

BLELOCK PLOTS

Bankfoot, Perthshire

McEwan Fraser Legal

Solicitors & Estate Agents

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Executive Development

Belock is situated close to the village of Bankfoot, which offers facilities including Primary school, shops, Village Inns, restaurants, tennis club and community Church. There is also easy access to numerous championship golf courses, such as Rosemount, Landsdowne, and the world famous Gleneagles King course, Queens course and the PGA Centenary course, all within a 30 minutes' drive away.

Private schools including Strathallan, Kilgraston, Craigclowan and Glenalmond are all within a short drive. The A9 main Road is situated close by, linking this area to Perth and the Central Belt and beyond. The Central Belt can be reached by car in approximately 30 minutes, with Edinburgh being approximately 1 hours drive away and Glasgow being just over 1 hours drive away. Beautiful walks are located everywhere with a personal favourite located a short drive away in Dunkeld.

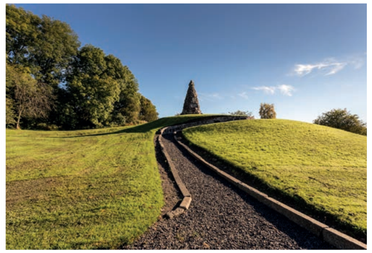
Local Area Attractions

















Landscape Views

Bankfoot / Perth / PH1 4BQ

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Part Exchange available. We're delighted to offer the opportunity to own one of these beautiful homes in this sought after executive development located a short drive away from the village, with 360 degree panoramic views of the open countryside. The development will consist of 7-detached homes once completed. Three houses have been built, of which one is occupied and bought already. Plots 1 & 3 are built and ready for occupying and built to a high standard and finish with the positioning well thought-out to enjoy the sun and scenery. Plot 1 enjoys a large and generous wrap around garden with low fencing to allow the views to be enjoyed from every angle.

Plot 3 has views towards the hills and open countryside and enjoys an elevated position in comparison to the surroundings. The properties offer open plan large living areas with flexible furniture arrangements.

Plot One

























Panoramic views of the plot in its entirety







..plot 1 enjoys a large and generous wrap around garden with low fencing to allow the views to be enjoyed from every angle...

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The living rooms are of generous sizes, with carefully positioned windows allowing light to flood the rooms. Fitted wood burners keep the properties cosy during the cold winter nights. The living room/family room/dining area work well open plan and will act as the hub of the home for any family. Cloakrooms, entrance halls and utility rooms complete the ground floor accommodation.

Upstairs, there are four large generous double bedrooms with fitted wardrobes and en-suites to both the master bedroom and guest bedroom. A family bathroom completes the upstairs accommodation and views from all bedrooms need to be seen to be believed. A large one and half wide garage offers additional storage and both properties have spacious driveways offering off-street parking for numerous vehicles.











Kitchen & Dining Area



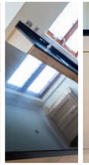
















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The three properties built, sit in a courtyard style setting with turning areas and the additional plots are located to the left of these properties and one planned, lower down behind Plot 3.

The plots are at the early stages and designs, layouts and additions can be discussed directly with the owner on the viewings. You have the opportunity to create your bespoke executive home. The build described is priced competitively, giving the purchaser the opportunity to choose their own bathrooms, tiles, kitchen, utility within the builder's specifications, which are top quality. Should the purchaser want something different at a higher cost, they would only have to pay the difference.









Lounge, bedrooms & en-suites



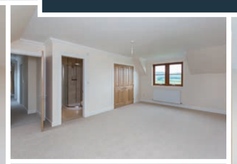




















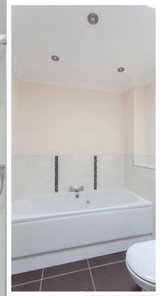




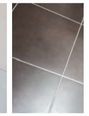










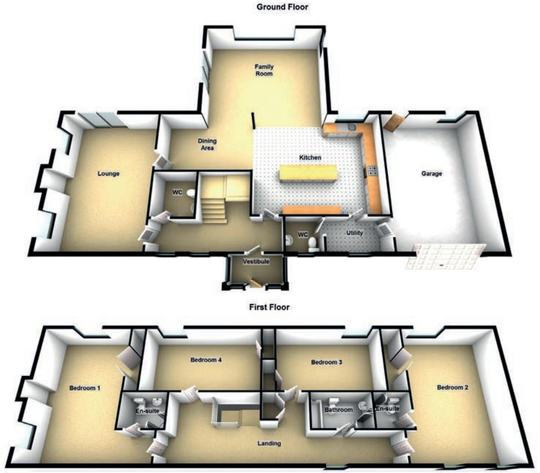




Exterior Views

SPECIFICATIONS

Floor Plan



Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 4.50m (14'9")
Utility	2.80m (9'2") x 2.10m (6'11")
Kitchen	4.75m (15'7") x 4.10m (13'5")
Dining Area	4.41m (14'6") x 2.75m (9')
Family Room	5.00m (16'5") x 4.90m (16'1")
Bedroom 1	7.43m (24'5") x 4.20m (13'9")
En-suite	1.82m (6') x 1.74m (5'9")
Bedroom 2	6.30m (20'8") x 4.27m (14')
En-suite	1.74m (5'9") x 1.70m (5'7")
Bedroom 3	5.38m (17'8") x 2.82m (9'3")
Bedroom 4	3.34m (10'11") x 2.00m (6'7")
Bathroom	2.87m (9'5") x 2.00m (6'7")
Garage	6.30m (20'8") x 4.50m (14'9")
WC	2.00m (6'7") x 1.90m (6'3")
WC	1.60m (5'3") x 1.20m (3'11")

Gross Internal floor area (m^2) - 244 m^2

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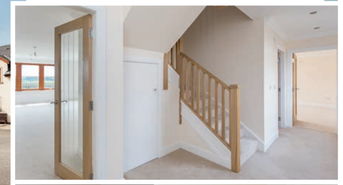
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"...the three properties built, sit in a courtyard style setting with turning areas and the additional plots..."

Plot Three













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The villa's will have natural stone elevations, slate roof, under floor heating on the ground floor and the most amazing views over the Perthshire countryside. Plots 1 & 3 will give you a good idea on the quality and finish available.





Panoramic views of the plot in its entirety



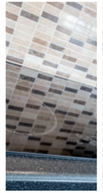














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"...giving the purchaser the opportunity to choose their own bathrooms, tiles, kitchen, utility within the builder's specifications..."

























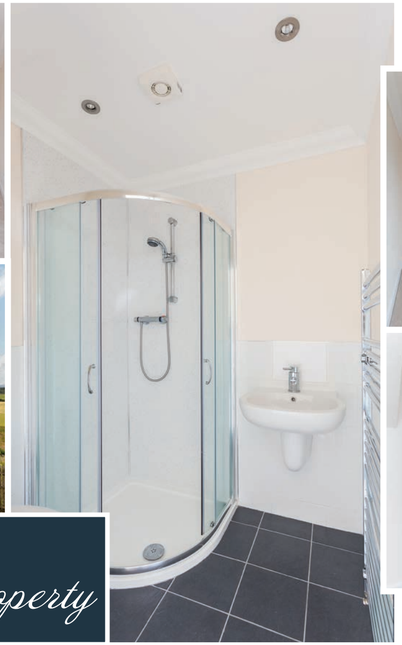
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"...four large generous double bedrooms with fitted wardrobes and en-suites to both the master bedroom and guest bedroom..."







Views of the plot from the property





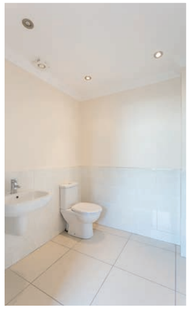




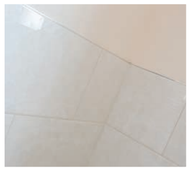












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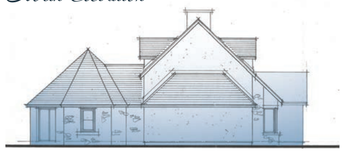
Executive Development

"..plots 1 and 3 will give you a good idea on the quality and finish available..."



House No. 5

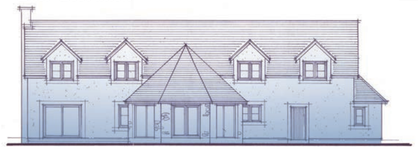
North Elevation



West Elevation



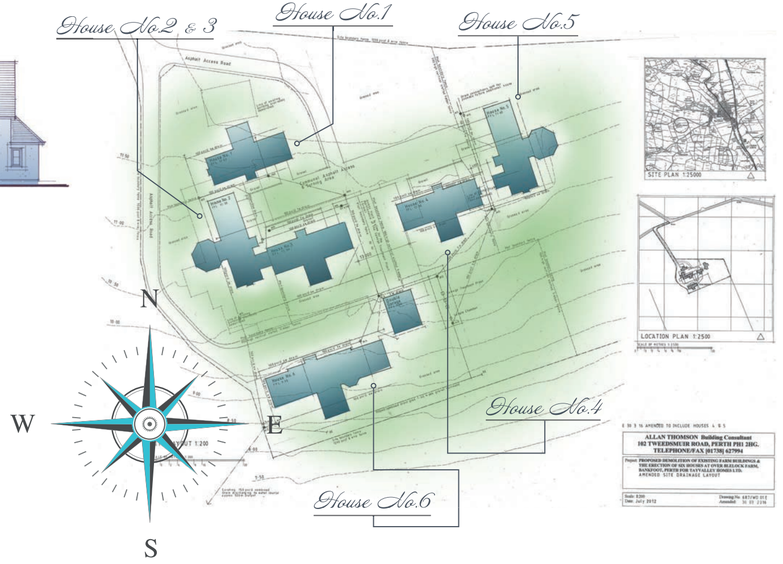
East Elevation



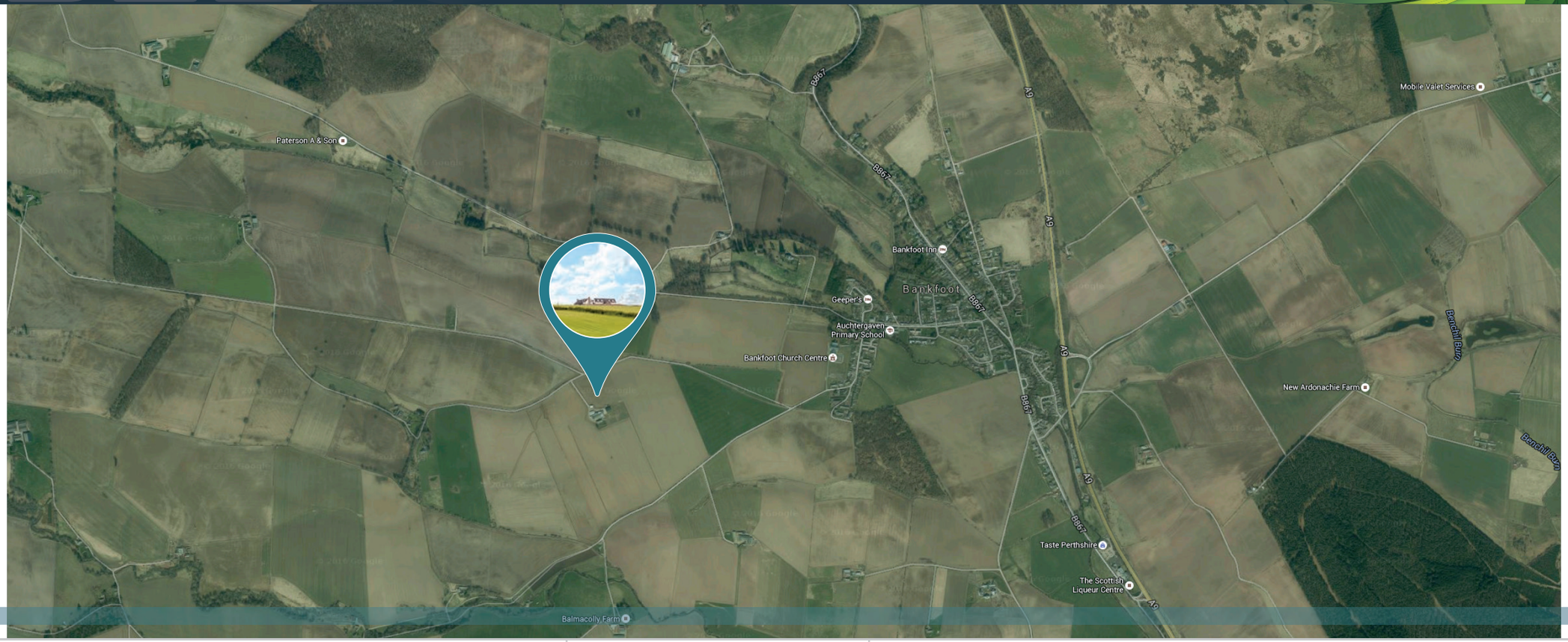
South Elevation



Architectural drawings and ariel view outline of available plot



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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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