

lochay
homes

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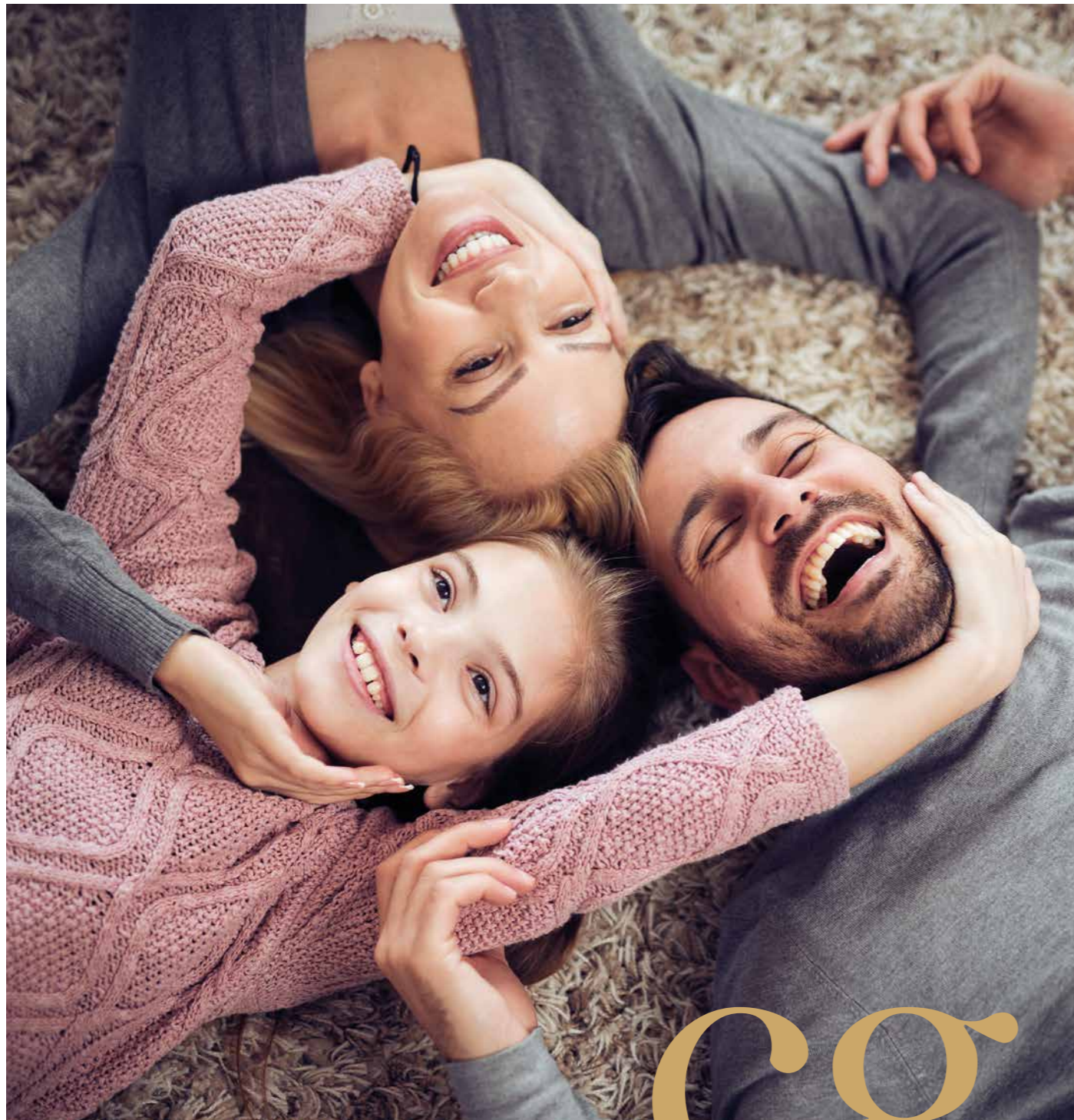
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CASTLE GATE

Airth

A unique elevated development of luxury three, four and five bed semi and detached family homes many with uninterrupted views across the River Forth

www.lochayhomes.co.uk



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Your place to feel alive...

THE ONLY WAY IS UP

A unique elevated development of luxury three, four and five bed semi and detached family homes many with uninterrupted views across the River Forth.



BE PART OF SOMETHING SPECIAL AT CASTLE GATE

The historic conservation village of Airth is a Royal Burgh and enjoys an enviable position situated between the major town of Falkirk and city of Stirling. The village has a long association with the River Forth and retains two market crosses and a small number of historic homes. The story of the village revolves around its location at the foot of a ridge of high ground: as does its name, which means "level green place". It enjoys excellent transport links including main line railway to the cities of Edinburgh and Glasgow making it perfect for a commute to Edinburgh, Grangemouth, Fife, Falkirk, Stirling and Glasgow. The Airth Castle Hotel is a short walk away and provides both spa and dining facilities close to hand for a special treat.

Superior south shore living...

Castle Gate by Lochay Homes will be a thriving residential community with nature on every doorstep. With open green space and a dedicated playground, there will be space for everyone and everything to thrive. Designed with lifestyle in mind, it offers the ideal setting for residents who value a connected community and active outdoor lifestyle. When we are designing and building your new home, our experience tells us you want flexible space where you and your family can enjoy life to the full. You want a stylish, comfortable, reliable and energy efficient home and that is exactly what you will get at Castle Gate.



**BUILT TO TAKE YOUR
BREATH AWAY**

Your new home offers generous living space throughout with fitted kitchens including a wide selection of kitchen units, integrated fridge freezer, stainless steel oven, chimney hood and glass splash-back to hob and steel sink with chrome fittings and contemporary family bathrooms and en suite. Here you will find space and fluidity with rooms designed for the needs of your family and the way you want to live today. Open plan kitchen and dining areas keep the family together while a separate lounge gives precious, grown-up space and

the utility room keeps the working aspects of a home nicely out of sight. We believe in creating light and airy rooms and public areas. Your new home revels in an abundance of daylight. Feature windows in the lounge flood the space with natural light, and truly come into their own when nature brings warm sunshine or sparkling snow outside. That's also the time when french windows from the kitchen/diner or family area can be thrown open to enjoy secure, timber-fenced gardens. We may not have thought of everything but we promise that we've tried.

CONNECTED FOR LIVING

There is a real feeling of history to the area. Airth itself is an old port and a royal burgh on the shore of the River Forth, which is very much part and parcel of Scotland's maritime and commercial life. The historic conservation village of Airth provides local convenience shopping and the village primary school. Airth enjoys an enviable position situated between the major town of Falkirk and city of Stirling. The nearby village of Larbert in conjunction with Stirling and Falkirk provide a more extensive range of amenities including main line rail links to the cities of Edinburgh and Glasgow.

Among the benefits of this location are the outstanding transport links with quick and easy access to the M9 and M876 giving links to all the main population centres of central Scotland and the international airports at Glasgow and Edinburgh. On the doorstep is the bustling town of Falkirk with an excellent mix of traditional, modern and supermarket shopping along with a wide range of recreational facilities. The nearby city of Stirling provides a further range of amenities. Airth is on the bus route for schools such as Dollar Academy, Morrison's Academy in Crieff and Beaconhurst School in Bridge of Allan

EXPLORE YOUR VERY OWN CORNER OF AIRTH

ADDING TO THE HISTORY

Perched high on the hill you are surrounded by history but your story at Castle Gate is just beginning. Lochay Homes award winning combination of lifestyle, design, quality and craftsmanship will ensure new homes that will be a beautiful backdrop for you and future generations.

AIRTH CASTLE

Airth Castle Hotel & Spa is Central Scotland's most exclusive retreat offering a stunning backdrop whether you want to relax, dine, stay, meet or celebrate. The Castle, which is 'A' listed dates back to the 14th century & was once owned by the family of Robert the Bruce. Within the castle grounds stand the ruins of the former parish church of Airth

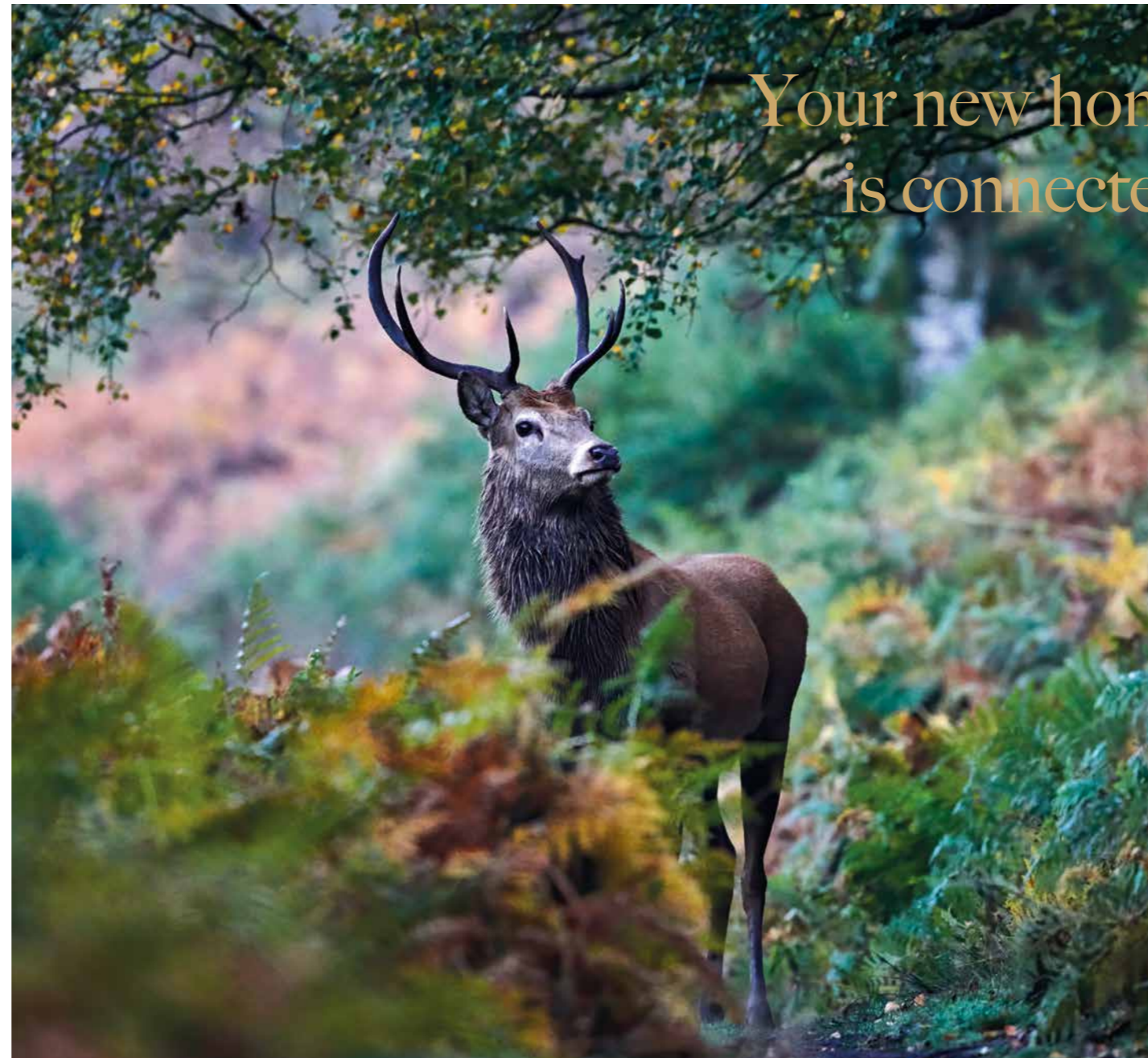
AIRTH TOWER/ DUNMORE

Airth Tower was a four storey tower house built for the Elphinstone family in 1508. The settlement around it, called Elphinstone, was cleared away when stately Dunmore Park was built here in the early 1820s. Both Elphinstone Tower and Dunmore Park House are now ruinous, the latter being best known for the Pineapple, a garden pavilion with a remarkable pineapple-shaped roof, built in 1761 by the 4th Earl of Dunmore as a birthday present for his wife.



CASTLE GATE AIRTH | 06

Your new home at Castle Gate is connected to convenience



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Contemporary design for modern living...



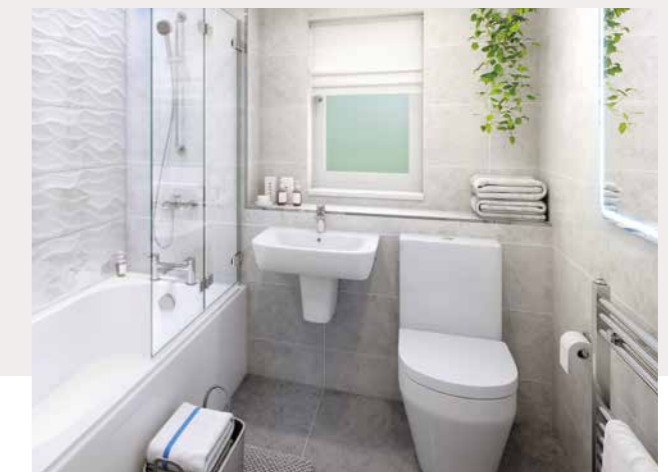
All interior images are computer generated images of Castle Gate interiors and are for illustration purposes only.



ELEVATED IN EVERY WAY

Perched above the south bank of the River Forth, life at Castle Gate is elevated in every way. Here you and your family will enjoy a better, balanced way of living where every detail has been considered to ensure you can live life to the full. Superior finishes, generous living spaces and gardens, these are the perfect houses to call home. Your home represents your life as you journey from one chapter to the next. As your life grows and develops, so should your home.

High above the river, with the village below, you are surrounded by rolling fields and mature trees, enjoying views out across the water. Here you can embrace the best of both worlds, this is an opportunity to live your best life, in the moment. At Castle Gate, Lochay Homes is gently steering the area into a new chapter.



Computer generated image of Bruce House Style Kitchen & Living Area.

Green space...

Your French doors open out onto your deck and spacious garden, perfect for entertaining or relaxing. Whether it's a family barbecue or children bouncing on the trampoline, your green space is the fun space.

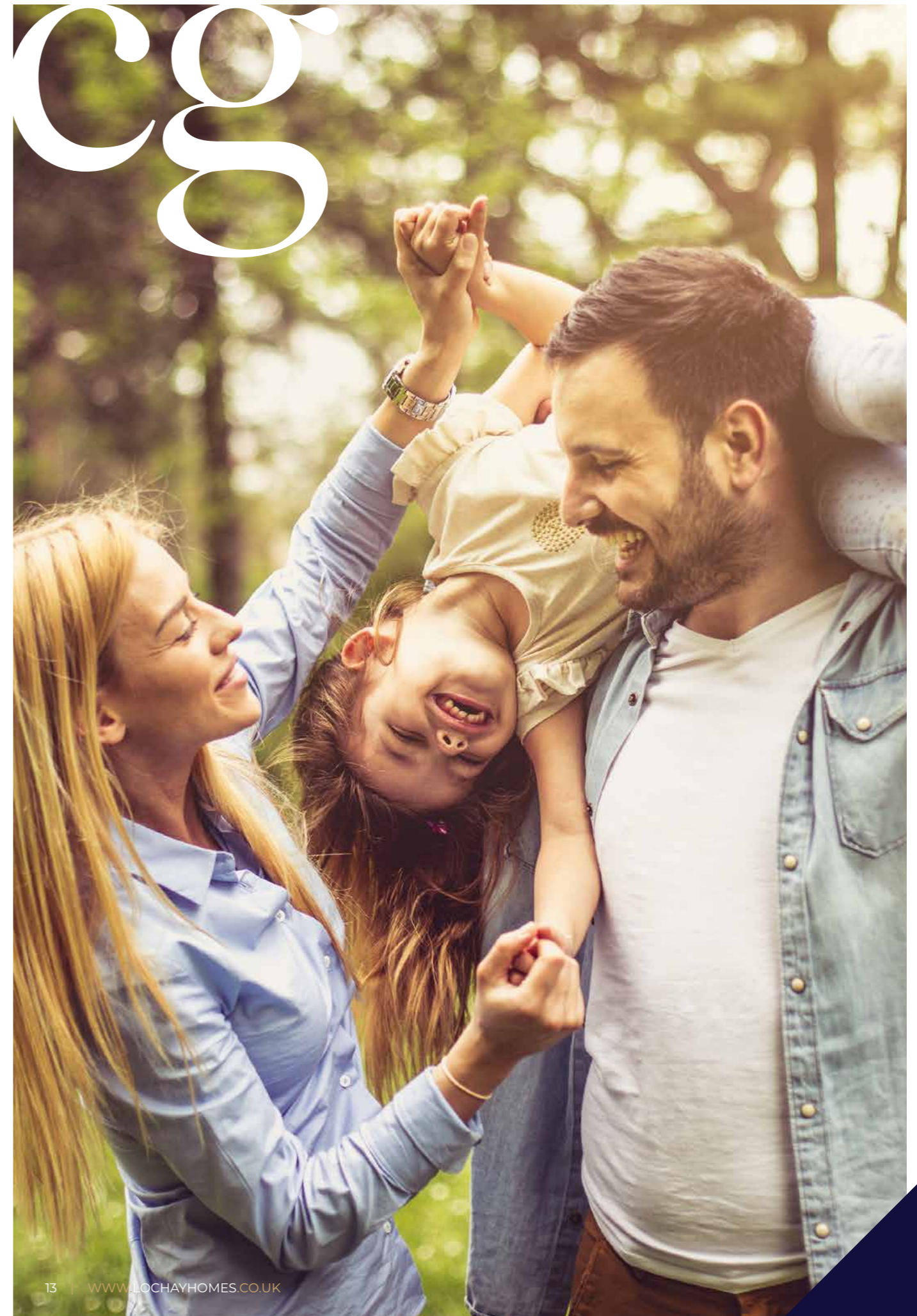


All in the detail...

LUXURIOUS SPECIFICATION

- Selection of Quality Kitchen Units and Worktops
- Stainless Steel Sink
- Electric Oven Gas/Electric Hob and Extractor
- Fridge Freezer (70/30) to all Housetypes
- Plinth and Pelmet Light to Kitchens
- Glass splashback behind hob in kitchen
- Downlights to selected House Types
- Contemporary white sanitaryware
- Choice of quality tiles to bathroom and ensuite
- Chrome towel rails standard to selected Housetypes
- Shaver points to all en suites
- Fitted Wardrobes to all Master Bedrooms
- Ample Power/TV/USB Points
- Ultrafast Fibre Broadband (FTTP) Ready
- Gas Central Heating System
- Mains connected smoke detectors heat detectors
CO detectors and CO2 monitor
- High performance radiators and TRV's
- UPVC double glazed window frames in anthracite
- Fascia Soffit and Guttering in Grey Trim
- Bi-fold doors to Bruce and Alexander
- Oak veneer internal doors
- UPVC French and Patio Doors
- Solar PV Panels (included on all plots)
- Security Locks to window frames
- Monoblocked paving to driveway
- Front and rear turf
- 1.8m fencing to rear garden
- 10 year warranty

*Specification correct at time of going to print and subject to change.
Please clarify details with your sales advisor.*



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CASTLE GATE
Airth

SITE PLAN

A unique elevated development of luxury three, four and five bed semi and detached family homes many with uninterrupted views across the River Forth



BRUCE
5 Bed Detached



ALEXANDER
4 Bed Detached



WALLACE
4 Bed Detached



JAMES
3 Bed Detached



MUNRO
3 Bed Semi-detached



This site plan is correct at time of publication but could be subject to change.



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BRUCE

Five Bedroom Detached Luxury Family Home

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	3.22m x 6.22m	10'6" x 20'4"
Living/Kitchen	8.48m x 3.96m	27'9" x 12'11"
Utility	2.18m x 2.72m	7'1" x 8'11"
WC	0.99m x 2.72m	3'2" x 8'11"
Garage 1	2.87m x 5.27m	9'4" x 17'3"
Garage 2	3.22m x 5.61m	10'6" x 18'4"
Bedroom 1	3.25m x 6.54m	10'7" x 21'5"
En Suite	3.25m x 1.87m	10'7" x 6'1"
Bedroom 2	3.19m x 4.84m	10'5" x 15'10"
En Suite	2.17m x 2.58m	7'1" x 8'5"
Bedroom 3	4.60m x 2.94m	15'1" x 9'7"
Bedroom 4	3.28m x 3.37m	10'9" x 11'0"
En Suite	1.81m x 1.87m	5'11" x 6'1"
Bedroom 5	3.23m x 3.37m	10'7" x 11'0"
Bathroom	2.02m x 2.20m	6'7" x 7'2"



FIRST FLOOR



GROUND FLOOR

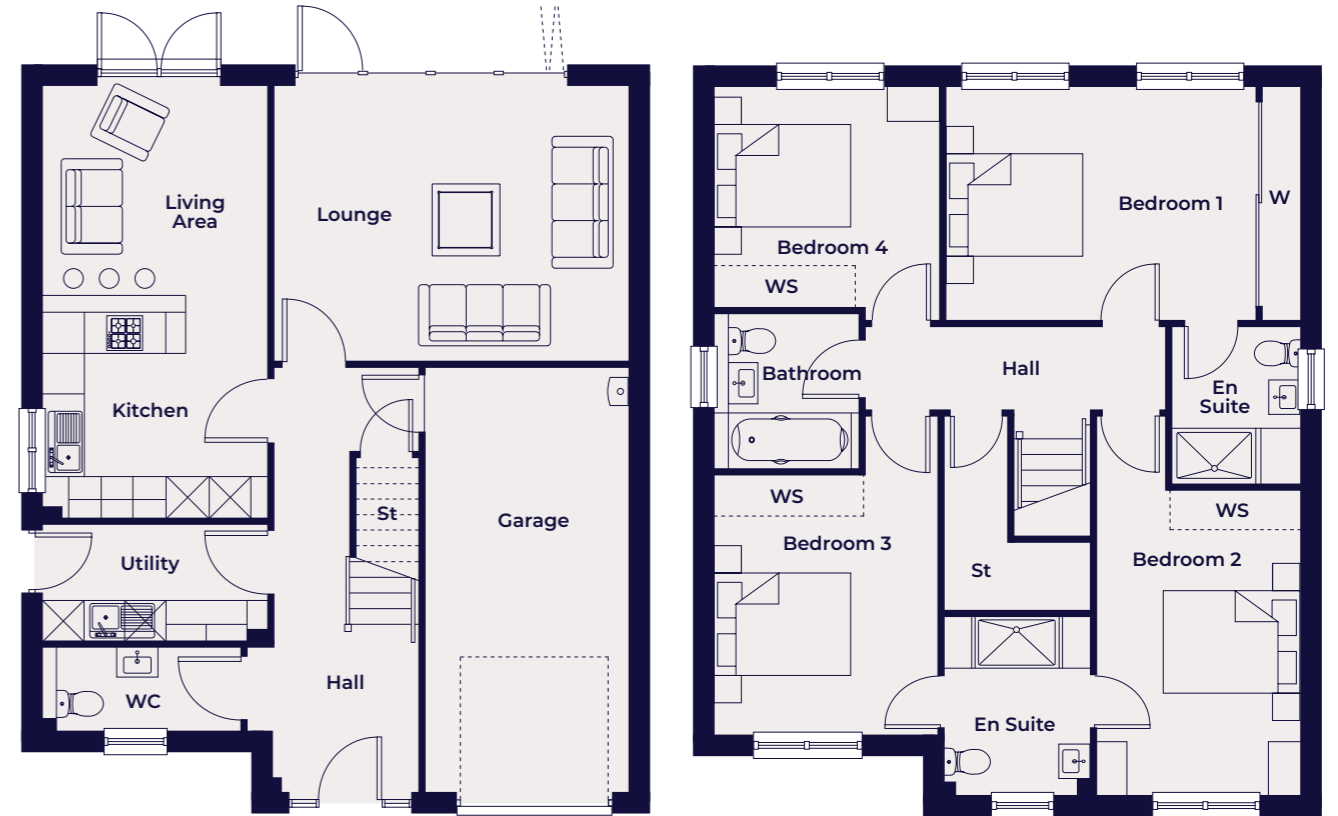
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ALEXANDER

Four Bedroom Detached Luxury Family Home



GROUND FLOOR

FIRST FLOOR

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	5.13m x 3.99m	16'9" x 13'1"
Living/Kitchen	3.25m x 6.29m	10'7" x 20'7"
Utility	3.25m x 1.69m	10'7" x 5'6"
WC	2.85m x 1.19m	9'4" x 3'10"
Garage	2.86m x 6.13m	9'4" x 20'1"
Bedroom 1	4.54m x 3.37m	14'10" x 11'0"
En Suite	1.81m x 2.29m	5'11" x 7'6"
Bedroom 2	2.92m x 4.43m	9'6" x 14'6"
En Suite	2.12m x 2.58m	6'11" x 8'5"
Bedroom 3	3.22m x 3.75m	10'6" x 12'3"
Bedroom 4	3.24m x 3.17m	10'7" x 10'4"
Bathroom	2.07m x 2.24m	6'9" x 7'4"

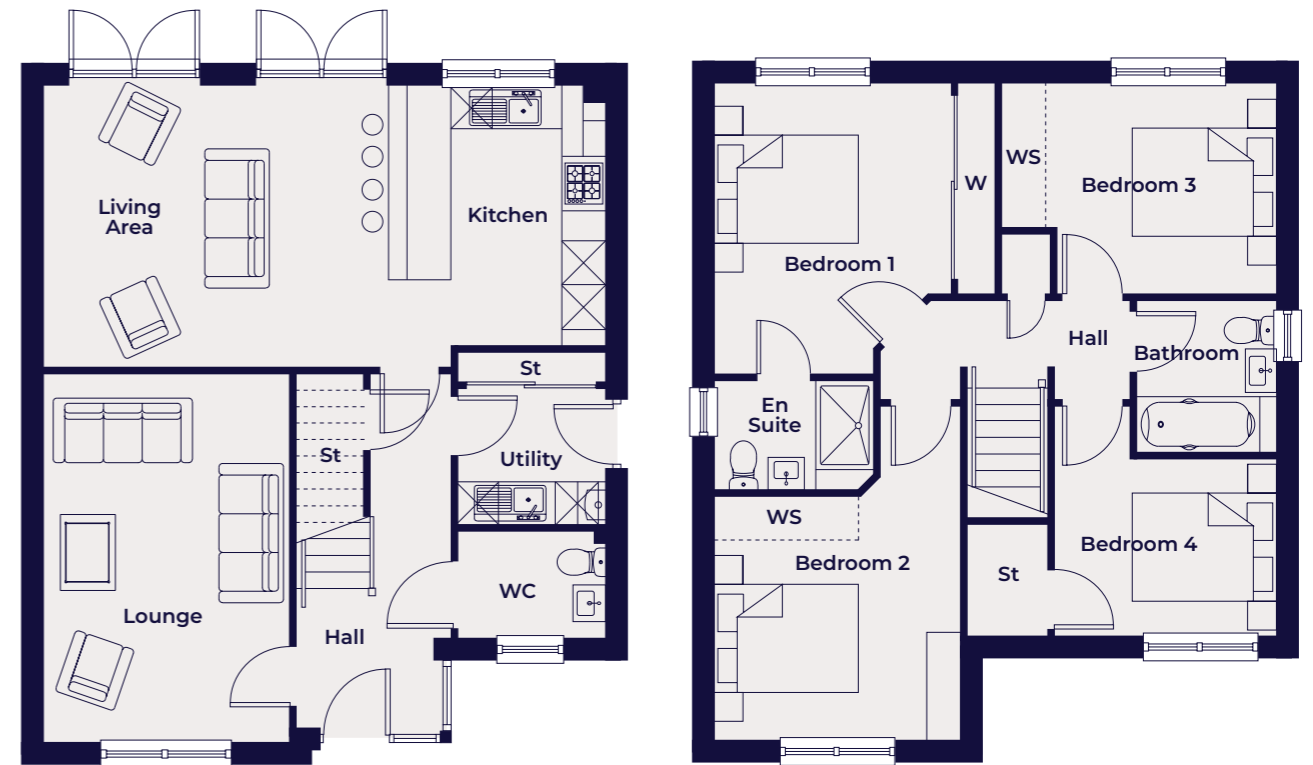
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WALLACE

Four Bedroom Detached Luxury Family Home



GROUND FLOOR

FIRST FLOOR

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	3.36m x 5.08m	11'0" x 16'8"
Living/Kitchen	7.72m x 3.86m	25'3" x 12'7"
Utility	2.01m x 1.88m	6'7" x 6'2"
WC	2.01m x 1.43m	6'7" x 4'8"
Bedroom 1	3.85m x 3.99m	12'7" x 13'1"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	3.33m x 3.34m	10'11" x 10'11"
Bedroom 3	3.14m x 2.88m	10'3" x 9'5"
Bedroom 4	3.01m x 2.40m	9'10" x 7'10"
Bathroom	1.88m x 2.08m	6'2" x 6'9"

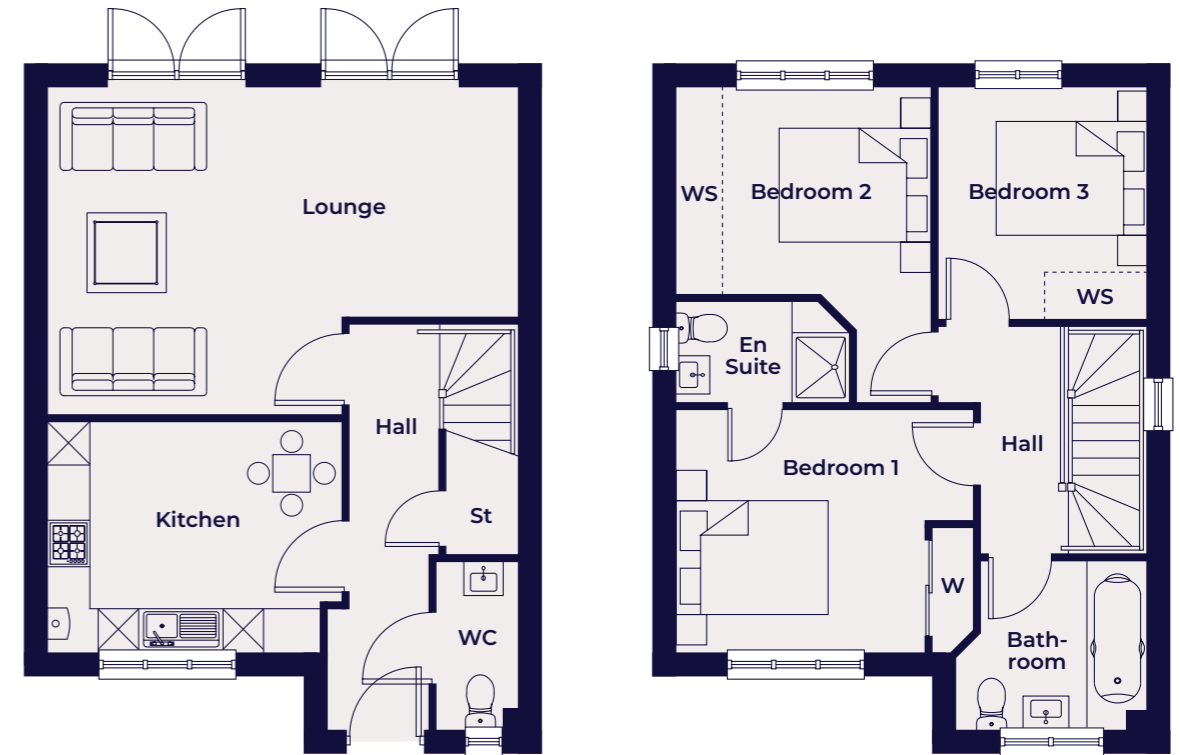
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JAMES

Three Bedroom Detached Luxury Family Home



GROUND FLOOR

FIRST FLOOR

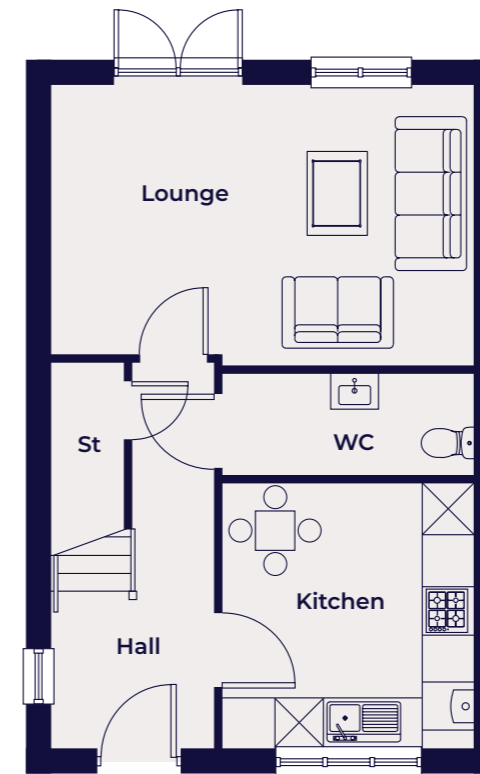
ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	6.15m x 4.26m	20'2" x 13'11"
Kitchen	3.79m x 3.00m	12'5" x 9'10"
WC	1.10m x 2.22m	3'7" x 7'3"
Bedroom 1	3.18m x 3.14m	10'5" x 10'3"
En Suite	2.25m x 1.33m	7'4" x 4'4"
Bedroom 2	3.31m x 2.68m	10'10" x 8'9"
Bedroom 3	2.71m x 2.94m	8'10" x 9'7"
Bathroom	2.22m x 2.20m	7'3" x 7'2"

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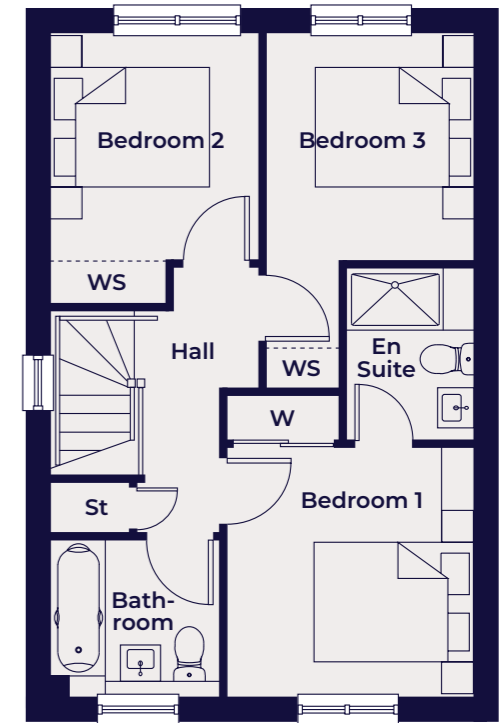


MUNRO

Three Bedroom Semi-detached Luxury Family Home



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS	METRIC	IMPERIAL
Lounge	5.28m x 3.48m	17'3" x 11'5"
Kitchen	3.06m x 3.30m	10'0" x 10'9"
WC	3.12m x 1.27m	10'2" x 4'2"
Bedroom 1	3.04m x 3.10m	9'11" x 10'2"
En Suite	1.59m x 2.15m	5'2" x 7'0"
Bedroom 2	2.56m x 3.36m	8'4" x 11'0"
Bedroom 3	2.59m x 2.82m	8'5" x 9'3"
Bathroom	2.11m x 1.94m	6'11" x 6'4"

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Castles

Your happily ever after
starts at Castle Gate...



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Airth

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For all sales enquiries please contact our Castle Gate sales team on:

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www.lochayhomes.co.uk

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