



# oudenarde

VILLAGE

DISCOVER YOUR DREAM HOME WITH US

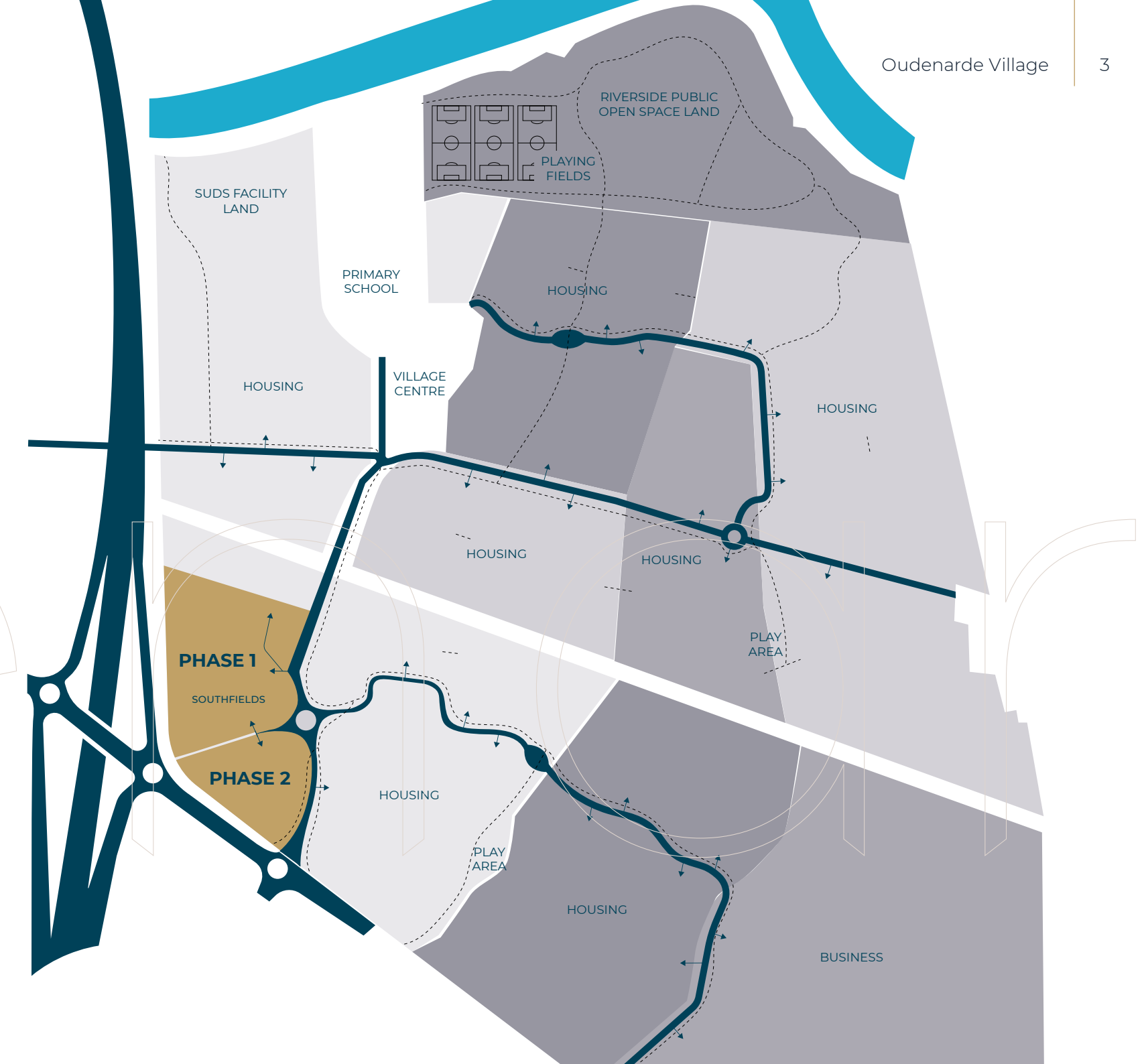
# Your future starts here

*SCOTLAND'S MOST SUSTAINABLE PLACE TO LIVE.*

A place to call home that has it all. Welcome to Oudenarde Village, an exciting new destination for those looking for modern countryside living, sustainable design and a thriving community – all less than 10 minutes from Perth, the 'Fair City'.

Spread thoughtfully over 123 hectares, Oudenarde Village will offer around 1,600 energy-efficient and low-carbon homes that blend comfortable self-sufficiency with irresistible contemporary charm.

You'll be surrounded by picturesque countryside, but that doesn't mean you'll be cut off from convenience, culture, and a vibrant lifestyle. Everything you need is on your doorstep – with the excitement of bigger towns and cities nearby – so you can enjoy the best of both worlds.



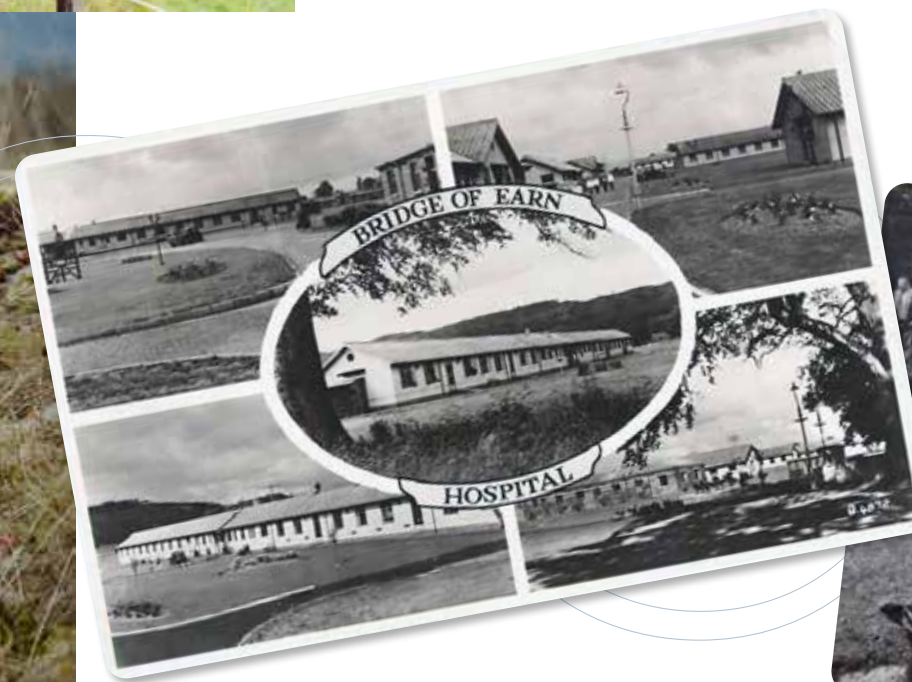




# A slice of history on your doorstep

Oudenarde has a story to tell. It all started at the farm of Oudenarde, which was named after a battle victory in 1708 by the Duke of Marlborough during the War of the Spanish Succession.

Later, during the Second World War, the Bridge of Earn Hospital was built to help treat the influx of sick soldiers expected after the 1944 D-Day landings. Then, in 1948, the hospital was transferred to the NHS, becoming one of the leading hospitals in Perthshire – acclaimed for its orthopaedic and plastic surgery – until it closed in 1993.



THE BRIDGE OF EARN HOSPITAL



# The perfect base



*JUST A SHORT WALK AWAY FROM OUDENARDE VILLAGE IS THE SMALL RIVERSIDE TOWN OF **BRIDGE OF EARN**, OFTEN SIMPLY REFERRED TO AS 'BRIG' THE SCOTS WORD FOR 'BRIDGE'.*

With its shops, eateries, and leisure facilities – including a bowling green and tennis courts – there's something for everyone to enjoy. Meander down the banks of the River Earn, stopping off for a well-earned drink and spot to eat in one of the town's three charming pubs. Or head to Victory Park – home to a War Memorial and children's play park – for some family fun time.

It's also home to historic Dunbarney Church, a Co-op supermarket, a quaint café, a delicious bakery, a few beauty salons and a variety of takeaway options to tickle your tastebuds.





THE EARN HOTEL



THE VILLAGE INN



THE TIPSY COO

# Bridge of Earn

- **The River Earn:** enjoy a walk along this iconic river – or kayak with a local outdoors company if you're feeling adventurous!
- **The Earn Coffee Shop:** take a break in this warm and welcoming café serving top-class specialty coffee, good food and cakes galore
- **Tower Bakery:** a craft bakery serving up mouth-watering fresh bread, rolls, cream cakes and other confectionery
- **The Village Inn:** a relaxing, family-friendly restaurant and bar with a traditional pub menu
- **The Topsy Coo:** a family- and dog-friendly inn with a lush beer garden run by a local family
- **The Earn Hotel:** a traditional, family-run hotel and pub with an inviting atmosphere
- **Village Spice Garden:** your new local Indian restaurant that does takeaways too
- **Zaika Bistro:** pick up a pizza, kebab or curry from this highly rated takeaway
- **Victory Park:** a lovely park with a war memorial and children's play area, perfect for an afternoon picnic
- **Dunbarney Church:** a Church of Scotland parish church with a regular Sunday service and a 'Messy Church' Sunday School bimonthly
- **Co-Operative Supermarket:** for all your grocery needs – it also has a post office inside
- **Bridge of Earn Bowling Club:** a friendly bowls club open to all ages and abilities
- **Bridge of Earn Tennis Club:** a small and welcoming club for both social and competitive tennis
- **Hair and beauty:** Tanya Black Hairdressing and The Little Hair Company are both highly rated hairdressers and Elaine's boutique is home to all your beauty needs
- **Bridge of Earn Dental Practice:** your local, state-of-the-art dental practice open to both NHS and private patients



# Get to know the city of Perth

*SIR WALTER SCOTT GOT IT SPOT ON WHEN HE NAMED PERTH THE 'FAIR CITY' – INSPIRED BY ITS SCENIC BACKDROP ON THE BANKS OF THE RIVER TAY.*

Living in Oudenarde Village, you can embrace all this fantastic city has to offer before escaping back to your countryside haven in under 10 minutes.

Brimming with culture, you can enjoy attractions like Perth Museum – the new home of the Stone of Destiny – as well as the Perth Art Gallery to see works by influential Scottish artists. It's also a hot shopping destination with a balance of popular shops you know and love and independent boutiques full of soul.

When you fancy a good night out, there are plenty of mouth-watering restaurants and cool bars to visit, as well as Perth Concert Hall for music and comedy gigs. If you're in more of an outdoorsy mood, you can visit The River Tay Public Art Trail – a wheelchair-accessible 2.5-mile trail that starts and finishes in the city centre.







PERTH  
CONCERT HALL



PERTH  
RACECOURSE



PERTH  
CLIMBING CENTRE

# Perth, the Fair City

- **Perth Museum:** after a recent £26.5 million redevelopment project, this is a must-see for anyone curious about the history of Perth, Kinross and Scotland as a whole
- **Perth Art Gallery:** explore some of the UK's oldest art collections with works from Scottish artists including Sir William MacTaggart, Joan Eardley, Alison Watt and Calum Colvin
- **Perth Concert Hall:** whether you're looking for comedy, classical orchestras or top international artists, catch them here
- **The River Tay Public Art Trail:** check out fascinating sculptures along this art trail inspired by the river and city of Perth
- **The River Tay Way:** a morning or afternoon can be meandered away with ease along this scenic river, whether by foot or cycle
- **The Fair Maid's House:** this historic building is now home to The Royal Scottish Geographical Society's visitor and education centre where visitors can watch planet Earth from space
- **Perth Racecourse:** if you're a fan of the races, you won't want to miss this racecourse – it's one of the most picturesque in the country
- **Perth Climbing Centre:** get your climb on at this friendly centre with 31 lines and a cool bouldering facility
- **Perth Leisure Pool:** a fun day out for all the family, this centre has flumes, leisure pools, training pools, a gym and a health suite





# There's so much to do in Perthshire

*IT'S NOT JUST PERTH CITY CENTRE THAT CAPTURES PEOPLE'S HEARTS. THE WIDER PERTHSHIRE AREA HAS UNBEATABLE NATURAL AND HISTORIC ATTRACTIONS THAT PROMISE TO KEEP YOUR WHOLE FAMILY ENTERTAINED.*

- **Kinnoull Hill Woodland Park:** the rolling hills, roe deer, and open viewpoints of this tranquil park offer a perfect day out
- **Black Watch Castle & Museum:** part of the 12th century Balhousie Castle, this museum displays artefacts, stories, and paintings of Scotland's oldest Highland Regiments
- **Scone Palace:** once a crowning place of Scottish royalty, this magnificent castle and its beautiful gardens provide an excellent day out – see if you can complete the 'tartan' maze made with 2000 beech trees
- **Branklyn Garden:** green fingers, listen up! Branklyn Garden is a haven of exceptional alpiners, rhododendrons and herbaceous plants – all within walking distance of Perth city centre
- **Huntingtower Castle:** the site of many stormy times in Scottish history – including Mary Queen of Scots seeing off a rebellion – this captivating castle is well worth a visit
- **Quarrymill Woodland Park:** go hunting for bluebells and red squirrels in this pretty woodland park just half a mile north of Perth
- **Golf courses:** get your swing on at fantastic nearby golf courses, North Inch, Craigie Hill and Murrayshall – and venture 20 minutes further afield for world-renowned Gleneagles
- **Willowgate Activity Centre:** kayaking, archery, stand-up paddle boarding... you name it, this activity centre is sure to get your adrenaline flowing



# Education options

AS WELL AS THE NEW PASSIVHAUS PRIMARY SCHOOL BEING BUILT ON-SITE IN OUDENARDE VILLAGE, THERE ARE OTHER EDUCATION OPTIONS AVAILABLE NEARBY FOR CHILDREN OF ALL AGES.

- **Dunbarney Primary School and Nursery:** situated in Bridge of Earn, this school is perfect for developing little minds
- **Craigclowan School & Nursery:** is just 2 miles away, for those looking for a small, esteemed private school for children aged 3-13
- **Strathallan School:** a mere 4 miles away, you can find one of Scotland's leading boarding schools. This private boarding and day school for boys and girls boasts an impressive 153-acre campus
- **Secondary schools in Perth:** a short hop over to Perth grants your children access to high-quality secondary schooling, including Perth Academy, Perth High School and Bertha Park





# With excellent transport links, you're never far away from your next adventure

## STAY CONNECTED.

If you want to enjoy all the perks of countryside living but don't want to be cut off from the rest of the world, Oudenarde provides the perfect compromise. You can reach 90% of Scotland's population within a 90-minute drive, making it the ideal place for both exploring and commuting.

The motorway is easy to get to, with charming Edinburgh just 35 minutes away by car, and bustling Glasgow a mere 55 minutes' drive away. You can also access Perth train station and bus station with ease.

1. Perth Royal Infirmary
2. Dunbarney Primary School
3. Perth Academy
4. Perth High School
5. Tesco Superstore
6. Perth Train Station
7. Scone Palace

## Driving distances from Oudenarde Village:

- **Perth:** 7 minutes
- **Dundee:** 20 minutes
- **Gleneagles:** 20 minutes
- **Crieff:** 30 minutes
- **Stirling:** 35 minutes
- **Pitlochry:** 35 minutes
- **Edinburgh:** 35 minutes
- **Glasgow:** 55 minutes
- **Aberdeen:** 90 minutes





# Introducing Southfields

The first phase we're developing in Oudenarde Village is called Southfields. Here, you will find a selection of beautifully designed and delightfully modern 2- and 3-bedroom bungalows that offer everything you need to live well, all on one practical level.

Our Southfields site is spread out thoughtfully so you can enjoy your own space while embracing your new community and the stunning rural surrounds.

Inspired by traditional Scottish architecture, every bungalow exterior complements the sublime nature surrounding it – with timeless detailing, sharp rendering, sash style windows, slate grey tiles and simple roof lines.

We've taken the best features of a Scottish cottage and re-engineered them for the 21st Century.














# Phase 1



## HOUSE TYPES

-  **GOWRIE**  
3 Bedroom Detached Bungalow  
– Garage included on certain plots
-  **DUNKELD**  
3 Bedroom Semi Detached with Garage
-  **DUNKELD**  
3 Bedroom Detached with Garage
-  **GERRARD**  
2 Bedroom Semi Detached Bungalow  
– Garage included on certain plots
-  **BUDDON**  
3 Bedroom Detached with Garage
-  **CANMORE**  
3 Bedroom Detached with Garage
-  **BENNET**  
3 Bedroom Semi Detached
-  **SCOONIE**  
3 Bedroom Detached with Garage
-  **ABOYNE**  
3 Bedroom Detached with Garage

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.







# Southfields

## *BRIGHT, AIRY AND BUILT FOR THE FUTURE.*

Spacious, light-filled bungalows can be hard to find in today's market but not in Southfields. Inside each low-carbon home, you'll find contemporary yet elegant design paired with neutral and polished decor for a bright, versatile and inviting aesthetic. This is enhanced by energy-efficient appliances and fittings to make your life easier and more sustainable.

Outside, you'll enjoy a practical turfed front garden and a private, peaceful rear garden where you can soak in the surrounding nature and unwind in tranquillity.

- **Premium kitchen** with brushed chrome finishes and modern appliances, including induction hobs and integrated fridge/freezer
- **Luxurious bathroom** with Carron Quantum bath, powerful electric shower and high-quality ceramic tiles
- **Stylish and comfortable lounge** with coving for a refined finish
- **Contemporary lighting**, with LED downlights in kitchen, bathroom and en-suite
- **Energy-efficient features** like solar panels and a 7kW car charger



# Specification

## KITCHEN / UTILITY

- Choose from a selection of high-quality kitchen and/or utility units (if applicable & dependent on build stage)
- Choose from a choice of laminate worktops (dependent on build stage)
- Fridge/freezer
- Dishwasher (if there is a utility)
- Washing machine (if there isn't a utility)
- Single oven
- Gas hob
- Composite sink
- Under unit LED lighting
- Stainless steel sink in utility

## BATHROOM & EN-SUITE

- Thermostatic mixer shower and kit to en-suite.
- Low profile shower tray
- Shower door - pivot door (size as plan) & side screen where applicable
- Electric shower to bathroom. If no en-suite, then shower in bathroom will be thermostatic mixer shower and kit
- Bath (size as plan) with over bath glass shower screen
- Chrome towel rail

- WHB with mixer taps
- Under sink vanity unit
- Close coupled WC with soft close seat
- Bathroom accessories
- Full-height wall tiling around the bath and shower areas, half-height tiling on the remaining walls.
- Shaver socket to en-suite

## WC / CLOAKROOM

- Full pedestal WHB with mixer taps
- Close coupled WC with soft close seat
- Bathroom accessories
- Frosted glass splashback

## INTERNAL

- Internal walls and ceilings will be finished in white emulsion
- White interior doors with chrome ironmongery
- Coving to Lounge
- MDF white facings, skirtings and window cills – satinwood finish.
- Sliding mirrored wardrobe doors
- MDF shelf to wardrobes with hanging rail

## ELECTRICAL

- White downlights to kitchen, bathroom & en-suite
- Electrical fittings white faceplates with brushed chrome faceplates to kitchen sockets and switches above worktop
- 1 USB socket to bedrooms, kitchen and lounge. 2 USB sockets to master bedroom
- Wiring for satellite TV to lounge (aerial not fitted)
- TV point to lounge
- BT point to lounge only
- Low energy LED lights fitted throughout
- Duct for easy install of electric vehicle charger
- Sensor external light at front door
- External light at rear door
- Mains powered smoke, heat and carbon monoxide detectors where required
- Carbon dioxide monitor to master bedroom
- Ultrafast broadband-ready with FTTH installed and available for activation

## HEATING

- Gas fired A-Rated combi boiler
- Time and temperature zone controlled heating system
- Radiators throughout with chrome towel rail provided to bathroom and en-suite
- Feature radiator provided to kitchens

## PROPERTY EXTERNAL FINISH

- Low maintenance drydash render (Colour plot specific – refer to external finishes schedule)
- Reconstituted stone basecourse
- Charcoal colour roof tiles
- RAL 9010 (White) UPVC double glazed windows and French door where applicable
- Composite front & rear doors – RAL 7016 (Anthracite Grey)
- Up and over garage door - RAL 7016 (Anthracite Grey)
- Precast window / door cills
- White UPVC fascia's and soffits
- UPVC rainwater goods
- External tap
- External socket
- Paths formed using concrete paving slabs
- Driveway formed using monobloc
- Top soiled and rotavated rear gardens
- Turfed front gardens
- Duct for future installation of car charging point
- Solar PV to roof as determined by SAP calculations





# We're building something special

Here at GS Brown Construction, we only employ the very best tradesmen for the job, so you get the luxurious, contemporary home you deserve. Our family-run business has been going for over 55 years now, with a legacy of exceptional craftsmanship.

Superior specifications come as standard for all of our homes. And our attention to detail and quality control processes ensure the highest standards. Always.

We carefully consider each material we use, continuously improve our designs through research and development and, in some cases, over-engineer our designs to make our houses stand out from competitors.

At each part of the build and long after you've moved in, we stay committed to crafting homes that exceed your expectations.





# Building your community

It's important to feel part of something, especially when it comes to where you live. That's why we value community so much here at GS Brown and create our homes with that in mind.

Oudenarde Village is an exceptional example, and we can't wait to welcome you here.



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)





oudenarde  
VILLAGE

**GOWRIE**



# GOWRIE

Open plan 3 bedroom design with patio doors leading out to the garden from a spacious living/dining/kitchen. Master suite with large fitted wardrobes and an ensuite. Detached single garage.

---

## Gross Floor Area

95.4m<sup>2</sup>

## Kitchen/Dining/Lounge

6.82m x 6.78m (22' 4.5" x 22' 2.9")

## Master Bedroom

3.44m x 5.81m (11' 3.4" x 19' 0.5")

## En-suite

2.15m x 1.90m (7' 0.6" x 6' 2.8")

## Bedroom 2

3.30m x 3.12m (10' 9.9" x 10' 2.8")

## Bedroom 3

2.70m x 3.12m (8' 10.3" x 10' 2.8")

## Bathroom

1.91m x 2.25m (6' 3.2" x 7' 4.6")

## Garage (selected plots)

3.07m x 6.00m (10' 1.9" x 19' 8.2")

---



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

GERRARD



## GERRARD

2 bedroom semi-detached house with fitted wardrobes and a bright living/dining/kitchen with patio doors and a large window opening up to your garden.

### Gross Floor Area

58.97m<sup>2</sup>

### Kitchen

2.99m x 2.80m (9' 9.7" x 9' 2.2")

### Lounge

3.50m x 4.24m (11' 5.8" x 13' 11")

### Master Bedroom

3.00m x 3.89m (9' 10.1" x 12' 9.2")

### Bedroom 2

2.90m x 2.80m (9' 6.2" x 9' 2.2")

### Bathroom

2.88m x 1.68m (9' 5.4" x 5' 6.1")

### Garage (selected plots)

3.07m x 6.00m (10' 1.9" x 19' 8.2")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

**BUDDON**



## BUDDON

3 bed detached bungalow with single garage and spacious open plan kitchen/dining area with separate utility room. Mastersuite with built-in wardrobes and ensuite bathroom.

### Gross Floor Area

103.36m<sup>2</sup>

### Kitchen/Dining

5.34m x 4.51m (17' 6.3" x 14' 9.6")

### Lounge

3.50m x 4.60m (11' 5.8" x 15' 1.1")

### Utility

2.89m x 1.80m (9' 5.8" x 5' 10.9")

### Master Bedroom

3.50m x 4.70m (11' 5.8" x 15' 5")

### En-suite

2.81m x 1.70m (9' 2.6" x 5' 6.9")

### Bedroom 2

4.05m x 3.02m (13' 3.5" x 9' 10.9")

### Bedroom 3

2.87m x 3.07m (9' 4.2" x 10' 0.8")

### Bathroom

3.50m x 1.78m (11' 5.8" x 5' 10")

### Garage

2.80m x 5.63m (9' 2.2" x 18' 5.7")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

CANMORE



CANMORE

Extensive 3 bedroom property with large kitchen/dining room with separate utility room. Double windowed living room, ensuite off master bedroom and ample storage space.

## Gross Floor Area

111.24m<sup>2</sup>

## Kitchen/Dining

5.90m x 4.01m (19' 4.3" x 13' 1.8")

## Lounge

4.51m x 3.52m (14' 9.5" x 11' 6.9")

## Utility

3.22m x 2.00m (10' 6.7" x 6' 6.7")

## Master Bedroom

3.70m x 3.40m (12' 1.7" x 11' 2")

## En-suite

1.50m x 2.70m (4' 11.1" x 8' 10.3")

## Bedroom 2

3.90m x 2.81m (12' 9.5" x 9' 2.6")

### Bedroom 3

3.70m x 2.81m (12' 1.7" x 9' 2.6")

## Bathroom

2.30m x 3.17m (7' 6.6" x 10' 4.1")

## Garage

3.12m x 5.48m (10' 2.8" x 17' 11.7")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

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.





oudenarde  
VILLAGE

**BENNET**



# BENNET

Well proportioned semi-detached 3 bedroom home. Separate living room and kitchen with 2 large cupboards leading off the hallway.

## Gross Floor Area

82.28m<sup>2</sup>

## Kitchen/Dining

3.33m x 4.54m (10' 11" x 14' 10.7")

## Lounge

4.00m x 4.74m (13' 1.5" x 15' 6.5")

## Master Bedroom

2.79m x 3.89m (9' 1.8" x 12' 9.2")

## En-suite

3.25m x 1.60m (10' 7.9" x 5' 3")

## Bedroom 2

3.34m x 3.00m (10' 11.6" x 9' 10.1")

## Bedroom 3

2.86m x 3.41m (9' 4.5" x 11' 2.4")

## Bathroom

3.20m x 1.80m (10' 6" x 5' 10.9")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

SCOONIE



# SCOONIE

3 bedroom home with integrated garage, large kitchen with patio doors leading to the garden. Separate utility and living room, master bedroom with ensuite and double wardrobes.

## Gross Floor Area

105.67m<sup>2</sup>

## Kitchen/Dining

5.94m x 4.77m (19' 5.9" x 15' 7.8")

## Lounge

4.70m x 4.90m (15' 5" x 16' 1")

## Utility

3.04m x 1.70m (9' 11.7" x 5' 6.9")

## Master Bedroom

3.69m x 3.92m (12' 1.2" x 12' 10.3")

## En-suite

3.25m x 1.60m (10' 7.9" x 5' 3")

## Bedroom 2

3.69m x 3.05m (12' 1.2" x 10' 0")

## Bedroom 3

2.67m x 3.60m (8' 9.1" x 11' 9.7")

## Bathroom

2.20m x 2.69m (7' 2.6" x 8' 9.9")

## Garage

3.16m x 5.28m (10' 4.4" x 17' 3.8")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

**A B O Y N E**



# ABOYNE

3 bed detached bungalow with single garage and expansive open plan kitchen/dining area and separate lounge. Master bedroom with built-in wardrobes and ensuite bathroom.

## Gross Floor Area

115.70m<sup>2</sup>

## Kitchen/Dining

6.26m x 5.77m (20' 6.5" x 18' 11.2")

## Lounge

4.70m x 4.90m (15' 5" x 16' 1")

## Utility

3.18m x 1.90m (10' 5.2" x 6' 2.8")

## Master Bedroom

3.64m x 3.89m (11' 11.3" x 12' 9.2")

## En-suite

3.25m x 1.60m (10' 7.9" x 5' 3")

## Bedroom 2

3.64m x 3.80m (11' 11.3" x 12' 5.6")

## Bedroom 3

2.67m x 3.60m (8' 9.1" x 11' 9.7")

## Bathroom

2.10m x 2.69m (6' 10.7" x 8' 10")

## Garage

3.16m x 6.00m (10' 4.4" x 19' 8.2")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

**DUNKELD**  
SEMI-DETACHED



## DUNKELD

Semi-detached 3 bedroom home with integrated garage, separate living room and patio doors bringing the outside inside. Master bedroom with walk-in wardrobe and ensuite bathroom.

### Gross Floor Area

92.65m<sup>2</sup>

### Kitchen/Dining

3.33m x 4.46m (10' 11" x 14' 7.6")

### Lounge

4.42m x 3.88m (14' 6" x 12' 8.7")

### Master Bedroom

3.87m x 3.00m (12' 8.4" x 9' 10.1")

### En-suite

3.09m x 1.60m (10' 1.6" x 5' 3")

### Walk-in Wardrobe

3.09m x 1.65m (10' 1.6" x 5' 5")

### Bedroom 2

2.86m x 3.40m (9' 4.2" x 11' 1.9")

### Bedroom 3

3.33m x 3.05m (10' 11" x 10' 0")

### Bathroom

1.80m x 2.69m (5' 10.9" x 8' 9.9")

### Garage

3.00m x 6.14m (9' 10.1" x 20' 1.7")



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.





oudenarde  
VILLAGE

**DUNKELD**  
DETACHED



## DUNKELD

3 bedroom home with integrated garage, separate living room and patio doors bringing the outside inside. Master bedroom with walk-in wardrobe and ensuite bathroom.

---

### Gross Floor Area

92.65m<sup>2</sup>

### Kitchen/Dining

3.33m x 4.46m (10' 11" x 14' 7.6")

### Lounge

4.42m x 3.88m (14' 6" x 12' 8.7")

### Master Bedroom

3.87m x 3.00m (12' 8.4" x 9' 10.1")

### En-suite

3.09m x 1.60m (10' 1.6" x 5' 3")

### Walk-in Wardrobe

3.09m x 1.65m (10' 1.6" x 5' 5")

### Bedroom 2

2.86m x 3.40m (9' 4.2" x 11' 1.9")

### Bedroom 3

3.33m x 3.05m (10' 11" x 10' 0")

### Bathroom

1.80m x 2.69m (5' 10.9" x 8' 9.9")

### Garage

3.00m x 6.14m (9' 10.1" x 20' 1.7")

---

0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

Registered in Scotland N0.47574. 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.







# oudenarde

VILLAGE



0800 731 4034 | [sales@gsbrown.co.uk](mailto:sales@gsbrown.co.uk) | [www.gsbrown.co.uk](http://www.gsbrown.co.uk)

**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.

