



ELM DRIVE

BLAIRGOWRIE

An exclusive development of luxury homes by G S Brown Construction

DISCOVER YOUR DREAM HOME WITH US

LOCATION, LOCATION, LOCATION



Elm Drive is located within the twin burghs of Blairgowrie and Rattray, set against the backdrop of rolling fields of fertile Perthshire farmland. Locals refer to the town as “Blair”.

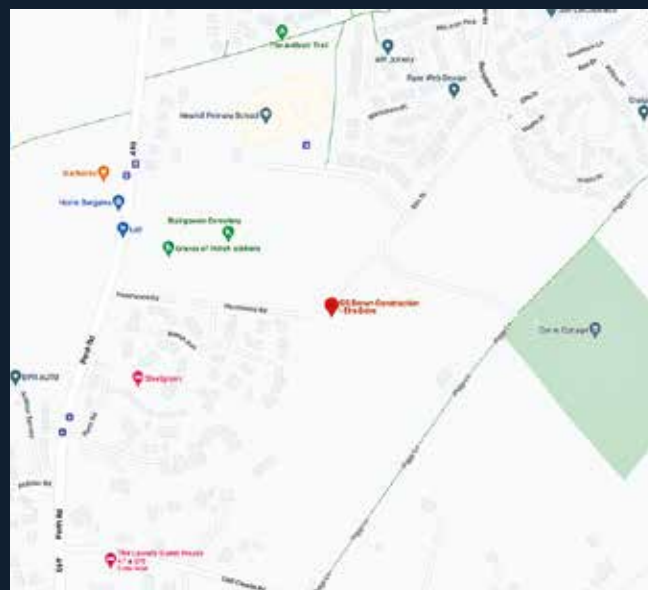
Blairgowrie is the larger of the two former burghs an historic market town with the River Ericht flowing through the centre.

The area is perfect for enjoying the Scottish Highlands, at the gateway to the Catechan Trail, a picturesque hiking route incorporating Glenericht, Bridge of Cally, Enochdhu and Glenisla. The popular ski area of Glenshee is just 20 miles north towards Braemar.

Other local activities include riverside walks and fishing along the banks of the River Ericht, or golfing at Blairgowrie Golf club which boast two superb courses, Rosemount and Landsdowne.

Elm Drive is within easy walking distance to Rattray Primary, with St Stephens RC Primary located on Elm Drive at the Blairgowrie Campus. Secondary students are served by Blairgowrie High School on Beeches Road.

There are regular bus services to Blairgowrie with routes to Perth, Dundee, Alyth, Coupar Angus and Dunkeld as well as a circular town service. The nearest railway stations are Perth and Dunkeld & Birnam.



DIRECTIONS TO ELM DRIVE, BLAIRGOWRIE SAT NAV GS BROWN CONSTRUCTION ELM DRIVE PH10 6TY

From Perth and the South:

Head north on (A93) towards Blairgowrie. Continue on the (A93) passing through Carsie. Follow the (A93) Perth Road and then the turn right at the retail park onto Hazelwood Road.

From Aberdeen and the North: (highlight)

From the A90, turn off at the Glamis junction and follow the A94 towards Forfar/Cupar Angus. Pass through Meigle and turn right on to the (B954). Follow the (B954) at the roundabout take the 1st exit onto (A926) passing through Rattray. Continue onto Boat Brae (A93). Then turn right at the Angus Hotel onto Wellmeadow (A93) and right on to Reform Street (A93) and left onto Perth Street (A93). Follow the (A93) passing the retail park turn left on to Hazelwood Road.

HOUSE TYPES

- CARRICK**
3 Bedroom Semi Detached with Garage
- DUNOON**
4 Bedroom Detached with Garage
- GORDON**
4 Bedroom Detached with Garage
- GERRARD**
2 Bedroom Semi Detached Bungalow with Driveway
- BENNET**
3 Bedroom Semi Detached Bungalow with Driveway
- GOWRIE**
3 Bedroom Detached Bungalow with Driveway
- BUDDON**
3 Bedroom Detached Bungalow with Garage
- 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 (subject to build stage)
- Fully integrated appliances
- Oven, fridge/freezer, hob, dishwasher (plot specific) washing machine (plot specific)
- LED downlighting
- Brushed chrome sockets (above worktop)
- Under unit lighting
- Vertical panel radiator
- Cooker hood
- Frosted glass splashback

Bathroom

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

En suite

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

WC

- Contemporary sanitary ware
- Bathroom accessories
- Mirrored splashback

Internal

- Fitted wardrobes*
- Glazed doors to lounge and kitchen
- USB sockets (lounge, kitchen + all bedrooms)
- Satellite TV wiring to lounge (aerial not fitted)
- Main BT point (lounge only)
- TV point (lounge only)
- Energy efficient 'A' rated boiler (capable to be converted to hydrogen in the future)
- Lighting & sockets to garage

External

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

Safety

- Mains operated smoke & heat detectors
- Carbon monoxide alarm*

*where applicable



Gross Floor Area

89.35sqm/961.75sqft

Kitchen/Dining

5285mm x 2737mm (17' x 8'11")

Lounge

3661mm x 4593mm (12' x 15')

WC

1100mm x 2476mm (3'7 x 8'1")

Master Bedroom

2925mm x 3180 (9' x 10'5")

Excluding Wardrobes and Door Recess

En Suite

2072mm x 2774mm (6'9" x 9'1")

Bedroom 2

2849mm x 2810mm (9' x 9'2")

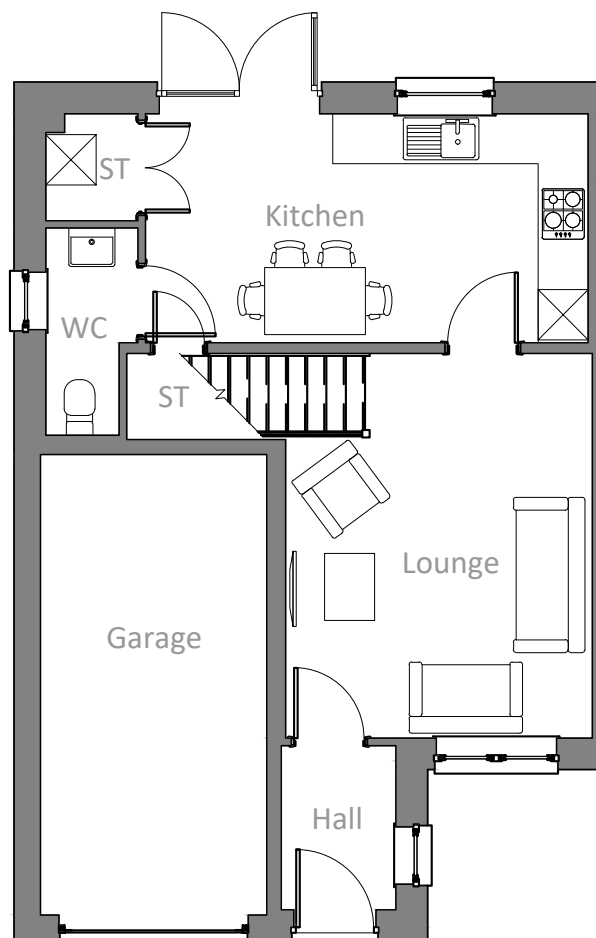
Excluding Wardrobes

Bedroom 3

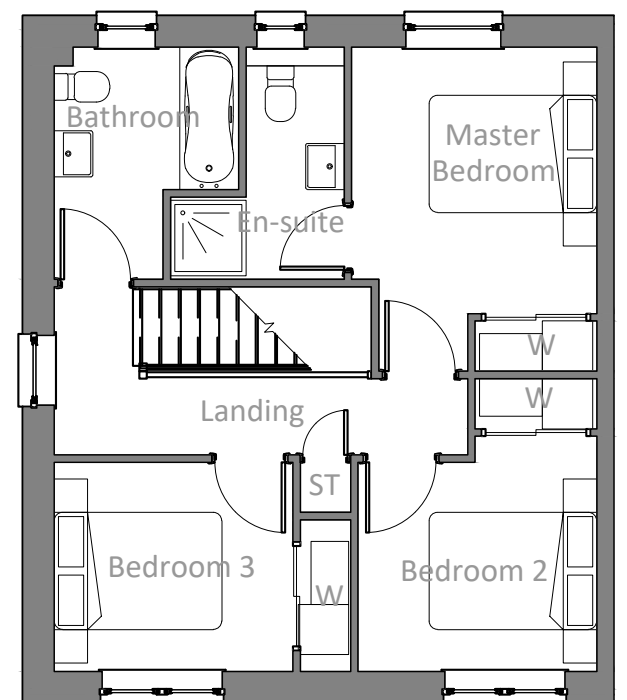
2849mm x 2500mm (9'4" x 8' 2")

Bathroom

2200mm x 2774mm (7'x9'1")



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Gross Floor Area

120.36sqm/1295.54sqft

Kitchen/Dining

6554mmx4153mm (21'6" x 13'7")

Lounge

3602mm x 4200mm (11'9" x 13'9")
Excluding Bay Window

Utility

2312mm x 1766mm (7'7" x 5'9")

WC

2312mm x 1400mm (7'7" x 4'7")

Master Bedroom

3239mm x 3323mm (10'7" x 10'10")
Excluding door recess and wardrobe

En Suite

2600mm x 1562mm (8'6" x 5'1")

Bedroom 2

2939mm x 3050mm (9'7" x 10")
Excluding wardrobe

Bedroom 3

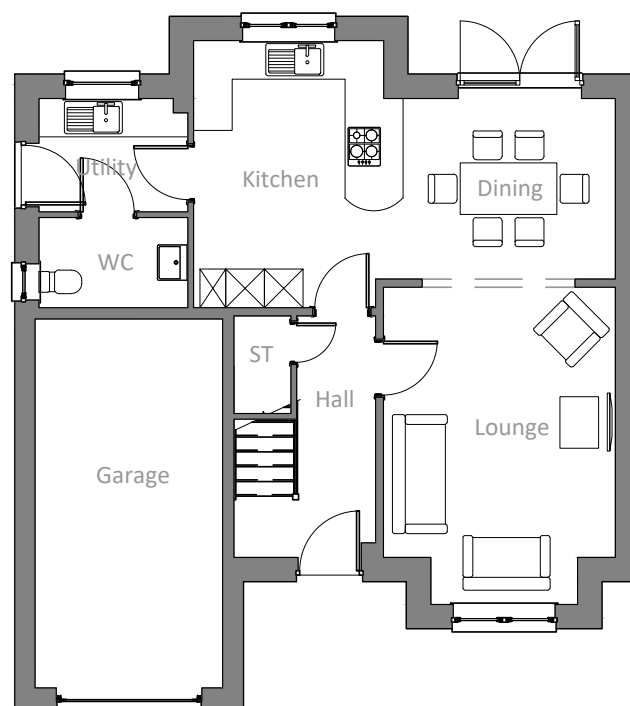
3578mm x 3037mm (11'8" x 9'11")

Bedroom 4

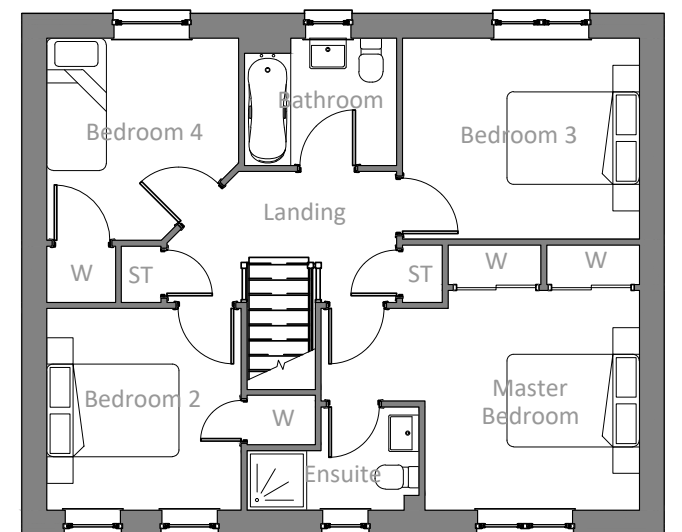
2900mm x 3055mm (9'6" x 10")
Excluding wardrobe

Bathroom

2300mm x 1925mm (7'6" x 6'3")



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Gross Floor Area

122m²/1313sqft

Lounge

4.9m x 3.2m (16'3" x 10'9")

Kitchen/ Dining

4.3m x 3.2m (14'3" x 10'9")

Utility

1.7m x 1.9m (5'10" x 6'6")

WC

2.2m x 1.1m (7'5" x 3'7")

Master Bedroom

3.5m x 3.4m (11'7" x 11'6")

En Suite

1.5m x 2.7m (5'3" x 8'11")

Bedroom 2

3.8m x 2.8m (12'9" x 9'3")

Bedroom 3

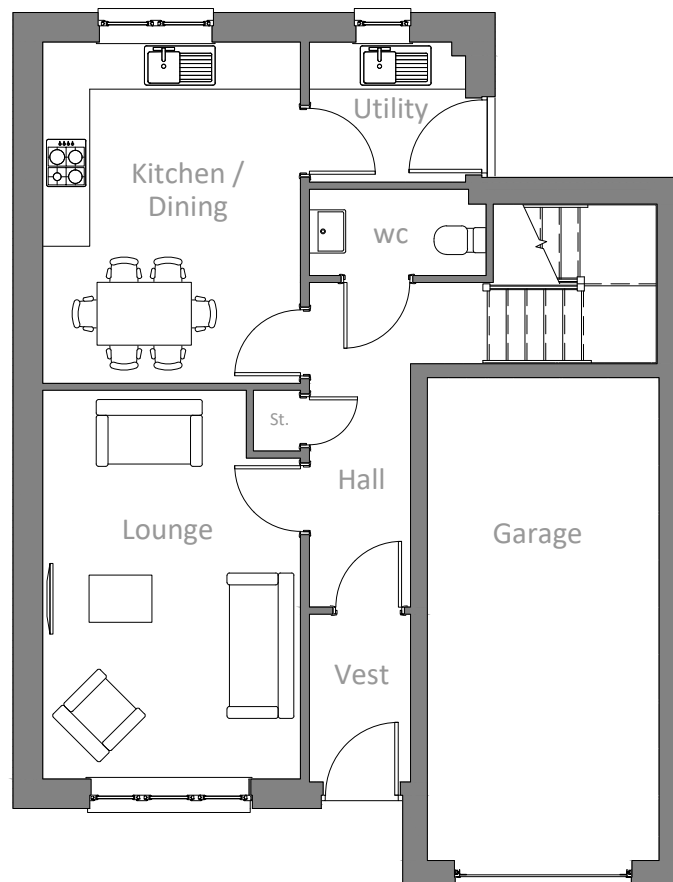
3.4m x 2.8m (11'2" x 9'6")

Bedroom 4

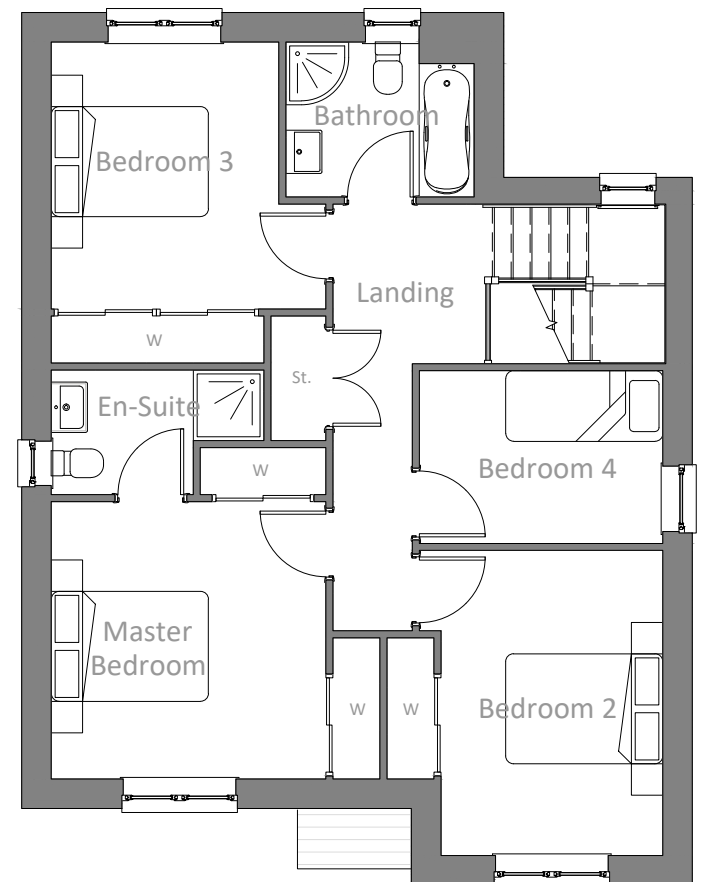
2.2m x 3.1m (7'3" x 10'2")

Bathroom

1.9m x 2.3m (6'6" x 7'10")



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
58.96sq M/634 sq ft

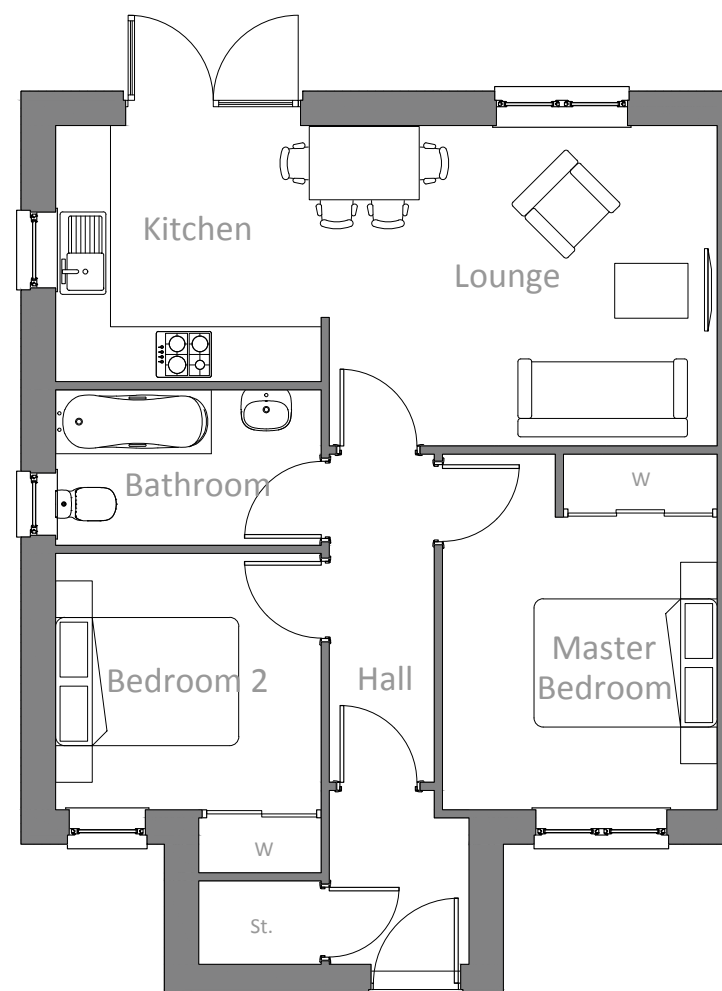
Lounge/Dining
4235mm x 3500mm (13'10" x 11'5")

Kitchen
2988mm x 2797mm (9'9" x 9')

Master Bedroom
3000mm x 3858mm (9'10" x 12'8")
Excluding wardrobe

Bedroom 2
2900mm x 2800mm (9'6" x 9'2")

Bathroom
1700mm x 2900mm (5'7" x 9'6")





Gross floor area
81.95sq M/882 Sq ft

Lounge/Dining
4212mm x 3750mm (13'9" x 12'3")

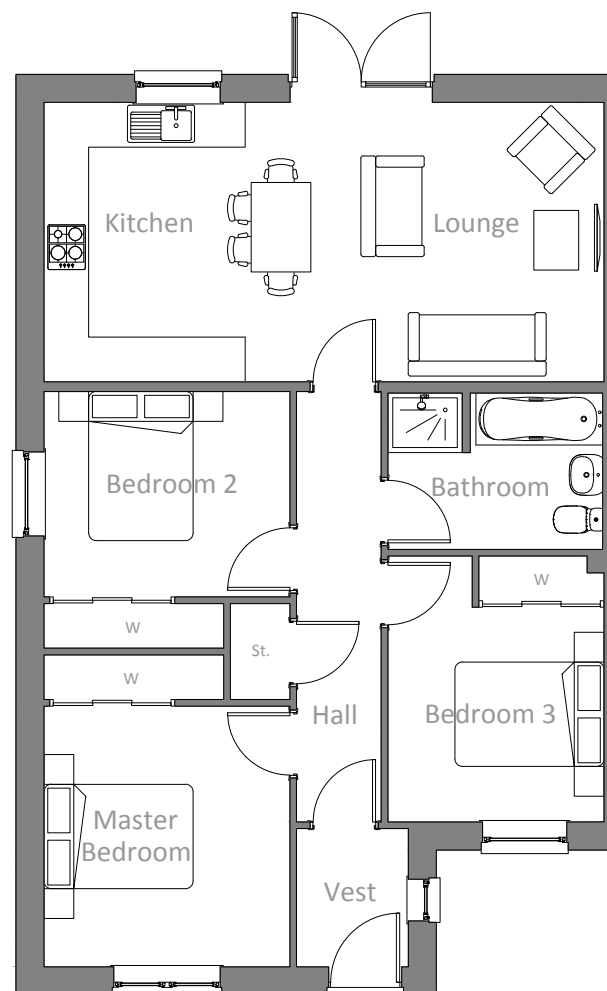
Kitchen
3300mm x 3750mm (10'10" x 12'3")

Master bedroom
3300mm x 3500mm (10'10" x 11'5")
Excluding wardrobe

Bedroom 2
3300mm x 2757mm (10'10" x 9')

Bedroom 3
2882mm x 3570mm (9'5" x 11'8")

Bathroom
2100mm x 2882mm (6'10" x 9'5")





Gross floor area
94.4sq M/1016 sq ft

Lounge/Dining
6819mm x 3794mm (22'4" x 12'5")

Kitchen
3200mm x 2986mm (10'6" x 9'9")

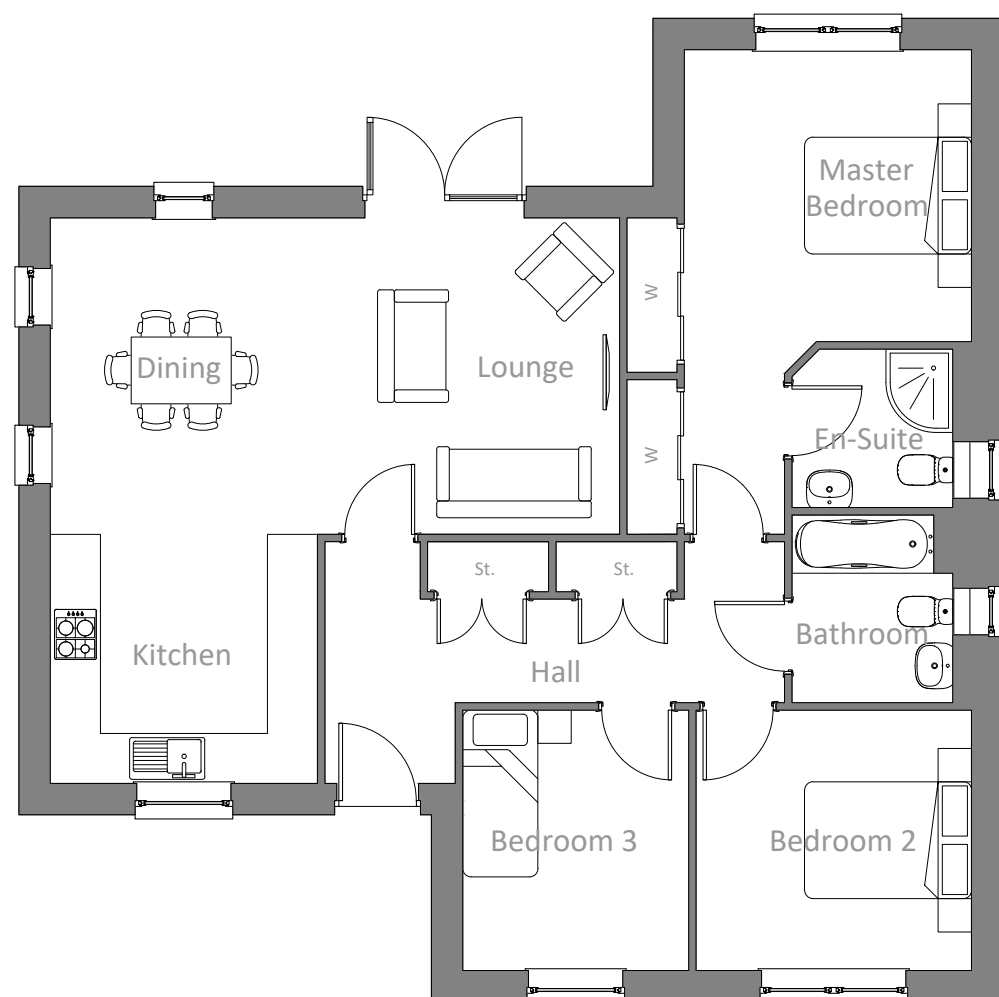
Master bedroom
3440mm x 3500mm (11'3" x 11'5")
Excluding wardrobes

Ensuite
1927mm x 1900mm (6'3" x 6'2")

Bedroom 2
3300mm x 3120mm (10'10" x 10'2")

Bedroom 3
2707mm x 3120mm (8'10" x 10'2")

Bathroom
1927mm x 2209mm (6'3" x 7'3")





Gross floor area
103.45sq M/1113 sq ft

Lounge
3500mm x 4646mm (11'5" x 15'3")

Kitchen/Dining
5352mm x 4507mm (17'6" x 14'9")

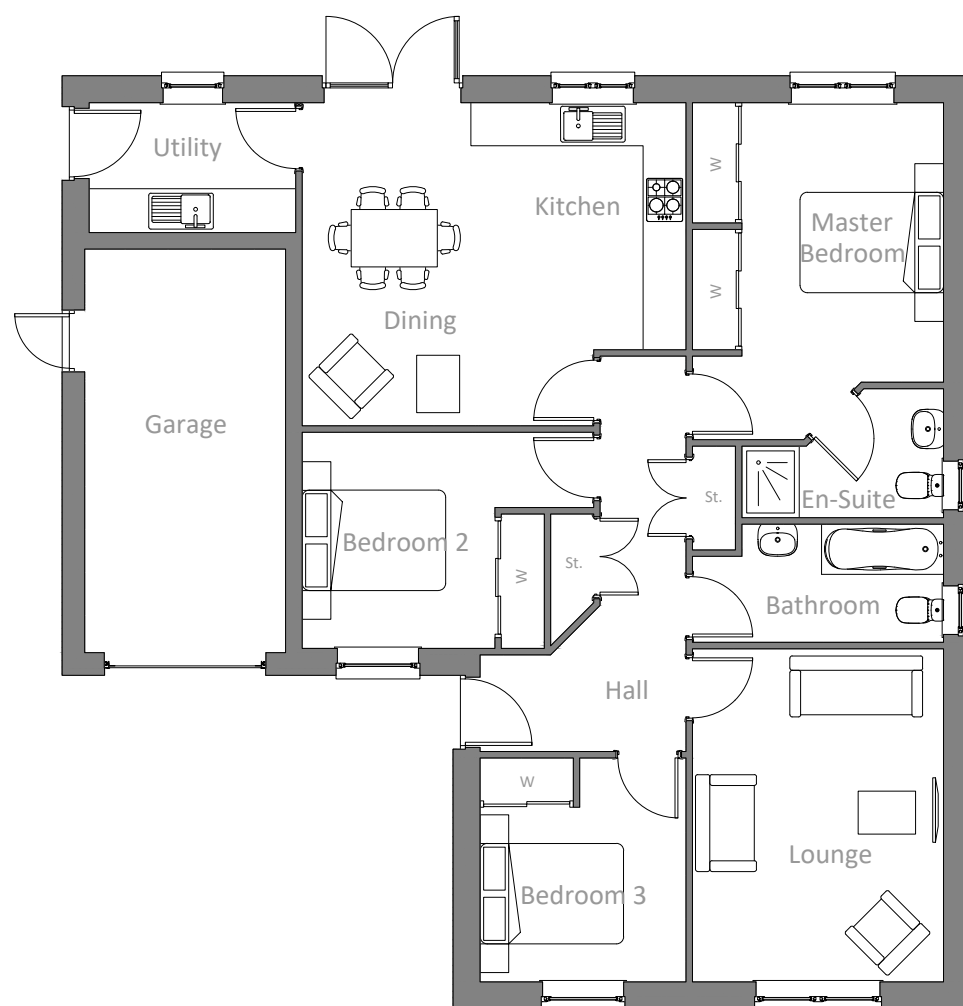
Master bedroom
2812mm x 4700mm (9'2" x 15'5")
Excluding wardrobe

Ensuite
2812mm x 1800mm (9'2" x 5'10")

Bedroom 2
2688mm x 3015mm (8'9" x 9'10")

Bedroom 3
2872mm x 2436mm (9'5" x 7'12")

Bathroom
2812mm x 1650mm (9'2" x 5'5")





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