



OAKTREE  
GARDENS ALLOA

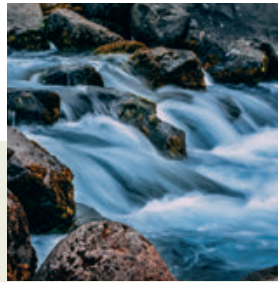
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3 & 4 BEDROOM HOMES

ALLANWATER  
HOMES

# Welcome to Oaktree Gardens, Alloa

Experience the peak of family living at Oaktree Gardens, Alloa, a new development of beautifully designed 3 & 4 bedroom terraced, semi detached, and detached homes, offering a blend of comfort and style.



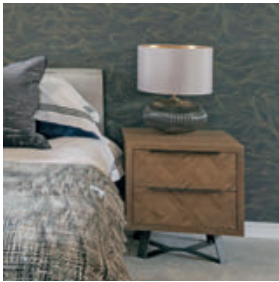
Nestled closely to the heart of Alloa town centre and north of the River Forth, you will find a selection of local amenities conveniently placed just a stone's throw away.

Each home at Oaktree Gardens possesses a charm that promises to captivate the eyes of the homebuyer. It seamlessly blends living space with stylish interiors and offers comfortable surroundings designed to make every moment spent indoors a loving experience.

Just a few steps from your front door, you will find attractive woodland trails and beautiful country walks, adding to this quiet rural location.

What sets Oaktree Gardens apart is its promise of a lifestyle that combines simplicity with splendour, where each day becomes a cherished memory.





Photograph © Michael Garlick CC3.0

Alloa is a charming small town situated in the County of Clackmannanshire, conveniently located just 8 miles to the east of the City of Stirling.

Alloa grew up under the protection of Alloa Tower, now a famous landmark built before 1300 AD. An industrious town, Alloa was recognised in the early 19th century for its wool and continues to be known for its weaving and glassmaking. Associated with the brewing industry, Alloa once had at least nine breweries; however, today, only one remains, the Forth Brewery.

Though much has changed since its industrious heyday, Alloa remains a vibrant and growing town that continues to evolve and thrive.

This excellent location has excellent transport links to Glasgow, Edinburgh, and Dundee, as well as to nearby towns such as Falkirk, Dunfermline, and Stirling.

There are also some great leisure facilities including Gartmorn Dam Country Park and Inglewood House and Spa, making it an ideal location for residents.





# OAKTREE GARDENS ALLOA

FK10 1SH



## The Development

Oaktree Gardens is and continues to be one of our most popular developments. It is surrounded by stunning oak trees and beautiful grassed areas.

Highly regarded for its quality construction and stylish design, this new phase release takes interior specifications to a new level, in keeping with the requirements of modern family living.

With a selection of 3 & 4 bedroom homes to choose from you will find flexible living accommodation to suit families, couples, downsizers and first-time buyers who seek a balance between comfort, luxury and convenience.





As a continually flourishing community, Oaktree Gardens is a testament to desirable modern living. ”



Allanwater Homes is dedicated to building energy-efficient homes with roof solar panels, energy-saving appliances, high-efficiency heating systems and double-glazed windows and French doors. All of which work towards keeping your utility bills lower.



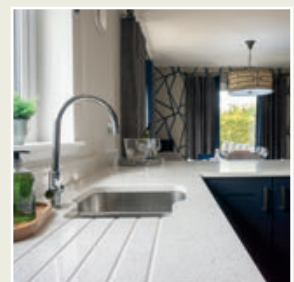
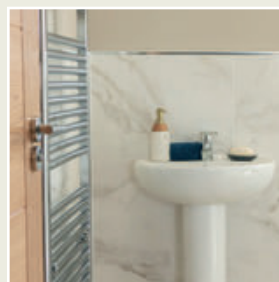
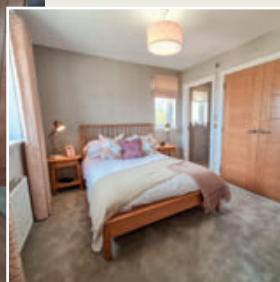
## Discover what a new build home has to offer

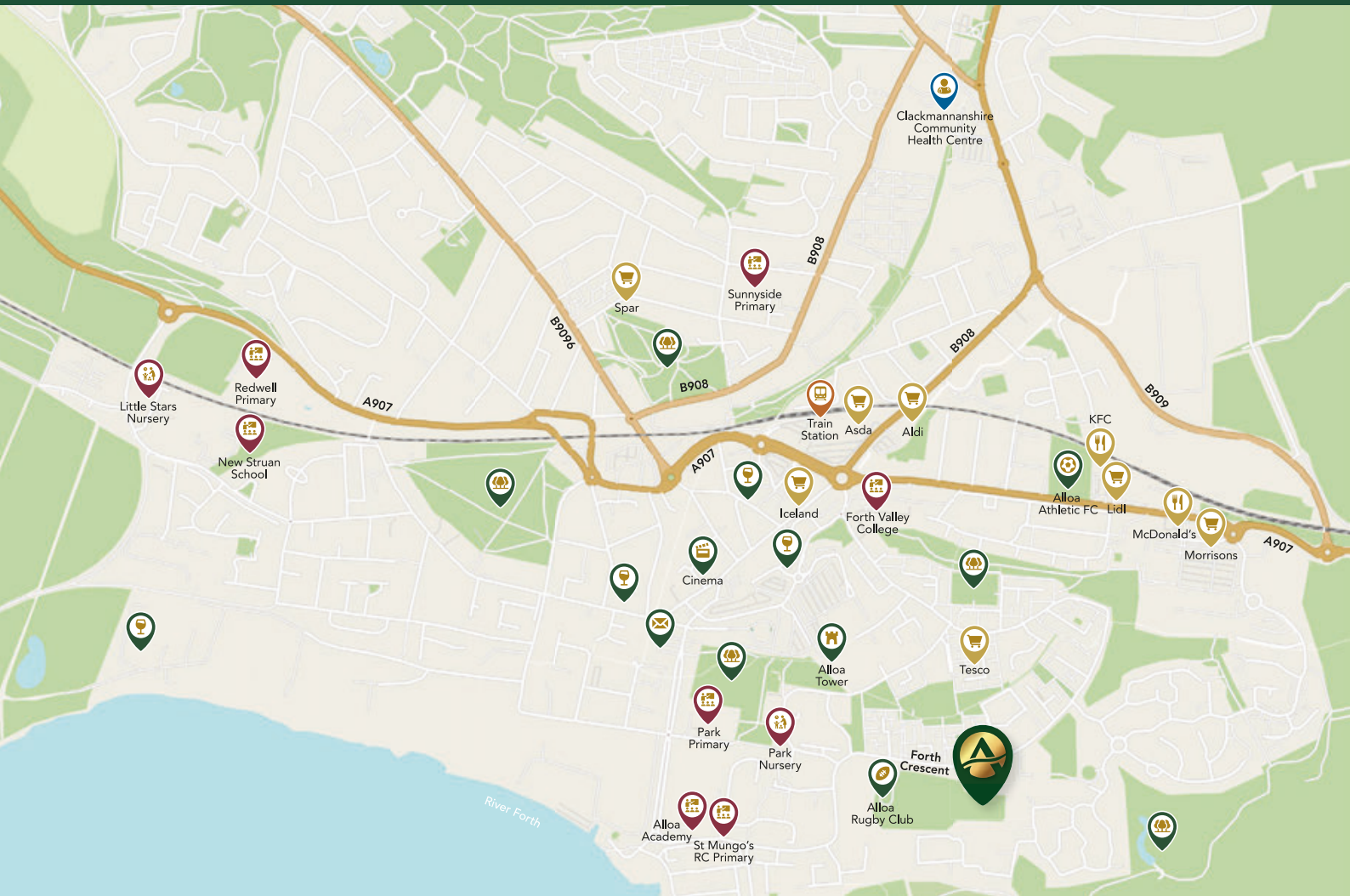
Purchasing a new build home is an exciting journey, signifying a fresh start and a doorway to countless possibilities. Each corner provides an opportunity to create individualised spaces that reflect your personality and cater to your needs.

Every Allanwater home offers generous living space with lots of natural light and room to move around. From the choice of fully fitted designer kitchens with integrated appliances, bathrooms equipped with contemporary sanitaryware, and spacious built-in wardrobes to many bedrooms all finished in white emulsion walls and ceilings to let you personalise your home your way.



Buying a new home is not just a financial investment but an investment in your future, full of moments and memories awaiting to unfold.





## Local Amenities

Alloa has excellent transport links to Glasgow, Edinburgh, and Dundee, including local towns such as Falkirk and Stirling.

There are also many tourist attractions to see, including The Kelpies, Alloa Tower, Black Devon Wetlands, and more.

Here is a list of the many local amenities close by.



### Education

Redwell Primary School	2.2 miles
Sunnyside Primary School	2.2 miles
St Mungo's RC Primary School	1.2 miles
Alloa Academy	1.2 miles
Lornshill Academy	3.0 miles
Forth Valley College Alloa	1.2 miles
Stirling University	8.5 miles

### Local Supermarkets & Takeaways

Morrisons	1.1 miles
Asda	1.4 miles
Tesco	1.2 miles
Lidl	1.2 miles
McDonalds	1.2 miles
KFC	1.3 miles

### Shopping & Leisure

Alloa Town Centre	1.5 miles
Thistle Centre, Stirling	9.0 miles
Howgate Centre, Falkirk	13.5 miles
Sterling Mills, Tillicoultry	5.0 miles
Alloa Athletic Football Club	1.3 miles
Inglewood House & Spa	2.8 miles
Gartmorn Dam and Country Park	3.5 miles
Alloa Tower	1.0 miles
West End Park	1.9 miles
Alva Glen	4.7 miles
Dumyat Summit	6.4 miles
The Japanese Garden	12.1 miles
Stirling Castle	9.7 miles
Wallace Monument	7.8 miles
The Falkirk Wheel	14.6 miles
Helix Park and Kelpies	12.5 miles

### Travel Links

Stirling City Centre	8.4 miles
Falkirk Town Centre	12.8 miles
Edinburgh City Centre	36.3 miles
Glasgow City Centre	33.4 miles
Fife	32.0 miles

### Health

Clackmannan Community Health Centre	2.4 miles
Stirling Community Hospital (Minor Injuries)	9.6 miles
Forth Valley Royal Hospital	12.2 miles





# Kintail

3 bedroom terraced/semi detached villa

**TOTAL AREA**  
83.5m<sup>2</sup> | 898 sq ft



The Kintail is a desirable three bedroom home, with a generous living room overlooking the front garden, separate kitchen/dining area and downstairs WC. Upstairs, the principal bedroom and bedroom 2 benefit from fitted wardrobes, a modern bathroom with contemporary sanitaryware and wall tiling. French doors in the dining area open on to the garden.

- |       |    |    |    |    |    |    |    |    |    |     |     |     |
|-------|----|----|----|----|----|----|----|----|----|-----|-----|-----|
| Plots | A1 | A2 | A3 | A4 | A5 | A6 | A7 | A8 | A9 | A10 | A11 | A12 |
|-------|----|----|----|----|----|----|----|----|----|-----|-----|-----|

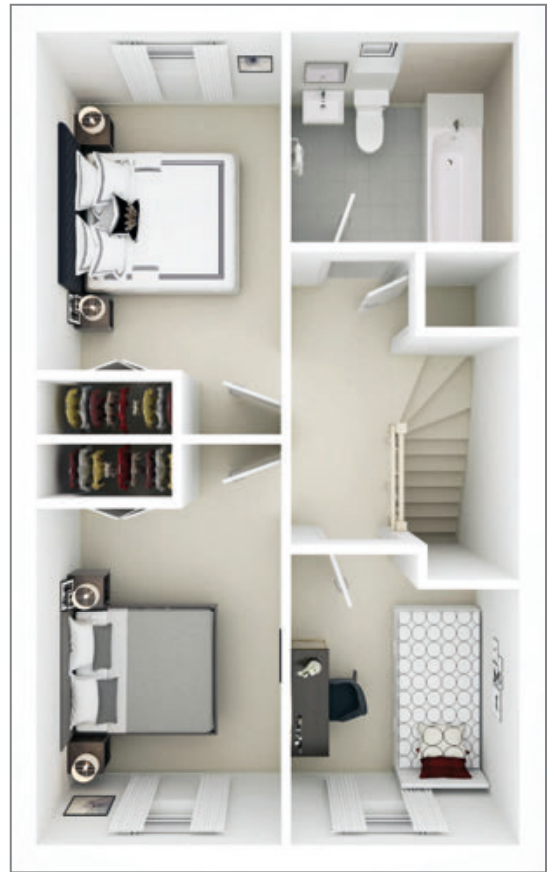


# Kintail

3 bedroom terraced/semi detached villa

## UPPER

Principal Bedroom	2.64 x 3.61 m	8'8" x 11'10"
Bedroom 2	2.64 x 3.40 m	8'8" x 11'2"
Bedroom 3	2.14 x 3.11 m	7'0" x 10'3"
Bathroom	2.14 x 2.01 m	7'0" x 6'7"



## GROUND

Lounge	3.74 x 4.66 m	12'3" x 15'4"
Kitchen/Dining	3.52 x 3.72 m	11'7" x 12'3"
WC	1.20 x 1.80 m	3'11" x 5'11"





# Arrochar

3 bedroom semi detached villa

**TOTAL AREA**  
82.7m<sup>2</sup> | 890 sq ft

The Arrochar is an attractive three bedroom home, that features an open-plan kitchen and dining area, and a separate living room and downstairs WC. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principal bedroom with en suite shower room and family bathroom. French doors in the dining area open on to the garden.

Plots

48

49

54

55

# Arrochar

3 bedroom semi detached villa

## UPPER

Principal Bedroom	3.03 x 2.82 m	9'11" x 9'3"
En Suite	1.79 x 1.50 m	5'10" x 4'11"
Bedroom 2	3.03 x 2.73 m	9'11" x 8'11"
Bedroom 3	2.04 x 3.07 m	6'8" x 10'1"
Bathroom	2.04 x 1.89 m	6'8" x 6'2"



## GROUND

Lounge	4.01 x 4.34 m	13'1" x 14'3"
Kitchen/Dining	5.17 x 2.79 m	16'11" x 9'2"
WC	1.12 x 1.82 m	3'8" x 5'11"





# Nevis

## 3 bedroom detached villa

**TOTAL AREA**  
82.7m<sup>2</sup> | 890 sq ft

The Nevis is an attractive three bedroom home that features an open-plan kitchen and dining area, and separate living room and downstairs WC. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principal bedroom with en suite shower room and family bathroom. French doors in the dining area open on to the garden.

Plots

3

8

# Nevis

3 bedroom detached villa

## UPPER

Principal Bedroom	3.02 x 2.82 m	9'11" x 9'3"
En Suite	1.78 x 1.50 m	5'10" x 4'11"
Bedroom 2	3.02 x 2.73 m	9'11" x 8'11"
Bedroom 3	2.04 x 3.07 m	6'8" x 10'1"
Bathroom	2.04 x 1.89 m	6'8" x 6'2"



## GROUND

Lounge	4.00 x 4.34 m	13'1" x 14'3"
Kitchen/Dining	5.17 x 2.79 m	16'11" x 9'2"
WC	1.12 x 1.82 m	3'8" x 5'11"





# Cheviot

3 bedroom detached villa with garage

**TOTAL AREA**  
98.6m<sup>2</sup> | 1061 sq ft

The Cheviot is an exceptional three bedroom family home, which benefits from a separate living room with French doors opening on to the rear garden and patio area, spacious kitchen/dining room with large picture window and downstairs WC. Upstairs all three bedrooms benefit from fitted wardrobes, bedroom 3 boasts a Juliet balcony, principal bedroom with en suite shower room, large family bathroom with bath and shower cubicle.

Plots

6

9

45

# Cheviot

3 bedroom detached villa with garage

## UPPER

Principal Bedroom	3.69 x 3.41 m	12'1" x 11'2"
En Suite	1.80 x 2.00 m	5'11" x 6'7"
Bedroom 2	3.33 x 2.85 m	10'11" x 9'4"
Bedroom 3	3.01 x 3.20 m	9'11" x 10'6"
Bathroom	2.78 x 2.10 m	9'1" x 6'11"



## GROUND

Lounge	3.90 x 4.63 m	12'10" x 15'2"
Kitchen/Dining	3.69 x 3.90 m	12'1" x 12'10"
WC	1.12 x 2.12 m	3'8" x 7'0"
Garage	3.00 x 5.50 m	9'10" x 18'1"





# Sidlaw

3 bedroom detached villa

**TOTAL AREA**  
100.1m<sup>2</sup> | 1077 sq ft

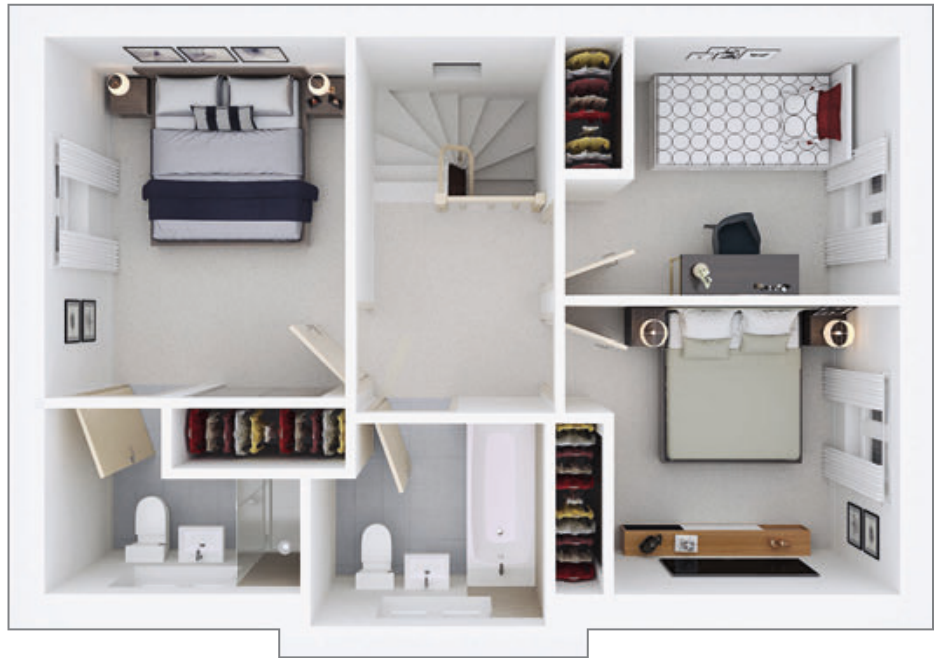
The Sidlaw is an elegant three bedroom home that features double doors leading into a spacious lounge with dual aspect windows, a separate kitchen/dining room, WC and ample storage. Upstairs, all bedrooms benefit from fitted wardrobes, principal bedroom with en suite shower room, and family bathroom. French doors in the dining area open on to the garden.

Plots	1	4	7	46	50	53
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# Sidlaw

3 bedroom detached villa



## GROUND

Lounge	5.70 x 3.39 m	18'8" x 11'1"
Kitchen/Dining	5.70 x 3.05 m	18'8" x 10'0"
WC	2.12 x 1.10 m	7'0" x 3'8"

## UPPER

Principal Bedroom	3.69 x 3.07 m	12'1" x 10'1"
En Suite	1.91 x 2.61 m	6'3" x 8'7"
Bedroom 2	2.95 x 2.81 m	9'8" x 9'3"
Bedroom 3	2.65 x 2.71 m	8'8" x 8'11"
Bathroom	2.08 x 2.30 m	6'10" x 7'7"

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Interior photography for illustration purposes only. Consequently, these particulars do not form part of any contract.



# Ochil

## 4 bedroom detached villa with garage

### TOTAL AREA

106.1m<sup>2</sup> | 1142 sq ft

The Ochil is an impressive four bed home, with a generous living room overlooking the front garden and separate kitchen/dining area with French doors opening on to the rear garden and patio area, downstairs WC and utility area. The second floor boasts an attractive gallery landing, principal bedroom with en suite shower room and family bathroom. Principal bedroom and bedroom 2 benefit from fitted wardrobes.

Plots

5

51

# Ochil

4 bedroom detached villa with garage

## UPPER

Principal Bedroom	3.03 x 4.10 m	9'11" x 13'5"
En Suite	1.20 x 2.14 m	5'11" x 7'0"
Bedroom 2	2.53 x 3.26 m	8'4" x 10'8"
Bedroom 3	2.33 x 2.93 m	7'8" x 9'7"
Bedroom 4	2.83 x 2.98 m	9'3" x 9'9"
Bathroom	2.20 x 1.84 m	7'3" x 6'0"



## GROUND

Lounge	4.41 x 5.13 m	14'6" x 16'10"
Kitchen/Dining	5.36 x 2.91 m	17'7" x 9'7"
Utility	1.80 x 1.60 m	5'11" x 5'3"
WC	1.80 x 1.21 m	5'11" x 4'0"
Garage	2.65 x 5.26 m	8'6" x 17'3"



# Fintry

## 4 bedroom detached villa

**TOTAL AREA**

112.2m<sup>2</sup> | 1207 sq ft

The Fintry is a stunning four bed home, with a sizeable living room overlooking the front garden featuring double doors leading into a separate kitchen/dining area including breakfast bar, with French doors opening on to the rear garden patio area, WC and separate utility area. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principle bedroom with en suite shower room and family bathroom.

Plots

2

47

52

# Fintry

4 bedroom detached villa

## UPPER

Principal Bedroom	3.30 x 3.19 m	10'10" x 10'6"
En Suite	1.73 x 1.76 m	5'8" x 5'9"
Bedroom 2	2.66 x 3.72 m	8'9" x 12'3"
Bedroom 3	2.57 x 3.20 m	8'5" x 10'6"
Bedroom 4	2.28 x 3.58 m	7'6" x 11'9"
Bathroom	2.11 x 2.00 m	6'11" x 6'7"



## GROUND

Lounge	3.28 x 4.35 m	10'9" x 14'4"
Kitchen/Dining	7.18 x 3.85 m	23'7" x 12'8"
Utility	1.50 x 2.09 m	4'11" x 6'11"
WC	1.50 x 1.56 m	4'11" x 5'1"



# Why Buy New



10 year  
Premier Warranty



Energy-Efficient  
Homes



2 year  
Aftercare



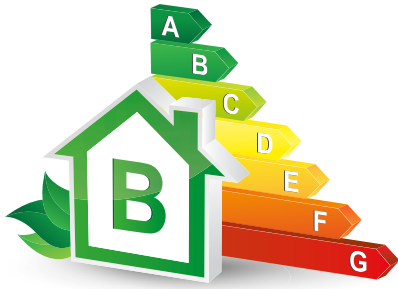
Low  
Maintenance



Save Money on  
Household Bills



A Blank Canvas to  
Make Your Own



## Energy-Efficient New Homes

Our eco-friendly homes are meticulously designed with state-of-the-art energy-saving appliances, significantly reducing energy consumption. This dedication to sustainability positively impacts the environment and promotes cost-efficiency for homeowners.

Together, we can build a greener future!

## Our Customer Service and Aftercare

At Allanwater Homes, we want to ensure our customers that they are in safe hands.

Our experienced Development Sales Managers are available to offer support throughout the buying journey and will provide information on progress throughout the construction process.

Prior to moving into a new build home, customers will be invited to attend a home demonstration, where our Construction Manager will explain how various aspects of your new home operate.

On move-in day we provided a handover pack, including certificates, warranties and a new home handbook full of practical information, hints and tips on how to care for a new build home.

But our Customer Service does not end there. Over the next two years, our customer care team will be available to provide guidance and support to our customers as they settle into their new homes.

We aim to deliver the best service possible to our customers.



## Community

Wherever we build, we like to give back to the community. Here are some of the projects we are involved in.



Hillfoots Vixens Rugby Club



Alloa Saints Football Club



Clackmannanshire Foodbank Appeal



Saline Golf Club

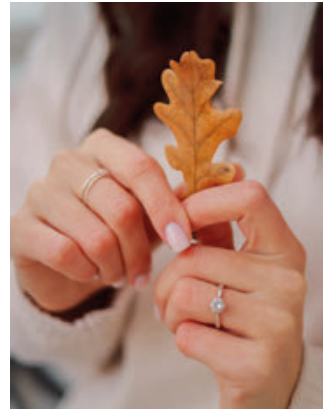


Allanwater Homes is a local developer that has been building across central Scotland for over 40 years, with developments in Alva, Saline, Chryston, Stirling, and Haddington, to name just a few.

We continue to grow and evolve with many more exciting new locations on the horizon.



**ALLANWATER**  
HOMES



# ALLANWATER *Alloa*

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