



## Kinloch Gardens

2, 3 & 4 bedroom homes





Springfield  
.co.uk

Kinloch Gardens



**House builder of the year**

# GREAT LOCATION BEAUTIFUL HOMES

Find out more about Springfield's collection of contemporary 2, 3 & 4 bedroom family homes.



## KINLOCH GARDENS, BLAIRGOWRIE & RATTRAY

National surveys of people's levels of happiness and contentment regularly conclude that this part of Scotland has a population who really do like where they live. Visually it is a very attractive area and the twin towns of Blairgowrie and Rattray are picturesque places with a real history going back hundreds of years. Kinloch Gardens is family life in the countryside surrounded by every facility and modern amenity. Come and see the development for yourself. When complete it will play a major part in assuring the vibrant future of this delightful part of Scotland.

## SPORT & RECREATION

The local schools have always organised and encouraged sporting activity for pupils of all ages and this is further developed by the various clubs in the area. For adults too there is a very wide choice in sport and recreation. All the team sports are played at different ability levels and here the opportunities for walking, rambling and cycling could hardly be better. The Catevan Trail, a 64 mile walk through some truly stunning scenery starts and finishes here and quality skiing is available just 18 miles away at Glenshee. There are several golf clubs within convenient reach and you are very close to some very fine fishing waters. Rivers in this part of Scotland offer world class salmon fishing and day tickets to fish for brown trout are inexpensively available from the local angling clubs.



## TRANSPORT

Blairgowrie & Rattray is a mature residential area with long established transport links. Local bus services connect with all the nearby towns and villages, the main A9 is only 15 minutes away giving access to the whole Scottish road network and Perth and Dundee, with their mainline rail links, are easily reached.

## SCHOOLS

Kinloch Gardens is only a few minutes' walk from Rattray Primary School. It's a delightful, traditional Scottish Primary dating back to 1873 and is very much at the heart of the community with its High Street location. Blairgowrie High School is just 2 miles from Kinloch Gardens. There the school motto is 'Learning together today to shape the world of tomorrow.' In both schools the pupils come from town and country as the catchment area takes in the surrounding farming communities.

## SHOPPING

A selection of traditional, privately owned shops and cafes offering real variety are well within walking distance of Kinloch Gardens. There are also well known high street names here and a large supermarket a short 5 minute drive away. For some serious retail therapy a day trip to Perth or Dundee is a pleasant, easy option.



**Springfield Properties** began building homes 30 years ago and our developments can be seen and admired from the Highlands of Scotland to the Borders. We offer a wide choice; whether taking the first step on the property ladder, needing more space for a growing family, downsizing or simply moving to another part of the country we have something for everyone. The homes we build are admired by industry professionals. Our standards in design and craftsmanship speak for themselves and we are confident that we have the right home for you, in the right place.





## QUALITY SERVICE AND AFTER SALES

Springfield is always striving to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example, each Springfield home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date; with every Springfield property we offer an after sales service for the first two years.



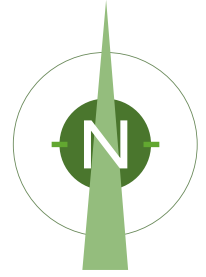


Kinloch Gardens

## DEVELOPMENT PLANS


In Kinloch Gardens we are offering 11 different house types. Anyone looking for a new home will find the answer right here with a selection of 2, 3 and 4 bedroom homes. Kinloch Gardens is a large, superbly planned development and it will enhance this most attractive and very popular location. Blairgowrie & Rattray, and the surrounding area, is a beautiful part of Scotland and has so much to offer couples and families.





# KEY

 **Cumrae**  
2 bedroom

 **Balloch**  
2 bedroom

 **Ardmore**  
3 bedroom

 **Tiree**  
3 bedroom

 **Fortrose**  
3 bedroom

 **Doune**  
3 bedroom

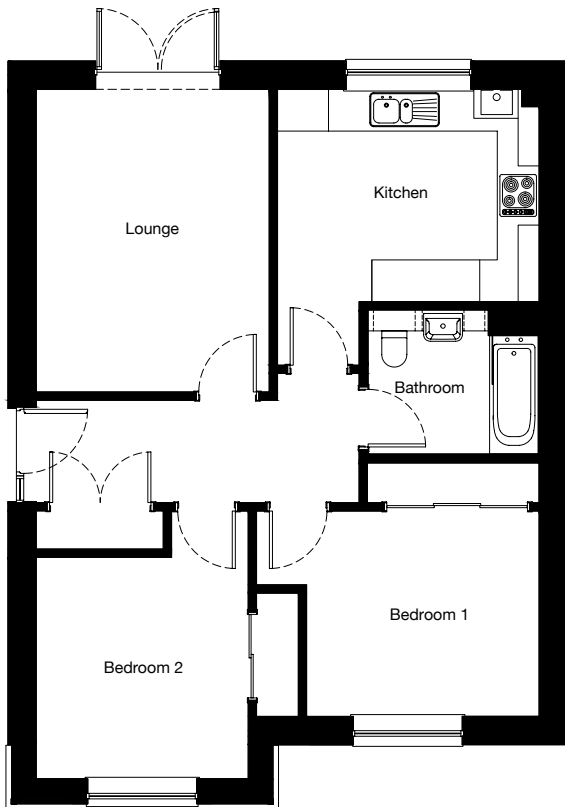
 **Cupar**  
3 bedroom

 **Cullen**  
3 bedroom

 **Roslin**  
4 bedroom

 **Arden**  
4 bedroom

 **Braemar**  
4 bedroom



# CUMBRAE

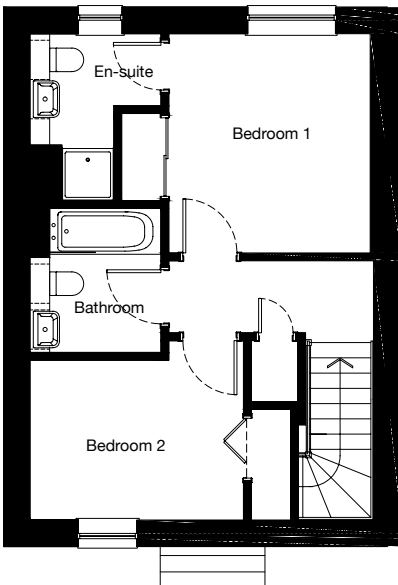
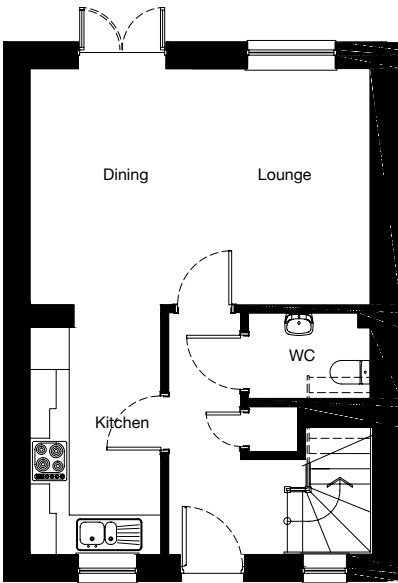
## 2 bedroom bungalow

### Ground Floor

Room	Metric	Imperial
Lounge	3346 x 4347 mm	11' x 14'3"
Kitchen	3757 x 3050 mm	12'4" x 10'
Bedroom 1	3338 x 2949 mm	10'11" x 9'8"
Bedroom 2	3044 x 3183 mm	10' x 10'5"
Bathroom	2446 x 2067 mm	8' x 6'9"

**Total Floor Area: 68m<sup>2</sup> / 730ft<sup>2</sup>**

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# BALLOCH

## 2 bedroom mid terrace

### Ground Floor

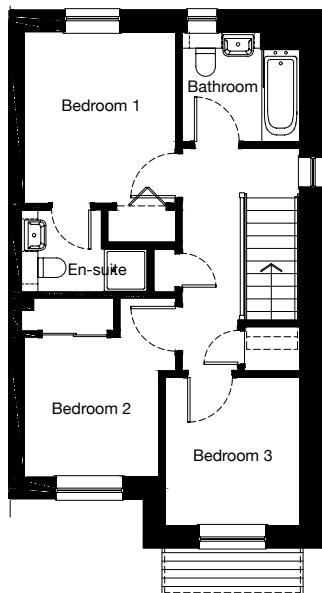
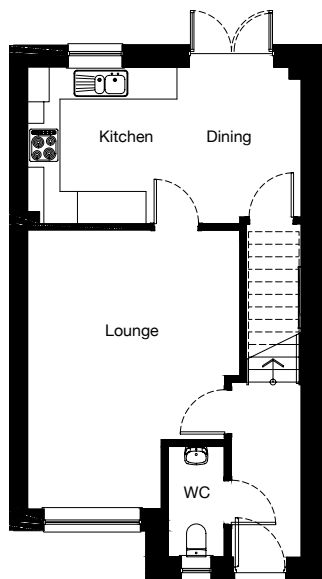
Room	Metric	Imperial
Lounge	2948 x 3611mm	9'9" x 11'10"
Kitchen	2000 x 3820mm	6'7" x 12'6"
Dining	2214 x 3611mm	7'3" x 11'10"
WC	1908 x 1302mm	6'3" x 4'3"

### First Floor

Room	Metric	Imperial
Bedroom 1	3078 x 3351mm	10'1" x 11'
En-suite	2000 x 1701mm	6'7" x 5'7"
Bedroom 2	3262 x 2441mm	10'8" x 8'
Bathroom	2000 x 2200mm	6'7" x 7'3"

**Total Floor Area: 78m<sup>2</sup> / 835ft<sup>2</sup>**

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# ARDMORE

## 3 bedroom semi-detached

### Ground Floor

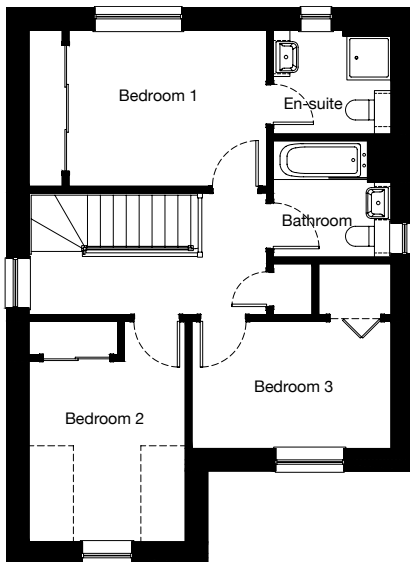
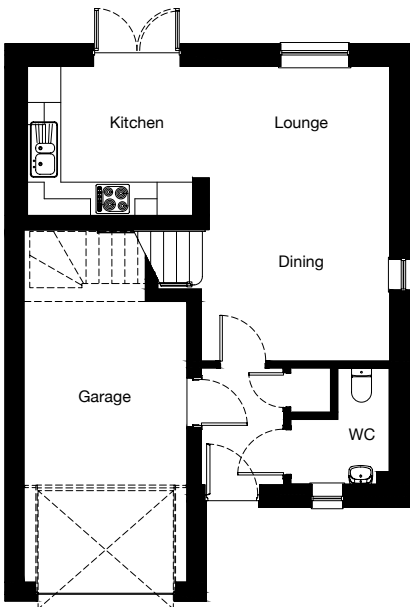
Room	Metric	Imperial
Lounge	3945 x 5183 mm	12' 11" x 17'
Kitchen	2775 x 2916mm	9' 1" x 9' 7"
Dining	2310 x 2916 mm	7' 7" x 9' 7"
WC	1040 x 2062 mm	3' 5" x 6' 9"

### First Floor

Room	Metric	Imperial
Bedroom 1	2792 x 3165mm	9'2" x 10'5"
En-suite	2323 x 1513mm	7'7" x 5'
Bedroom 2	2483 x 2581mm	8'2" x 8'6"
Bedroom 3	2481 x 2739mm	8'2" x 9'
Bathroom	2173 x 2025mm	7'2" x 6'8"

**Total Floor Area: 88m<sup>2</sup> / 949ft<sup>2</sup>**

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# TIREE

## 3 bedroom detached

### Ground Floor

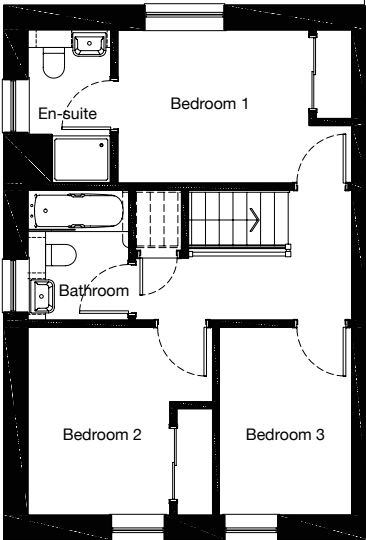
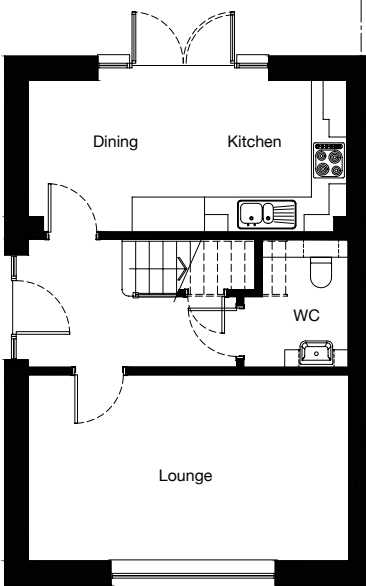
Room	Metric	Imperial
Lounge	3556 x 2935 mm	11' 8" x 9' 8"
Kitchen	2975 x 2687 mm	9' 9" x 8' 10"
Dining	3396 x 2379 mm	11' 2" x 7' 10"
WC	1776 x 2090 mm	5' 10" x 6' 10"

### First Floor

Room	Metric	Imperial
Bedroom 1	3566 x 2815 mm	11' 8" x 9' 3"
En-suite	2125 x 1872 mm	7' x 6' 2"
Bedroom 2	2819 x 3261 mm	9' 3" x 10' 8"
Bedroom 3	3593 x 2293 mm	11' 9" x 7' 6"
Bathroom	2125 x 2100 mm	7' x 6' 11"

**Total Floor Area: 89m<sup>2</sup> / 960ft<sup>2</sup>**

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# FORTROSE

## 3 bedroom end-terrace

### Ground Floor

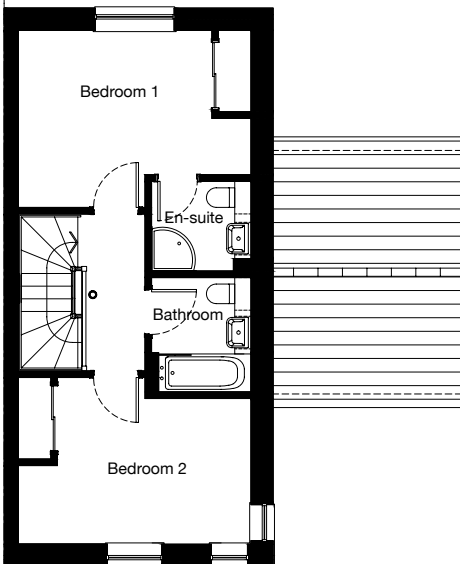
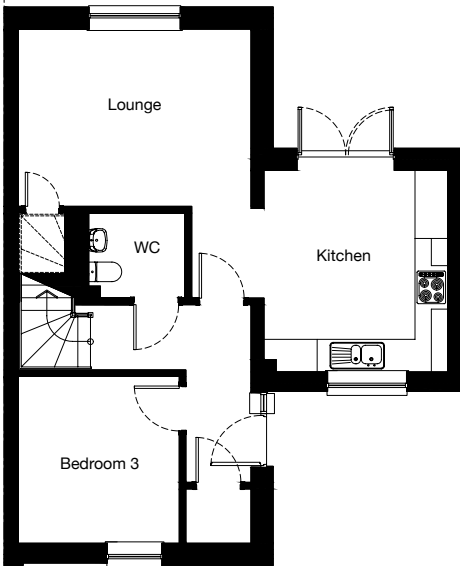
Room	Metric	Imperial
Lounge	5473 x 3184mm	17'11" x 10'5"
Kitchen	3661 x 2599mm	12' x 8'6"
Dining	1775 x 2599mm	5'10" x 8'6"
WC	1785 x 2177mm	5'10" x 7'2"

### First Floor

Room	Metric	Imperial
Bedroom 1	3233 x 2599mm	10'7" x 8'6"
En-suite	1400 x 2599mm	4'7" x 8'6"
Bedroom 2	3109 x 3184mm	10'2" x 10'5"
Bedroom 3	2234 x 3184mm	7'4" x 10'5"
Bathroom	1700 x 2196mm	5'7" x 7'2"

**Total Floor Area: 90m<sup>2</sup> / 967ft<sup>2</sup>**

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# DOUNE

## 3 bedroom terrace & semi-detached

### Ground Floor

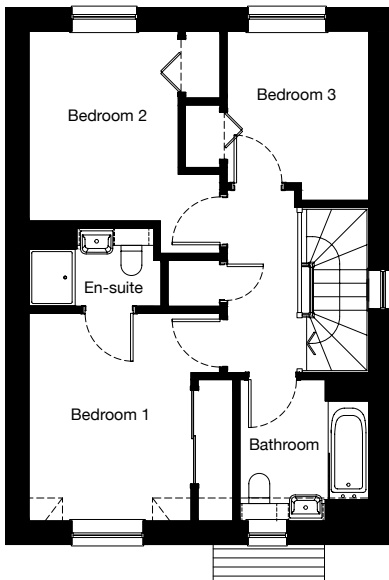
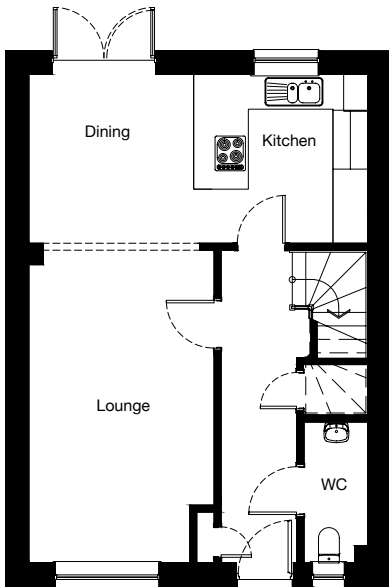
Room	Metric	Imperial
Lounge	4281 x 3260mm	14'1" x 10'8"
Kitchen	3379 x 3709mm	11'1" x 12'2"
WC	1765 x 1550mm	5'10" x 5'1"
Bedroom 3	2961 x 3067mm	9'9" x 10'1"

### First Floor

Room	Metric	Imperial
Bedroom 1	3561 x 3256mm	11'8" x 10'8"
En-suite	1830 x 1651mm	6' x 5'5"
Bedroom 2	4282 x 3067mm	14'1" x 10'1"
Bathroom	1830 x 2105mm	6' x 6'11"

**Total Floor Area: 94m<sup>2</sup> / 1016ft<sup>2</sup>**

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# CUPAR

## 3 bedroom semi-detached

### Ground Floor

Room	Metric	Imperial
Lounge	3219 x 5526 mm	10' 7" x 18' 2"
Kitchen	3008 x 2917 mm	9' 10" x 9' 7"
Dining	2878 x 2917 mm	9' 5" x 9' 7"
WC	1112 x 2437 mm	3' 8" x 8'

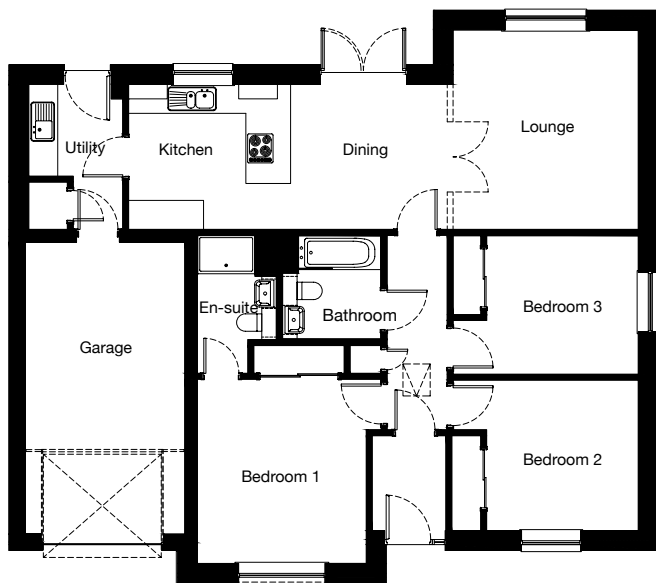
### First Floor

Room	Metric	Imperial
Bedroom 1	2812 x 3579mm	9'3" x 11'9"
En-suite	2272 x 1351mm	4'5" x 7'5"
Bedroom 2	2592 x 3273mm	8'6" x 10'9"
Bedroom 3	2454 x 2918mm	8'1" x 9'7"
Bathroom	2262 x 2436mm	7'5" x 8'

**Total Floor Area: 100m<sup>2</sup> / 1073ft<sup>2</sup>**

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# CULLEN

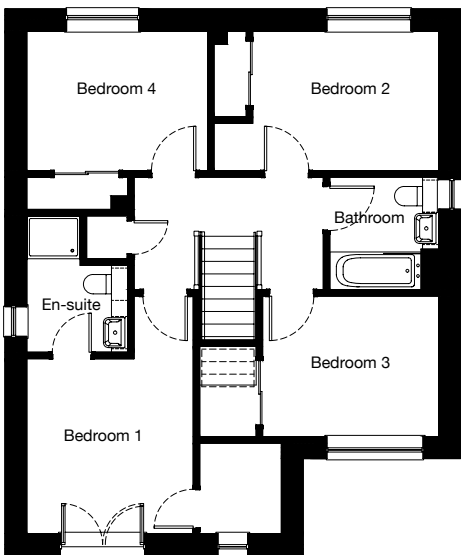
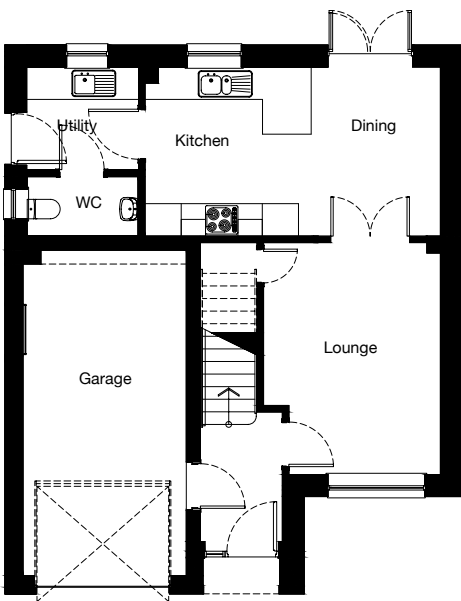
## 3 bedroom bungalow

### Ground Floor

Room	Metric	Imperial
Lounge	3831 x 4125mm	12'7" x 13'6"
Kitchen	3350 x 3000mm	11' x 9'10"
Dining	3360 x 3000mm	11' x 9'10"
Utility	1945 x 1900mm	6'5" x 6'3"
Bathroom	2030 x 2141mm	6'8" x 7'
Bedroom 1	3494 x 3811mm	11'6" x 12'6"
En-suite	1633 x 2856mm	5'4" x 9'4"
Bedroom 2	3138 x 3117mm	10'4" x 10'3"
Bedroom 3	3136 x 2865mm	10'3" x 9'5"

**Total Floor Area: 101m<sup>2</sup> / 1091ft<sup>2</sup>**

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# ROSLIN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3273 x 4294 mm	10' 9" x 14' 1"
Kitchen	3075 x 3130 mm	10' 1" x 10' 3"
Dining	2392 x 3130 mm	7' 10" x 10' 3"
Utility	2070 x 1900 mm	6' 9" x 6' 3"
WC	2050 x 1090 mm	6' 9" x 3' 7"

### First Floor

Room	Metric	Imperial
Bedroom 1	3094 x 3250mm	10'2" x 10'8"
En-suite	1874 x 2534mm	6'2" x 8'4"
Bedroom 2	4176 x 2600mm	13'8" x 8'6"
Bedroom 3	3273 x 2613mm	10'9" x 8'7"
Bedroom 4	3360 x 2600mm	11' x 8'6"
Bathroom	2025 x 2091mm	6'8" x 6'10"

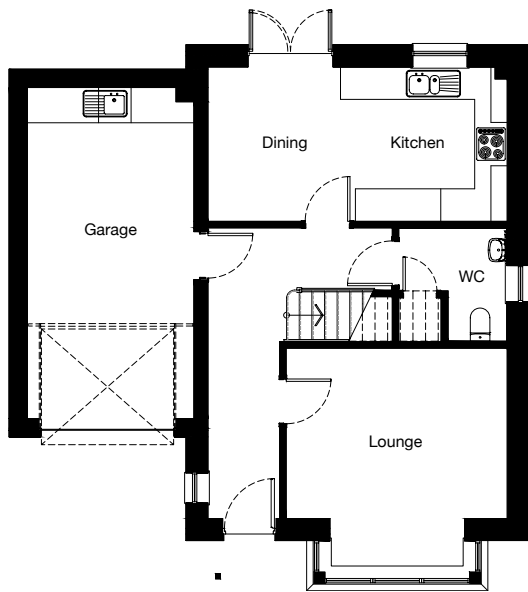
**Total Floor Area: 111m<sup>2</sup> / 1202ft<sup>2</sup>**

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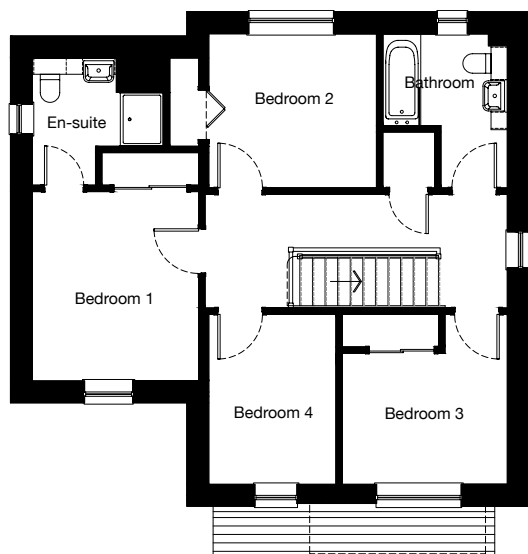
# ARDEN

## 4 bedroom detached



### Ground Floor

Room	Metric	Imperial
Lounge	4077 x 4041 mm	13' 5" x 13' 3"
Kitchen	3075 x 2850 mm	10' 1" x 9' 4"
Dining	2444 x 2850 mm	8' x 9' 4"
WC	1990 x 2080 mm	6' 6" x 6' 10"

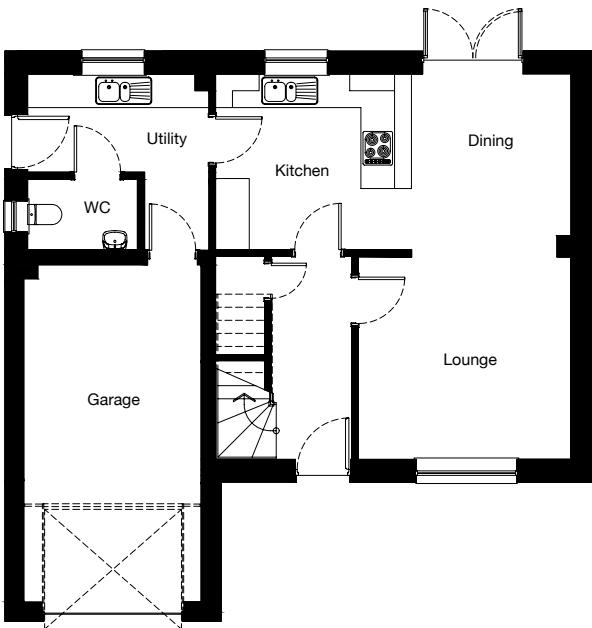


### First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499mm	10' 1" x 11' 6"
En-suite	2422 x 2350mm	7' 11" x 7' 9"
Bedroom 2	3099 x 2850mm	10' 2" x 9' 4"
Bedroom 3	3050 x 2421mm	10' x 7' 11"
Bedroom 4	2349 x 3141mm	7' 8" x 10' 4"
Bathroom	2300 x 2850mm	7' 7" x 9' 4"

**Total Floor Area: 113m<sup>2</sup> / 1224ft<sup>2</sup>**

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# BRAEMAR

## 4 bedroom detached

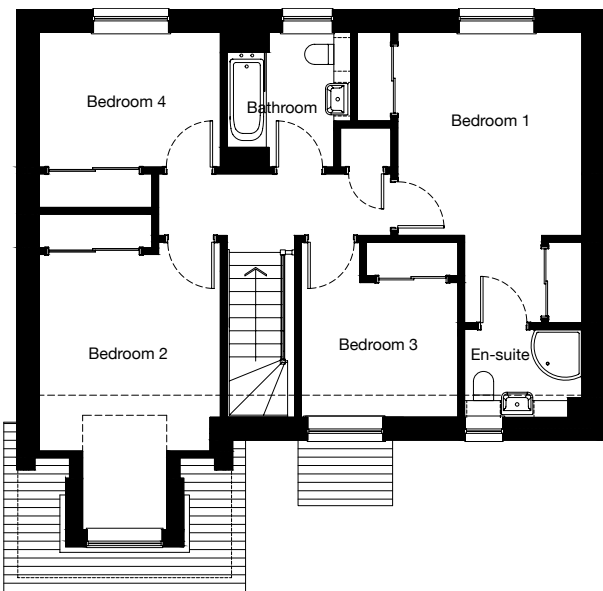
### Ground Floor

Room	Metric	Imperial
Lounge	3787 x 3606mm	12'5" x 11'10"
Kitchen	3490 x 3133mm	11'5" x 10'3"
Dining	2842 x 3133mm	9'4" x 10'3"
Utility	3230 x 1750mm	10'7" x 5'9"
WC	1955 x 1253mm	6'5" x 4'1"

### First Floor

Room	Metric	Imperial
Bedroom 1	3287 x 3622mm	10'9" x 11'11"
En-suite	2093 x 1570mm	6'10" x 5'2"
Bedroom 2	3230 x 3508mm	10'7" x 11'6"
Bedroom 3	2796 x 2407mm	9'2" x 7'11"
Bedroom 4	3230 x 2402mm	10'7" x 7'11"
Bathroom	2205 x 2402mm	7'3" x 7'11"

**Total Floor Area: 124m<sup>2</sup> / 1339ft<sup>2</sup>**



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# SPECIFICATION



	CUMBRAE	BALLOCH	ARDMORE	TREE	FORTROSE	DOUNE	CUPAR	CULLEN	ROSLIN	ARDEN	BRAEMAR
Pressurised hot water cylinder	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pre cabling for electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>											
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.											
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	-	-	-	✓	-	-	✓	✓	✓	✓	✓
Wardrobes to bedroom 4	-	-	-	-	-	-	-	-	✓	-	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>											
Choice of door to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors in home white 6 panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>											
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WINDOWS</b>											
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>											
Chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>											
Monoblock driveway / parking spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to garden rear and sides	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at front of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey retractable garage door and frame	-	-	-	✓	-	-	-	✓	✓	✓	✓
Grey fascias and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Development Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Development Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Development Consultant. All dimensions are approximate and are not shown to scale.



## Kinloch Gardens

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