

Find your sanctuary at

Greenside Gardens

Carnoustie

3, 4, 5 & 6 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Greenside Gardens is our stunning collection of three, four, five and six-bedroom homes situated on the edge of Carnoustie.

The development offers plenty of green space, local amenities and rural walks.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

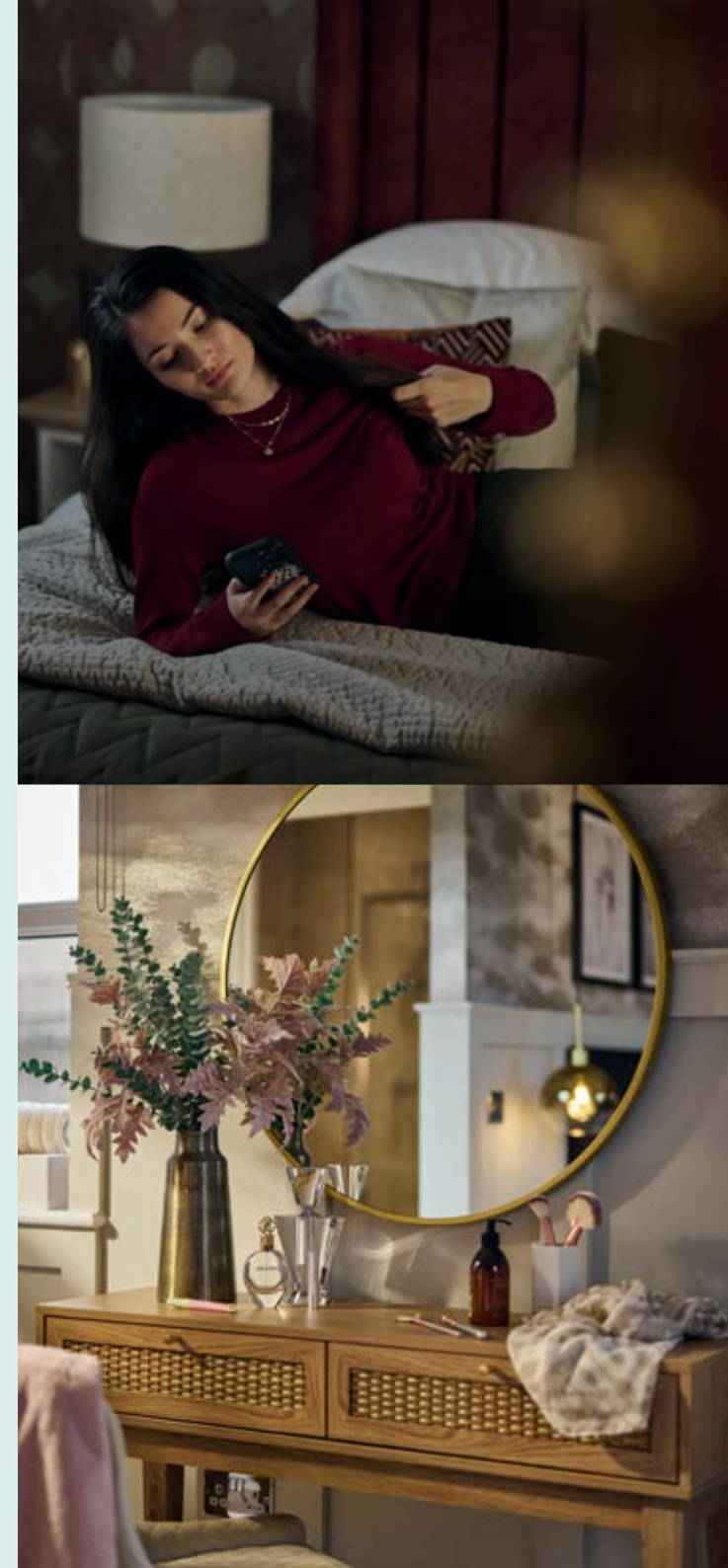
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



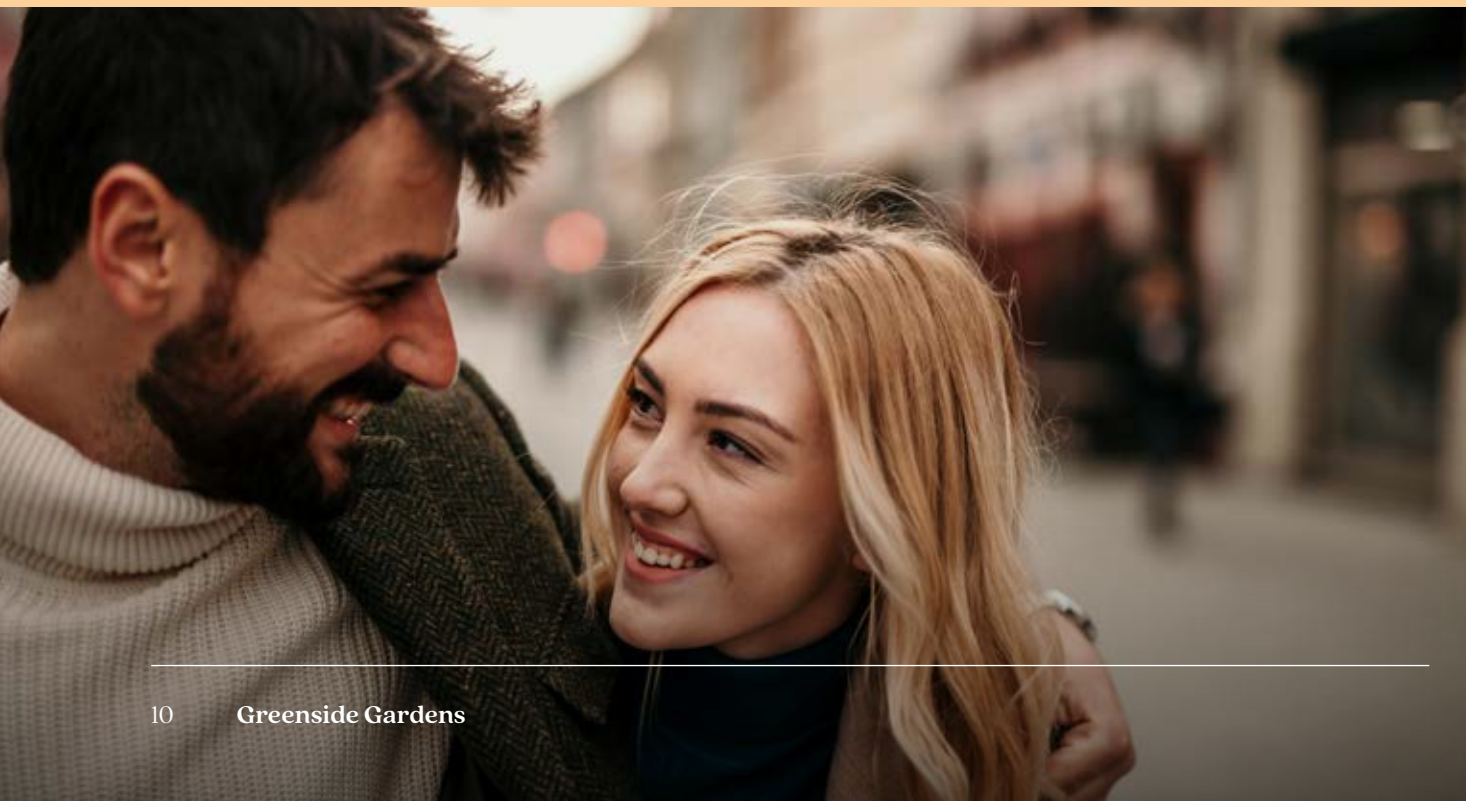






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Greenside Gardens. The perfect place to live and grow.

Greenside Gardens is a stunning collection of energy-efficient 3, 4, 5 & 6-bedroom homes. With miles of open green space on the doorstep and convenient access to Carnoustie town centre, the development will be part of a growing community designed for modern living.

This thriving area offers a wide selection of amenities including shops, pubs, restaurants and cafes within walking distance. The development itself has wide tree-lined streets and communal spaces – all providing a welcoming community feel for residents.

Our homes also benefit from PV solar panels giving you a great base for an active and eco-friendly lifestyle.



Please do
make yourself
at home.



Something for everyone

From the historic Glamis Castle to Arbroath Abbey, Angus offers history, adventure, and stunning wildlife. Outdoor enthusiasts will love The Angus Glens, especially the scenic Glen Clova.

The A92 provides quick access to Aberdeen, Dundee, and beyond, while Carnoustie has its own train station. The nearest international airport is in Aberdeen.

Carnoustie has multiple primary schools, a nursery and Carnoustie High School, with more options in Arbroath and Dundee. For higher education, Dundee & Angus College and the University of Dundee are within easy reach.



- 1 Carnoustie Train Station
- 2 Carnoustie Sports Centre
- 3 Barry Mill
- 4 Burnside Primary School
- 5 Carnoustie Golf Links



5



A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is holding a smartphone in her right hand and a brown paper coffee cup in her left hand. She is looking down at the phone with a slight smile. In the background, a man in a blue suit is also looking at his phone. The platform has a metal railing, and the background is blurred, showing greenery and a building.

Always in reach.

Travel by **foot** from
Greenside Gardens



	●
Carnoustie High School	○ 18 minutes
Burnside Primary School	○ 20 minutes
Carnoustie town centre	○ 25 minutes
Co-Op Food	○ 25 minutes
Carnoustie Beach	○ 30 minutes
Carnoustie Golf Links	○ 35 minutes

Travel by **car** from
Greenside Gardens



	●
Carnoustie Golf Links	○ 6 minutes
Carnoustie Beach	○ 6 minutes
Carnoustie town centre	○ 7 minutes
Arbroath	○ 13 minutes
Dundee	○ 22 minutes
Edinburgh Airport	○ 1 hour 24 minutes

Travel by **train** from
Carnoustie



	●
Dundee	○ 15 minutes
Aberdeen	○ 1 hour
Perth	○ 1 hour 10 minutes
Edinburgh	○ 1 hour 30 minutes

Find your sanctuary at
Greenside Gardens.

Greenside Gardens site plan.

3 Bedroom Homes

 The Troon

4 Bedroom Homes

 The Hartwood

 The Carradale

 The Callander

 The Roslin

 The Dryden

5 Bedroom Homes

 The St Andrews

 The Herriot

6 Bedroom Homes

 The Stirling



Show Home
and Customer Suite

Oswald Street

SUDs

SUDs

SUDs

Public
Open Space

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Development by
Persimmon Homes

Discover a
home you
adore in
every detail.








The Troon

3-bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open-plan kitchen/ dining room with French doors leading into the garden. The Troon's bright front-aspect lounge, separate utility room, handy storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite, and there's a family bathroom and further storage.



B
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.55 x 2.84m
Lounge	3.85 x 3.57m



First floor

Principal bedroom	3.85 x 3.29m
Bedroom 2	2.78 x 2.87m
Bedroom 3	2.68 x 2.87m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Hartwood

4-bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 1 x Study

The Hartwood is a popular family home, detached, with four bedrooms, and ideal for family life. There's a sociable open-plan kitchen/dining room as well as a separate lounge and convenient WC. Upstairs, bedroom one has an en suite and the other three bedrooms share the family bathroom. A flexible study off the landing complements modern living.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	8.59 x 3.76m
Lounge	3.40 x 4.46m



First floor

Principal bedroom	3.40 x 4.46m
Bedroom 2	2.75 x 3.75m
Bedroom 3	3.86 x 2.60m
Bedroom 4	2.55 x 3.72m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Carradale

4-bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 2 x En suites

An open-plan kitchen/family/dining room with French doors opening to the garden is at the heart of the Carradale. This detached home also offers a spacious lounge, utility with outside access, a WC and integral garage. Upstairs, there are four bedrooms - including bedroom one and two with en suites - a family bathroom and more storage.



B
Energy
Efficiency Rating



Ground floor

Kitchen/Breakfast area	3.43 x 3.63m
Family/Dining room	3.51 x 3.30m
Lounge	3.40 x 5.48m



First floor

Principal bedroom	4.68 x 3.48m
Bedroom 2	3.00 x 4.06m
Bedroom 3	3.85 x 2.61m
Bedroom 4	2.84 x 4.75m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Callander

4- bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 1 x Study

The Callander is a four-bedroom home with plenty of entertainment space including an open-plan kitchen/dining room and separate lounge, plus a lovely family room. There's also a utility with outdoor access, WC and storage. The first floor is home to four good-sized bedrooms - bedroom one with an en suite - and a flexible study perfect for modern living.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	8.57 x 4.09m
Lounge	3.47 x 5.03m
Family room	2.94 x 3.38m



First floor

Principal bedroom	3.48 x 3.41m
Bedroom 2	3.88 x 3.70m
Bedroom 3	2.36 x 3.85m
Bedroom 4	3.82 x 2.71m
Study	2.22 x 2.71m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Roslin

4-bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 2 x En suites

 1 x Study

A wonderful family home, the Roslin ticks all the boxes. The modern and stylish open-plan kitchen/dining room is perfect for spending time together and for entertaining. There's also a well-proportioned lounge, downstairs study, utility and WC. Upstairs there are four bedrooms - bedroom one and two have en suites - a family bathroom and storage.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	9.89 x 3.74m
Lounge	3.48 x 5.01m
Study	2.99 x 2.17m



First floor

Principal bedroom	4.35 x 3.85m
Bedroom 2	3.76 x 3.35m
Bedroom 3	3.57 x 2.79m
Bedroom 4	3.02 x 2.79m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Dryden

4-bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 2 x En suites

The Dryden is a great home for a growing family. There are four bedrooms, an impressive open-plan kitchen/dining room with French doors to the garden, a spacious lounge with double doors, and an integral double garage. Upstairs, two of the bedrooms are en suite. Storage on the landing adds to the space downstairs, plus there's a utility which has outside access and a WC.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	10.41 x 3.20
Lounge	3.49 x 5.84



First floor

Principal bedroom	4.94 x 3.02
Bedroom 2	3.67 x 3.79
Bedroom 3	3.15 x 3.94
Bedroom 4	3.83 x 3.81

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The St Andrews

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites

The St Andrews is a superb detached five-bedroom home which balances an open-plan kitchen/breakfast area with separate living and dining rooms. It's also got a utility room with outside access, a WC and built-in storage cupboards. Five good-sized bedrooms, two en suites, a family bathroom and storage makes up the first floor. Bedroom five can also be used as a flexible study.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Breakfast area	4.96 x 3.05m
Dining room	2.91 x 3.81m
Lounge	5.14 x 4.43m



First floor

Principal bedroom	5.06 x 3.25m
Bedroom 2	2.91 x 3.95m
Bedroom 3	3.91 x 3.84m
Bedroom 4	3.48 x 2.86m
Bedroom 5	2.66 x 3.14m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Herriot


5-bedroom home



Features

 5 x Bedrooms

 1 x Bathroom

 3 x En suites

The Herriot is a grand five-bedroom home, with an immense open-plan kitchen/breakfast/family area opening to the garden through French doors. Both the dining room and lounge face the front with bright triple windows. There's also a utility with outside access, WC and understairs storage. Upstairs, three of the bedrooms have en suites. A family bathroom and storage complete the first floor.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Breakfast/Family area	10.95 x 3.29m
Dining room	3.44 x 3.48m
Lounge	4.25 x 5.72m



First floor

Principal bedroom	3.94 x 4.15m
Bedroom 2	3.36 x 3.69m
Bedroom 3	3.94 x 3.43m
Bedroom 4	3.79 x 2.97m
Bedroom 5	3.03 x 2.97m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.







The Stirling



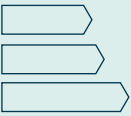
6-bedroom home



Features

-  6 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Dressing room

The Stirling is the perfect home for larger families, with six bedrooms, an abundance of space, plus a double integral garage. There's a spacious lounge, immense kitchen/dining room with French doors to the garden, a utility and WC. Upstairs, there are six good-sized bedrooms - with bedrooms one and two having en suites. For extra convenience there's a dressing area to bedroom one, and bedroom six can be used as a flexible study.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	11.27 x 3.36m
Lounge	3.68 x 4.86m



First floor

Principal bedroom	3.71 x 4.26m
Bedroom 2	3.24 x 3.15m
Bedroom 3	3.23 x 2.94m
Bedroom 4	3.16 x 3.74m
Bedroom 5	3.04 x 3.71m
Bedroom 6	2.54 x 2.77m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

Specification.

General

- Fibre broadband to the premises (FTTP).
- White sockets and light switches throughout.
- Pendant light fittings with low-energy bulbs.
- Dulux matt emulsion finish in brilliant white for walls and ceilings, with gloss white woodwork.
- Fitted mirrored wardrobe in Bedroom 1 (except where the property has a Dressing Room).
- Oak panel internal doors, handrail, and newel caps.
- UPVC double glazed lockable windows.
- Traditional energy-efficient timber kit build.

Kitchen

- Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).
- AEG single electric stainless steel oven, gas hob and cooker hood.
- Stainless steel splashback.
- Integrated AEG fridge/freezer (50/50 split).
- Integrated AEG dishwasher (full size).
- Integrated AEG washing machine.

Bathrooms and en suites

- Contemporary style sanitaryware.
- Extractor fan to bathroom and en suite(s).
- Separate shower enclosures to bathrooms (where applicable).

- Premium half height tiling to sanitaryware walls. Fullheight tiling to shower enclosures. Choice of wall tiling (dependent on build stage).
- Mira thermostatic/electric shower to en suite(s).
- Shaver sockets to bathroom & en suite.

Exterior

- Landscaping to front gardens with hedging maintained by development Factor (where applicable).
- External lights to all entry doors.
- Doorbell & rear tap.
- Pendant light and double socket provided to all garages.
- 1.8 metre fence to rear garden including gate.
- Contemporary, high quality materials and design (suited to planned architecture).

Safety & Efficiency

- Interlinked, mains powered with battery back up smoke and heat detectors.
- PV panels to roof (position & number varies per plot).
- Efficient gas fired boiler with indirect water cylinder (where applicable).
- PEA ratings suitable for green mortgage products.

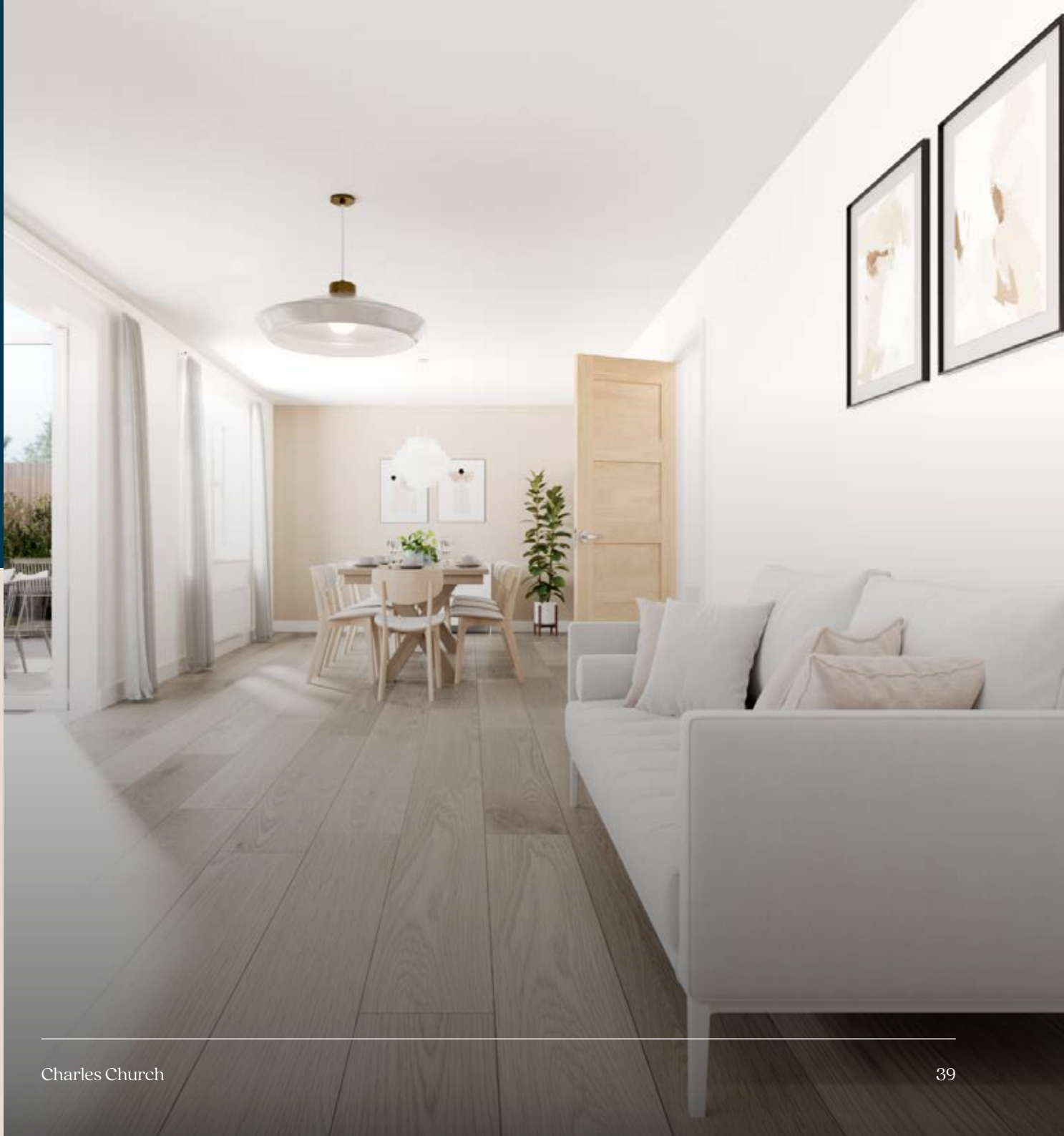
Warranty

- 10 year new homes warranty.
- 2 year Charles Church warranty.



This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Greenside Gardens

Pitskelly Road
Carnoustie
DD7 7RH

t: 01241 461 440

e: greensidegardens.nsko@charleschurch.com

w: www.charleschurch.com/greenside-gardens

Head Office

Charles Church North Scotland
Broxden House
Perth
PH1 1RA

t: 01738 500820

e: nsco.sales@charleschurch.com



Our star rating

We've been awarded a five
star rating by the Home Builders
Federation in their 2025 survey.

Issue: April 2025 Ref: 440-529

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Greenside Gardens is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.