



TORWOOD GLEN

An exciting new development of 11
architecturally designed, detached, family homes



Welcome to Torwood Glen

Luxury Private Development

Architecturally designed detached homes

Thoughtfully Crafted, Built to an exacting standard

Short Distance from Major Cities



Introduction

Torwood Glen is one of Central Scotland's leading luxury developments; carefully crafted to produce the most sought after community, created through unrivalled design.

Firstly, thank you for considering our passion project, Torwood Glen, as a place to call home.

In a peaceful village location, surrounded by beautiful and historic countryside, unrivalled design and a level of quality and value not yet seen on the market – our obsession and aim is to ensure there is no other choice for you to consider.

Our passion is to create spaces that make people feel great. We take the utmost pride in not just making a home but creating a lifestyle.

Altogether, with the gated entrance creating a sense of arrival, the architecturally crafted standing of each property, resin bond driveways, the texture of hand carved natural stone wrapping around each opening, to the double height hallway – we have designed every aspect of each home to tell its own story.

We are always careful to understand the way people live and what makes them tick and we believe this is the cornerstone to designing a property that reflects a unique home.

Torwood Glen is the culmination of creating distinct, beautifully crafted architecture, with a slice of the country lifestyle – within easy reach of all the amenities the central belt offers.

What we do, we love; delighting in the nuance of detail, the use of light and materials, the sensory, the tactile, and the making of spaces that age with grace.

Rigorous and determined throughout every stage of the project, Torwood Glen is the culmination of obsessive passion, pride in workmanship and something genuinely special to belong to.

WE ARE OBSESSED WITH THE DETAIL

THE INTRICATE DESIGN NUANCES

CREATING SPACES FOR PEOPLE TO FLOURISH.

Welcome Home

"We hope you delight in every little detail we have created for you."



About the development

Modern

In modern living, the kitchen has become 'the heart of the home'; a multi-purpose space used for socialising and relaxing as well as preparing meals. As a consequence, the aesthetic has become just as integral to the design of the space as the practicality.

Open Plan Living

Open plan living (second lounge and study/cinema room also within the home) – the centre of any family home, social occasions, and allowing the family to share time together.

Bathrooms

"When purchasing your dream property at Torwood Glen, buyers will be able to choose their own selection of sanitaryware to suit their needs. Appointments will be arranged with local suppliers so you can visit their show rooms and feel at home."

Landscaping

This development will be beautifully landscaped to an exacting standard. From the communal gardens to private gardens, no expense will be spared with mature trees, plants, and shrubs for those who have green fingers.

Classic

In Classic living, there is a sense of simple and elegance. Every room with the home has a purpose, from a working kitchen to formal lounge set for special occasions.

Kitchens

Kitchen will be Supplied by Kitchens International. A word from the team 'At Kitchens International, we can help you create a new way of living. At the homes heart lies the kitchen, beautifully designed to function as a space where families gather, where plans are made and life is shared. Our award-winning team will work with you to create your dream kitchen, designed in harmony to your home, to your life. Discover the art of kitchen.'

Smart Homes

Fully installed with all the latest Smart Home Automation Technology, Ensuring your Homes are future proofed, energy efficient & working for you & your family's.

Garage

Each home has a detached triple garage with electric up and over doors. Power, light and water will all be supplied to the garages. These can be converted to suit your own needs, from home offices to a gym to a golf simulator.



A SENSE
OF STYLE



HIGH QUALITY
APPLIANCES

FACE TO FACE DESIGN
CONSULTATIONS



CUSTOM DESIGNED
KITCHENS



Callander

House type C

Plot 2, 4, 6, 9, 10 & 11

The accommodation spread over 2 levels and 427m², comprises: entrance vestibule, welcoming lower hall with two storage cupboards, open plan Kitchen/Dining/Family area, snug, lounge, utility room, home office and a WC. A feature, sweeping staircase leads to the upper level where there are 5 double bedrooms.

The principle suite benefitting from an en-suite and walk in dressing room. A further two bedrooms have en-suite facilities and a family bathroom completes the accommodation. Externally there is a detached triple garage.



At a glance

- 5 Bedrooms
- Home office
- Open Plan Living
- Principle Suite
- 3 Bathrooms
- Galleried Landing

First Floor

Master Bedroom
6.5m x 7.2m

Master En-suite
4.5m x 4.0m

Bedroom 2
4.9m x 4.8m

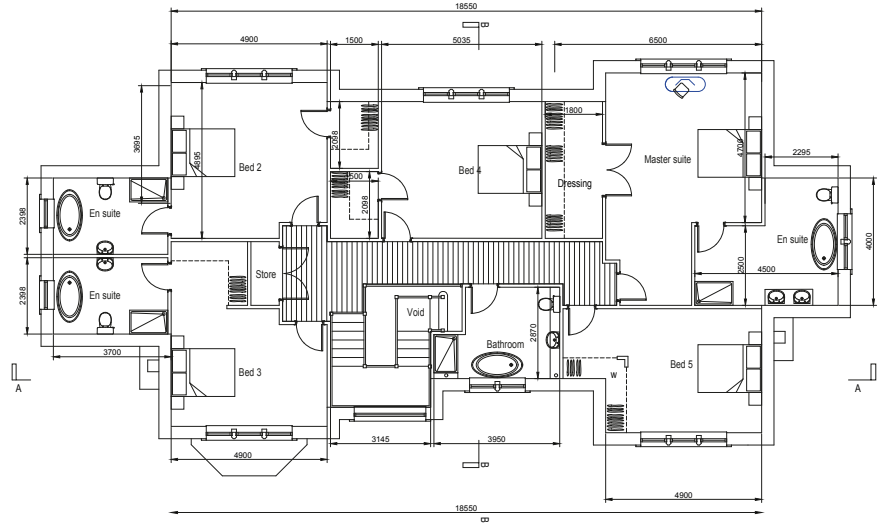
Bedroom 3
4.9m x 4.8m

Bedroom 4
5.0m x 4.2m

Bathroom
3.9m x 2.8m

First Floor

Area = 215.07sqm



Ground Floor

Kitchen
4.9m x 4.8m

Family Room
5.1m x 4.9m

Dining Room
8.7m x 4.6m

Lounge
6.0m x 4.9m

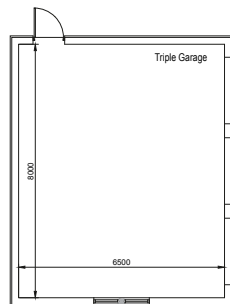
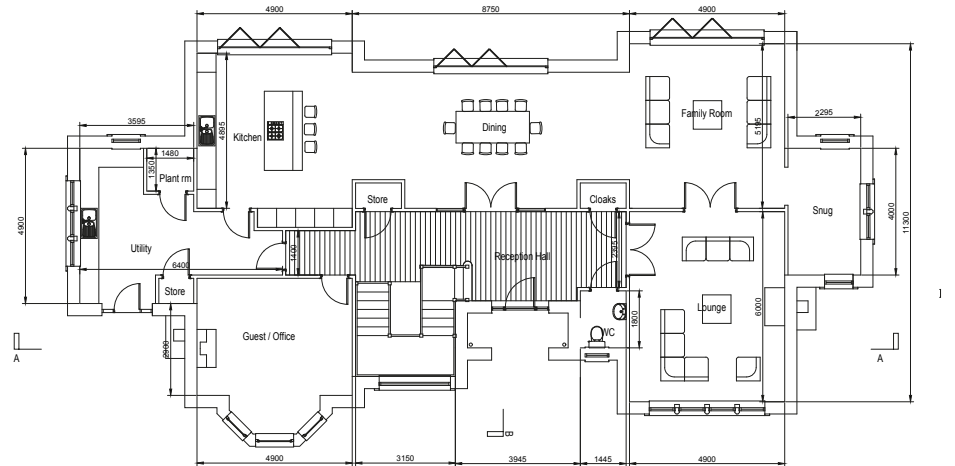
Office
4.9m x 3.9m

Utility Room
4.9m x 3.5m

Ground Floor

Area = 212.12sqm

Total Area = 427.19sqm





Aberfoyle

House type D

Plot 1, 7 & 8

The accommodation spread over 2 levels and 447m², comprises: Welcoming lower hall with two storage cupboards, dual aspect lounge, games room/home office, open plan dining/kitchen area, utility room and spacious family room. On the upper level there are 5 double bedrooms, four of which offer en-suite facilities with the principle bedroom benefiting from a walk in dressing area. A family bathroom completes the internal accommodation. Externally there is a triple garage.



At a glance

- 4 En-suite Bedrooms
- Open Plan dining/kitchen
- Games room
- Principle Suite
- Galleried Landing
- Triple Garage

First Floor

Master Bedroom
5.2m x 4.7m

Master En-suite
4.5m x 2.7m

Bedroom 2
5.1m x 4.5m

Bedroom 3
4.5m x 3.9m

Bedroom 4
4.5m x 4.2m

Bathroom
4.3m x 2.5m

Ground Floor

Kitchen/Dining
9.1m x 5.7m

Family Room
4.5m x 4.2m

Dining Room
4.5m x 3.9m

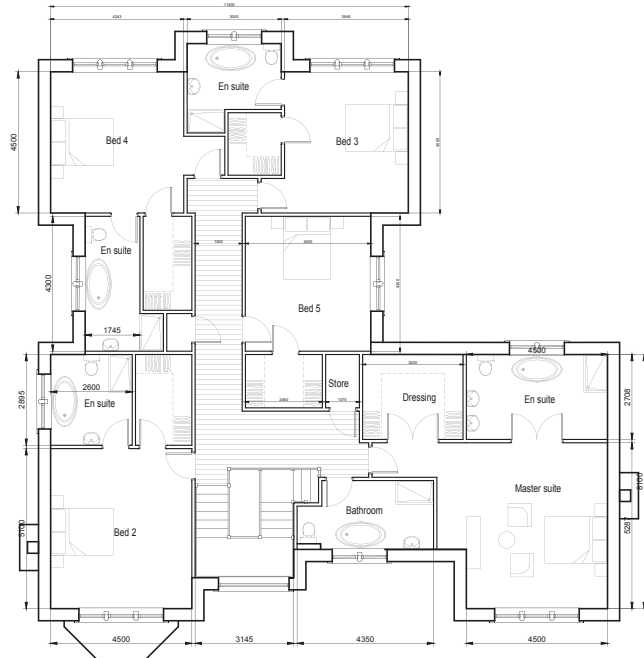
Lounge
8.1m x 4.5m

Games Room
4.8m x 4.5m

Utility Room
3.2m x 3.2m

First Floor

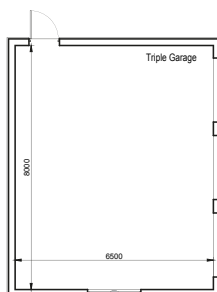
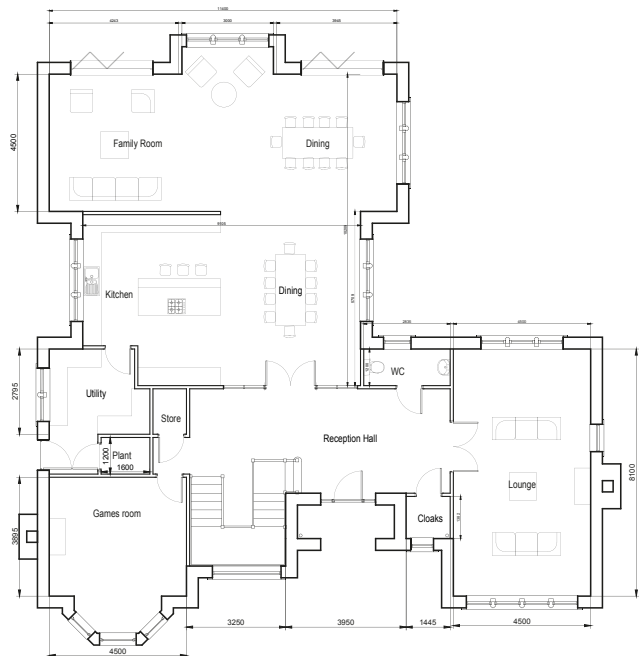
Area = 225.25sqm



Ground Floor

Area = 222.31sqm

Total Area = 447.56sqm





Balquhiddy

House type E

Plot 3 & 5

The accommodation spread over 2 levels and 483m², comprises: entrance vestibule, welcoming lower hall with two storage cupboards, open plan kitchen/dining/family area, lounge, dining room, games room, utility room and two WC's. A magnificent staircase leads to the upper level where there are 5 double bedrooms. The principle suite benefitting from an en-suite and walk in dressing room. A further four bedrooms have en-suite facilities. A family bathroom and a gallery/library area completes the accommodation. Externally there is a detached triple garage.



At a glance

- 5 Bedrooms
- Open Plan Living
- 5 Bathrooms
- Formal Dining
- Principle Suite
- Galleried Landing

First Floor

Master Bedroom
5.4m x 4.9m

Master En-suite
4.5m x 3.5m

Bedroom 2
5.4m x 4.9m

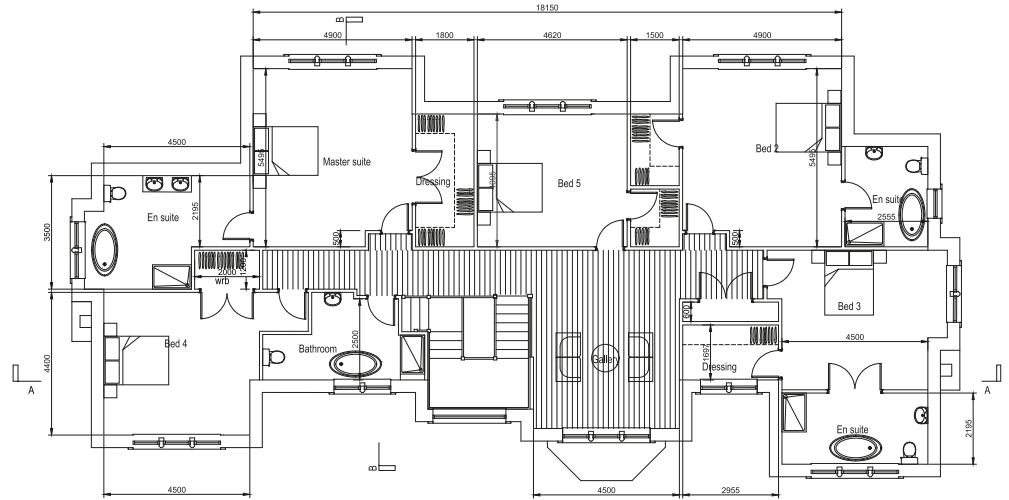
Bedroom 3
4.5m x 3.6m

Bedroom 4
4.5m x 4.4m

Bathroom
4.9m x 2.5m

First Floor

Area = 242.81sqm



Ground Floor

Kitchen
5.4m x 4.9m

Family Room
5.4m x 4.9m

Dining Room
4.6m x 4.5m

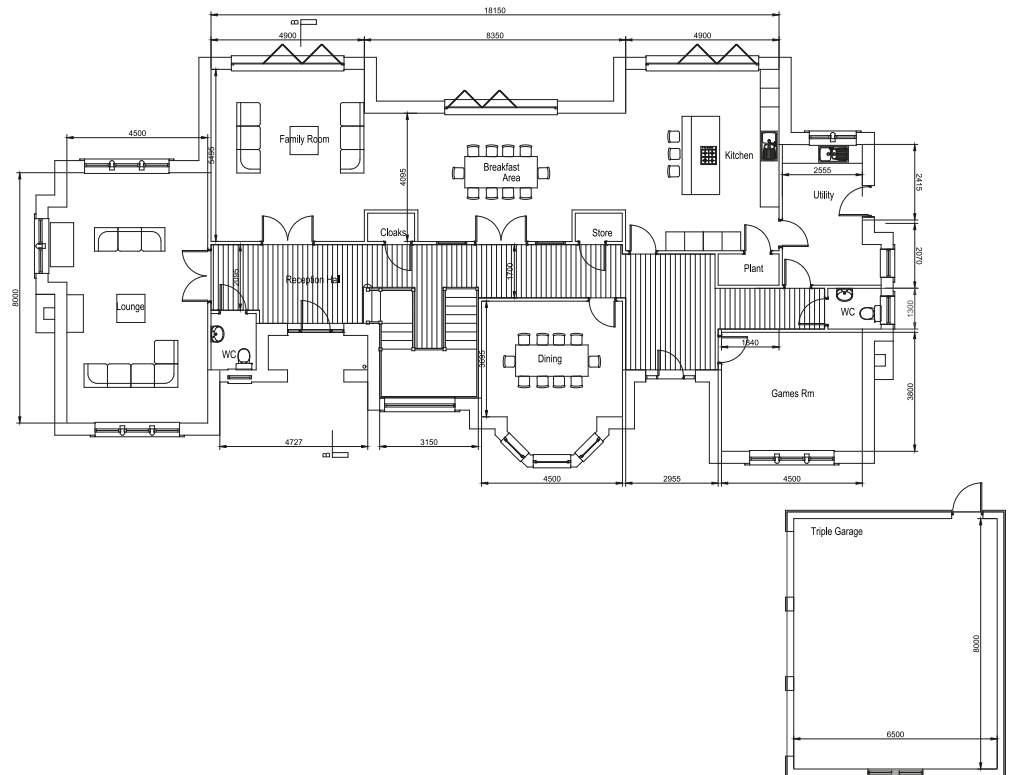
Lounge
8.0m x 4.5m

Games Room
4.5m x 3.8m

Utility Room
4.4m x 2.6m

Ground Floor

Area = 239.85sqm
Total Area = 482.66sqm



Location Location Location



Easy to commute

The location is well served by local transport facilities and is conveniently placed near the M80 to Glasgow and M9 to Edinburgh motorway links and is a short distance to the mainline Larbert train station serving Glasgow, Edinburgh, Stirling and the North. The highly desirable location of Torwood is close to Larbert which offers a choice of excellent local amenities and is close to Forth Valley Royal hospital.

Torwood Area

Glenbervie Golf Club

Glenbervie Golf Club was founded in 1932 and designed by James Braid. It is one of Scotland's foremost clubs.

A beautiful parkland course set amidst mature trees and with outstanding views of the Ochil Hills, Glenbervie provides a testing golfing challenge to high and low handicap golfers alike. Its central location makes it easily accessible from all points and The Scottish Professional Golfers Association Offices were formally based here.



Larbert and Stenhousemuir

Larbert and Stenhousemuir While having its own identity, Larbert is contiguous with the neighbouring settlement of Stenhousemuir, which borders its eastern side and has a larger population as a result, the local centre of commercial gravity is located in Stenhousemuir, where most shops, the nearest health centre, high school and library are found.

There are currently three primary schools in Larbert itself. Larbert Village Primary which is the Torwood catchment school, Ladeside Primary and Kinnaird Primary School, the nearest Catholic school is St Bernadettes in Stenhousemuir. Most secondary pupils attend Larbert High School, which, despite its name, is in Stenhousemuir.

Larbert Railway Station offers regular services to all the major towns and cities making Larbert a popular commuter town. Both Edinburgh and Glasgow are around 30 minutes by train.

There are three 18-hole golf courses close to Larbert. Falkirk Tryst Golf Club, on the boundary between Larbert and Stenhousemuir, is a parkland-style course Falkirk Golf Club, is located on the outskirts of Larbert, between the town and Camelon. About 1 mile to the north is the Glenbervie Golf Club. Larbert also has its own lawn bowls club.

Stenhousemuir Cricket Club

There is a cricket club in Stenhousemuir, based on part of the old Cattle Trysting grounds at Tryst Road. As a club it has been in existence for over 135 years and has a very proud history with many international cricketers coming from within its ranks.

Larbert Village Primary School is situated in Main Street, Larbert near Larbert Cross. The original building was opened in 1891. Since then there have been refurbishments in 1950, 2000 and a new extension opened in August 2009. The new extension added 6 classrooms, an ICT suite, a new nursery class, meeting rooms and a school gymnasium to the school.

The nursery class provides early years education for 30 children morning and afternoon. Children benefit from a high quality learning environment, and motivated and friendly staff. In addition, the Enhanced provision class provides a nurturing and supportive environment for children with additional support needs. Larbert Village is one of 7 feeder schools for Larbert High School.

The Surrounding Areas

Larbert High School is a six-year, non-denominational state school in Stenhousemuir, Scotland, United Kingdom (UK). The school is run by Falkirk Council Education Services. The modern campus offers excellent sports facilities. The school was inspected by HMIE in the 2016/17 session and found to be "Excellent" in the category of "Leadership of Change" and "Very Good" across all other categories.[3] Larbert High was the first school to achieve an "Excellent" rating. The nearest Catholic secondary school is St Mungo's in Falkirk.

Forth Valley Royal Hospital is located in Larbert. With 860 inpatient beds, 25 wards, and 16 operating theatres, it was Scotland's largest ever NHS construction project at the time. It opened to its first patients in 2010 and is operated by NHS Forth Valley.

The hospital is the first in Scotland to have a Forestry Commission ranger on site, whose job is to encourage the use of the 70-acre (28 ha) grounds which include ancient forest and a lochan, formerly belonging to the Larbert House estate. The hospital has Scotland's first fully robotic pharmacy, in which robots dispense and label medicines. In the grounds, on the loch side is a new Maggie's Centre.

Falkirk is a large town is at the junction of the Forth and Clyde and Union Canals which have undergone major refurbishments in recent years and offer beautiful towpath walks all the way to both Glasgow and Edinburgh, taking in The Kelpies and Falkirk Wheel on the way.

The town has a busy High Street and a large retail park where most national retailers can be found, including a 12 screen cinema.

Attractions in and around Falkirk include the Falkirk Wheel, The Helix, The Kelpies, Callendar House and Park and remnants of the Antonine Wall. In a 2011 poll conducted by STV, it was voted as Scotland's most beautiful town, ahead of Perth and Stirling in second and third place respectively.





Edinburgh Castle



Gleneagles



Ben Lomond