



TOMAKNOCK

CRIEFF

An exclusive development of luxury homes by G S Brown Construction

DISCOVER YOUR DREAM HOME WITH US

LOCATION, LOCATION, LOCATION

Crieff is a vibrant market town nestled amidst the stunning scenery of Perthshire, best appreciated from the summit of ‘The Knock.’ Located just 18 miles west of Perth, Crieff offers an ideal base for those looking to settle down with easy commutes to Stirling, Perth, Glasgow, and Edinburgh. The town’s strategic location provides easy access to major road networks, making travel convenient and efficient.

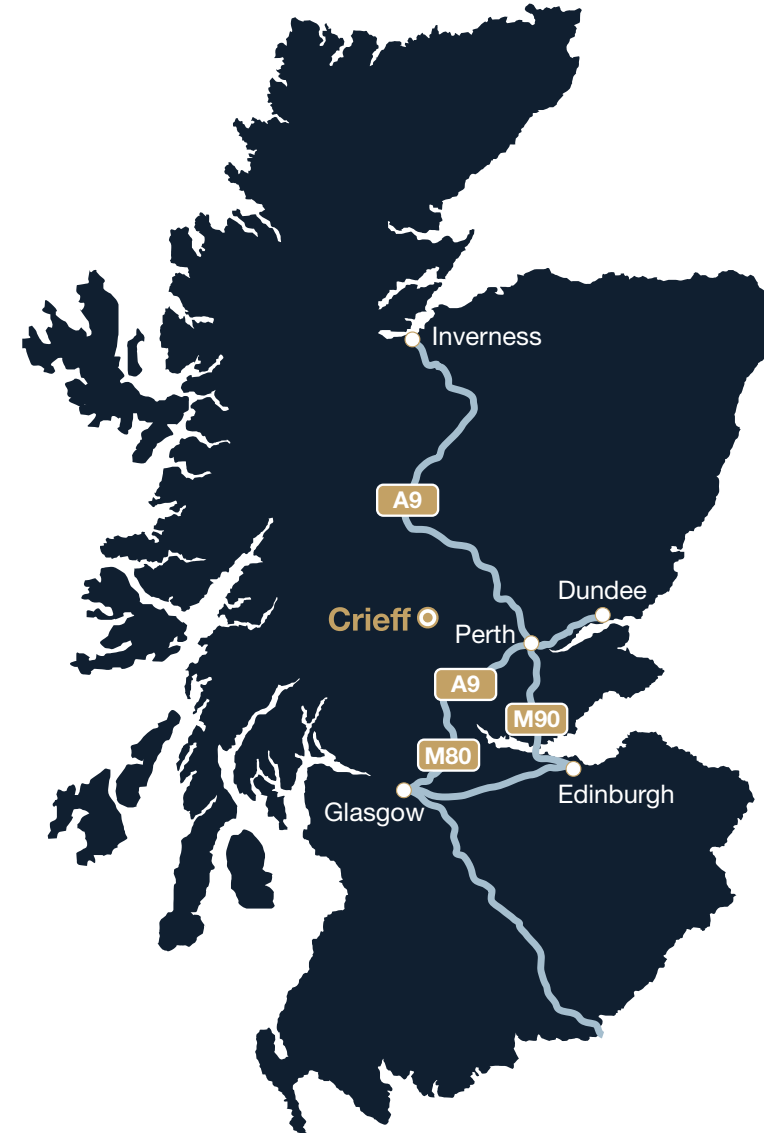
For generations, Crieff has been a beloved holiday destination, home to the renowned Crieff Hydro Hotel and the historic Glenturret Distillery, the oldest distillery in Scotland. However, it is also an excellent place to live and raise a family. The town centre maintains the charm of a traditional Scottish market town, supporting a diverse array of independent, family-run businesses. Here, you will find the best of local food and drink, clothing, gifts, crafts, and arts. Additionally, Crieff boasts well-known supermarkets that cater to all your daily needs, further enhancing its appeal as a wonderful place to live.

Education in Crieff is well-served by a newly built primary school and St. Dominic’s RC Primary School. The modern Strathearn Community Campus houses not only the leisure centre but also the public library. Crieff is also home to the prestigious Morrison’s Academy and Ardvreck School, ensuring a quality education for all ages.

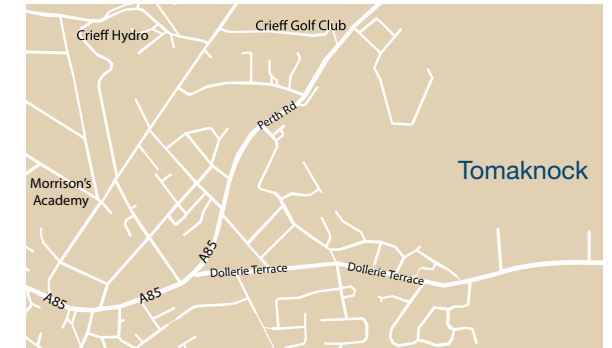


Additionally, Crieff’s location amidst the serene and picturesque Perthshire countryside offers abundant outdoor activities. Residents can enjoy hiking, cycling, fishing, and golfing, all within close proximity. The nearby Loch Earn provides opportunities for water sports and nature walks, enhancing the appeal of this idyllic town.

Crieff offers the perfect blend of natural beauty and modern amenities, making it an ideal place to call home. Experience the welcoming community and the rich heritage of Crieff, where tradition meets contemporary living.



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.

EXPERIENCE SUPERIOR DESIGN AND HIGH SPECIFICATIONS

Exclusive Crieff homes by GS Brown Construction.

At GS Brown Construction we believe that excellence should be the norm, not the exception. That's why every home we build comes with a high specification as standard, thoughtfully designed to enhance your everyday life in ways you might not expect. We focus on delivering homes that combine sophisticated design with superior functionality, ensuring every detail contributes to a higher quality of living.

From the moment you step inside, you'll notice the difference. Our homes feature a wide range of quality appliances, high-quality finishes, and innovative energy-efficient technologies, all seamlessly integrated to create a living space that is both beautiful and practical. Experience the perfect blend of comfort, style, and convenience that sets our homes apart.





KITCHEN AND UTILITY FEATURES

- **Premium Kitchen and Utility Options:** Choose from a selection of high-quality kitchens and/or utility spaces (if applicable) tailored to your needs.
- **Elegant Worktops and Sinks:** Enjoy stylish laminate kitchen worktops with a composite sink and mixer tap, combining durability and design.
- **Sophisticated Lighting:** Under-unit LED lighting enhances visibility and adds a modern touch to your kitchen workspace.
- **Brushed Chrome Finishes:** Premium brushed chrome faceplates for kitchen sockets and switches above worktops add a sleek, contemporary look.



CONVENIENT APPLIANCES

Modern Kitchen Appliances

Kitchens are equipped with:

- Single oven
- Induction hob
- Integrated fridge/freezer
- Stainless steel cooker hood
- Dishwasher (if there is a utility)
- Washing machine (if there is not a utility)



BATHROOM FEATURES

- **Powerful Electric Shower:** Equipped with the Mira Jump 10.8Kw electric shower for a refreshing start to your day.
- **Elegant Over-Bath Shower Screen:** Provides a sleek and practical addition to your bathing space.
- **Stylish Basin and Mixer:** Featuring a wash hand basin (WHB) with the Grohe Eurosmart basin mixer.
- **Practical Vanity Unit:** Under-sink vanity unit for enhanced storage and a tidy appearance.
- **Comfortable WC:** Close coupled WC with a soft close seat for added comfort.
- **Luxurious Bath:** The Carron Quantum bath (size as per plan) with a Grohe Eurosmart bath deck mount filler, combining style and function.
- **Modern Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder, both conveniently located adjacent to the WC.
- **Luxurious Tiling:** Full-height wall tiling around the bath and shower areas, complemented by half-height tiling on the remaining walls for a complete look.





EN-SUITE FEATURES

- **Top-of-the-Line Shower:** Grohe Grohtherm G800 thermostatic shower mixer and kit for a premium showering experience.
- **Low Profile Shower Tray:** Stylish and practical low profile shower tray.
- **Elegant Shower Door:** Pivot door (size as per plan) with side screen where applicable, ensuring both style and functionality.
- **Stylish Basin and Mixer:** Featuring a wash hand basin (WHB) with the Grohe Eurosmart basin mixer.
- **Practical Vanity Unit:** Under-sink vanity unit for enhanced storage and a tidy appearance.
- **Comfortable WC:** Close coupled WC with a soft close seat for added comfort.
- **Modern Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder, both strategically placed adjacent to the WC.
- **Heated Chrome Towel Rail:** Adds a touch of luxury and keeps your towels warm and dry.
- **Luxurious Tiling:** Full-height wall tiling around the bath and shower areas, complemented by half-height tiling on the remaining walls for a complete look.
- **Convenient Shaver Point:** Located next to your sink.



WC / CLOAKROOM FEATURES

- **Stylish Wash Hand Basin:** Full pedestal WHB with a sleek Grohe Eurosmart basin mixer for a modern touch.
- **Comfort and Convenience:** Close coupled WC with a soft close seat for added comfort.
- **Elegant Accessories:** Includes an Ideal Standard IOM towel ring and toilet roll holder, both thoughtfully positioned for easy access.
- **Splashback:** Frosted glass splashback, adding a sophisticated touch to the space.





INTERNAL FEATURES

- **Energy-Efficient Heating:** Equipped with an energy-efficient air source heat pump and a time and temperature zone-controlled heating system for optimal comfort and savings.
- **Neutral Decor:** White walls and ceilings for a bright and versatile interior.
- **Modern Interior Doors:** White interior doors with sleek chrome ironmongery.
- **Elegant Glazed Doors:** Half-glazed doors for the lounge and kitchen, adding a touch of sophistication.
- **High-Quality Finishings:** MDF white facings, skirtings, and window cills with a satinwood finish for a polished look.
- **Mirrored Wardrobes:** Mirrored sliding wardrobe doors for a spacious and contemporary feel.
- **Practical Wardrobe Design:** MDF shelf with hanging rail in wardrobes for efficient storage.



INTERNAL FEATURES

- **Contemporary Lighting:** White downlights in the kitchen, bathroom, and en-suite.
- **Stylish Lounge:** Coving to the lounge for a refined finish.
- **Convenient USB Sockets:** One USB socket in bedrooms, kitchen, and lounge, with two USB sockets in the master bedroom.
- **Entertainment Ready:** Wiring for satellite TV to the lounge (aerial not fitted) and a TV point in the lounge.
- **Telecommunication:** BT point in the lounge.
- **Safety First:** Mains powered smoke, heat, and carbon monoxide detectors where required, plus a carbon dioxide monitor in the master bedroom.



PROPERTY EXTERNAL FINISH

- **Brick Detailing:** Elegant brick basecourse and feature walls for a timeless aesthetic.
- **Stylish Roof:** Charcoal-coloured roof tiles for a modern look.
- **Sleek Windows and Doors:** RAL 7016 (Anthracite Grey) UPVC double glazed windows and French doors (where applicable).
- **Contemporary Composite Doors:** RAL 7016 (Anthracite Grey) composite front and rear doors for enhanced security and curb appeal.
- **Modern Garage Door:** Up-and-over garage door in RAL 7016 (Anthracite Grey).
- **White UPVC Elements:** White UPVC fascias and soffits for a clean finish.
- **Efficient Rainwater Goods:** UPVC rainwater goods for effective drainage.
- **Convenient External Features:**
 - External tap and socket for added functionality.
 - Concrete paving slab paths for durability and ease of maintenance.
- **Well-Designed Driveway:**
 - Driveway formed with monobloc, featuring concrete edging kerbs for a polished look.
- **Ready-to-Use Gardens:**
 - Rear gardens rotavated and prepared for landscaping. External Drier Space included.
 - Front gardens turfed for an attractive, ready-to-enjoy outdoor space.
- **Eco-Friendly Amenities:** Equipped with a 7kW car charger for sustainable living.
- **Thoughtful Lighting:** Lighting installed at front and rear doors for safety and convenience.





SITE PLAN



HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

Firstly, ensure you do not miss any updates by subscribing to our exclusive newsletter via the link on our website at www.gsbrown-construction.co.uk/join-our-mailing-list. This will enable you to receive important news directly in your inbox.

We meticulously update our website, as well as our listings on On the Market, Zoopla, and Rightmove regularly to keep you informed about our latest properties. Should you have any uncertainties regarding availability or require the most recent updates, please do not hesitate to contact us via email at sales@gsbrown.co.uk.

HOW CAN I MAKE AN APPOINTMENT TO VIEW A HOME?

Scheduling a viewing with us is quick and easy! Simply dial 0800 731 4034 or send us an email at sales@gsbrown.co.uk to book your appointment. We look forward to showing you our stunning homes.

RESERVING YOUR DREAM GS BROWN HOME

Welcome to the first step of owning your dream GS Brown home! To ensure a seamless and enjoyable experience, we recommend scheduling an appointment with our friendly sales team. They will walk you through every important detail and make sure you are set to finalise the missives within 2 months of your reservation, including a stress-free 14-day cooling-off period.

Before you proceed, it's wise to consult with a solicitor and a mortgage lender (or financial advisor) to keep them informed of these timelines. If you need recommendations, we have a curated list of trusted contacts ready for you.

Our sales team will assist you with the reservation process. We aim to make your experience of purchasing a GS Brown home as straightforward as possible. We are ready to help you achieve your goal of homeownership.



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An exclusive development of luxury homes by G S Brown Construction



Sales Phone Number: 0800 731 4034
Sales Email: sales@gsbrown.co.uk
Website: www.gsbrown.co.uk

