



**The Brackmount Plot 31, Forgan Drive, Leuchars,
St. Andrews, KY16 0DS**



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ESTATE & LETTINGS AGENTS

£505,000

The Brackmont is a striking two storey villa of 282sqm. Its handsome façade with glazed entrance vestibule reflects the scale and grandeur of the interior. These five bedroomed homes are designed for families wishing space and comfort in a countryside setting.

When it comes to getting the details right, Drumoig Developments Ltd are committed to quality throughout. We have worked with the award winning Architectural and Planning Consultants, Montgomery Forgan Associates, from the initial concept for the development through planning approvals to building approvals. We only work with high-quality brands and contractors, for example, award winning Selan Design kitchens, a UK supplier of inspirational bathroom furniture Roper Rhodes, and high quality timber built double glazed window and doors manufactured by Norwegian manufacturer Nordan Ltd..

From sleek, designer kitchens to cool, contemporary bathrooms, down to the comfort and energy efficient air-sourced underfloor heating throughout, there's plenty to fire your imagination to create that unique country living at the prestigious Drumoig location.

Selan Design kitchen - designed to your needs. Choice of contemporary German-made kitchen while more traditional options will be available. Kitchens will include Siemen integrated appliances - ovens, warming drawer, induction hob, fridge/freezer and hob extractor. Sample kitchen designs for all house types are available for viewing and clients will be encouraged to engage with Selan Design to create that ideal kitchen that meets their specific needs. Splashback that complements that contemporary look. The floor for the kitchen and associated dining area will be tiled with a choice of tiles from our agreed range at Ceramic Tile Distribution Centre.

Photos and Videos are for illustration use only.

ROOM SIZES

LOUNGE 20' 0" x 14' 1" (6.1m x 4.3m)
KITCHEN/DINER 20' 2" x 15' 5" (6.15m x 4.7m)
FAMILY ROOM 12' 5" x 8' 6" (3.8m x 2.6m)
GARAGE 21' 3" x 22' 3" (6.5m x 6.8m)
MASTER BEDROOM 20' 0" x 14' 1" (6.1m x 4.3m)
BEDROOM ONE 14' 5" x 9' 2" (4.4m x 2.8m)
BEDROOM TWO 17' 8" x 10' 5" (5.4m x 3.2m)
BEDROOM THREE 13' 1" x 9' 10" (4.0m x 3.0m)
MASTER ENSUITE 14' 9" x 10' 9" (4.5m x 3.3m)

SPECIFICATION

UTILITY ROOM

Utility rooms designed by Selan Design.
Quality Bosch appliances – washing machine and dryer.
Sink and washing area.
Splashback that complements that contemporary look.
The floor for the utility will be tiled with a choice of tiles from our agreed range at Ceramic Tile Distribution Centre.

BATHROOMS/ENSUITES/CLOAKROOM

Roper Rhodes inspirational and contemporary bathroom sanitaryware.
Roper Rhodes designer fitted bathroom furniture.
Quality shower units and shower enclosures, with shower valves fitted to the hot and cold-water system. Glazed shower screens.
500mm splashback to all sides and full height around any shower area.
Stand-alone showers will be tiled full height.
All tiling will be from a choice of tiles from our agreed range at Ceramic Tile Distribution Centre.

HEATING

Air-sourced underfloor hot water heating system throughout.
Zonal controls throughout the house to make for the perfect room temperature.
Hitachi Yutaki M range Air Source Heat pump positioned to the side or rear of the garage.

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Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



FLOORING

Floor tiling for the kitchen, dining, utility areas and to all bathrooms and en-suites.

Choice of tiles from our agreed range at Ceramic Tile Distribution Centre.

All other floor areas will be screed or chipboard t & g boards.

For untiled floors clients can arrange for their own choice of flooring to meet their desired needs. (client cost)

ELECTRICAL

Mains wired (with battery back-up) smoke detectors throughout and heat detector in kitchen.

TV socket to lounge, Kitchen and master bedroom.

BT point (Superfast fibre broadband availability).

Zonal controls throughout for underfloor heating.

PIR operated outside light.

White sockets and switch units.

Front doorbell and chime.

Intruder alarm.

Chrome towel radiator to bathroom/en-suite.

WATER SYSTEM

The hot water system will be a 250 litre heat pump mains pressure cylinder.

Secondary return circuit to make sure that hot water is quickly available at the draw off points furthest away from the cylinder.

INTERIOR FINISHINGS

Internal doors and glazed screens will be pre-finished oak veneered solid core Vancouver range by LPD Doors.

Door casings, facings, skirtings etc- MDF painted eggshell colour white.

Walls and ceilings will be finished in a smooth texture and painted in either white or magnolia emulsion.

Ceilings will have recessed LED down lighting

Fitted wardrobes are to have "yourstyle" sliding doors including oak surround with silver mirror panels in oriental style.

EXTERNAL

Roof finish - Marley Modern Slate lookalike concrete roof tiles either grey or red brindle colour.

External rendering – K Rend Silicone scraped textured either white or Ivory coloured that provides that more modern and

contemporary look.

External Stone Walling - Marshals reconstituted stone split faced either grey or buff colour.

Precast sill and thresholds - Sills and thresholds will be reconstituted stone to match the stone walling.

Rainwater goods - Marley UPVC Deepflow gutters and downpipes coloured black.

Windows and external doors - Nordan timber double glazed windows and doors with 10-year guarantee.

Multi-lock locking system to front and rear exterior doors.

Insulation to fabric of the building – all external walls, roofs and floors to the living areas will be insulated to current building standards or better.

External walls and roof to the garage will be insulated.

Alutec Georgian insulated sectional garage door size 4420mm wide x 2000mm high.

Garage door to include a Sommer sprint evolution overhead electric closer.

GARDENS AND DRIVEWAYS

Garden areas will be sculpted with topsoil and grass seeded.

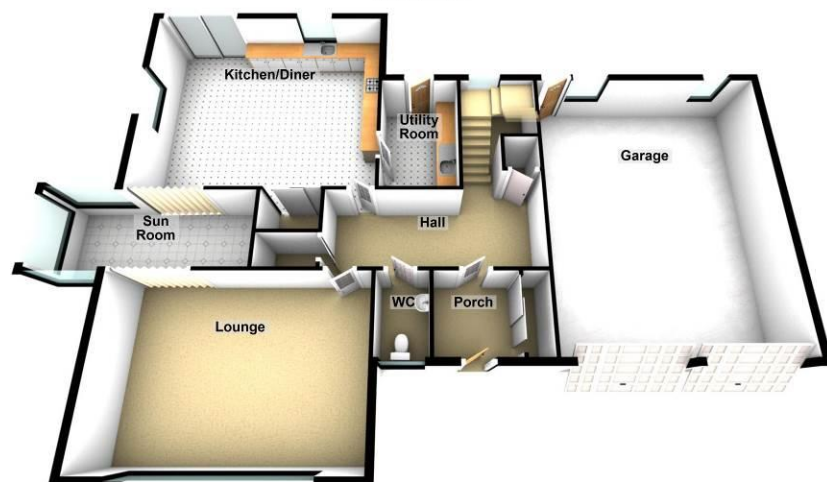
Post and wire fences are to be provided at the front rear and sides of the gardens.

For added privacy 1.8m high timber screen fencing will be

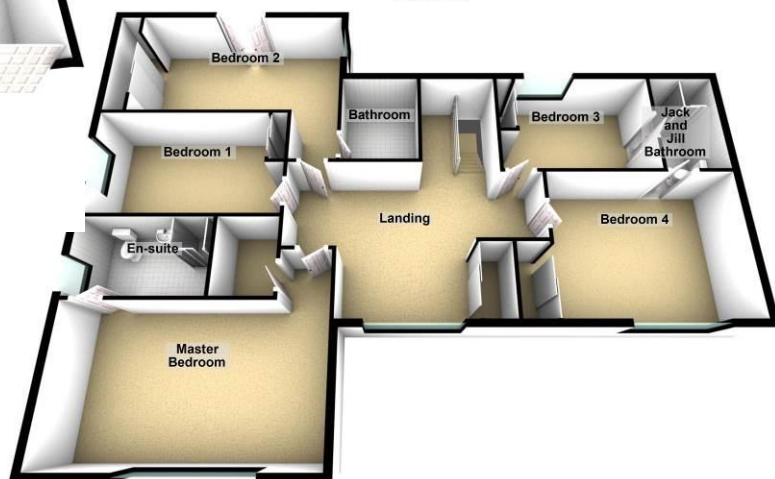




Ground Floor



First Floor



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Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

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