



Rosebank

A STUNNING DEVELOPMENT
OF 2, 3 & 4 BEDROOM
FAMILY HOMES

DUNIPACE

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HOMES

www.ogilviehomes.co.uk

Dunipace Rosebank Development

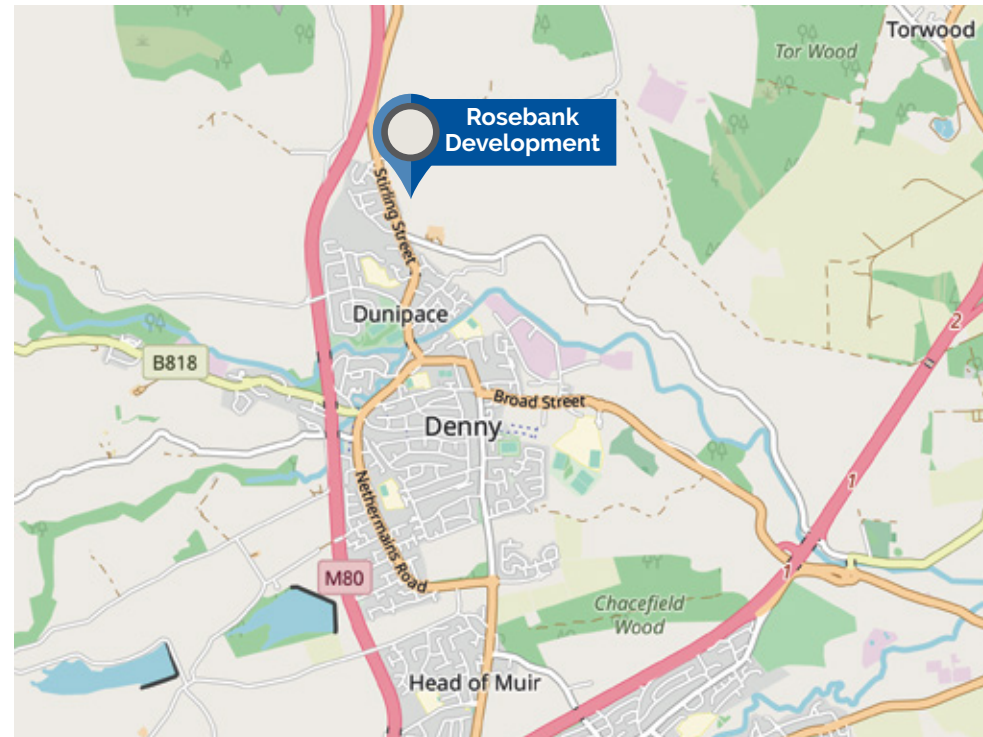


The Area

Dunipace Village lies on the left bank of the river Carron, opposite the town of Denny and only 6 miles from the city of Stirling. Ideally placed for traveling to all points across the Central Belt, Dunipace also offers many local attractions including Dunipace Castle dating back to the 12th Century, Wellsfield Farm Park and Herbertshire Castle Park, to name just a few.

This delightful picturesque village has something for everyone with great local amenities, road links, primary and secondary schools.

SAT NAV Ref: FK6 6QN



How to Get There

From Stirling: Head south on Port St/A811 towards King's Park Rd, follow A811 onto St Ninians Rd, at roundabout continue onto Newhouse, then B805 onto Main St, which becomes Borestone Cres. At roundabout, take 3rd exit onto A872 arrive at FK6 6QN.

From Glasgow: take M8 southbound, take the M80 exit towards Stirling/Kincardine Bridge Continue onto M80, keep left at the fork to continue on M876, At junction 1, take the A883 exit to Falkirk/Denny, turn right onto A883, At the roundabout, take the 2nd exit and stay on A883, turn right onto Stirling St/A883, at the roundabout, take the 2nd exit onto Stirling St/A872, Arrive at FK6 6QN

From Edinburgh: take A90 westbound, continue to follow A90, at roundabout, continue onto Queensferry Rd/A90, take exit towards A904, at roundabout, take 1st exit onto A904, turn left onto B8046, turn right to merge onto M9 towards Stirling, at junction 9, take A91 exit Stirling, at roundabout, take 1st exit onto A872, arrive at FK6 6QN.



Dunipace Rosebank Development



Site Map - Phase 1

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

2 Bedroom



RANNOCH
End Terrace/
Mid Terrace Villa

3 Bedroom



TAY
End Terrace/Semi
Detached Villa



EDEN
Semi/Detached
Villa

4 Bedroom



SPEY
Detached Villa



TWEED
Detached Villa



DEVERON
Detached Villa



CAIRN
Detached Villa

SHOWHOME
COMPLEX
COMING
SOON



Plots not yet under construction may be subject to change and local authority approval. Images are for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.

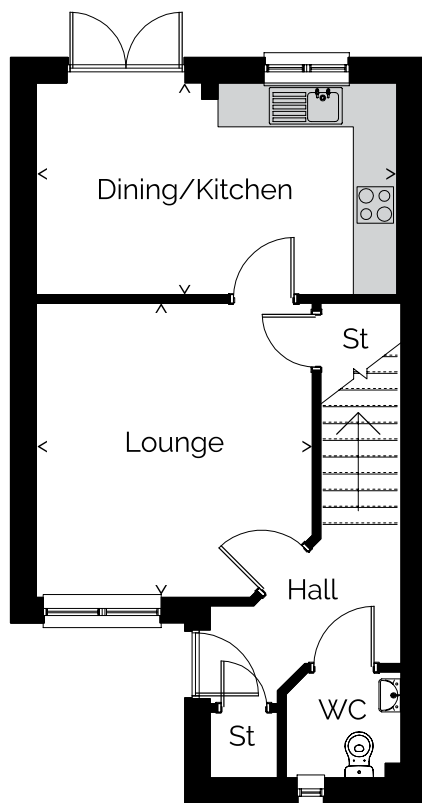


The Rannoch

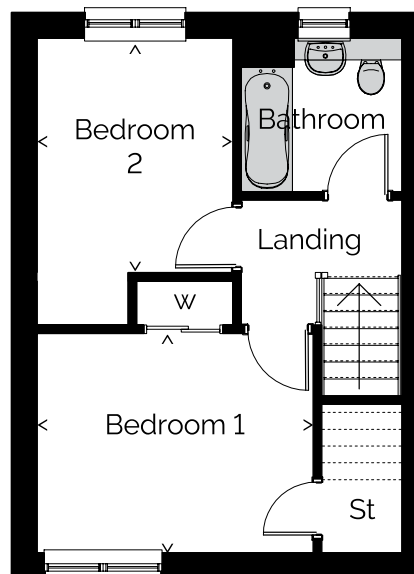
2 Bedroom End Terrace/Mid Terrace Villa

Dunipace
Rosebank

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.85 x 4.03m 12.63 x 13.22ft
- Kitchen/Dining:
5.01 x 2.90m 16.44 x 9.51ft

First Floor

- Bedroom 1:
3.85 x 3.00m 12.63 x 9.84ft
- Bedroom 2:
2.75 x 3.21m 9.02 x 10.53ft

House type external material, colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

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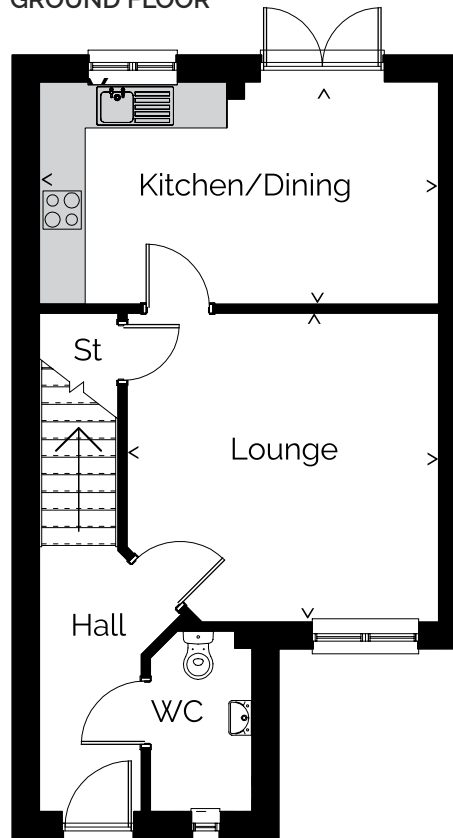


The Tay

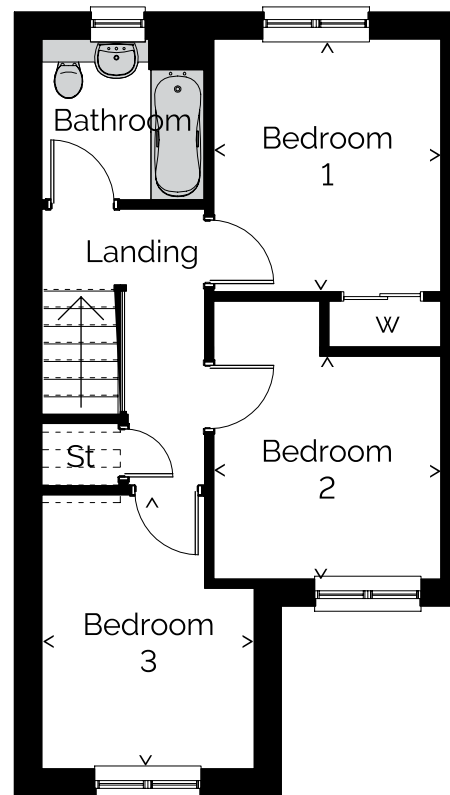
3 Bedroom Terrace/Semi Detached Villa

Dunipace
Rosebank

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.06 x 4.03m 13.32 x 13.22ft
- Kitchen/Dining:
5.21 x 2.90m 17.09 x 9.51ft

First Floor

- Bedroom 1:
2.96 x 3.30m 9.71 x 9.55ft
- Bedroom 2:
2.96 x 2.91m 9.71 x 9.55ft
- Bedroom 3:
2.77 x 3.58m 9.09 x 11.74ft

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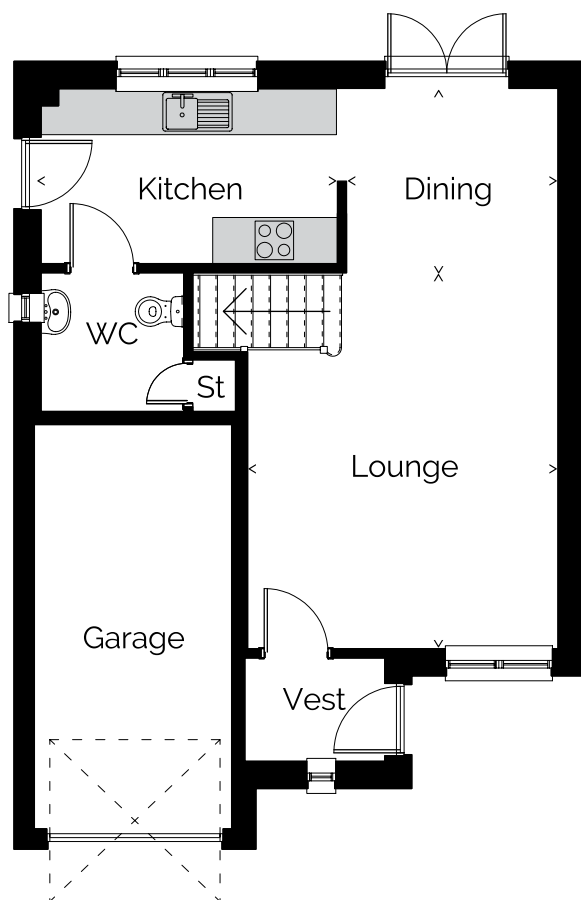


The Eden

3 Bedroom Semi/Detached Villa

Dunipace
Rosebank

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.03 x 4.88m 13.22 x 16.01ft
- Kitchen:
3.85 x 2.28m 12.63 x 7.48ft
- Dining:
2.75 x 2.39m 9.02 x 7.84ft

First Floor

- Bedroom 1:
2.92 x 3.70m 9.58 x 12.14ft
- Bedroom 2:
3.18 x 2.74m 10.43 x 8.99ft
- Bedroom 3:
2.69 x 2.29m 8.82 x 7.51ft

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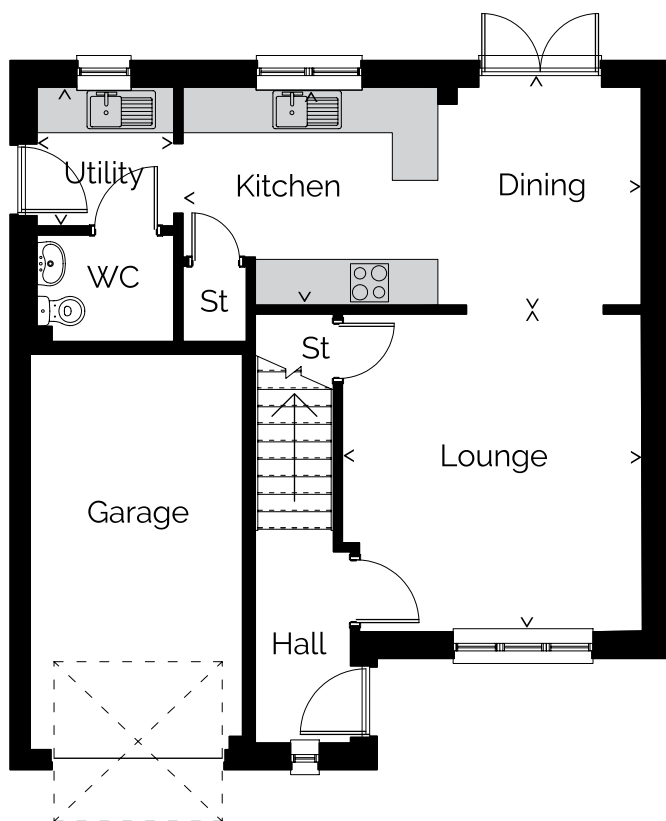


The Spey

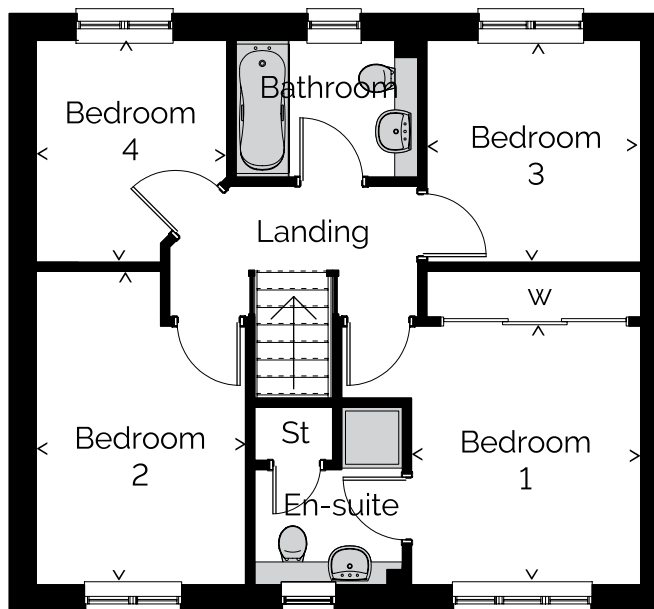
4 Bedroom Detached Villa

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GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.93 x 4.18m 12.89 x 13.71ft
- Kitchen/Dining:
6.03 x 2.87m 19.78 x 9.42ft
- Utility:
1.80 x 1.83m 5.91 x 6.00ft

First Floor

- Bedroom 1:
3.01 x 3.40m 9.88 x 11.15ft
- Bedroom 2:
2.76 x 4.12m 9.06 x 13.52ft
- Bedroom 3:
2.81 x 2.92m 9.22 x 9.58ft
- Bedroom 4:
2.51 x 2.92m 8.23 x 9.58ft

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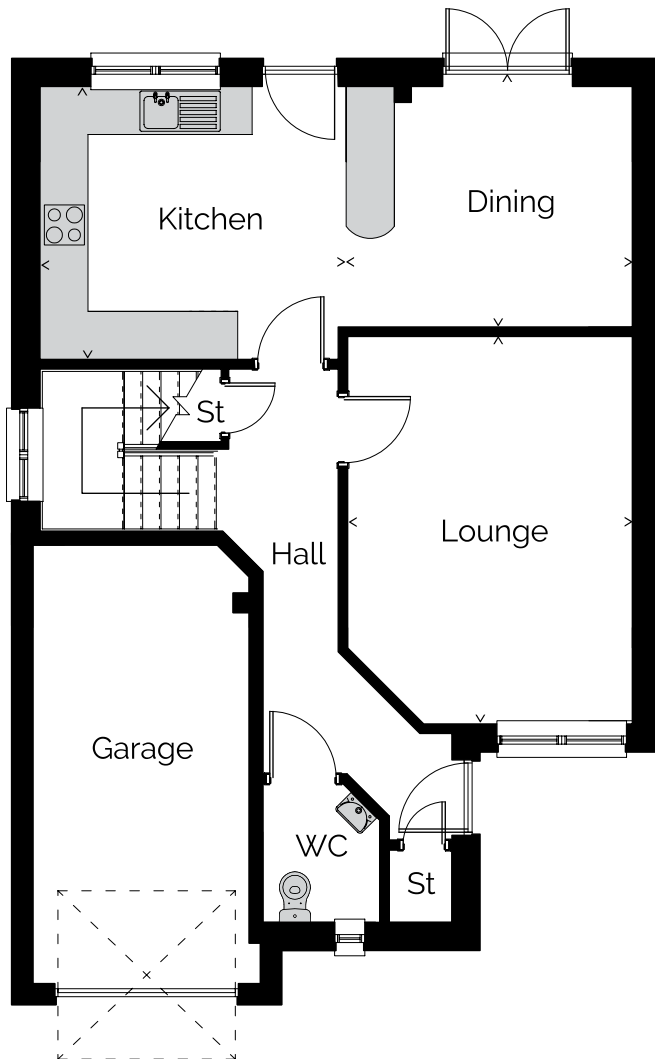


The Tweed

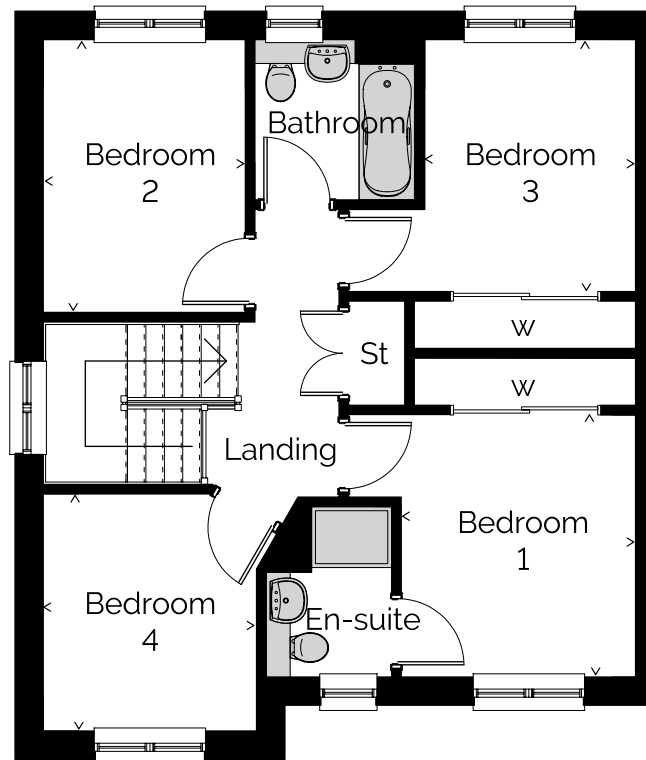
4 Bedroom Detached Villa

Dunipace
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GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.55 x 4.83m 11.65 x 15.85ft
- Kitchen:
3.72 x 3.40m 12.20 x 11.15ft
- Dining:
3.67 x 3.00m 12.04 x 9.84ft

First Floor

- Bedroom 1:
2.92 x 3.27m 9.58 x 10.73ft
- Bedroom 2:
2.52 x 3.40m 8.27 x 11.15ft
- Bedroom 3:
2.63 x 3.14m 8.63 x 10.30ft
- Bedroom 4:
2.66 x 2.96m 8.73 x 9.71ft

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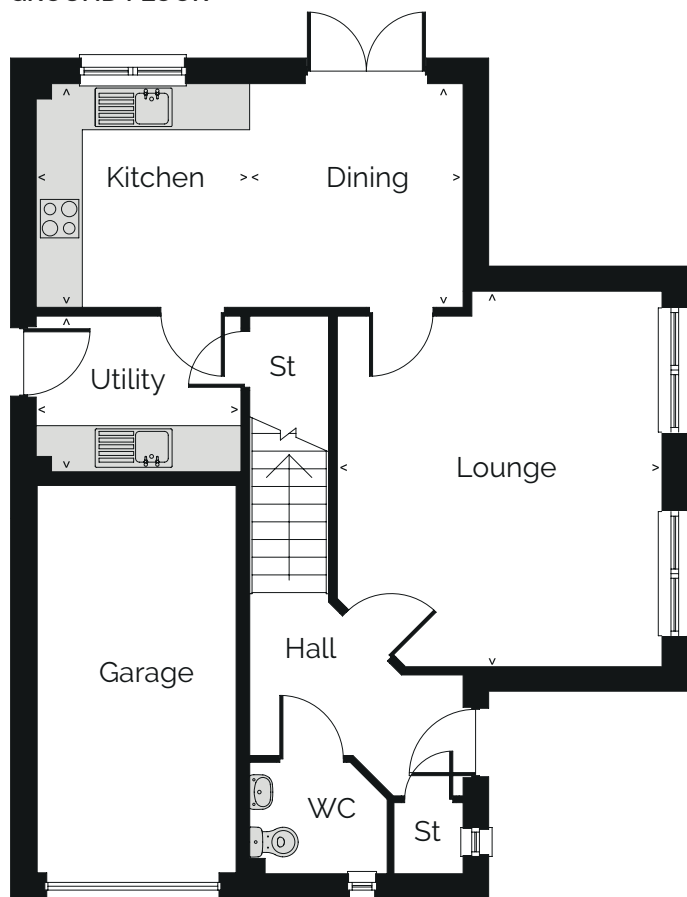


The Deveron

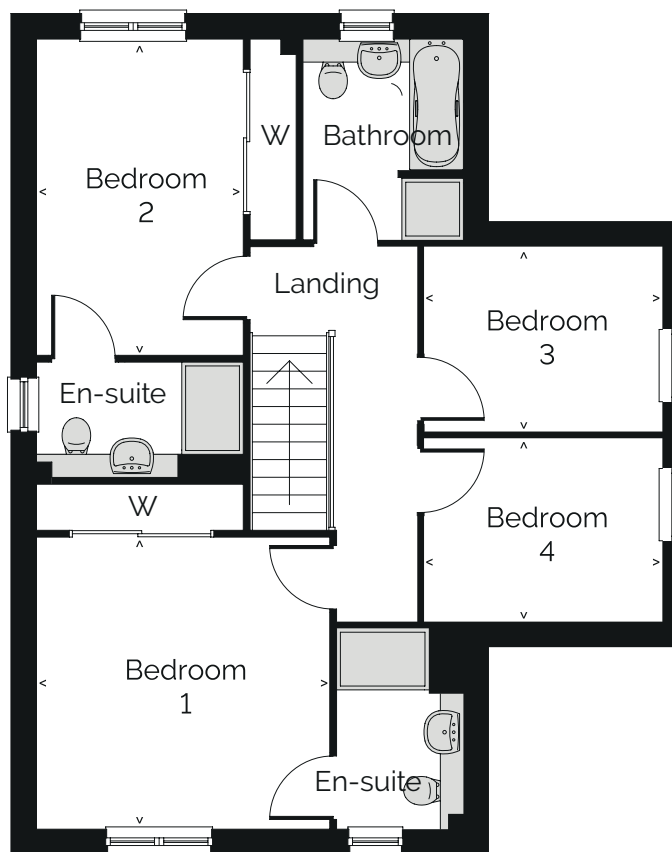
4 Bedroom Detached Villa

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GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.36 x 4.91m 14.30 x 16.11ft
- Kitchen:
2.97 x 2.91m 9.74 x 9.55ft
- Dining:
2.62 x 2.91m 8.60 x 9.55ft
- Utility:
2.66 x 2.02m 8.73 x 6.63ft

First Floor

- Bedroom 1:
3.82 x 3.77m 12.53 x 12.37ft
- Bedroom 2:
2.66 x 4.08m 8.73 x 13.39ft
- Bedroom 3:
3.18 x 2.40m 10.43 x 7.87ft
- Bedroom 4:
3.18 x 2.40m 10.43 x 7.87ft

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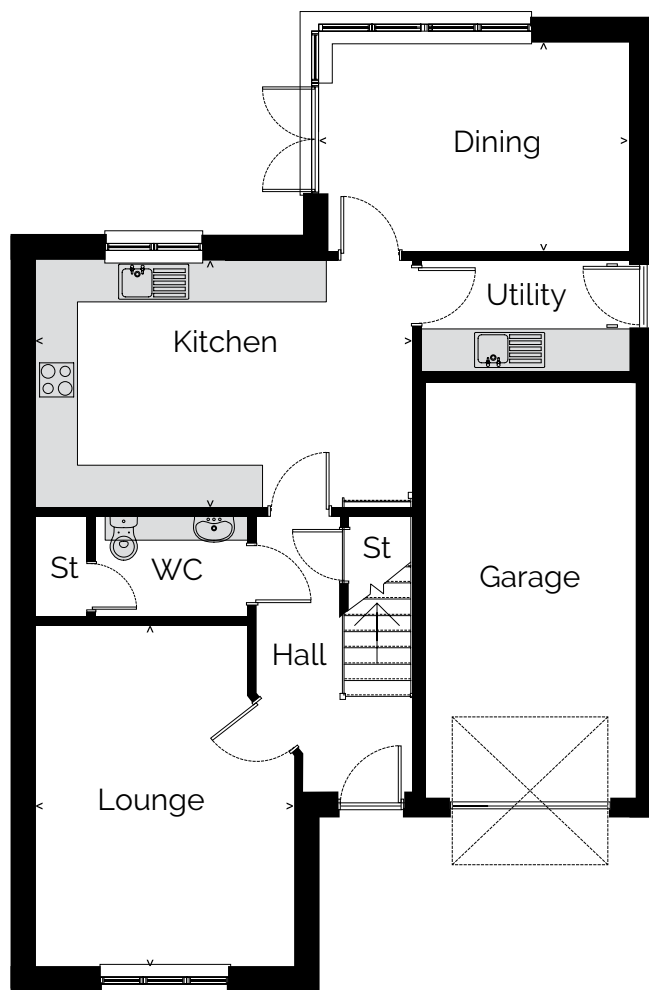


The Cairn

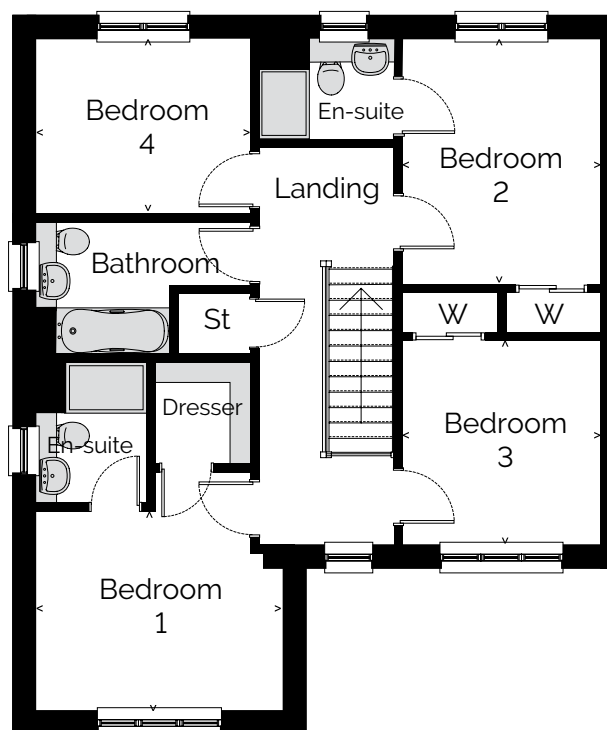
4 Bedroom Detached Villa

Dunipace
Rosebank

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.67 x 4.83m 12.04 x 15.85ft
- Kitchen:
5.32 x 3.57m 17.45 x 11.71ft
- Dining:
4.24 x 2.94m 13.91 x 9.64ft

First Floor

- Bedroom 1:
3.67 x 3.02m 12.04 x 9.91ft
- Bedroom 2:
2.96 x 3.73m 9.71 x 12.24ft
- Bedroom 3:
2.96 x 3.05m 9.71 x 10.01ft
- Bedroom 4:
3.07 x 2.65m 10.07 x 8.69ft

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SPECIFICATIONS

General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, facings, stair ballustrading
- Solar PV
- 10 year new home warranty

Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Chimney hood and stainless steel splashback at hob
- Stainless steel oven
- Integrated fridge freezer (where applicable)

Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- 9KW electric shower to bathroom (where there is no en-suite)
- Thermostatic shower to en-suite only (where applicable)
- Fitted vanity units from contemporary range
- Choice from a wide range of co-ordinating ceramic wall tiles

External

- Paved footpaths and patios
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The company reserve the right to amend and/or update specification at their discretion.

