



KIRKWOOD
HOMES

presents

West Woodlands

PERTH



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A lot goes into a Kirkwood home

We pride ourselves on designing and building luxury homes in enviable locations, where people want to live - and we work hard to ensure the people who live there can enjoy the lifestyle they desire.

That's why Kirkwood Homes has been bringing quality to life for over 40 years.

Following on from the recent success of our developments in Tayside and Fife, we are delighted to introduce our first offering of luxury homes within the city of Perth.

West Woodlands will be an exciting addition to our portfolio, hosting

a selection of 20 stylish 3 bedroom homes which will appeal to a variety of purchasers. Each of our exceptional homes will benefit from a superior build quality, tasteful aesthetics, carefully considered layouts and a simply unrivalled internal specification.



Welcome home

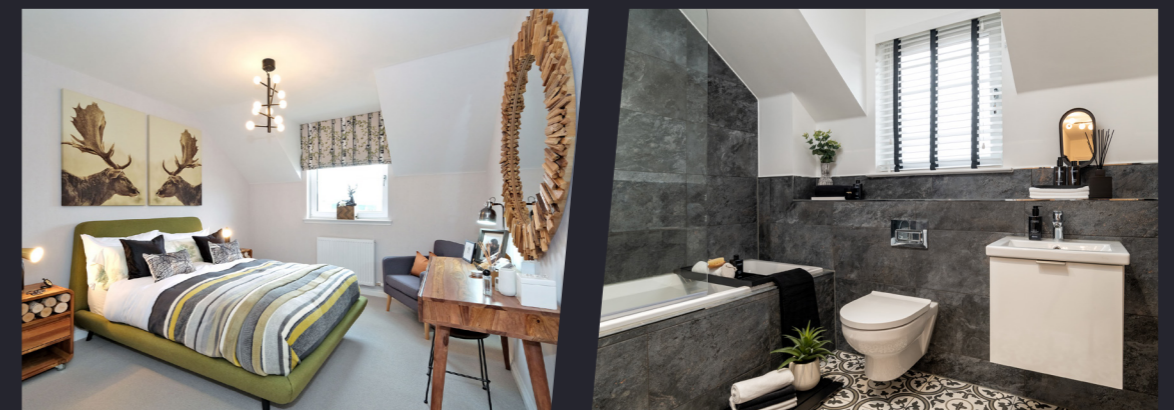
West Woodlands. Offering a convenient location, just off the M90 and adjacent to the Glasgow Road, this new development will certainly appeal to those who are searching for a new home within close proximity to the vibrant city of Perth.

Here, you can choose from a selection of outstanding 3 bedroom homes, each completed to a superior standard and specification, synonymous with the Kirkwood brand.

From the appealing 93m² mid-terraced 'Keir' to the impressive 111m² detached

'Potarch' - and with a brand new housetype available, 'The Tulla' - this excellent development will offer a range of stylish homes. Each luxury home will enjoy expertly-designed internal layouts to appeal to a range of purchasers, including first-time buyers and those needing to upsize.

Whether you're dreaming of an open-plan kitchen, dining and family area, utility room, or a deluxe en-suite, the ideal home awaits you at West Woodlands.





Bringing quality to life

In the first instance, our expert in-house architects carefully plan and design our beautiful homes, fulfilling the brief of maximising internal space with modern living in mind, providing flexible and adaptable living space to suit every family.

Our highly skilled workforce then construct and create our luxury homes under the guidance of our exceptional Site Managers, using only quality materials to ensure a truly unrivalled standard of build and quality of finish.

To guide you through your home buying journey, our experienced and friendly Sales Consultants are always on-hand from reservation through to handover, offering useful advice and assistance every single step of the way.



HOUSETYPES



The Keir
TERRACE 93m² 3



The Clola
TERRACE 102m² 3



The Tewel
SEMI DETACHED AND END TERRACE 103m² 3



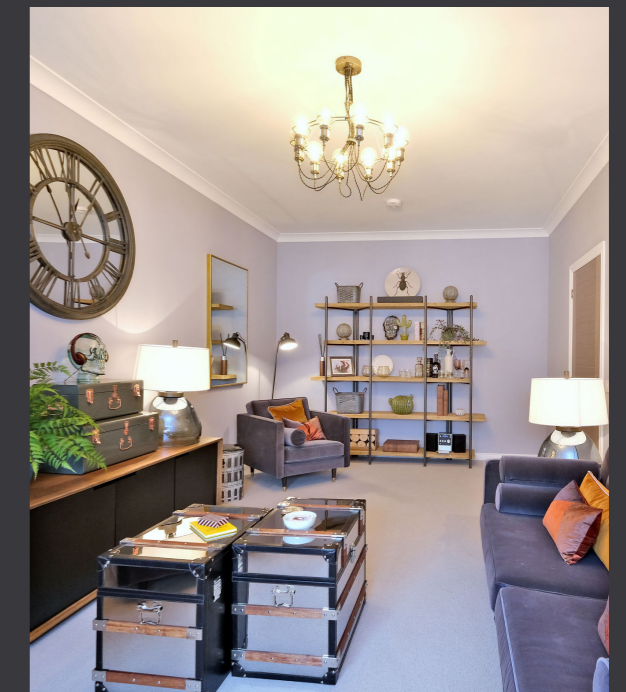
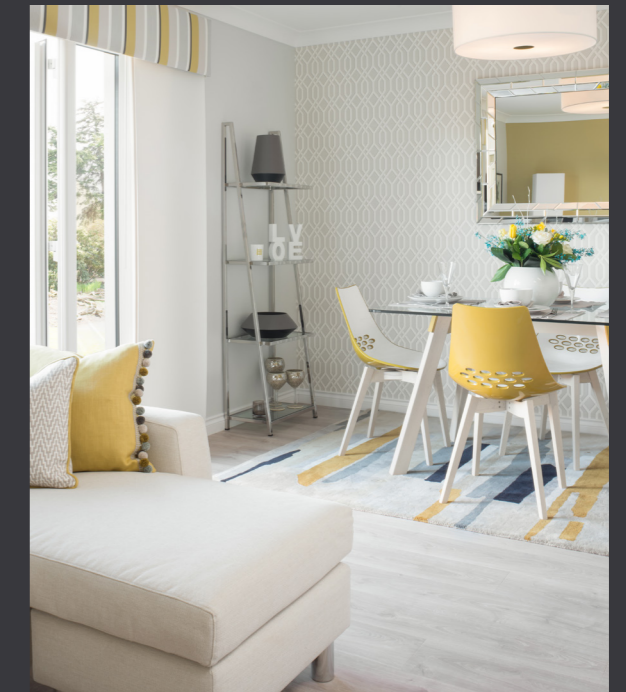
The Tulla
SEMI DETACHED 103m² 3



The Potarch
DETACHED 111m² 3

Specification

West Woodlands offers a selection of impressive 3 bedroom homes, each exuding an exceptional finish both inside and out, with air-source heating, German kitchens, Spanish tiling and Mexicano Oak doors - all as standard.





Perth

Bestowed with the title of 'The Fair City' from the early 19th century, Perth boasts a picturesque setting on the banks of the River Tay and enjoys a central location within Scotland, ensuring easy commutes to Edinburgh, Glasgow and Dundee.

As Scotland's fastest growing city, Perth is brimming with culture - and offers an impressive range of popular attractions. The state-of-the-art Perth Concert Hall is a central hub for music and comedy events, while the city's Art Gallery is home to one of the UK's oldest collections from a range of influential Scottish artists. Flowing through the city of Perth is the River Tay - Scotland's longest river, stretching a total of 119 miles - which offers a scenic cycle route and walkway, where a selection of inspiring sculptures, courtesy of the River Tay Public Art Trail, can be discovered. The city also hosts an excellent variety of high street and independent shops, while those who love eating out are especially well catered for, with Perth enjoying more hospitality venues per head of population than any other city in Scotland.

Perth is also home to a range of significant heritage sites including the Neolithic standing stones and circles which date back to around 4000 BC,

while the newly refurbished Perth Museum is an outstanding cultural attraction, housing the renowned Stone of Destiny. A mere 2 miles away you'll find the iconic Scone Palace - original home to The Stone, which was the initial crowning place of Scotland's kings, including Macbeth and Robert The Bruce. The Palace has been in the ownership of the Mansfield family since the early 1800s and is accessible to the public throughout the year, with a cafe, palace tours and garden visits on offer. Within the impressive grounds a host of events are held throughout the year, including a game fair, music festival and 'paws at the palace' - a popular funday for canines and their owners.

For those who love to be outdoors and surrounded by nature, Kinnoull Hill Tower is well worth a visit and boasts excellent open viewpoints of the Perthshire countryside, with a wide variety of flora and fauna - including roe deer and red squirrels. Fringing the south west of the city you'll



find a range of walking routes, with the impressive Cairngorms slightly further afield, just a 45 minute drive away. The fabulous Branklyn garden and Quarrymill woodland park are two tranquil havens for the local community to enjoy, while the more adventurous can enjoy kayaking tours, archery and stand-up paddle boarding at Willowgate Activity Centre.

In addition to a range of local amenities, there are 15 sport and fitness venues run by the award-winning trust Live Active Leisure, including 5 swimming pools and a variety of classes suited to both adults and children. Golf enthusiasts can avail of Craigie Hill Golf Club, which offers an impressive 18-hole course and scenic views of the surrounding countryside, while the King James VI Club enjoys a beautiful setting on Moncreiffe Island - a small area of land dividing the River Tay into two.

West Woodlands will be an intimate development in a prime location, ideal for those searching for

a home with an abundance of amenities on the doorstep and is well located for commuters, with easy access to the city centre, transport links, and the main arterial routes for Dundee, Edinburgh and Glasgow.

WHAT'S NEARBY

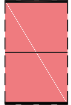

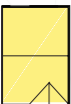


- Broxden Business Park - 0.2 miles
- Glasgow road - 0.1 miles
- Broxden Path - 0.5 miles
- Perth Broxden Park and Ride - 0.5 miles
- Buckie Braes - 1.3 miles
- Craigie Hill Golf Club - 1.4 miles
- Perth Academy and Viewlands Primary School - 1.4 miles
- Perth Leisure Pool - 2.1 miles
- Perth Royal Infirmary - 2.2 miles
- Huntingtower Castle - 2.3 miles
- Perth Train Station - 2.6 miles
- Moncreiffe Primary School - 2.8 miles
- Perth Museum - 3 miles
- Kinnoull Hill Tower - 5.1 miles

West Woodlands

PERTH



SAT NAV
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-  **THE KEIR**
3 bedroom mid terrace house
-  **THE CLOLA**
3 bedroom end terrace house
-  **THE TEWEL**
3 bedroom semi detached house and end terrace house
-  **THE TULLA**
3 bedroom Semi detached house
-  **THE POTARCH**
3 bedroom detached house



Properties

West Woodlands

PERTH

The Keir

SPECIFICATION



Computer generated image of a typical Keir house type

OVERVIEW

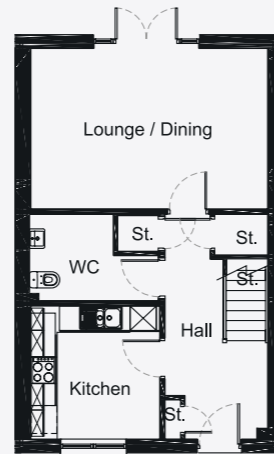
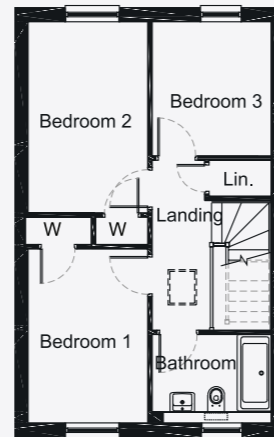
- Mid Terrace House
- 93m² / 1001ft² Floor Area
- 3 Bedrooms

ROOM DIMENSIONS

FLOOR	Room	Dimensions (m)	Dimensions (ft)
GROUND FLOOR	Lounge/Dining	5.37 x 3.64	17'7" x 11'11"
	Kitchen	2.92 x 3.02	9'7" x 9'11"
	WC	2.92 x 1.96	9'7" x 6'5"
FIRST FLOOR	Bedroom 1	2.64 x 3.85	8'8" x 12'8"
	Bedroom 2	2.64 x 4.22	8'8" x 13'10"
	Bedroom 3	2.63 x 2.96	8'8" x 9'9"
	Bathroom	2.63 x 1.95	8'8" x 6'5"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

Call 01382 219123 to arrange an appointment or visit www.kirkwoodhomes.co.uk.



The Clola

SPECIFICATION



Computer generated image of a typical Clola house type

OVERVIEW

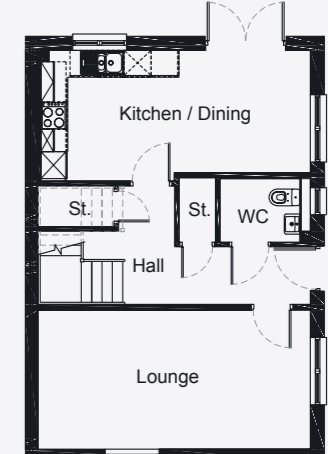
- End Terrace House
- 102m² / 1098ft² Floor Area
- 3 Bedrooms

ROOM DIMENSIONS

FLOOR	Room	Dimensions (m)	Dimensions (ft)
GROUND FLOOR	Lounge	6.06 x 3.09	19'11" x 10'2"
	Kitchen/Dining	5.99 x 2.90	19'8" x 9'6"
	WC	2.01 x 1.41	6'7" x 4'8"
FIRST FLOOR	Bedroom 1	2.85 x 3.63	9'4" x 11'11"
	En Suite	2.85 x 1.20	9'4" x 3'11"
	Bedroom 2	2.85 x 3.14	9'4" x 10'4"
	Bedroom 3	3.10 x 3.12	10'2" x 10'3"
Bathroom	2.43 x 1.94	8'00" x 6'4"	

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Tewel

SPECIFICATION



Computer generated image of a typical Tewel house type

OVERVIEW

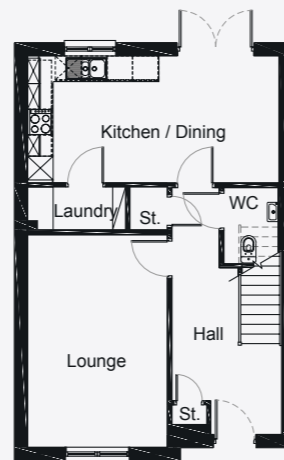
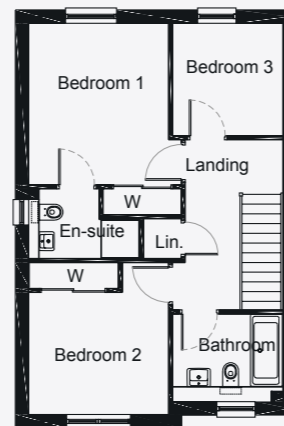
- Semi Detached House
- 103m² / 1109ft² Floor Area
- 3 Bedrooms

ROOM DIMENSIONS

FLOOR	Room	Dimensions (m)	Dimensions (ft)
GROUND FLOOR	Lounge	3.27 x 4.97	10'9" x 16'4"
	Kitchen/Dining	5.89 x 2.98	19'4" x 9'9"
	Laundry	2.30 x 1.00	7'7" x 3'3"
	WC	1.27 x 1.78	4'2" x 5'10"
FIRST FLOOR	Bedroom 1	3.57 x 3.78	11'9" x 12'5"
	En Suite	2.60 x 1.63	8'6" x 5'4"
	Bedroom 2	3.27 x 3.56	10'9" x 11'8"
	Bedroom 3	2.58 x 2.63	8'6" x 8'8"
	Bathroom	2.58 x 2.05	8'6" x 6'9"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Tulla

SPECIFICATION



Computer generated image of a typical Tulla house type

OVERVIEW

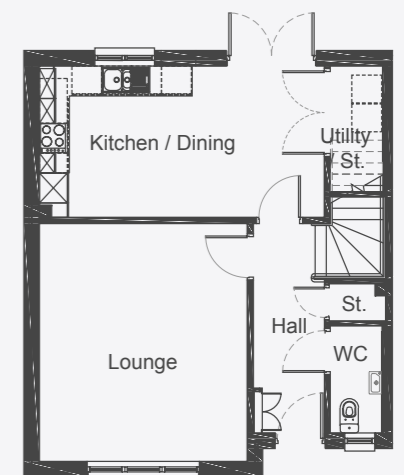
- Semi Detached House
- 103m² / 1109ft² Floor Area
- 3 Bedrooms

ROOM DIMENSIONS

FLOOR	Room	Dimensions (m)	Dimensions (ft)
GROUND FLOOR	Lounge	4.17 x 4.78	13'8" x 15'8"
	Kitchen/Dining	5.72 x 3.04	18'9" x 10'0"
	WC	1.03 x 2.15	3'5" x 7'1"
	Bedroom 1	4.17 x 3.64	13'8" x 11'11"
FIRST FLOOR	En Suite	1.51 x 2.82	4'11" x 9'3"
	Bedroom 2	3.77 x 2.37	12'4" x 7'9"
	Bedroom 3	2.62 x 2.30	8'7" x 7'7"
	Bathroom	2.62 x 1.97	8'7" x 6'6"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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Computer generated image of a typical Potarch house type

OVERVIEW

-  Detached House
-  111m² / 1195ft² Floor Area
-  3 Bedrooms

ROOM DIMENSIONS

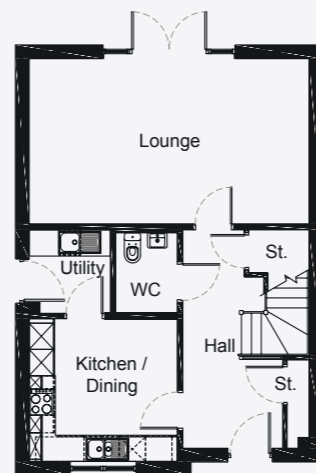
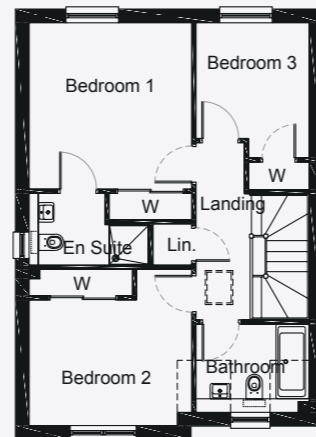
GROUND FLOOR

Lounge	6.37 x 3.76	20'11" x 12'4"
Kitchen/Dining	3.37 x 3.25	11'1" x 10'8"
Utility	1.85 x 1.90	6'1" x 6'3"
WC	1.41 x 1.83	4'8" x 6'0"

FIRST FLOOR

Bedroom 1	3.70 x 3.78	12'2" x 12'5"
En Suite	2.72 x 1.63	8'11" x 5'4"
Bedroom 2	3.70 x 3.57	12'2" x 11'9"
Bedroom 3	2.57 x 3.07	8'5" x 10'1"
Bathroom	2.57 x 2.01	8'5" x 6'7"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.



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Find out more

To discover more about our exciting new development in Perth, explore each of our fantastic housetypes in more detail and take a closer look at our siteplan, please visit our website

kirkwoodhomes.co.uk/developments/west-woodlands

Book an appointment

If you'd like to view one of our beautiful showhomes, or meet with our Sales Advisor to discuss your next move, you can book an appointment by visiting our website or calling us on the number below.

T : 01382 219123

or visit

www.kirkwoodhomes.co.uk/book-an-appointment



www.kirkwoodhomes.co.uk



Bringing quality to life.

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