



# TOMAKNOCK

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CRIEFF

*An exclusive development of luxury homes by G S Brown Construction*

DISCOVER YOUR DREAM HOME WITH US

# LOCATION, LOCATION, LOCATION

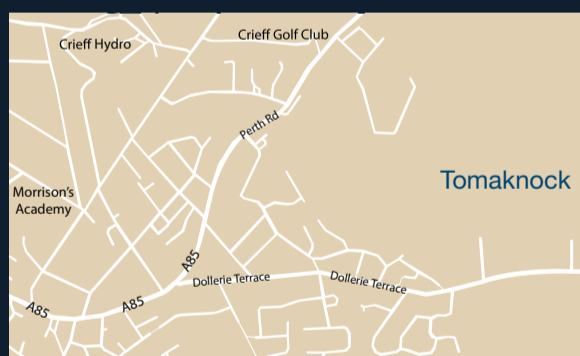
**Crieff** is a thriving market town set amidst magnificent Perthshire scenery, best enjoyed from 'The Knock' Summit. Situated 18 miles west of Perth, Crieff makes an excellent base for commuting to Stirling, Perth, Glasgow and Edinburgh.

The town has been a popular holiday destination for generations of tourists and is home to the famous Crieff Hydro Hotel and Glenturret Distillery, the oldest distillery in Scotland. The town centre is a traditional Scottish market town supporting a wide range of independent family run businesses offering the best of food and drink, clothing, gifts, crafts and arts.

Crieff is served well by a newly built primary school and St Dominics RC primary school. The modern Strathearn Community Campus houses the leisure centre as well as the public library. There is also St Dominics RC primary school. Morrisons Academy and Ardvreck prep school offer excellent private education alternatives.



Our Tomaknock development is located on the east side of Crieff. Follow Dollerie Terrace out of the town, to the country road towards Madderty. Post code for Sat Nav is PH7 3QH.



## FROM PERTH AND THE EAST;

Take the A85 from Perth into Crieff, pass the Golf Club and drive into the town. Look out for the Handy Shop on the left, where you take a sharp left turn onto Dollerie Terrace. Follow this road towards the country road to Madderty and you will see Tomaknock on the left, opposite Inchbrakie Drive.

## FROM STIRLING AND THE WEST;

Turn off the A9 towards Braco, Muthill & Crieff to the A822. Follow the county road to Crieff. Turn right off Burrell Street to the High Street. Look out for the Tower Hotel and the Handy Shop on the right, near the top of the High Street. Take a right hand turn onto Dollerie Terrace. Follow this road towards the country road to Madderty and you will see Tomaknock on the left, opposite Inchbrakie Drive.

# TOMAKNOCK

## CRIEFF

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**HOUSE TYPES**

- ABERDOUR
- MORLICH
- ISLA
- SHOW HOME
- ELSIE
- SOLD



The floor and development site plans and the dimensions shown in this brochure depict layouts of these house types and are taken from architect's drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house type. External materials and landscaping may differ from the illustration, please contact our sales team for full details. These particulars do not form part of a contract or warranty.

**Kitchen**

- Choice of kitchen units & worktops\*
- Fully integrated appliances including oven, hob, fridge/freezer, dishwasher \*1 & washing machine \*1
- Under unit lighting
- LED downlighting
- Vertical panel radiator
- Brushed chrome sockets (above worktop)

**Bathroom**

- Contemporary sanitary ware with vanity unit
- Electric shower
- Half height wall tiling, full height round bath area
- Chrome towel rail
- LED downlighting
- Bathroom accessories

**En Suite**

- Contemporary sanitary ware with vanity unit
- Mains shower
- Half height wall tiling, full height round shower area
- Chrome towel rail
- Shaver point
- LED downlighting
- Bathroom accessories

**WC**

- Contemporary sanitary ware
- Bathroom accessories
- Mirror splashback

**Internal**

- Fitted wardrobes
- USB double sockets (lounges, kitchen & all bedrooms)
- Satellite TV wiring to lounge (aerial not fitted)
- BT point (lounges only)
- TV point (lounges & master bedroom)
- 'A' rated gas combination boiler (can be converted to hydrogen in the future)
- Thermostatic valves to radiators
- Lighting & sockets to garage
- Coving to lounge area only

**External**

- Lighting to front & rear
- UPVC windows
- Solar panels to roof
- Turf to front garden, grass seed to rear
- Fully enclosed rear garden
- External socket
- Monoblock driveway
- External tap
- Ducting for future car charging point

**Safety**

- Mains operated smoke & heat detectors

\* Depending on stage of build  
\*1 Plot specific



**Gross Floor Area**

73.6sq M 792 Sq Ft (Excluding Garage)

**Kitchen / Dining / Sitting**

7405mm x 3600mm (24'5" x 11'9")

**Master Bedroom**

2750mm x 3126mm (9'0" x 10'3")

Excluding wardrobe and door recess

**En-Suite**

2495mm x 1480mm (8'2" x 4'10")

Taken into Shower Recess

**Bedroom 2**

2565mm x 3480mm (8'5" x 11'5")

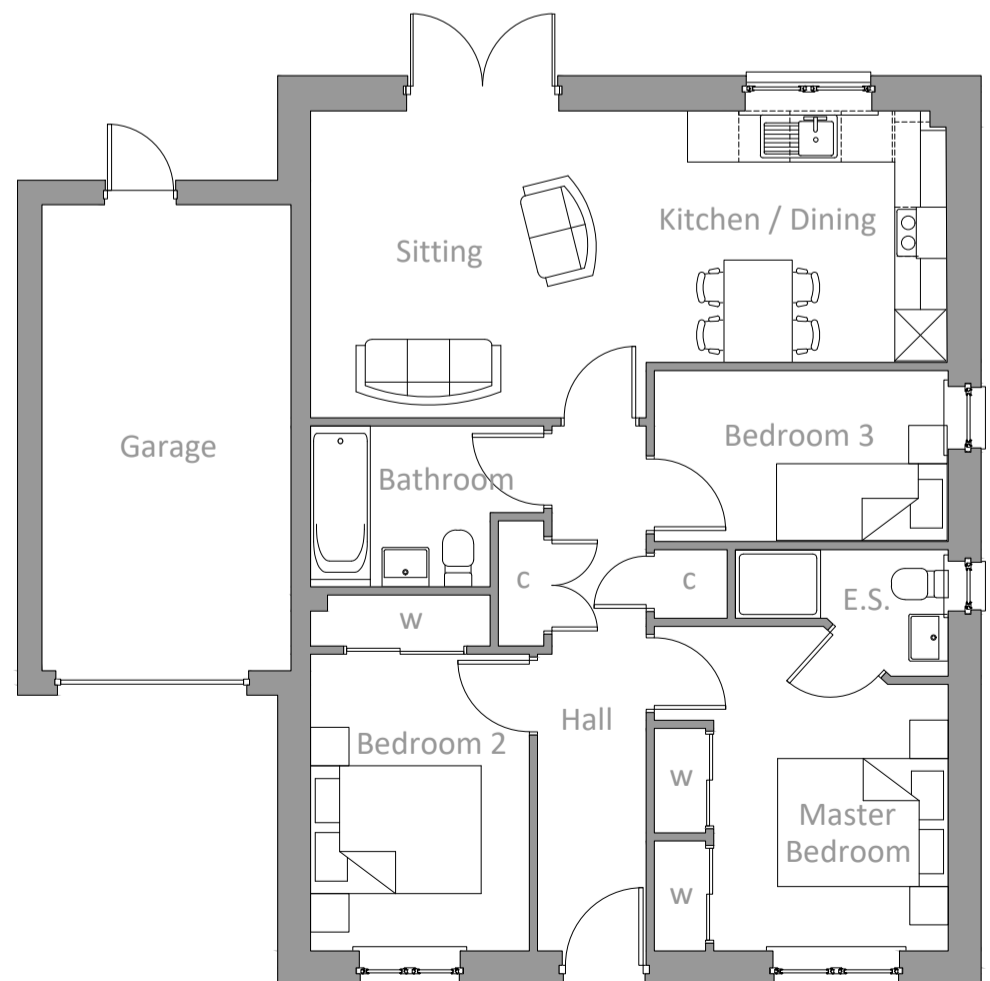
Excluding wardrobe

**Bedroom 3**

3445mm x 2005mm (11'3" x 6'7")

**Bathroom**

2735mm x 1885mm (8'11" x 6'2")





**Gross Floor Area**

111.1sq M 1195 Sq Ft (Excluding Garage)

**Kitchen / Dining**

3175mm x 4255mm (10'5" x 13'11")

**Sitting Area**

3800mm x 2975mm (12'5" x 9'9")

**Lounge**

3575mm x 4835mm (11'8" x 15'10")

**Utility**

1885mm x 2175mm (6'2" x 7'1")

**W.C.**

1105mm x 2175mm (3'7" x 7'1")

**Master Bedroom**

3047mm x 3905mm (9'12" x 12'9")  
Excluding wardrobe and door recess

**En-Suite**

3041mm x 1405mm (9'11" x 4'7")

**Bedroom 2**

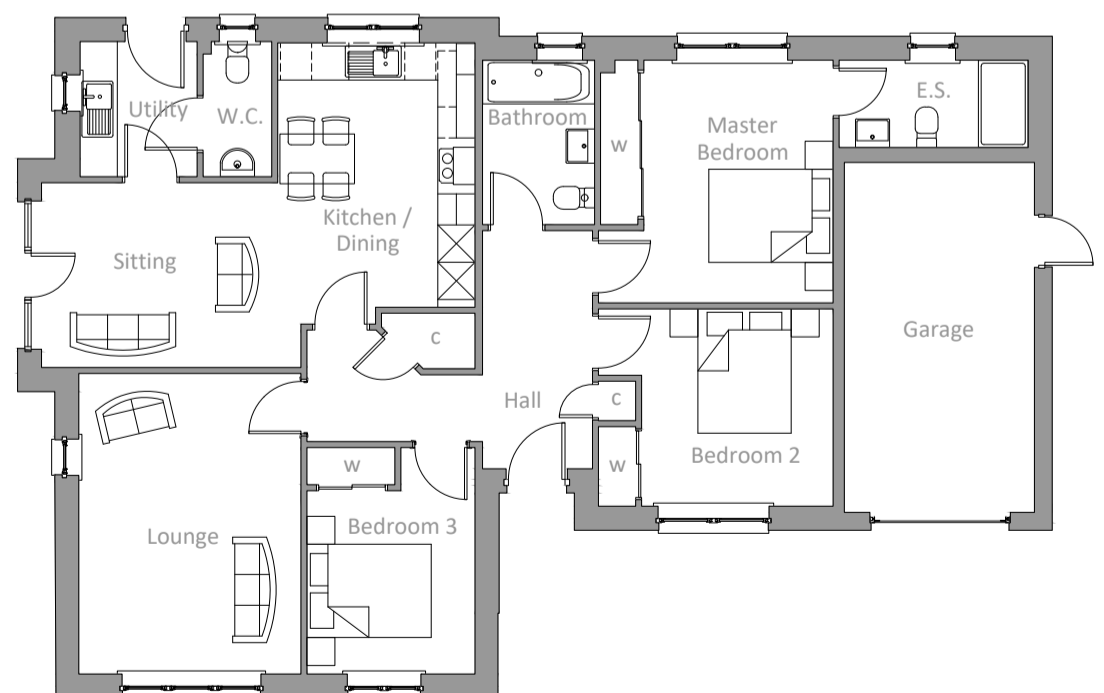
3082mm x 3175mm (10'1" x 10'5")  
Excluding wardrobe and door recess

**Bedroom 3**

2705mm x 2950mm (8'10" x 9'8")  
Excluding wardrobe and door recess

**Bathroom**

1805mm x 2645mm (5'11" x 8'8")





**Gross Floor Area**

106.5sq M 1146 Sq Ft

**Lounge**

4775mm x 3575mm (15'8" x 11'8")

**Kitchen / Dining**

6520mm x 4080mm (21'4" x 13'4")

**Utility**

1775mm x 2605mm (5'10" x 8'6")

**Master Bedroom**

3635mm x 3504mm (11'11" x 11'6") Excluding wardrobe

**En-Suite**

1535mm x 2605mm (5'0" x 8'6") Taken into shower recess

**Bedroom 2**

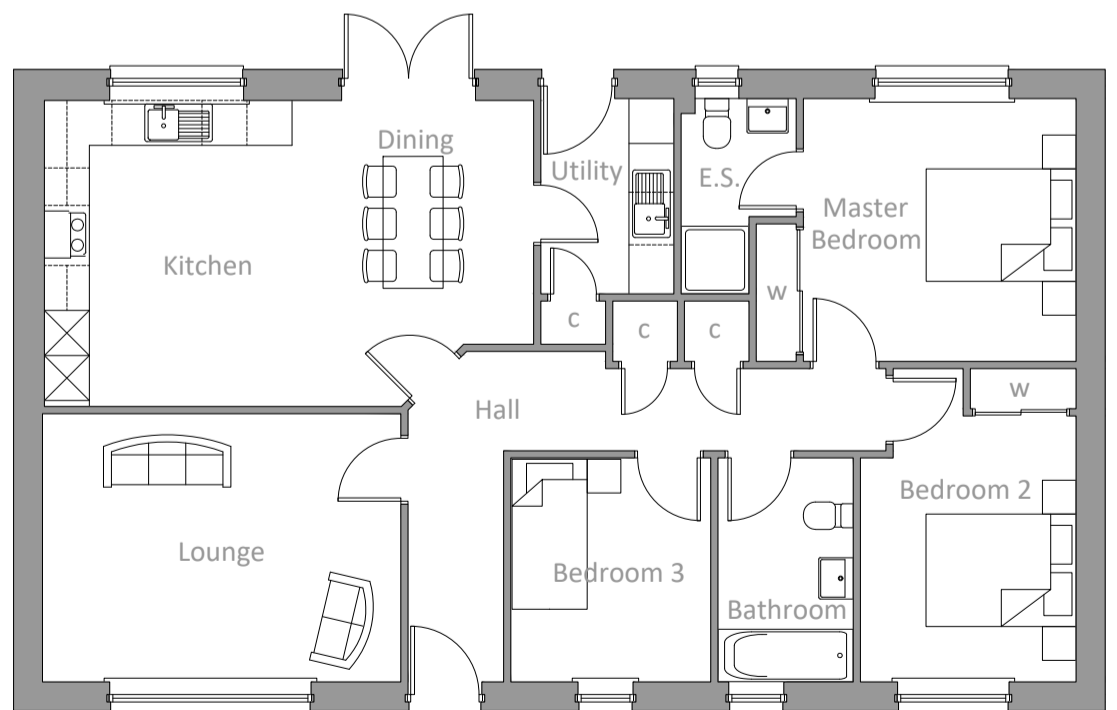
2875mm x 3545mm (9'5" x 11'7")  
Excluding wardrobe and door recess

**Bedroom 3**

2665mm x 2985mm (8'9" x 9'9")

**Bathroom**

1805mm x 2985mm (5'11" x 9'9")





**Gross Floor Area**

84.1sq M 905 Sq Ft (Excluding Garage)

**Lounge**

4035mm x 3635mm (13'2" x 11'11") Excluding bay window

**Kitchen / Dining**

4010mm x 3770mm (13'1" x 12'4")

**Master Bedroom**

3620mm x 3165mm (11'10" x 10'4")  
Excluding wardrobe

**En-Suite**

1700mm x 2355mm (5'7" x 7'8")  
Taken into shower recess

**Bedroom 2**

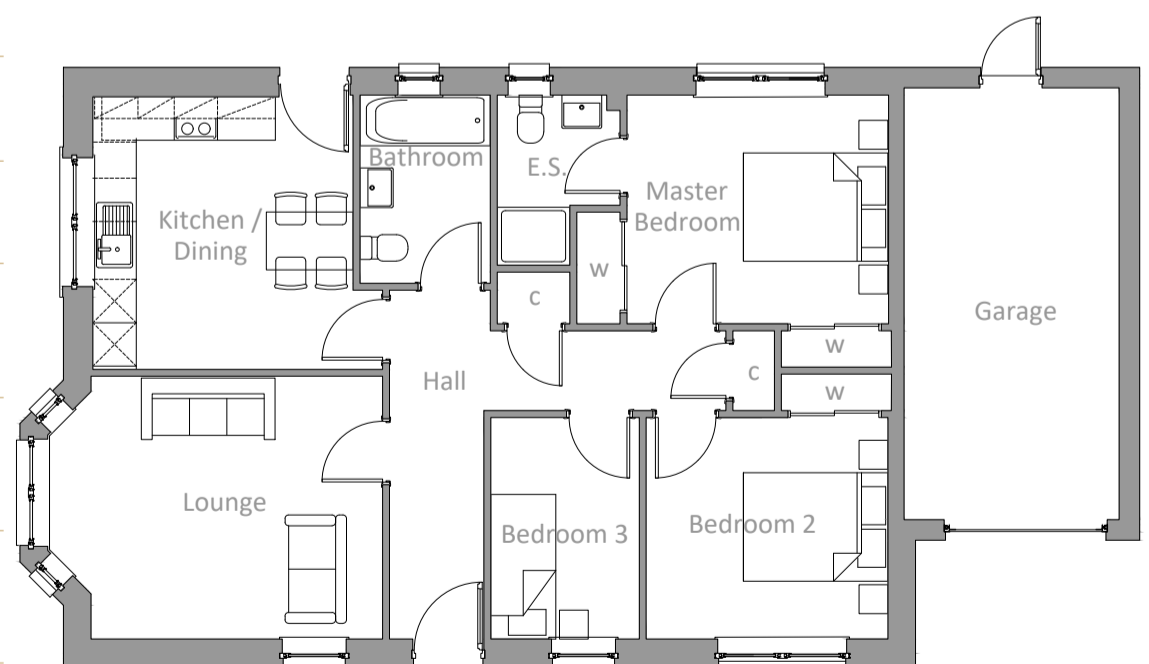
3345mm x 3065mm (10'11" x 10'0")  
Excluding wardrobe and door recess

**Bedroom 3**

2055mm x 3065mm (6'9" x 10'0")

**Bathroom**

1805mm x 2604mm (5'11" x 8'6")





# TOMAKNOCK

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## CRIEFF

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