



HAYFIELD BRAE

METHVEN

An exclusive development of luxury homes by GS Brown Construction

DISCOVER YOUR DREAM HOME WITH US

LOCATION, LOCATION, LOCATION

Hayfield Brae

offers luxury in a sought after, convenient location situated on the outskirts of the historic village of Methven.

Surrounded by beautiful rolling countryside and in short distance to both Perth and Crieff.

This friendly community has retained its charm and character and boasts an excellent range of facilities, including a post office/general store, public bars and restaurants, local church, doctor's surgery and primary school.

Outdoor pursuits including Walking, Golfing and Fishing are also available locally.

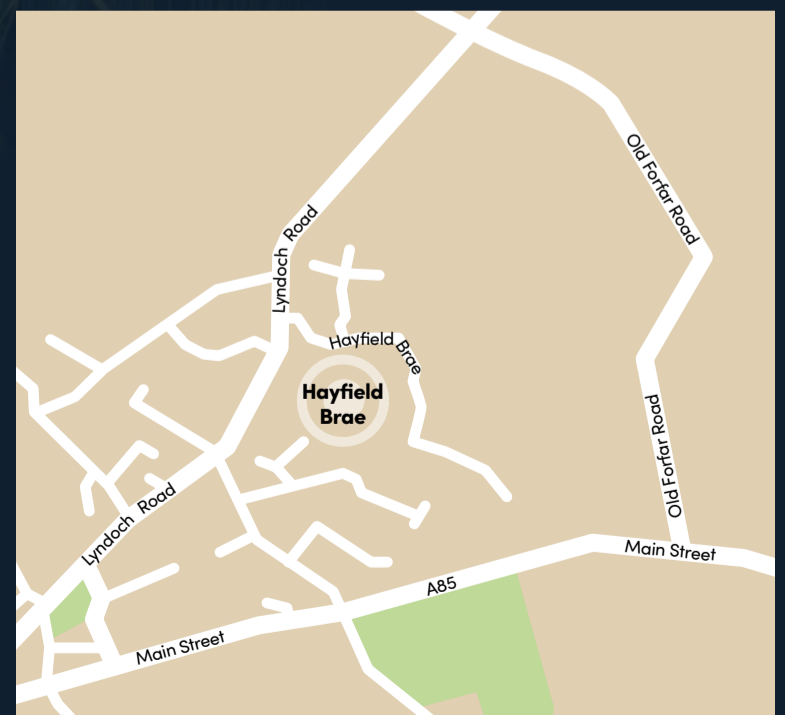
Take a short trip into Perth and you will find a wide range of shopping, supermarkets, leisure and banking facilities.

FROM THE EAST:

Before entering Methven, take the first turning on the right, at the sign marked Glenalmond/Harrietfield/Glenalmond Business Park onto Old Forfar Road. At the crossroads, take the left onto Lyndoch Road. The entrance to Hayfield Brae is the second turning on the left.

FROM THE WEST:

When entering Methven, continue along Main Street turning left, at the sign marked Glenalmond/Harrietfield/Glenalmond Business Park onto Old Forfar Road. At the crossroads, take the left onto Lyndoch Road. The entrance to Hayfield Brae is the second turning on the left.



HOUSE TYPES

- BRENNAN
- COOREY
- GORDON



Registered in Scotland NO.47574. The floor and development site plans and the dimensions shown in this brochure depict typical layouts of these house types and are taken from the architect's drawings. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house types. 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
- Oven, hob, cooker hood, fridge/freezer, dishwasher*¹ & washing machine*¹
- Frosted glass splashback
- 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
- Glazed doors to lounge and kitchen
- USB double sockets (lounge, kitchen & all bedrooms)
- Satellite TV wiring to lounge (aerial not fitted)
- BT point to lounge
- TV point to lounge
- 'A' rated gas combination boiler (can be converted to hydrogen in the future)
- Thermostatic valves to radiators
- Lighting & sockets to garage *¹

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
- Carbon monoxide alarm*¹

* Depending on stage of build
*¹ Plot specific



Gross Floor Area
88m²

Kitchen/ Dining
5.6m x 2.8m (18'7" x 9'4")

Lounge
5.0m x 3.2m (16'7" x 10'9")

WC
2.3m x 1.1m (7'7" x 3'8")

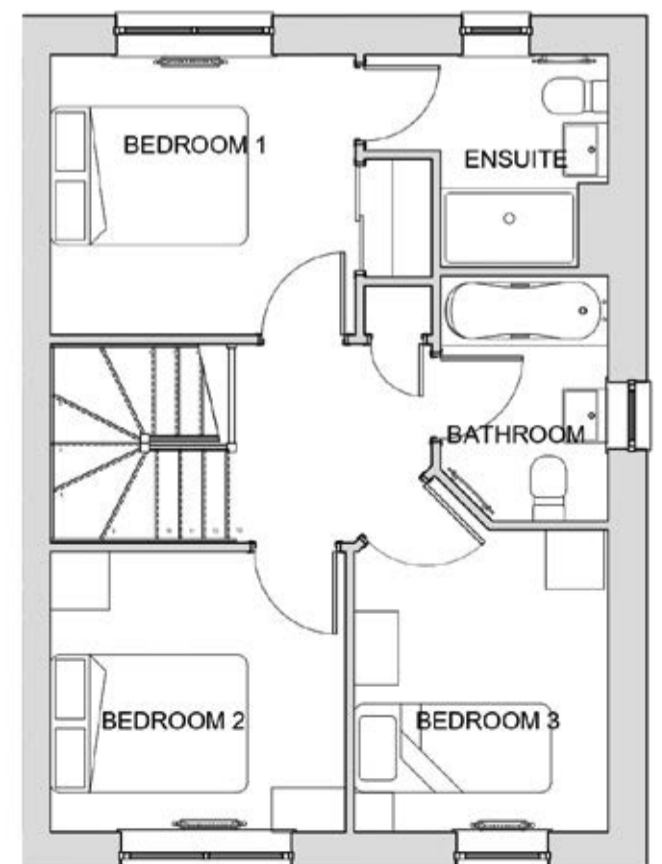
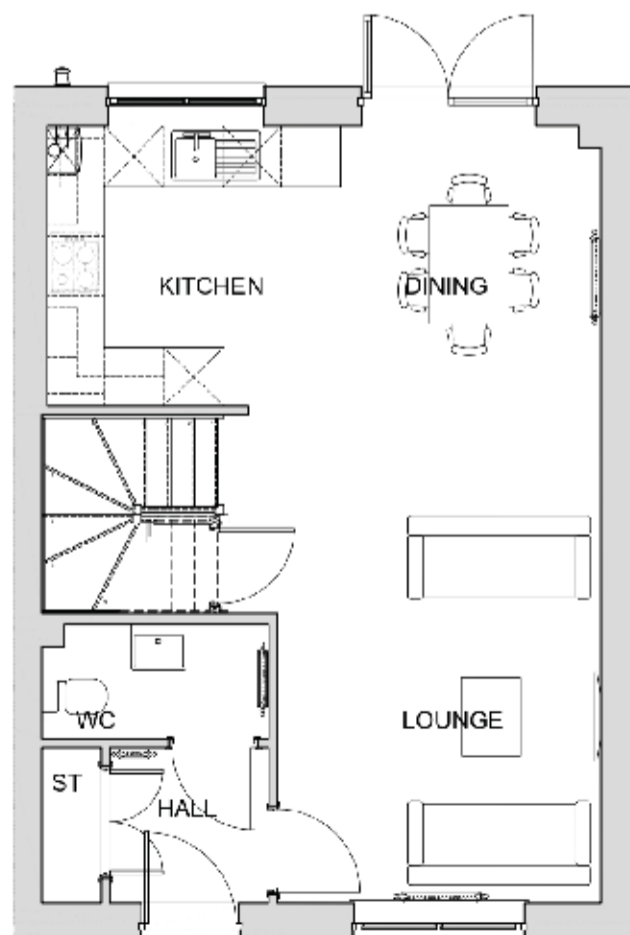
Master Bedroom
2.8m x 3.1m (9'4" x 10'5")

En Suite
1.8m x 2.4m (6'0" x 8'0")

Bedroom 2
2.8m x 3.0m (9'4" x 9'10")

Bedroom 3
2.8m x 2.5m (9'4" x 8'6")

Bathroom
2.0m x 1.7m (6'9" x 5'7")





Gross Floor Area
86m²

Lounge/ Dining
3.4m x 5.4m (11'4" x 17'10")

Kitchen
4.4m x 2.2m (14'8" x 7'4")

WC
1.7m x 1.6m (5'9" x 6'7")

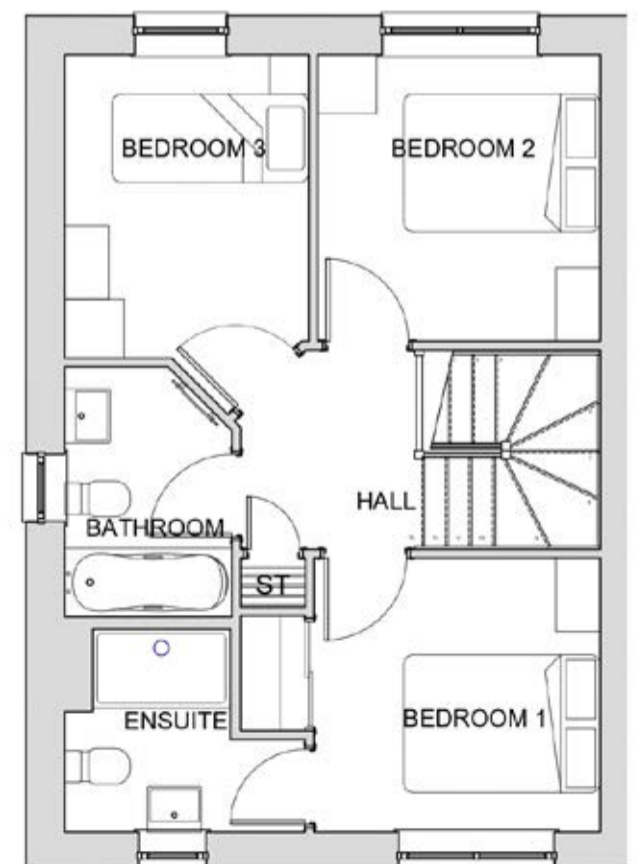
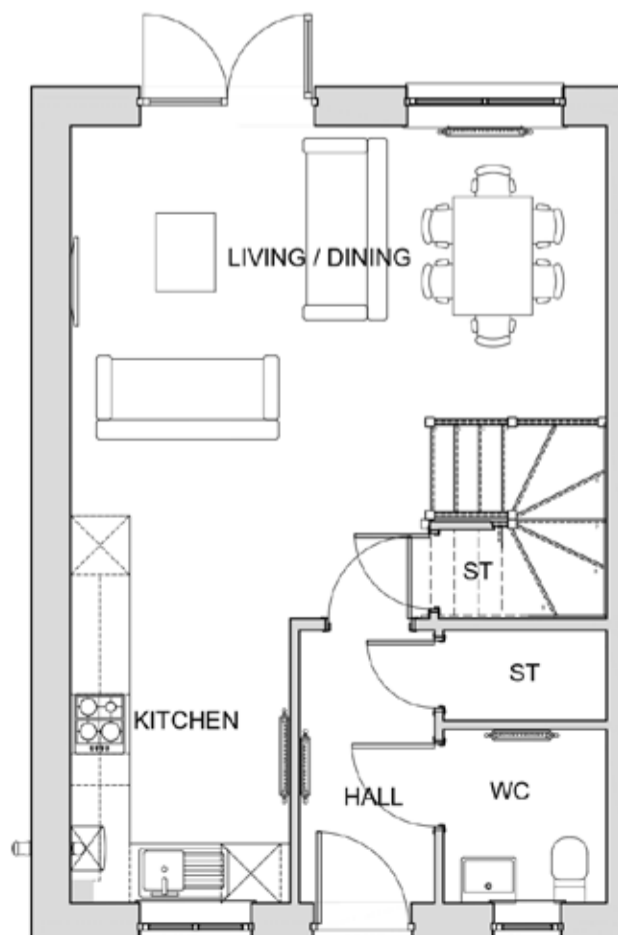
Master Bedroom
2.7m x 2.9m (9'2" x 9'2")

En Suite
1.8m x 2.4m (6'0" x 8'0")

Bedroom 2
2.9m x 2.8m (9'7" x 9'5")

Bedroom 3
2.9m x 2.4m (9'7" x 8'2")

Bathroom
2.1m x 2.1m (7'0" x 7'0")





Gross Floor Area

122m²

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

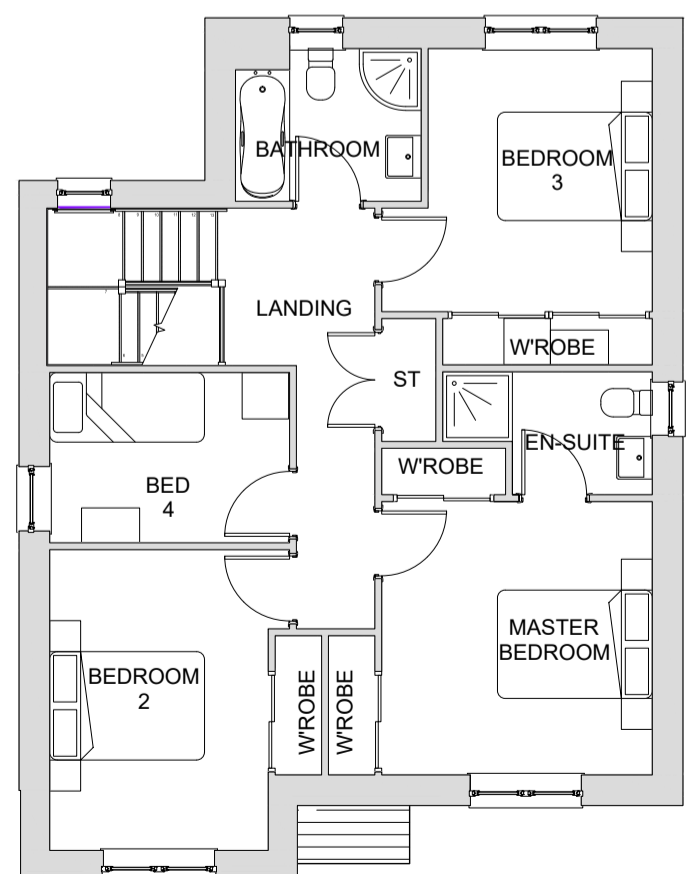
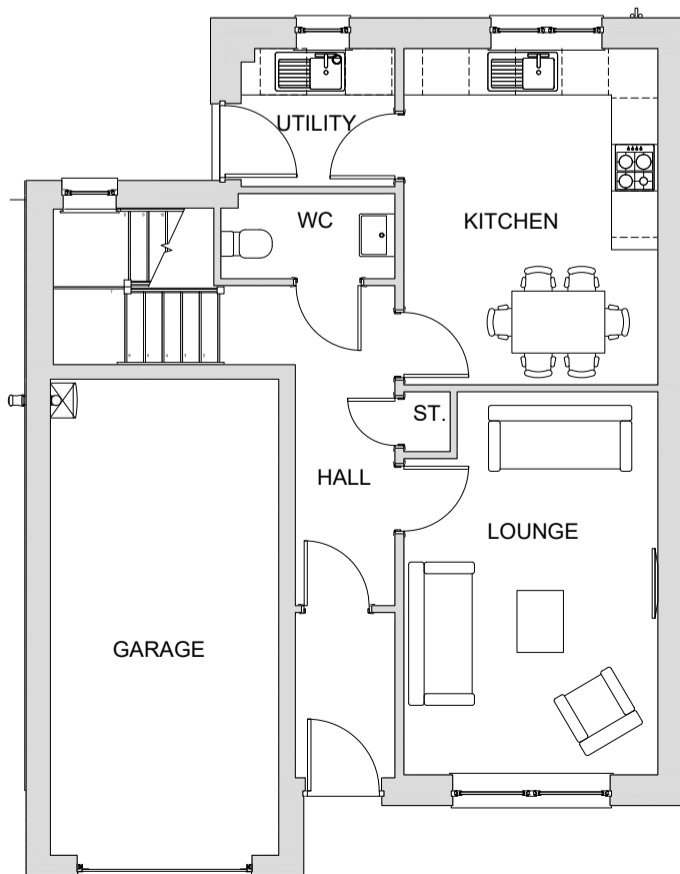
3.4m x 2.8m (11'2" x 9'6")

Bedroom 4

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

Bathroom

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





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