

Glentarken Park
Shoemakers Lane
St. Fillans
PH6 2ND

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<u>PLOT</u>	HOUSE NAME	ACCOMMODATION	<u>PRICE</u>
1	SPINNEY HOUSE	4 BED – 2 PUBLIC	SOLD
2	THE KNOLL	5 BED – 3 PUBLIC	FIXED PRICE £575,000
3	POND HOUSE	5 BED – 2 PUBLIC	FIXED PRICE £565,000
4	MEADOW HOUSE	5 BED – 4 PUBLIC	SOLD
5	MEWS HOUSE	4 BED – 2 PUBLIC	SOLD
6	PARK HOUSE	5 BED – 2 PUBLIC	FIXED PRICE £565,000
7	BOAT HOUSE	3 BED – 1 PUBLIC	FIXED PRICE £495,000

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Five Exclusive Homes,
Shoemakers Lane,
St Fillans, Crieff,
Perthshire
PH6 2NF





Summary

Nestling in the heart of St. Fillans, one of Perthshire's most beautiful and welcoming villages, a new collection of five individually designed eco homes, close to Loch Earn is coming soon. Thoughtfully created for those who value health, sustainability and quality of life, these houses offer the perfect blend of modern comfort and eco-conscious living.

Features

- Boutique Development of Just 5 Homes
- Exceptionally Energy Efficient Design
- Air Source Heat Pump Heating Systems
- Underfloor Heating Throughout
- Integrated Solar Panels & Battery Storage
- Sustainable, Low-Carbon Living in a Stunning Lochside Setting
- Clean, Contemporary Living Spaces
- Exceptional Outdoor Recreation Opportunities



Eco-Conscious Living
on the Shores of
Loch Earn







Perfectly Placed for
Outdoor Living &
Adventure



Siteplan

*** Please note Meadow House is now sold



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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Specifications

Ultra low energy homes, built to Passive house standard. High performance thermal insulated envelop and Thermal bridge-free design.

All items below included as a standard:

Renewable technologies, Heating and Glazing:

- MVHR - Mechanical ventilation and heat recovery system - high efficiency system, (over 90% of heat recovery);
- Air Source heat pump;
- Roof integrated PV panels;
- Battery pack;
- EV charging point;
- Underfloor heating throughout the building;
- Tripple glazed, high performance AluClad (Timber/Aluminium) windows.

Kitchens

Kitchens by Howdens, Symphony or equivalent. Choice of options and brands available;

- Bosch or similar Appliances to include:
 - Bosch electric oven
 - Bosch 4 zone induction hob
 - Bosch combi microwave/oven
 - Bosch extractor canopy
 - Bosch fridge/freezer
 - Bosch dishwasher
- 1.5 bowl stainless steel sink with contemporary single mixer tap
- 20mm PP edge laminate work top and upstand to kitchen
- Laminate work top and upstand to utility.

Bathroom, En-suite & WC

Brands and models may be subject to change.

- Vitra S1 contemporary white sanitary ware
- Vitra vanity unit in master en suite
- Vado chrome taps and fittings
- Vado shower heads and valves
- Vado mixer tap and hand-held spray to baths
- Contemporary silver finish and glass shower screen
- Chrome ladder towel warmers to main bathrooms and master en suite with thermostatic valves
- Choice of contemporary ceramic wall tiles from Porcelanosa or similar
- Full height tiling in shower enclosures

- Half height tiling around baths
- Splashback tiling to vanity and basins
- Floor tiling

Decoration

- Internal walls and ceilings: matt white emulsion finish;
- Skirtings and facings: eggshell white finish;
- Oak faced pre-finished internal doors;
- Contemporary Brushed steel lever handle on round rose.

Electrical

- Ample white power points throughout;
- TV points to lounge, family room and master bedroom;
- Low energy pendant light fittings;
- Low energy pendant downlighters kitchen and bathrooms;
- Low energy external modern style fittings to external doors, patio doors;
- Door entry system to front door entrance.

Safety and Security

- Mains powered linked smoke detectors;
- Mains powered linked heat detector in kitchen;
- Battery operated Carbon Monoxide detector.

Heating and Plumbing

- Air source heat pump, Underfloor heating with thermostatic controlled valves;

External

- AluClad Triple glazed windows and doors;
- UPVC fascias and soffits;
- Monoblock driveways and car parking.

Options and Upgrades

Personalisations and brand choices are available on all the above options during the building stage, including, but not limited to:

- Kitchen brands and finishes;
- Solid worktops;
- Electrical accessories and Smart home features;;
- Carpets, Engineered wood, etc flooring;
- Sanitary Ware brands and finishes ;
- External safety cameras and Landscaping.