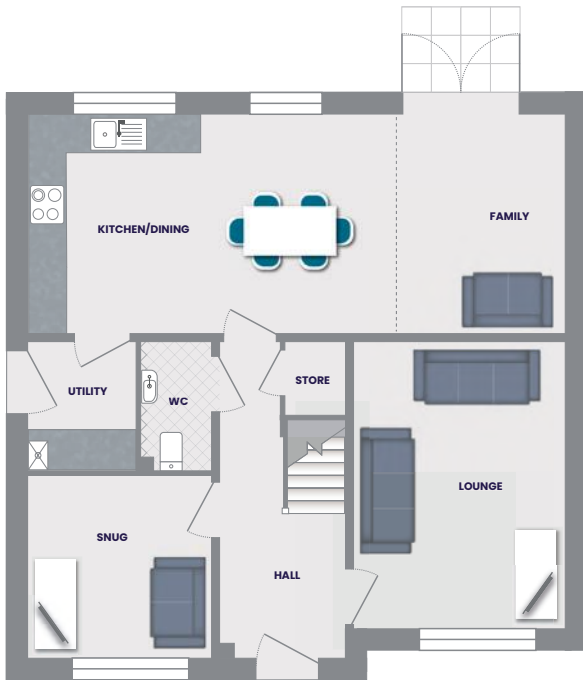
# The Pitlochry



5 Bedroom

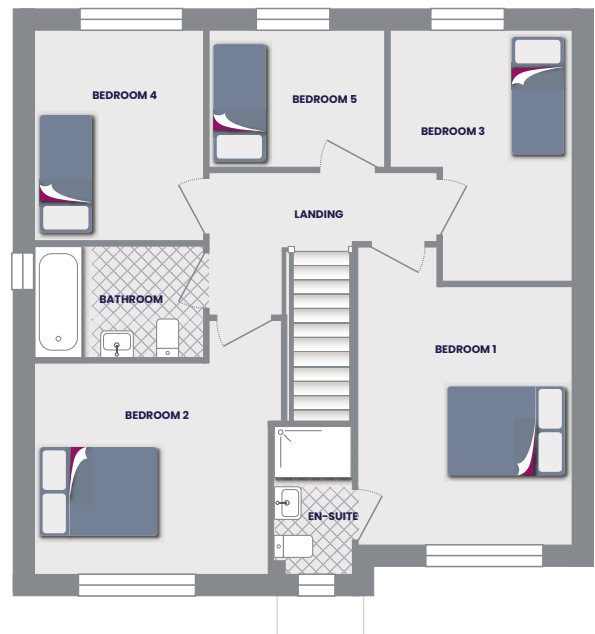


2 Bathroom



## Ground Floor

Kitchen/Dining / Family	8.22m x 3.36m	26' 11" x 11' 0"
Utility	1.66m x 1.96m	5' 5" x 6' 5"
Lounge	3.06m x 4.39m	10' 0" x 14' 4"
Snug	2.83m x 2.79m	9' 3" x 9' 1"
Hall	2.10m* x 4.84m*	6' 10"* x 15' 10"*
WC	1.07m x 1.95m	3' 6" x 6' 4"
Store	0.91m x 1.12m	2' 11" x 3' 8"



## First Floor

Bedroom 1	3.10m** x 3.95m	10' 2"* x 12' 11"
En-Suite 1	1.19m* x 2.26m	3' 10"* x 7' 4"
Bedroom 2	3.95m* x 3.23m**	12' 11"* x 10' 7"*
Bedroom 3	2.78m* x 3.83m*	9' 1"* x 12' 6"*
Bedroom 4	2.59m x 3.21m	8' 5" x 10' 6"
Bedroom 5	2.68m x 2.09m	8' 9" x 6' 10"
Bathroom	2.58m x 1.70m	8' 5" x 5' 6"

# The Rothesay



5 Bedroom

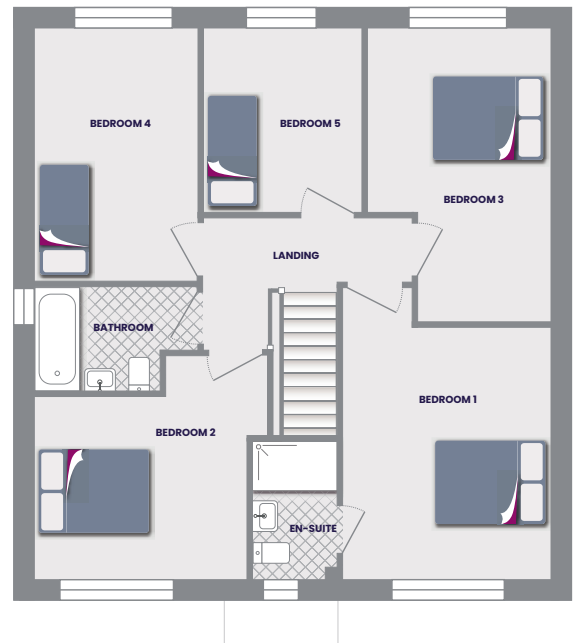


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.45m x 3.86m*	27' 8" x 12' 7"*
Lounge	3.35m* x 5.04m*	10' 11" x 16' 6"*
Hall	2.13m* x 5.68m*	6' 11" x 18' 7"*
WC	1.82m x 1.13m	5' 11" x 3' 8"
Store	0.99m x 1.10m	3' 2" x 3' 7"
Garage/Store	2.70m x 5.06m	8' 10" x 16' 7"



## First Floor

Bedroom 1	3.39m* x 4.13m**	11' 1" x 13' 6"*
En-Suite 1	1.40m x 2.27m	4' 7" x 7' 5"
Bedroom 2	3.49m** x 3.01m**	11' 5" x 9' 10"*
Bedroom 3	3.00m* x 4.80m*	9' 10" x 15' 8"
Bedroom 4	2.69m x 4.13m	8' 9" x 13' 6"
Bedroom 5	2.58m x 3.01m	8' 5" x 9' 10"
Bathroom	2.08m** x 1.70m*	6' 9" x 5' 6"

# The Stirling



5 Bedroom

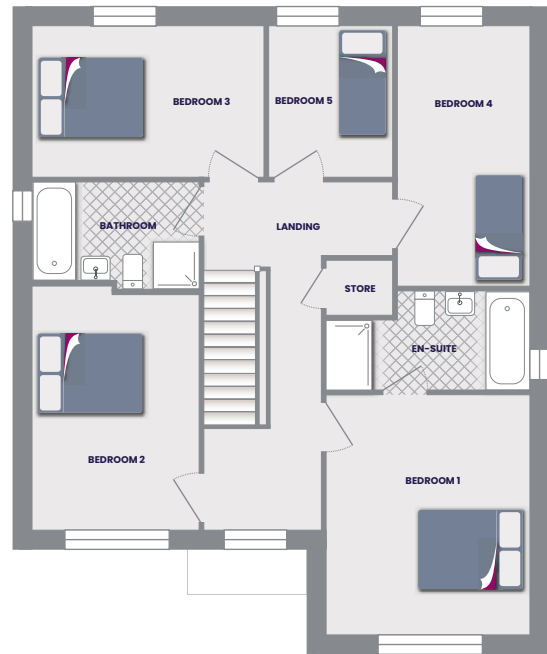


2 Bathroom



## Ground Floor

Kitchen/Dining/Family	8.56m x 3.45m	28' 1" x 11' 3"
Utility	1.81m x 1.84m	5' 11" x 6' 0"
Lounge	3.50m x 4.95m	11' 5" x 16' 2"
Hall	1.97m* x 5.09m*	6' 5" x 16' 8"*
WC	1.60m x 1.83m	5' 2" x 6' 0"
Garage Store	2.86m x 5.09m	9' 4" x 16' 8"
Store	0.85m x 2.05m	2' 9" x 6' 8"



## First Floor

Bedroom 1	3.50m x 4.13m	11' 5" x 13' 6"
En-Suite 1	3.50m x 1.70m*	11' 5" x 5' 6"*
Bedroom 2	2.87m x 4.20m*	9' 4" x 13' 9"*
Bedroom 3	3.98m x 2.59m	13' 0" x 8' 5"
Bedroom 4	2.27m x 4.47m	7' 5" x 14' 7"
Bedroom 5	2.13m x 2.60m	6' 11" x 8' 6"
Bathroom	2.87m x 1.84m*	9' 4" x 6' 0"*
Store	1.13m x 0.94m	3' 8" x 3' 1"

# The Uphall



5 Bedroom

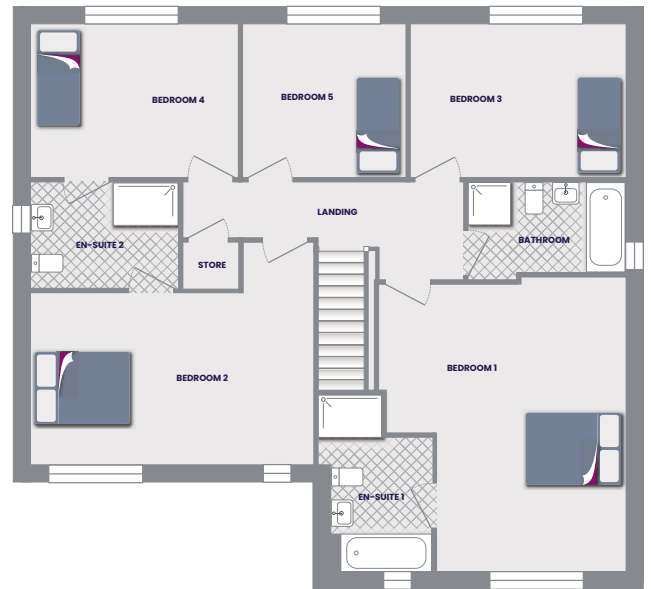


3 Bathroom



## Ground Floor

Kitchen/Dining/Family	11.26m x 3.37m	36' 11" x 11' 0"
Utility	1.94m x 1.83m	6' 4" x 6' 0"
Lounge	3.65m x 4.93m	11' 11" x 16' 2"
Hall	2.04m x 6.86m*	6' 8" x 22' 6"
WC	1.63m x 1.83m	5' 4" x 6' 0"
Store	0.85m x 1.77m	2' 9" x 5' 9"
Garage Store	5.34m x 4.82m	17' 6" x 15' 9"



## First Floor

Bedroom 1	4.67m x 5.57m*	15' 3" x 18' 3"
En-Suite 1	2.02m x 3.35m*	6' 7" x 10' 11"
Bedroom 2	5.35m x 3.25m**	17' 6" x 10' 7"
En-Suite 2	2.78m x 2.01m	9' 1" x 6' 7"
Bedroom 3	4.08m x 2.90m	13' 4" x 9' 6"
Bedroom 4	3.93m x 2.90m	12' 10" x 9' 6"
Bedroom 5	3.09m x 2.90m	10' 1" x 9' 6"
Bathroom	2.99m x 1.71m**	9' 9" x 5' 7"
Store	1.05m x 0.87m	3' 5" x 2' 10"

\* Maximum dimension  
\*\* Minimum dimension



# Specification

## Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## External features

- UPVC french door to access rear garden
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight\* and multi-point locking system
- Driveway\*
- Garage\* including power and lights
- Allocated parking\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

## Main bedroom features

- Ensuite shower room<sup>^</sup>

\*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.  
<sup>^</sup> Dependent on housetype



## Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



# Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2
<b>Thurso</b>	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4
<b>Balforn</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Jedburgh</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Rothesay</b>	2	4	10 + 5 appliances	n/a	-	n/a	6	4
<b>Nairn</b>	2	6	10 + 5 appliances	n/a	-	n/a	6	4
<b>Uphall</b>	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6	
<b>Stirling</b>	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4
<b>Aberdour</b>	2	4	6 + 5 appliances	n/a	-	n/a	6	4
<b>Canmore</b>	2	4	6 + 5 appliances	n/a	-	n/a	6	4
<b>Douglas</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Orkney</b>	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4
<b>Gullane</b>	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4
<b>Forres</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Melrose</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Harris</b>	-	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Elmwood</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Kelso</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4
<b>Pitlochry</b>	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4
<b>Lenzie</b>	2	6	8 + 5 appliances	n/a	-	n/a	6	4



- no electrical sockets in this room  
n/a this room is not part of this housetype  
wc Downstairs Toilet  
FF First Floor  
SF Second Floor

Bedroom 3	Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Garage
4	4	4	-	-	-	2	n/a	n/a
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	4	4	-	-	n/a	2	n/a	2
4	4	4	-	-	n/a	2	n/a	n/a
4	4	4	-	-	-	2	n/a	2
4	4	4	-	-	n/a	2	n/a	2
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	2	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	-	2	2	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	-	2	2	n/a
4	4	4	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	n/a	2	n/a	2



# Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## **JAMES LEIGHTON FINANCIAL SERVICES**

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)

# Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## **GILSON GRAY**

Phone: 0141 530 2026 | Email: [tmcalpine@gilsongray.co.uk](mailto:tmcalpine@gilsongray.co.uk)  
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