

# Walnut Grove

A luxury, exclusive development of fifteen stunning four-bedroom individual detached homes, by Ogilvie Homes.



# Walnut Grove



## Surrounded by beautiful Perthshire countryside

Walnut Grove by Ogilvie Homes is a luxury, exclusive development of fifteen stunning four-bedroom detached homes, surrounded by beautiful Perthshire countryside. Situated on the banks of the River Tay, just a stone's throw from Perth itself, you can truly enjoy the best of both worlds.

The development offers a rare opportunity for those looking to have all the amenities and services of a city

close to hand, with picturesque open countryside on the doorstep. There are four house types within Walnut Grove: Warwick, Herriot, Lincoln and Kingston. Each home will come with high-specification fixtures and fittings throughout; fully integrated quality kitchens; bathrooms and en-suites; fully turfed gardens; solar panels and private driveways – all with customisable options available.



# Walnut Grove

Click below to view a video of the Walnut Grove development



# Walnut Grove

## Specifications

### Kitchen

- Designer-range kitchens with a selection from a wide range of door/handle styles and colours with co-ordinating worktop choices
- Quality appliances
- Four-zone induction hob
- Island extraction hood (where relevant), integrated single oven, microwave, extraction hood and fridge freezer (where applicable)
- Kitchen and utility areas will have 100mm upstand to match the worktop and glass splashback to hob (where applicable)
- 1½ bowl stainless-steel sink with chrome fittings
- Glass and stainless-steel cooker hood.

### Bathroom

- Contemporary white sanitary ware with designer chrome fittings
- Fitted vanity units with a choice of door and worktop colours from a wide range, complemented with an upstand to the worktop
- Thermostatic shower valves to bathroom shower cubicles and en-suite where applicable with 9.5kW electric shower fitted in secondary en-suite, depending on layout
- Semi-frameless glass shower door to shower cubicle
- Selection from a wide range of Porcelanosa designer tiles in bathroom, shower cubicles in en-suite(s) and WC above wash hand basin
- Shaver point in en-suite(s).

### General

- 'A' rated energy-efficient boiler
- Thermostatically controlled radiators
- Multi-point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors
- Anthracite grey window
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, door facings and window cills
- Stair stringers, spindles and newel posts to be white gloss, complemented with stained light oak handrail and newel caps
- Photovoltaic solar panels
- 10-year new home warranty.

### External

- Paved footpaths and patios
- Sensor light to front (and rear where applicable)
- Turf to front gardens
- Rotovated and stoned to rear with paved areas (as per drawing)
- UPVC fascia and soffit in anthracite grey to match windows
- Paviour driveways (as per drawing).

### Utility

- Single bowl stainless-steel sink with chrome fittings
- Designer-range base units with selection from a wide range of door/handle style and colours with co-ordinating worktop styles
- Appliance spaces for washing machine/dryer.



Warwick  
4 bedroom  
single-detached  
house

## Warwick

**Warwick is a double-fronted home which comprises a reception hall with built-in storage and a WC cloakroom, leading into a fantastic open-plan living room and dining room – ideal for everyday family life and entertaining alike!**

Neighbouring the dining area and set to the rear of the property with French doors onto the garden is a second open-plan space consisting of a kitchen and a family room, offering versatility for additional lounge and dining furniture. The kitchen is supplemented by an adjoining utility room (with additional built-in storage and external access).

A study completes the ground-floor accommodation, ideal for those who study or work from home, with the potential to be used in a number of ways to suit your needs, such as a children's play room, an additional sitting area or a fifth bedroom. The first floor is home to four double bedrooms and a bathroom, accessed from a landing with storage. The bedrooms all come with built-in wardrobes, and the largest two have their own en-suite shower rooms, while the family bathroom accommodates a four-piece suite. Warwick offers outstanding private parking by way of a detached double garage and a driveway.



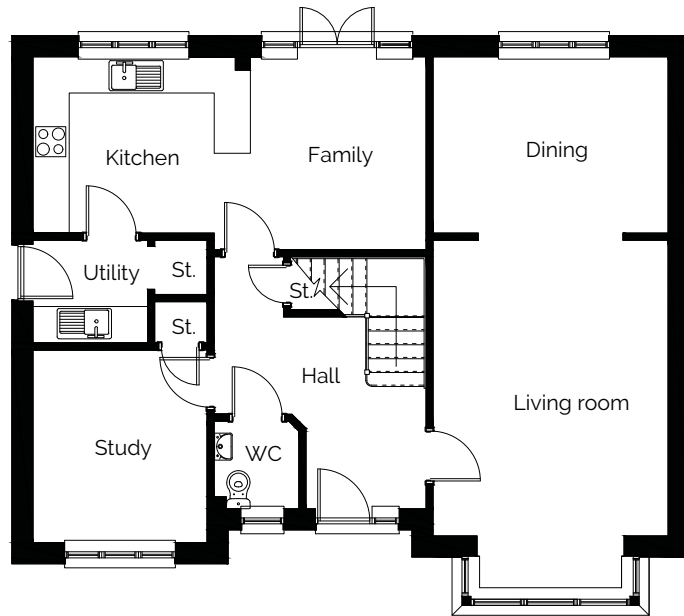
Example of Warwick interiors for illustration purposes only.



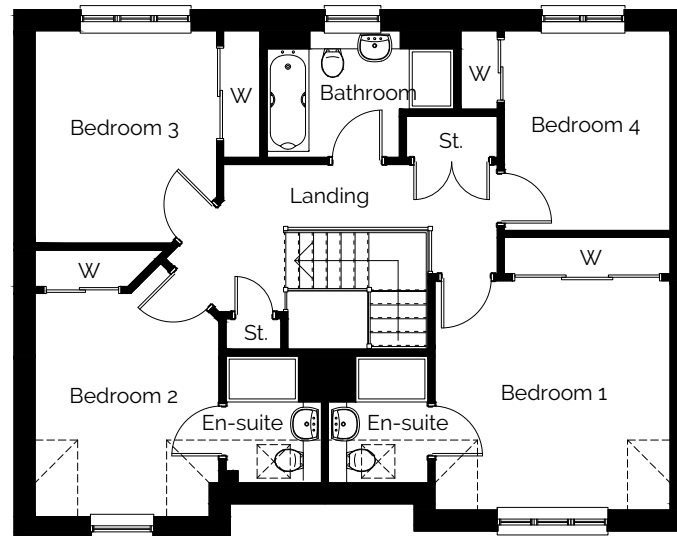
# Warwick

4 bedroom single detached house

Ground floor



First floor



## Dimensions

### Ground floor

Living room  
3.90 x 4.90m  
12'8" x 16'

Dining  
3.90 x 2.93m  
12'8" x 9'6"

Kitchen  
3.61 x 2.93m  
11'8" x 9'6"

Family  
2.91 x 3.20m  
9'5" x 10'4"

Study  
2.89 x 3.20m  
9'4" x 10'4"

WC  
1.40 x 1.45m  
4'5" x 4'7"

Utility  
1.90 x 1.70m  
6'2" x 5'5"

### First floor

Bedroom 1  
3.90 x 3.80m  
12'7" x 12'4"

En-suite 1  
1.65 x 2.10m  
5'4" x 6'8"

Bedroom 2  
2.89 x 3.70m  
9'4" x 12'1"

En-suite 2  
1.58 x 2.10m  
5'10" x 6'8"

Bedroom 3  
3.01 x 3.52m  
9'8" x 11'5"

Bedroom 4  
2.75 x 3.31m  
9'02" x 10'8"

Bathroom  
3.10 x 2.10m  
10'2" x 6'8"

### Total area

166.95 sq.m/1,797 sq.ft

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Herriot

4 bedroom  
detached villa

**ogilvie**  
HOMES

## Herriot

The Herriot has a practical entrance vestibule leading to a hall, with built-in storage and a WC cloakroom. A living room is situated to the rear of the property and features French doors opening onto the rear garden – perfect for alfresco entertaining and family recreation during the warmer months!

A dining room to the front of the house offers the perfect setting for sit-down meals and sociable gatherings, and provides versatility and options for use. The kitchen incorporates space

for a breakfasting area and is supplemented by a utility room (with built-in storage and external access), which completes the ground-floor accommodation. A landing (with storage) on the first floor leads to the home's four double bedrooms and a bathroom. The two largest bedrooms boast built-in wardrobes and their own en-suite shower rooms, while the remaining bedrooms are served by the four-piece family bathroom. Herriot benefits from an integral single garage (with hall access) and a private driveway.



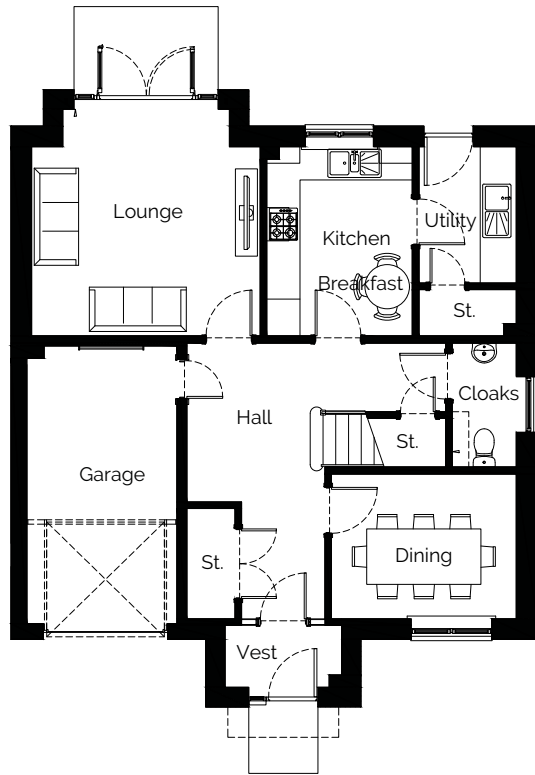
Example of Herriot interiors for illustration purposes only.



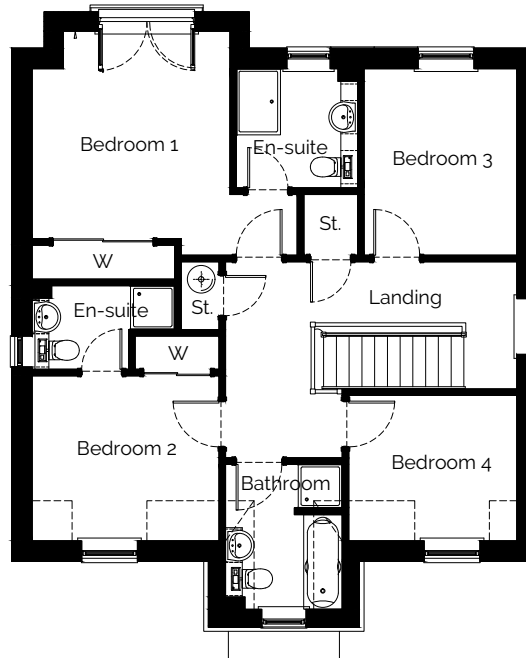
# Herriot

4 bedroom detached villa

Ground floor



First floor



## Dimensions

### Ground floor

- Lounge  
4.12 x 4.09m  
13'5" x 13'4"
- Dining  
3.33 x 2.61m  
10'9" x 8'5"
- Kitchen  
2.63 x 3.42m  
8'6" x 11'2"
- Utility  
1.76 x 2.46m  
5'7" x 8'
- Garage  
2.71 x 5.01m  
8'8" x 16'4"

### First floor

- Bedroom 1  
3.57 x 3.74m  
11'7" x 12'2"
- En-suite 1  
2.18 x 2.15m  
7'12" x 7'
- Bedroom 2  
3.37 x 2.98m  
11' x 9'7"
- En-suite 2  
2.57 x 1.51m  
8'4" x 4'9"
- Bedroom 3  
2.76 x 3.37m  
9'05" x 11'
- Bedroom 4  
3.03 x 2.62m  
9'9" x 8'5"
- Bathroom  
2.10 x 2.62m  
6'8" x 8'5"

### Total area

143.81 sq.m/1,548 sq.ft

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Lincoln

4 bedroom  
detached villa



## Lincoln

The Lincoln house type comprises a reception hall with built-in storage and a useful WC cloakroom, leading to a large living room with French doors to the rear opening onto the garden.

Sure to be the heart of the home is the fabulous open-plan kitchen, dining and family room, with flowing spaces for cooking, dining, relaxing and entertaining. This room also features French doors extending the space onto the rear garden – handy when barbecuing and dining alfresco during the warmer months! The kitchen is supplemented by a utility room, offering a

discrete space for laundry appliances, built-in storage and convenient access to outside and the garage. On the first floor, a landing (with storage) affords access to four bedrooms and a family bathroom. The principal bedroom boasts a dressing room and an en-suite shower room, and the second-largest sleeping area would be ideal as a guest suite or for live-in relatives or older children, with its own en-suite shower room and a built-in wardrobe. The remaining two bedrooms are served by the four-piece family bathroom. The Lincoln offers private parking by way of an integral double garage.



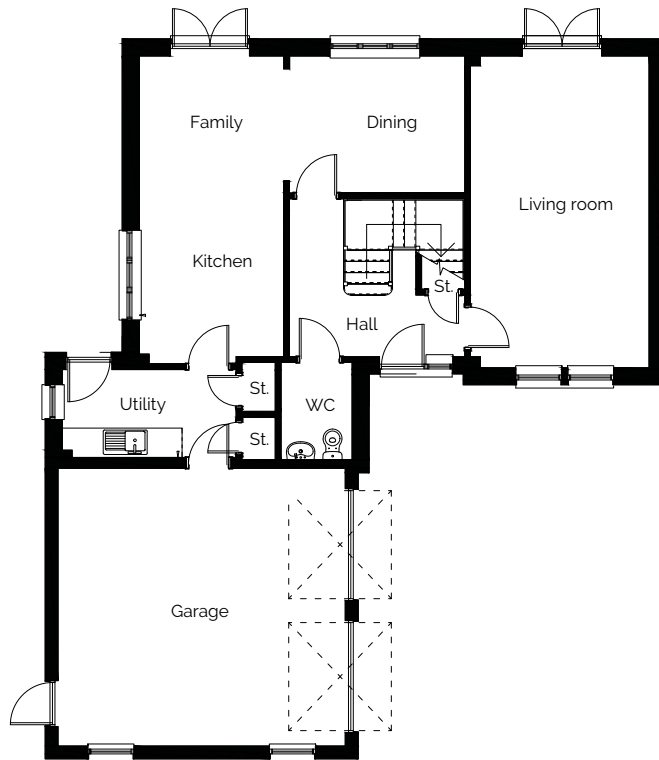
Examples of Lincoln interiors for illustration purposes only.



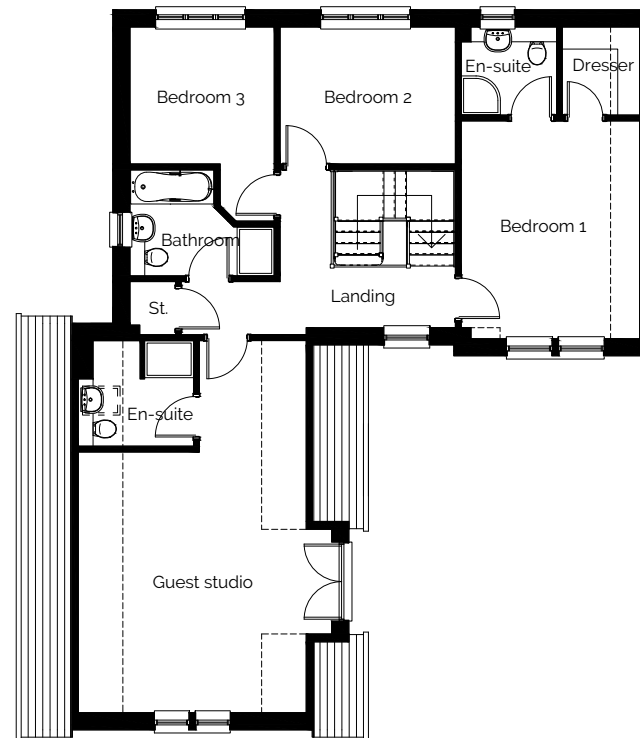
# Lincoln

4 bedroom detached villa

## Ground floor



## First floor



## Dimensions

### Ground floor

Living room  
3.65 x 6.37m  
11'9" x 20'8"

Kitchen  
2.95 x 3.59m  
9'6" x 11'7"

Family  
2.95 x 2.55m  
9'6" x 8'3"

Dining  
3.58 x 2.80m  
11'7" x 9'2"

Utility  
3.55 x 1.80m  
11'6" x 5'9"

WC  
1.45 x 1.99m  
4'7" x 6'5"

Garage  
5.87 x 5.68m  
19'2" x 18'6"

### First floor

Bedroom 1  
3.65 x 4.45m  
11'9" x 14'5"

Bedroom 1 dresser  
1.58 x 1.80m  
5'12" x 5'9"

En-suite 1  
1.95 x 1.80m  
6'3" x 5'9"

Bedroom 2  
3.59 x 2.80m  
11'7" x 9'2"

Bedroom 3  
2.95 x 2.80m  
9'6" x 9'2"

Bathroom  
1.73 x 2.17m  
5'6" x 7'11"

Guest studio  
4.66 x 5.33m  
15'2" x 17'4"

Guest en-suite  
2.36 x 2.16m  
7'7" x 7'08"

### Total area

179.30 sq.m/1,930 sq.ft

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## Kingston

The Kingston house type comprises an airy reception hallway with useful built-in storage and a WC cloakroom. The hall is galleried and fitted with roof windows for a flood of natural light. The living room is set to the rear of the property, with garden access through French doors.

Also accessed from the hall via double doors is a wonderful open-plan space consisting of a kitchen, a dining area and a family room. The family room features fabulous bi-folding doors allowing for sought-after indoor/outdoor living, ideal for the summer months, alfresco dining and entertaining. A utility room supplements the kitchen, offering a discrete space for laundry,

affording external access and is also accessible from the hall. A galleried landing on the first floor (with storage and space for a study area/reading nook) leads to four bedrooms and a family bathroom. All four bedrooms are accompanied by built-in wardrobes and the larger two have the luxury of their own en-suite shower rooms. Unique to Kingston, the principal bedroom also enjoys a private balcony with space for outdoor seating. In addition, the second bedroom benefits from French doors to a Juliet balcony to let the outside in. The family bathroom houses a four-piece suite. Excellent private parking is available with this house, with an integral double garage with hall access and a triple driveway.



Examples of Kingston interiors for illustration purposes only.

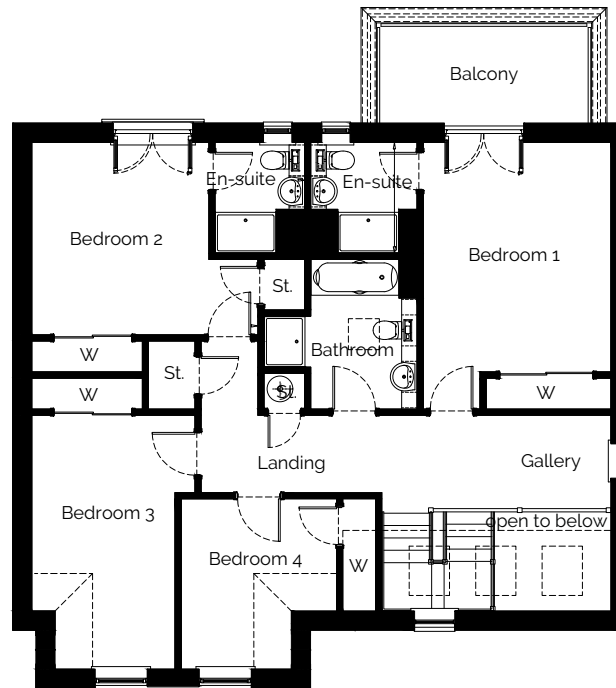
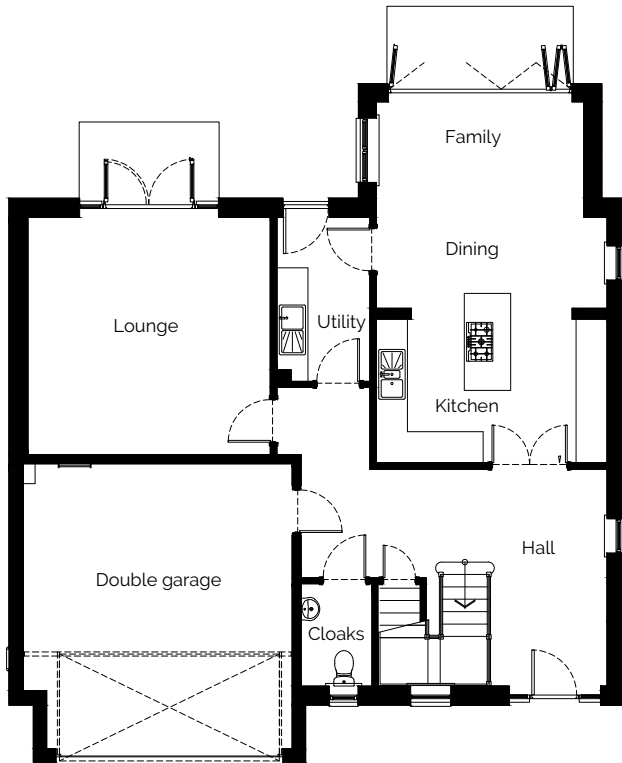


# Kingston

4 bedroom detached villa

Ground floor

First floor



## Dimensions

### Ground floor

- Lounge  
4.69 x 4.59m  
15'3" x 15'
- Family/dining  
4.47 x 4.00m  
14'6" x 13'1"
- Kitchen  
4.47 x 2.78m  
14'6" x 9'1"
- Utility  
1.80 x 3.18m  
5'9" x 10'4"
- Cloakroom  
1.37 x 1.98m  
4'4" x 6'4"
- Garage  
5.20 x 5.52m  
17' x 18'11"

### First floor

- Bedroom 1  
3.64 x 4.45m  
11'9" x 14'5"
- En-suite 1  
2.06 x 2.15m  
6'7" x 7'05"
- Bedroom 2  
4.38 x 3.73m  
14'3" x 12'2"
- En-suite 2  
1.74 x 2.14m  
5'7" x 7'
- Bedroom 3  
3.16 x 4.92m  
10'3" x 16'1"
- Bedroom 4  
3.01 x 3.30m  
9'8" x 10'8"
- Bathroom  
2.96 x 2.90m  
9'7" x 9'5"

### Total area

189.52 sq.m/2,040 sq.ft

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# West Kinfauns

A haven for those who enjoy the outdoor lifestyle.



West Kinfauns is a small community on the very edge of Perth, on the banks of the River Tay and at the foot of Kinnoull Hill, on top of which Kinnoull Hill Tower is perched.

The river and the surrounding countryside are havens for those who enjoy the outdoor lifestyle with tranquil walks on the doorstep, as well as Willowgate Activity Centre, which offers an extensive range of activities (both in the water and on dry land!) for the whole family. Also, the Willowgate Café is an award-winning eatery for those who to prefer to spectate with a hot drink in hand. Other outdoor groups along the river include the Tay Rowing Club and Perth Water Sports Club. And for avid golfers, King James VI golf course can be found on Moncrieffe Island, with a number of other courses easily accessible in Perth and further afield.



“...Willowgate Activity Centre offers an extensive range of activities (both in the water and on dry land!) for the whole family...”

## West Kinfauns

Indoor fitness and leisure provisions are offered at Perth Leisure Pool, with many other venues and groups also available, ensuring there's something to suit every taste. Nearby amenities include a number of shops and a supermarket, with more extensive facilities available in the city centre, just a short drive away. These include a shopping centre and further supermarkets; a selection of cafés, restaurants and bars; hairdressers, barbers and beauty salons; and other everyday essentials.

Schooling is well catered for in the area with a selection of local primary and secondary schools, and private education and childcare options are also easily accessible. Travelling across the city and further afield is fast and efficient, with excellent bus services, major roads and regular rail links to Aberdeen, Glasgow, Edinburgh and Inverness.



# Amenities



## By car



## By train

M90	1.3 miles	Dundee	25 minutes (approx.)
3 minutes (approx.)			
Perth	2.4 miles	Glasgow	1 hour (approx.)
8 minutes (approx.)			
Tesco Superstore	3.3 miles	Edinburgh	1 hour 30 minutes (approx.)
9 minutes (approx.)			
Dundee airport	19 miles	Aberdeen	1 hour 30 minutes (approx.)
21 minutes (approx.)			
Dundee	21 miles	Inverness	2 hours 25 minutes (approx.)
28 minutes (approx.)			
Edinburgh	44 miles		
1 hour (approx.)			
Glasgow	62 miles		
1 hour (approx.)			
Aberdeen	86 miles		
1 hour 30 minutes (approx.)			