

PHASES 4 & 5
Pitcrocknie Village
Alyth
PH11 8JJ

PLOT	HOUSE TYPE	BEDS	BASE AREA	PRICE
78	Cairnleith with Sunroom	3	92m2	FIXED PRICE £359,995
79	Glenbervie with Sunroom	3	92m2	FIXED PRICE £359,995
80	Cairnleith with Sunroom	3	92m2	FIXED PRICE £359,995
81	Kirkmichael with Sunroom	2	72m2	RESERVED
82	Moray with Garage	2	76m2	FIXED PRICE £293,495
83	Cairnleith with Sunroom	3	92m2	TBC
84	Glenbervie with Sunroom & Garage	3	92m2	TBC
85	Kinburnie with Integral Garage	3	110m2	TBC
86	Cairnleith with Garage	3	92m2	TBC
87	Cairnleith with Sunroom & Garage	3	92m2	TBC
90	Kirkmichael XL with Sunroom & Garage	2	78m2	FIXED PRICE £259,000
94	Moray with Sunroom	2	85m2	FIXED PRICE £254,995
95	Kinburnie with Integral Garage	3	110m2	TBC
96	Cairnleith with Sunroom & Garage	3	92m2	TBC
127	Glenbervie with Sunroom	3	92m2	TBC
128	Cairnleith with Sunroom & Garage	3	92m2	FIXED PRICE £383,495
129	Cairnleith	3	92m2	FIXED PRICE £329,995
130	Cairnleith with Garage	3	92m2	FIXED PRICE £353,495
131	Glenbervie with Sunroom	3	92m2	FIXED PRICE £359,995
132	Moray with Sunroom & Garage	2	76m2	FIXED PRICE £323,495
133	Cairnleith with Sunroom & Garage	3	92m2	RESERVED
134	Glenbervie	3	92m2	TBC
135	Moray with Sunroom & Garage	2	76m2	TBC

**** INCENTIVE** - Flooring Voucher of £2,000 for 2 Bed & £3,000 for 3 Bed Property

**** Please note:** Plots 90 and 94 form part of Phase 4 and are being offered at the discounted Phase 4 prices.

"Optional Garages at a cost of £23,500k and Sunrooms £30K, subject to plot availability and build programme"

OPENING TIMES - TUESDAY – SATURDAY 10:30AM – 3:30PM **

Please note the Marketing Suite is now situated in the old Clubhouse (restaurant)

Council Tax TBC | Factor Fee £27pcm | Initial Reservation Fee £1,000

(T&C's Apply, please refer to our website) | Freehold



PHASE 5 PITCROCKNIE VILLAGE BY ALYTH



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COMFORTABLE AND SOUGHT-AFTER

rural lifestyle close to Alyth

An exclusive development in Pitcrocknie Village, Alyth, only 16 miles from Dundee and 19 miles from Perth offering a luxurious and sought-after rural lifestyle, close to the market town of Alyth. This bespoke development consists solely of detached bungalows, which are sympathetically designed to complement the scenic location.

Offering a choice of two or three bedrooms, as well as a selection of internal layouts which includes vaulted ceilings, these exceptional properties will be finished to a very high standard to provide the very best in modern living. In addition, the high-specification homes are all designed around a Scandinavian-inspired kitchen, lounge, and dining room, with an impressive open plan that spans the entire depth of the property, opening out further, via French doors, into the garden.

PHASE 5

Pitcrocknie Village

Each home has a generous floorplan with all the plots considerably arranged to give every home its sense of space and a large garden, further supplemented by communal greens throughout the development.

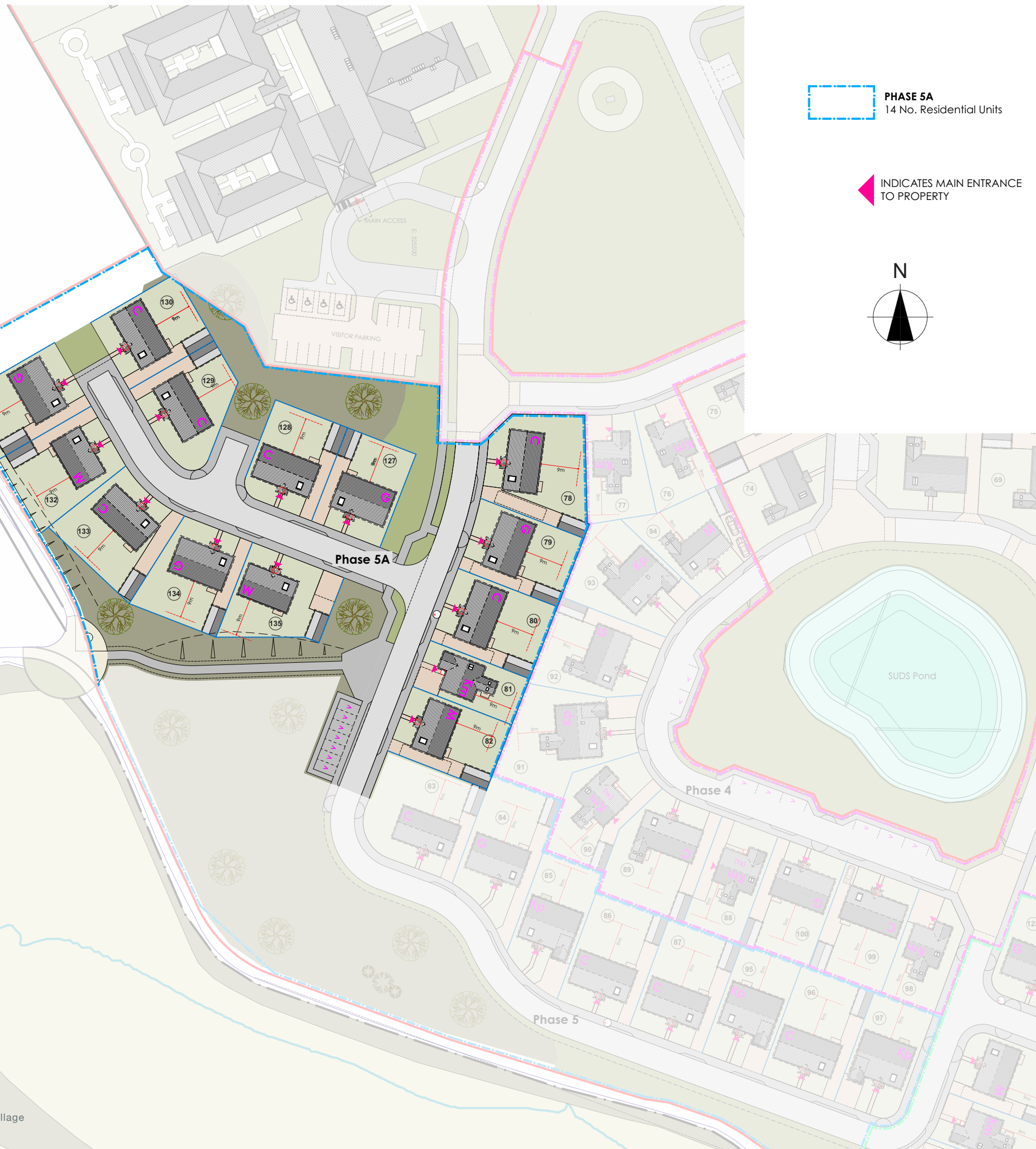
Picturesque and peaceful, yet still within easy reach of amenities, the Pitcrocknie development welcomes multi-generational living, catering to anyone seeking a refined lifestyle amongst stunning scenery. The properties feature solar PV roof panels, vaulted ceilings, double-glazed windows, and efficient gas central heating for low-cost utility bills and optimal comfort. Furthermore, each property will have a private monoblock drive. A limited number of homes within Phase 5 feature a detached or an integrated garage and sunrooms as standard, many of the remaining plots have ample space for a detached garage and optional sun room. In addition, each property has a fully enclosed private rear garden.

SUMMARY - PHASE 5

- Exclusive development in Pitcrocknie Village, Alyth
- Offering a luxurious & sought-after rural lifestyle
- Within easy reach of a wealth of thriving amenities
- Detached bungalows
- A choice of internal layouts & 2/3 bedrooms
- Sympathetically designed to complement the location
- Exceptional homes finished to very high standards
- Designed around a Scandinavian-inspired open plan with vaulted ceilings
- Generous plots, considerably & spaciouly arranged
- Private gardens supplemented by shared greens
- Including monoblock driveways & garage options
- Gas central heating & double glazing throughout
- Installed with a solar PV panelled roof and battery storage
- B" rated low utilities costs



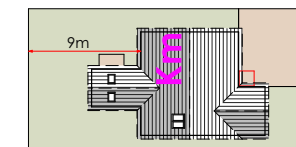
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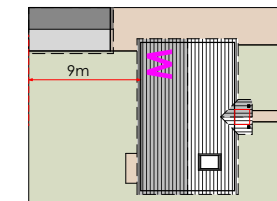
PHASE 5

Site plan

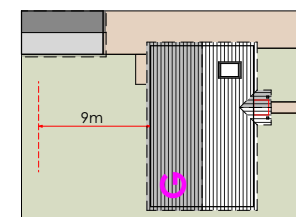
HOUSE TYPES



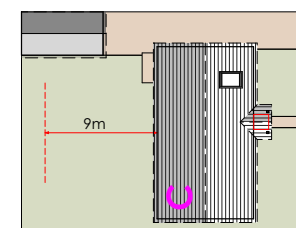
KIRKMICHAEL House Type
2 Bedrooms (Detached)
Area: 70m²



MORAY House Type
2 Bedrooms (Detached)
Area: 76m²



GLENBERVIE House Type
3 Bedrooms (Detached)
Area: 92m²



CAIRNLEITH House Type
3 Bedrooms (Detached)
Area: 92m²

Cairnleath



Glenbervie



THREE-BEDROOM

detached bungalows

The exclusive three-bedroom detached bungalows are available in three different layouts, the Glenbervie, Cairnleith, and Kinpurnie, all promising exceptional accommodation. Inside, an L-shaped hall greets you, offering cloak storage before flowing naturally into the open-plan kitchen, living and dining room, which will feature vaulted ceilings and double-aspect glazing (including French doors to the garden) to ensure a light-filled ambience.

A standard rooflight is also available to add to the bright atmosphere. This outstanding living space, enhanced by a designated breakfast area in the Kinpurnie house type, creates a sociable environment for relaxing, entertaining, and dining. It will feature a state-of-the-art kitchen design, with the Cairnleith and Kinpurnie houses also benefitting from a separate utility room. The three bedrooms consist of a master bedroom with a deluxe en-suite shower room, a second generous double bedroom, and a third single bedroom with versatile dimensions to suit the homeowner's needs and built-in wardrobes to maximise floorspace. A high-specification, three-piece family bathroom finishes the accommodation on offer.

SUMMARY - THREE-BEDROOM DETACHED BUNGALOWS:

- Choice of three different layouts
- Vestibule (on select types)
- L-shaped hall with storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Utility room (on select types)
- Master bedroom with en suite
- Second generous double bedroom
- Versatile single bedroom
- Bedrooms with built-in wardrobes
- High-spec 3pc family bathroom
- Vaulted ceilings
- Attached single garage (Kinpurnie only)

GROUND FLOOR

- Kitchen/Dining**
4.9m x 3.3m (16.0 x 10.8 ft)
- Utility**
1.8m x 3.0m (5.9 x 9.8 ft)
- Lounge**
4.9m x 3.7m (16.0 x 12.5 ft)
- Bathroom**
1.9m x 3.0m (6.2 x 9.8 ft)
- Master Bedroom**
3.4m x 3.0m (11.1 x 9.8 ft)
- En-suite**
2.2m x 1.2m (7.2 x 3.9 ft)
- Bedroom 2**
3.4m x 2.6m (11.1 x 8.5 ft)
- Bedroom 3**
2.6 m x 2.6m (8.5 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 92m² (990ft²)



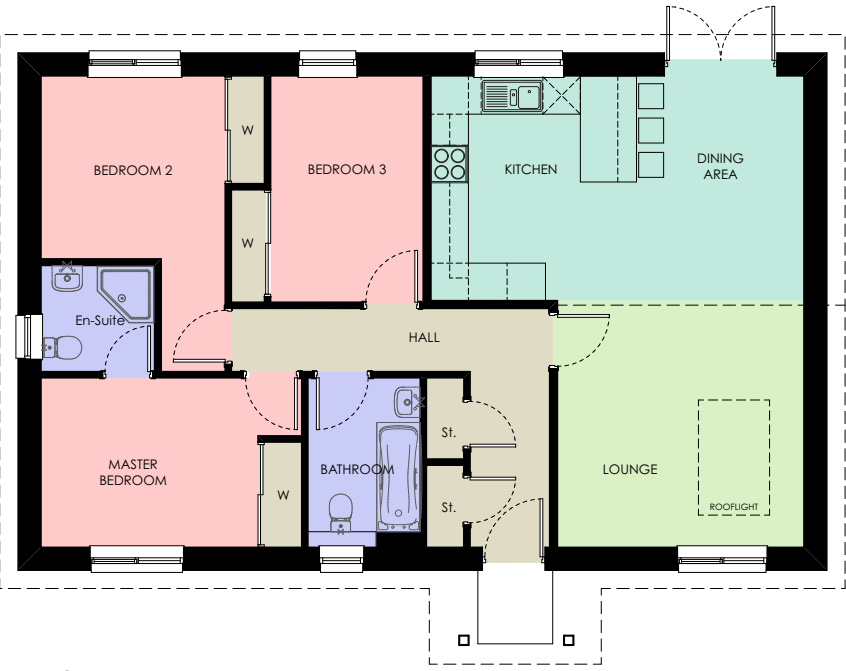
Cairnleith

GROUND FLOOR

- Kitchen / Dining**
6.0m x 3.6m (19.7 x 11.8 ft)
- Lounge**
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**
1.8m x 2.7m (5.9 x 8.8 ft)
- Master Bedroom**
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**
1.8m x 1.7m (5.9 x 5.6 ft)
- Bedroom 2**
2.9m x 2.9m (9.5 x 9.5 ft)
- Bedroom 3**
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 92m² (990ft²)



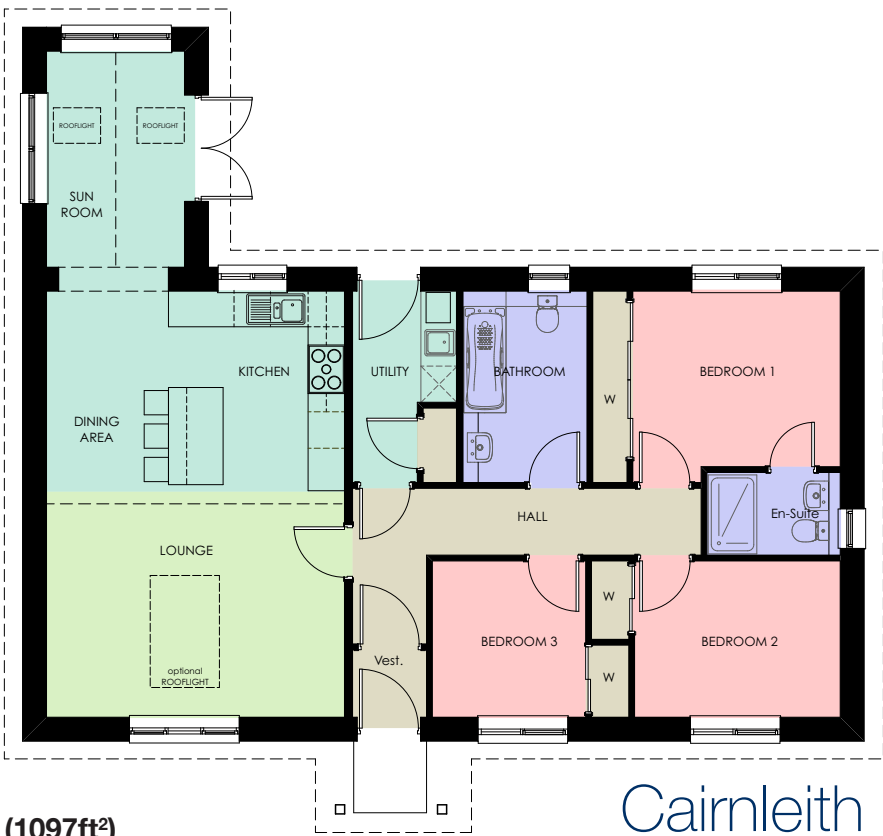
Glenbervie

GROUND FLOOR

- Lounge**
4.9m x 3.7m (16.0 x 12.1 ft)
- Kitchen / Dining**
4.9m x 3.2m (16.0 x 10.5 ft)
- Sunroom**
3.5m x 2.3m (11.1 x 7.5 ft)
- Utility**
1.7m x 3.1m (5.6 x 10.1 ft)
- Bathroom**
2.0m x 3.1m (6.5 x 10.1 ft)
- Master Bedroom**
3.4m x 3.1m (11.1 x 10.1 ft)
- En-suite**
2.1m x 1.3m (6.9 x 4.2 ft)
- Bedroom 2**
3.4m x 2.6m (11.1 x 8.5 ft)
- Bedroom 3**
2.5 m x 2.6m (8.2 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 101m² (1097ft²)



Cairnleith
with sunroom

GROUND FLOOR

- Kitchen / Dining**
6.0m x 3.6m (19.7 x 11.8 ft)
- Sunroom**
2.3m x 3.5m (7.5 x 11.5 ft)
- Lounge**
3.9m x 4.0m (12.8 x 13.1 ft)
- Bathroom**
1.8m x 2.7m (5.9 x 8.8 ft)
- Master Bedroom**
3.5m x 2.7m (11.5 x 8.8 ft)
- En-Suite**
1.8m x 1.7m (5.9 x 5.6 ft)
- Bedroom 2**
2.9m x 2.9m (9.5 x 9.5 ft)
- Bedroom 3**
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 101m² (1087ft²)



Glenbervie
with sunroom



GROUND FLOOR

- Kitchen / Dining**
4.0m x 5.1m (13.1 x 16.7 ft)
- Lounge**
4.0m x 4.1m (13.1 x 13.4 ft)
- Bathroom**
2.4m x 1.8m (7.8 x 5.9 ft)
- Master Bedroom**
2.5m x 3.9m (8.2 x 12.7 ft)
- En-suite**
2.9m x 1.2m (9.5 x 3.9 ft)
- Bedroom 2**
3.0m x 2.7m (9.8 x 8.8 ft)
- Bedroom 3**
2.3m x 2.7m (7.5 x 8.8 ft)
- Garage**
2.9m x 5.9m (9.5 x 19.3 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 94m² (1011ft²)
excluding garage

Kinpurnie

detached with integrated garage

GROUND FLOOR

- Kitchen / Dining**
4.0m x 5.1m (13.1 x 16.7 ft)
- Lounge**
4.0m x 4.1m (13.1 x 13.4 ft)
- Sunroom**
3.5m x 2.3m (11.1 x 7.5 ft)
- Bathroom**
2.4m x 1.8m (7.8 x 5.9 ft)
- Master Bedroom**
2.5m x 3.9m (8.2 x 12.7 ft)
- En-suite**
2.9m x 1.2m (9.5 x 3.9 ft)
- Bedroom 2**
3.0m x 2.7m (9.8 x 8.8 ft)
- Bedroom 3**
2.3m x 2.7m (7.5 x 8.8 ft)
- Garage**
2.9m x 5.9m (9.5 x 19.3 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 102m² (1099ft²)
excluding garage

Kinpurnie

detached with integrated garage and sunroom

TWO-BEDROOM

detached bungalows

The impressive two-bedroom bungalows are available in two different layouts: The Kirkmichael and The Moray. Both arrangements provide exquisite accommodation and light-filled interiors with vaulted ceilings, opening first into an entrance hall before leading into the sociable open-plan kitchen, lounge and dining area.

Similar to the three-bedroom homes, this open-plan reception room will feature dual-aspect windows, generous dimensions, and a state-of-the-art kitchen to provide the ultimate living space for everyday use. Meanwhile, two double bedrooms both feature built-in wardrobes. Finishing these bungalows is a modern three-piece family bathroom.

SUMMARY- TWO-BEDROOM DETACHED BUNGALOWS:

- Choice of two different layouts
- Entrance hall with cloak storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Master bedroom with built-in wardrobe
- Second double bedroom with wardrobe
- High-spec 3pc family bathroom



GROUND FLOOR

Lounge
4.5m x 3.2m (14.7 x 10.5 ft)

Kitchen
3.1m x 3.2m (10.1 x 10.5 ft)

Sunroom
3.5m x 2.3m (11.1 x 7.5 ft)

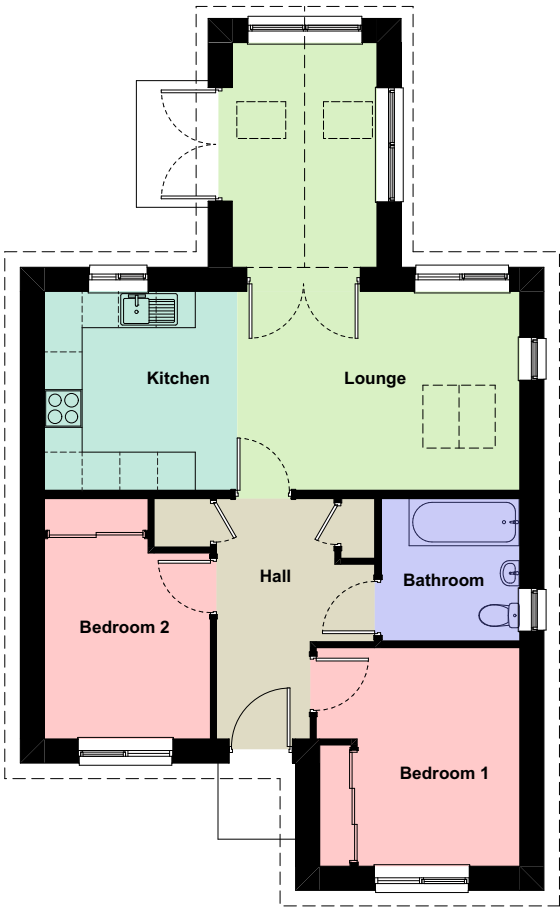
Bathroom
2.2m x 2.2m (7.2 x 7.2 ft)

Bedroom 1
3.5m x 3.2m (11.1 x 10.5 ft)

Bedroom 2
3.8m x 2.7m (12.5 x 8.8 ft)

N.B. Room Sizes Include Wardrobes

Gross floor area: 70m² (753ft²)



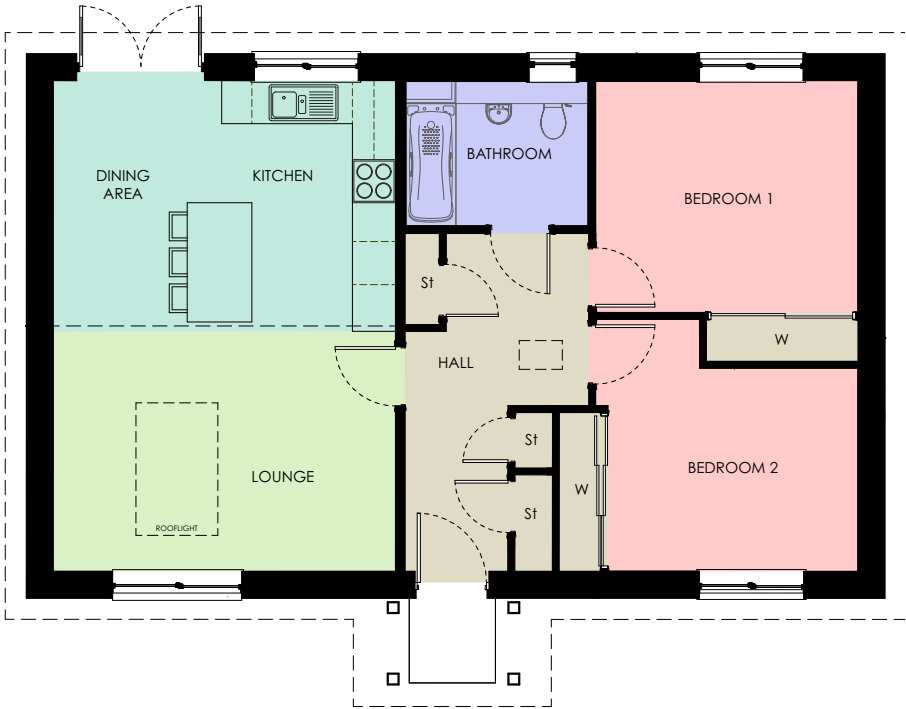
Kirkmichael



GROUND FLOOR

- Kitchen / Dining**
4.7m x 3.5m (15.6 x 11.5 ft)
- Lounge**
4.7m x 3.3m (15.6 x 10.9 ft)
- Bathroom**
2.5m x 2.0m (8.2 x 6.5 ft)
- Bedroom 1**
3.6m x 3.2m (11.7 x 10.5 ft)
- Bedroom 2**
3.5m x 3.5m (11.5 x 11.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 76.5m² (823.4ft²)

Moray

GROUND FLOOR

- Kitchen / Dining**
4.7m x 3.5m (15.6 x 11.5 ft)
- Lounge**
4.7m x 3.3m (15.6 x 10.9 ft)
- Sunroom**
2.3m x 3.5m (7.5 x 11.7 ft)
- Bathroom**
2.5m x 2.0m (8.2 x 6.5 ft)
- Bedroom 1**
3.6m x 3.2m (11.7 x 10.5 ft)
- Bedroom 2**
3.5m x 3.5m (11.5 x 11.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 85.5m² (920.3ft²)

Moray
with sunroom

SPECIFICATION

External features

- High standards of thermal insulation. Each house will be ‘wrapped’ in a thermal envelope to ensure reduced fuel bills.
- Heating provided by a gas-fired condensing combi boiler
- Mains water and electricity services. Electrical supplies will be connected to ‘smart’ meters to monitor primary electricity use throughout the home.
- BT Fibre Broadband
- Colour-rendered walls, with maintenance-free cladding, fascia, soffits and additional stonework features
- Anthracite grey roof tiles
- High performance double glazed UPVC casement windows and French doors
- High-performance external security doors
- Driveway parking
- Front and rear turfed gardens
- Pathways
- Low energy external lighting to front and rear doors. LED technology and presence detection to minimise electrical running costs.

Internal features

- Quality kitchen with oven, gas or electric hob, cooker hood, integrated dishwasher, washing machine and fridge freezer.
- Choice of kitchens available door & worktops.
- Oak-finished doors throughout with chrome lever handles and ironmongery
- Thermostatic shower above the bath and in the en-suite.
- Good quality sanitary ware throughout
- Option for a bath or shower (shower will incur extra charges)
- High-end quality tiles around the shower and bath area
- Heated towel rails to all bathrooms
- Built-in wardrobes to all bedrooms with shelves and hanging rails - choice of door colours/mirrored

Services

- Generous provision of power sockets throughout
- Low energy downlights to kitchen, bathroom and the en-suites using LED technology
- Gas-fired condensing combi boiler
- Terrestrial ‘free view’ TV service provided as standard
- Cat 6 data cables to each room
- Integrated P.V. panels on the roof



Pitcrocknie

VILLAGE

Named after the ancient Pitcrocknie Stone which forms a feature within the development, Pitcrocknie village occupies 140 acres, with 60 acres comprising the residential village which will when fully completed encompass 200 or more houses, a 60-bed state-of-the-art care home specialising in Dementia care, a 9 hole golf course, commercial/office units, extensive walking/buggy paths, communal gardens, woodlands, a regenerated “Back Burn” feature, and ponds.



LOCATION

and amenities

Pitcrocknie village is located on the site of the former Glenisla Golf Course, owned by Glenisla Developments Ltd. The Village is a multi generational, mixed-use development, with no age restrictions on house buyers, featuring a care home situated on the Northwest boundary of the village which opened in February 2026. This high specification 60 bed care home is owned and operated by a Top 20 UK Healthcare Group, “Care Concern”, with the home specialising in Dementia care.

The area provides a highly sought-after, peaceful, yet well-connected rural lifestyle. From the development, it is a reasonably short walk to the amenities of the historic village of Alyth, and it is also within easy driving distance to Blairgowrie, Forfar, Dundee, and Perth, where a wide range of shopping, leisure, and cultural facilities can be enjoyed. The Village occupies 140 acres, 60 acres comprising the residential development, and 80 acres the owned 9 hole Glenisla Golf Course which is managed by the adjacent Alyth Golf Club. Residents of the Village can enjoy discounts on membership of the 9 hole Glenisla Golf Course.

At maturity, the village will comprise over 200 houses (mostly bungalows), care home, golf course, some commercial units to the East of the development, extensive woodlands, ponds, communal landscaped areas, and walking/cycling paths.

In time, Pitcrocknie will enjoy its own village council identity, and is ideal for residents of all ages including “downsizers” and first time buyers. The village is popular with the retired and elderly due to the peace, tranquility and nature, but also due to the easy commuting distances to the major towns and cities within a 20 mile radius. The state of the art care home also offers healthcare options for residents with a variety of care needs.





16 MILES FROM DUNDEE AND 19 MILES FROM PERTH

Pitcrocknie Village is an exclusive community that offers a sought-after rural lifestyle, conveniently on the outskirts of the historic town of Alyth. Only half a mile from the village. Alyth can be easily reached whether by car, bicycle, or on foot. There are excellent local amenities to enjoy, including convenience stores, independent retailers, a choice of cafés and eateries, a bakery, a museum, and a post office. Alyth is also home to two churches and a medical centre. Incorporating a tranquil burn and listed Georgian buildings, Alyth is a lovely town to explore. Further amenities, leisure facilities, and major supermarkets are available in the nearby twin Burgh of Blairgowrie and Rattray, a 15-minute car journey away.

The cities of Dundee and Perth can be reached in approximately 30 minutes by car, placing a wide range of high-street retailers and cultural facilities at your disposal, perfect for professionals who seek a quieter pace of life, yet still wish to be within commuting distance of the major cities for work purposes. In addition to the convenience of nearby amenities, Pitcrocknie Village also boasts a highly picturesque setting that is ideal for outdoor enthusiasts and families, including the owned 9 hole Glenisla Golf Course.





Whitehall House, 33 Yeaman Shore
Dundee, DD1 4BJ, United Kingdom

01382 200099

www.thorntons-property.co.uk
newhomes@thorntons-law.co.uk

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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.