

SG Homes Ltd in Auchterarder

New House @ Orchil Road



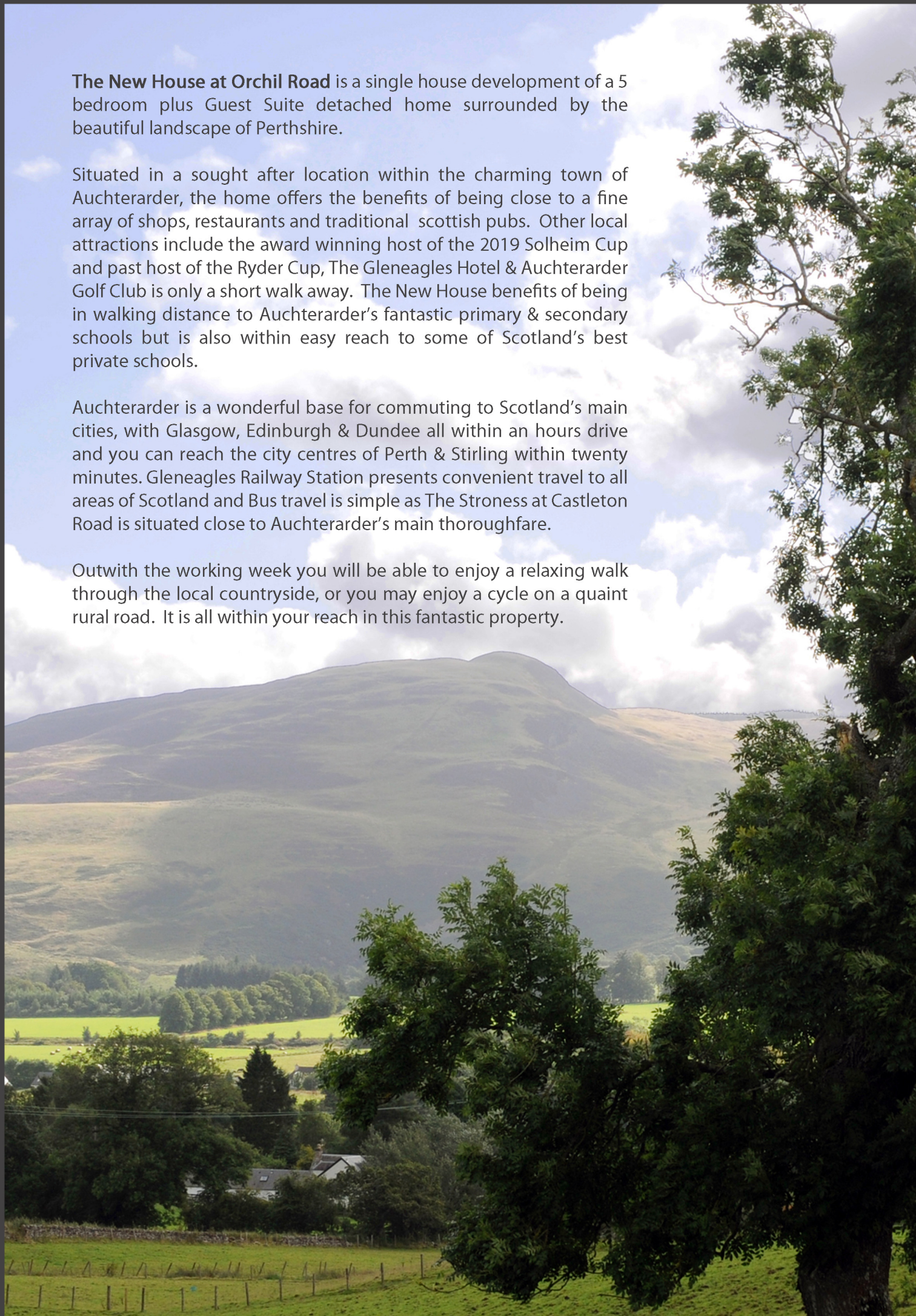
SG Homes Ltd

The New House at Orchil Road is a single house development of a 5 bedroom plus Guest Suite detached home surrounded by the beautiful landscape of Perthshire.

Situated in a sought after location within the charming town of Auchterarder, the home offers the benefits of being close to a fine array of shops, restaurants and traditional scottish pubs. Other local attractions include the award winning host of the 2019 Solheim Cup and past host of the Ryder Cup, The Gleneagles Hotel & Auchterarder Golf Club is only a short walk away. The New House benefits of being in walking distance to Auchterarder's fantastic primary & secondary schools but is also within easy reach to some of Scotland's best private schools.

Auchterarder is a wonderful base for commuting to Scotland's main cities, with Glasgow, Edinburgh & Dundee all within an hours drive and you can reach the city centres of Perth & Stirling within twenty minutes. Gleneagles Railway Station presents convenient travel to all areas of Scotland and Bus travel is simple as The Stroness at Castleton Road is situated close to Auchterarder's main thoroughfare.

Outwith the working week you will be able to enjoy a relaxing walk through the local countryside, or you may enjoy a cycle on a quaint rural road. It is all within your reach in this fantastic property.



Orchil Road

NEW
HOME

An impressive detached family home built by prestigious builders, Stephen Gardiner Homes Ltd. This extremely spacious property, including five bedrooms plus guest suite, occupies a well proportioned site within a prime location and is superior in design and construction.

On the ground floor, the property comprises: welcoming entrance Hall, a spacious lounge with external patio area, large fully fitted Kitchen & Dining space with vaulted ceiling opening through to the family room, a ground floor bedroom with built in storage (Alternatively, this room could be an extra living space or a study) and a spacious shower room. The utility & bootroom provide access to the double garage. All main ground floor rooms have higher than standard ceiling heights with the kitchen / dining having a vaulted ceiling.

There are two upper levels; one accessed by a galleried staircase from the main hall with accommodation comprising the master double bedroom with access through to the dressing room and master en-suite, three further double bedrooms with excellent built in storage, all with access to Ensuites. The second stair from the bootroom provides access to the guest suite which includes a large living / bedroom space with a spacious shower room. There is an opportunity to explore the possibility of including a small kitchen facility within the guest suite which can allow your family and friends to stay whilst you are away.

The external finishing uses high quality materials such as Timber Cladding, Slate roofing, Stone walling & Scandinavian timber windows and doors.

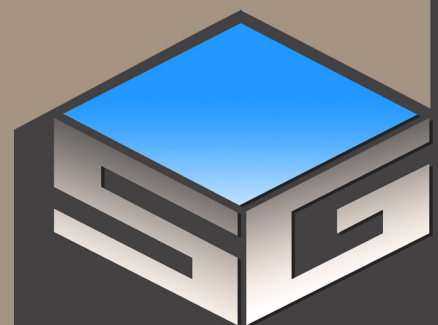
The property also benefits of an eco-friendly renewable heating system which will benefit from future renewable Heat Incentive payments (depending on point of sale).



Ground Floor		First Floor	
Lounge	7500 x 4665	Master Bedroom*	4775 x 4310
Kitchen / Dining	6000 x 4880	Walk-in-Ward**	2510 x 2500
Family Room	6080 x 4170	Master En-Suite	3195 x 2413
Bedroom 5 / Study*	4310 x 4195	Bedroom 2*	4310 x 3425
Hall**	8080 x 2400	Bed 2 Ensuite	2485 x 1700
Shower Room	2905 x 2400	Bedroom 3*	4665 x 3065
Utility*	3730 x 1950	Bedroom 4*	4665 x 3040
Bootroom*	4215 x 2260	Bed 3 / 4 Ensuite	3385 x 1200
Garage	6070 x 5965	Guest Suite***	8277 x 3894
		Guest Shower ***	2820 x 1950

Notes

- 1) All sizes are largest dimensions within the room.
* Size does not include wardrobe / store within area.
** Size includes wardrobe / store within area.
*** Sizes are taken to longest points in room
- 2) Sizes may alter slightly during construction

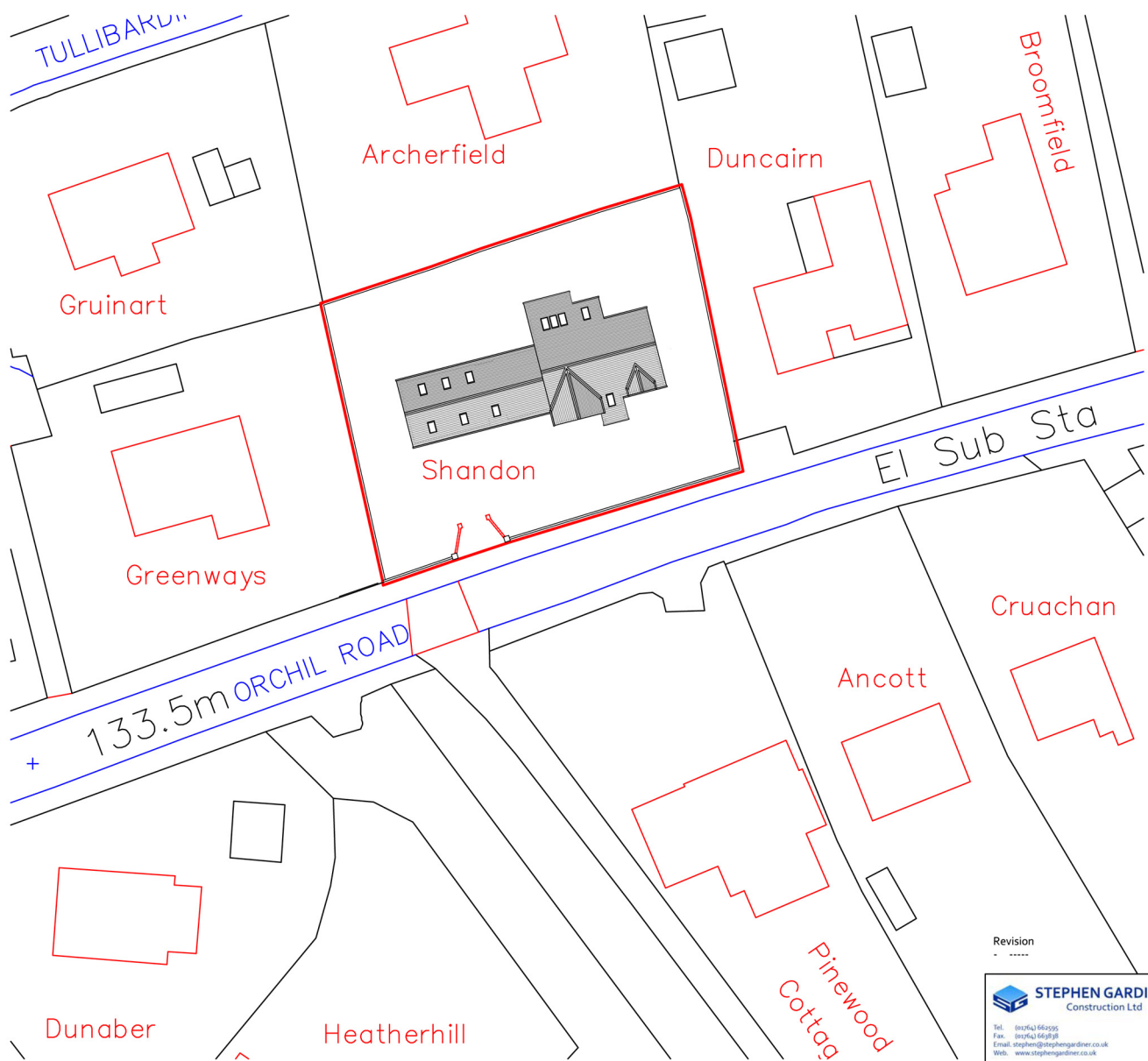


SG Homes

www.stephengardiner.co.uk



Proposed Location Plan



Proposed Block Plan

New House - Orchil Road, Auchterarder

Revision

Date

00-00-00

STEPHEN GARDINER

Construction Ltd

Tel. 01753 660995

Fax. 01753 660998

Email. stephen@stephengardiner.co.uk

Web. www.stephengardiner.co.uk

g-12 Ends

Auchterarder

Perthshire

Phg 12 PF

Client

SG Homes Ltd

Project

New House, Orchil Road, Auchterarder

Title

Location & Block Plan

Job No.

Date

Page Size

Scale

SG08

Oct'18

A3

NTS

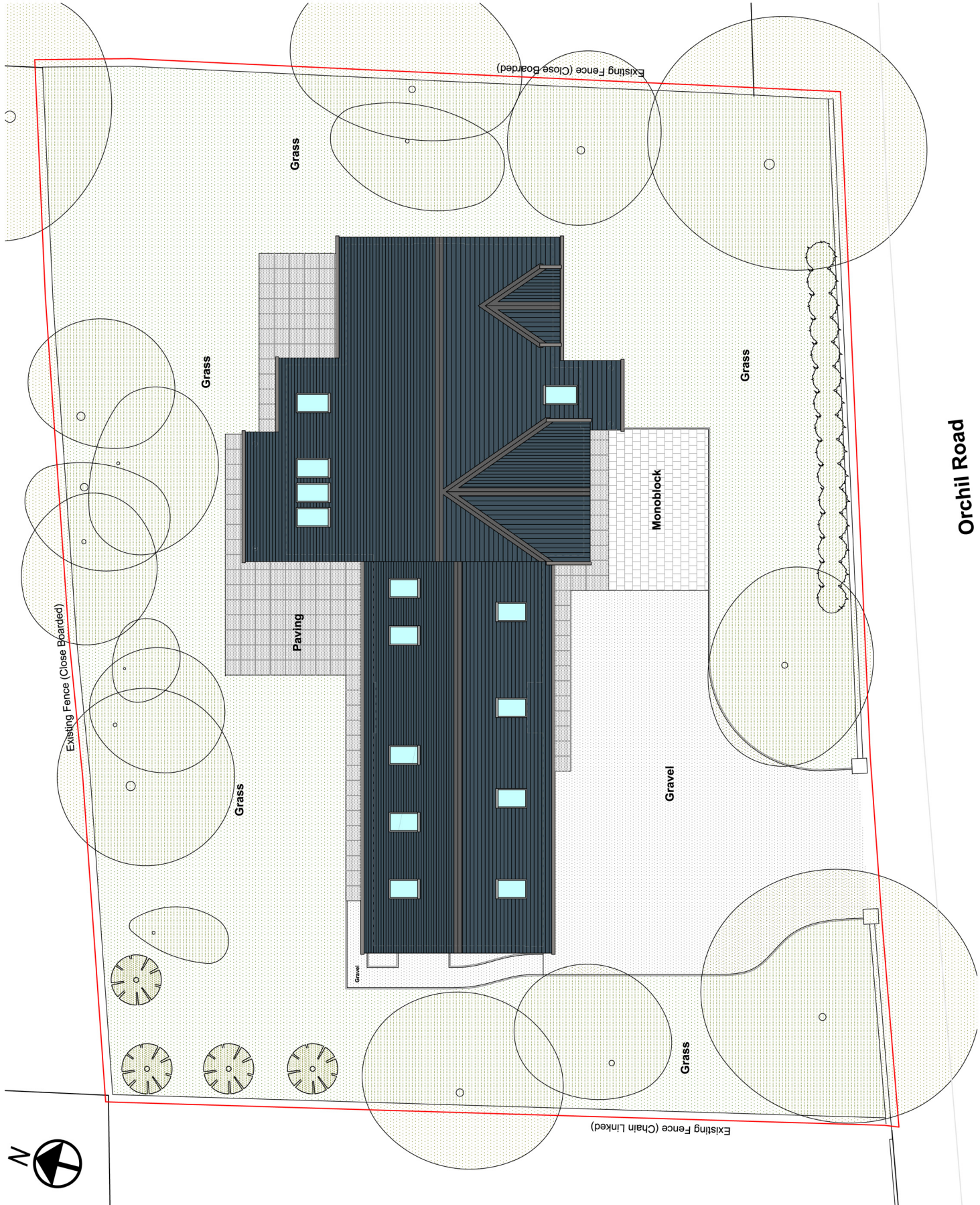
Drawing No.

Revision

Initials

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Landscaping Key

- Paving
- Monoblock
- Grass Area
- Gravel Area

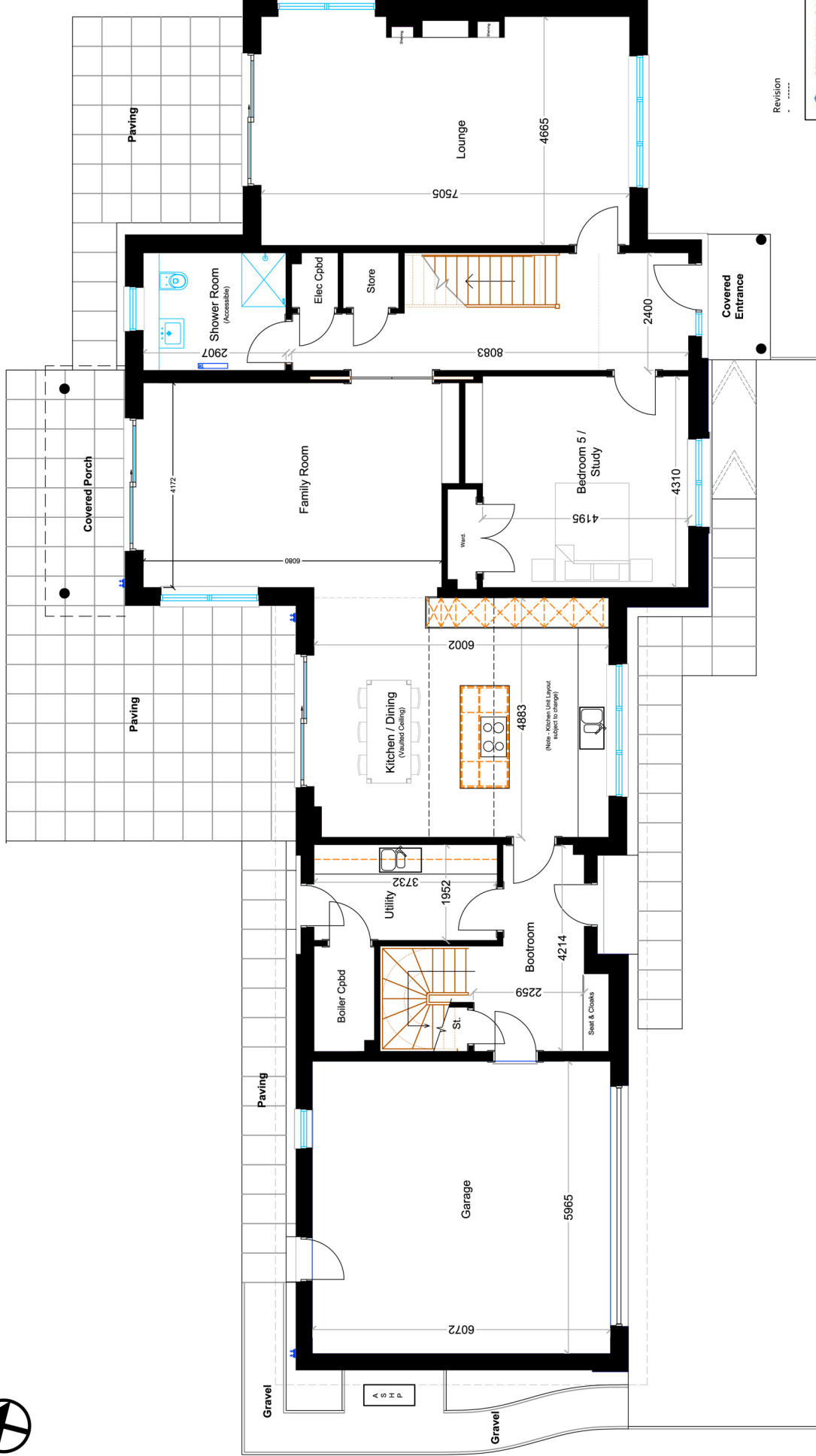
New House
Orchil Road,
Auchterarder
Site Area - Approx 1270m²

Revision : Date : 00-00-00

STEPHEN GARDINER
Construction Ltd
Tel: 01843 659988
Fax: 01843 659988
Email: stephen@stephengardiner.co.uk
Web: www.stephengardiner.co.uk

Client	SG Homes Ltd
Project	New House, Orchil Road, Auchterarder
Title	Landscaping Plan
Job No.	SG08
Date	Oct 18
Page Size	A3
Scale	NTS
Drawing No.	Landscaping
Revision	
Initials	msg

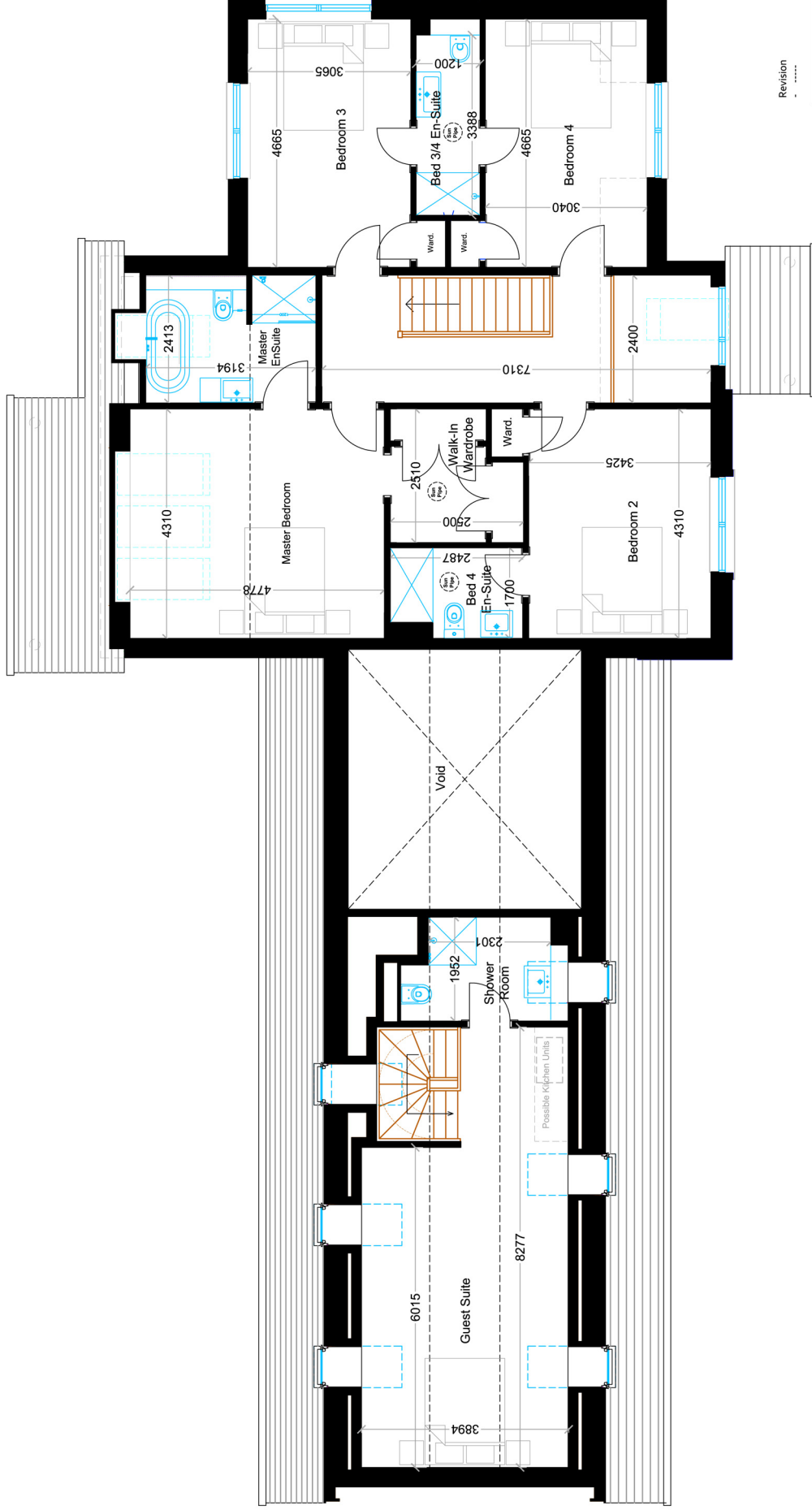
Orchil Road



Revision
Date
00-00-00

STEPHEN GARDINER
Construction Ltd
Tel: 01246 464905
Fax: 01246 464908
Email: stephen.gardiner@stephengardiner.co.uk
Web: www.stephengardiner.co.uk
PGF/P

Client	SG Homes Ltd
Project	New House, Orchil Road, Auchterarder
Title	Ground Floor Plan
Job No.	SG08
Date	Oct 18
Page Size	A3
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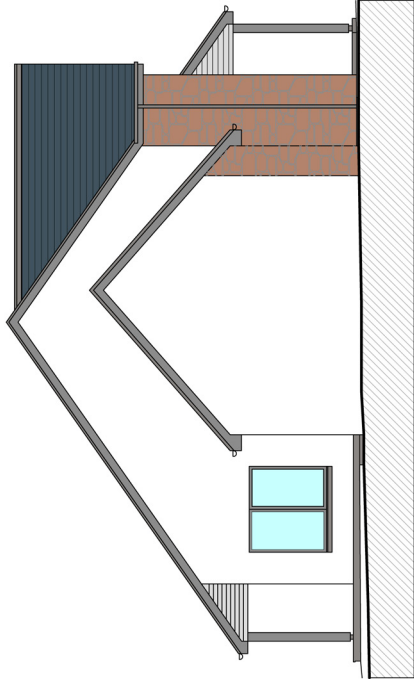
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00-00-00

STEPHEN GARDINER
Construction Ltd
Tel: 01204 662295
Fax: 01204 662296
Email: info@stephengardiner.co.uk
Web: www.stephengardiner.co.uk

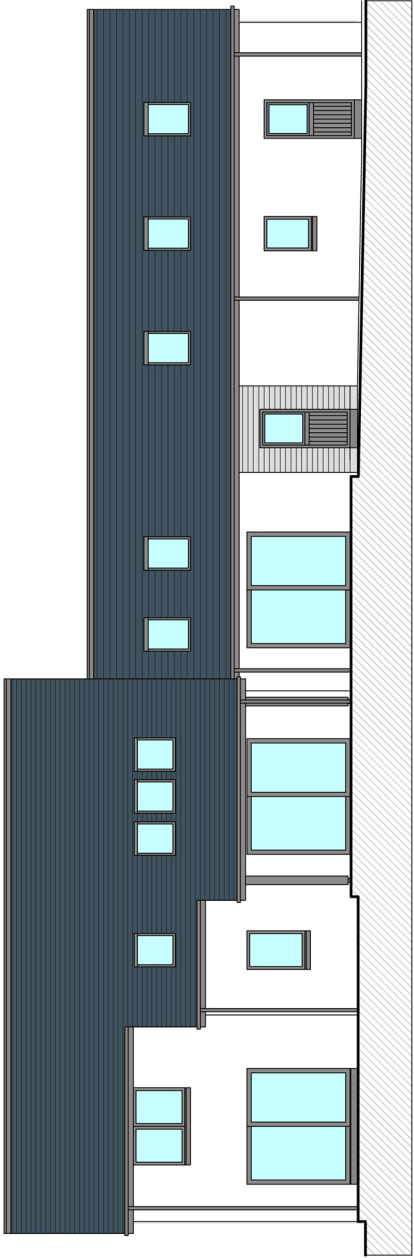
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Project	New House, Orchil Road, Auchterarder
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Revision	----
Initials	msg



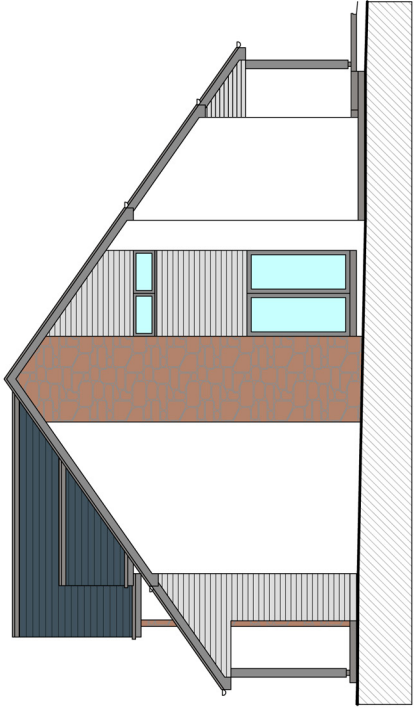
South Elevation



West Elevation



North Elevation



East Elevation

New House - Orchil Road, Auchterarder
Elevations

 STEPHEN GARDINER CONSTRUCTION LTD		9-11 Fern Auchterarder, Perthshire Perthshire Perth, Scotland	
Tel: 01794 669999		Fax: 01794 669999	
Email: stephen@stephengardiner.co.uk		Web: www.stephengardiner.co.uk	
Client:		SG Homes Ltd	
Project:		New House, Orchil Road, Auchterarder	
Title:		Elevations	
Job No.	Date	Page Size	Scale
SG08	Oct 18	A3	NTS
Drawing No.	Revision	Initials	
Elevs	----	msg	

House Specification for The New House @ Orchil Road

SG Homes Ltd is known for the high standards achieved and believes that our homes cannot be beaten for quality of finish. All our properties are built by Stephen Gardiner Construction Ltd who are an award winning contractor and have represented Scotland in the NHBC Pride in the Job Supreme Awards in London.

The following list shows the specifications for the property;

External Finishes

- Rational Triple Glazed Alu-Clad Timber Windows & Doors
- Velux High Performance Windows (Electric when in high areas)
- Colour matched Timber Soffit & Fascia
- Perthshire Random Stone Feature Walls
- Painted Timber Cladding on areas shown on Elevation Drawings
- Natural Slate Roofing

Kitchens/Utility

- All the kitchens & utility spaces are designed for contemporary living, they maximise storage and work spaces.
- Siemens Appliances including:
 - Induction Hob
 - Downdraft Extractor
 - Dishwasher
 - Fridge Freezer
 - Oven
 - Microwave
 - Upgrade options available
- Opportunity to Upgrade and add a small kitchen facility to the Guest Suite

Bathrooms & en-suites

- White contemporary Laufen and Villeroy & Boch sanitary ware
- High quality Hansgrohe taps and fittings
- Shower enclosures & trays where applicable
- Freestark Freestanding Bath
- Selection of wall tiles from selected ranges

Wardrobes

- Dedicated wardrobes in all bedrooms, with hanging rails and internal shelf

Internal Finishes

- Internal pass doors will be panelled and painted in tandem with house colour scheme, all fitted with contemporary ironmongery
- Contemporary square edge skirtings & facings, painted to house colour scheme.
- Internal walls and ceilings in matt emulsion paint

House Specification for The New House @ Orchil Road

CONTINUED

Electrical

- Ample power, TV, Telephone & Data points provide throughout each property.
- Recessed spot lights to kitchen, bathroom & en suites
- Contemporary external light fittings at front, patio & rear doors
- Door Bell
- Shaver sockets to bathrooms & en suites
- Smoke & Carbon monoxide detectors
- Intruder Alarm
- External Power Point
- Upgrade options available such as brushed steel sockets & switches.

Plumbing & Heating

- The new house will benefit from an energy efficient air source heat pump heating system with underfloor heating throughout the ground floor and radiators to first floor. The installation can qualify for a renewable heat incentive depending on ownership at completion.
- Hot water is supplied via an unvented system which allows for balanced water pressure to hot & cold taps providing plentiful hot water supply
- Electric Underfloor Heating to first floor Ensuite, Bathroom & Guest Shower Room.
- Dual Fuel Towel Radiators
- External Tap
- Provision for Gas Fire installation to Lounge

Double Garage

- Insulated Hormann garage door with electric opening keyfob operation.
- Lighting & power is also provided

External/Landscaping

- Spacious driveway & Garden areas
- Area of Driveway mono-blocked
- Paths/Patio's – Natural Stone
- Existing Mature Shrubs & Trees
- Rotary drier washing line included.

Warranties

- 10 year N.H.B.C Warranty included.

Finishes for The New House @ Ochil Road

Kitchens By Kitchens International

The kitchen for The New House will be supplied by Kitchens International who are based locally. Kitchens International are known for the quality of their products, and are industry leaders.

We understand that everyone has their own preferences in style. With this in mind we are offering you flexibility in the design of your kitchen depending on the stage of construction. There may be the opportunity to alter layouts in addition to choosing the main elements of the kitchen from a wide selection of worktops, door & handle finishes. We have also included for Siemens appliances within the house price.

The appliances included in the kitchen as shown are as follows;

- 1) Siemens Integrated Dishwasher
- 2) Siemens Induction Hob & Downdraft Extractor
- 3) Siemens Oven
- 4) Siemens Microwave Combi
- 5) Siemens Fridge / Freezer

For further information on Kitchens International you can visit their website on www.kitchensinternational.co.uk.



Note - Images shown are initial designs produced for SG Homes by Kitchens International

Porcelanosa Tile Selection

The wall tiles allowances included in the dwelling are to be supplied by Porcelanosa. Stephen Gardiner Homes Ltd has allowed tiling to bathrooms & En-Suites, you can see the extent of tiling within the allowance on the next few pages. We have a close relationship with Porcelanosa Glasgow, and Katy Horn in particular. Katy or one of her colleagues will show you what range of tiles will be within the price range of those allowed for within the house price.

Just like the kitchen selection, you have the option to upgrade on what we have allowed and we can get this priced up. Floor finishes are not included within the house price but if you see something you like at the Braehead Showroom let Katy know and she can price this up. For further information on Porcelanosa you can visit their website at www.porcelanosa.com/gb.

TILING SCHEDULE – Orchil Road

CONTRACTOR'S ALLOWANCE

LOCATION	Tile	Quantity	Notes
Ground Floor Shower Room			
1) Shower	Standard Wall Tile	5.3m2	Full Height Tiling
2) Walls	Standard Wall Tile	4.1m2	Wall Tile up to 1000mm
3) Floor	No Allowance	5.2m2	(Area excludes shower – Tray shown)
First Floor Master Ensuite			
1) Shower	Standard Wall Tile	7.2m2	Full Height Tiling
2) Walls	Standard Wall Tile	8.3m2	Wall Tile up to 1000mm
3) Floor	No Allowance	6.0m2	(Area excludes shower – Tray shown)
First Floor Bedroom 2 Ensuite			
1) Shower	Standard Wall Tile	7.2m2	Full Height Tiling
2) Walls	Standard Wall Tile	2.0m2	Wall Tile up to 1000m
3) Floors	No Allowance	2.9m2	(Area excludes shower – Tray shown)
First Floor Bedroom 3 / 4 Ensuite			
1) Shower	Standard Wall Tile	6.8m2	Full Height Tiling
2) Walls	Standard Wall Tile	2.8m2	Wall Tile up to 1000m
3) Floors	No Allowance	3.2m2	(Area excludes shower – Tray shown)
Guest Suite Shower Room			
1) Shower	Standard Wall Tile	4.4m2	Full Height Tiling
2) Walls	Standard Wall Tile	1.2m2	Wall Tile up to 1000m
3) Floors	No Allowance	4.3m2	(Area excludes shower – Tray shown)

Note. The allowances above are hard sizes, e.g No allowance for wastage. On point of order an additional quantity of 10-15% is required for wastage / cuts.

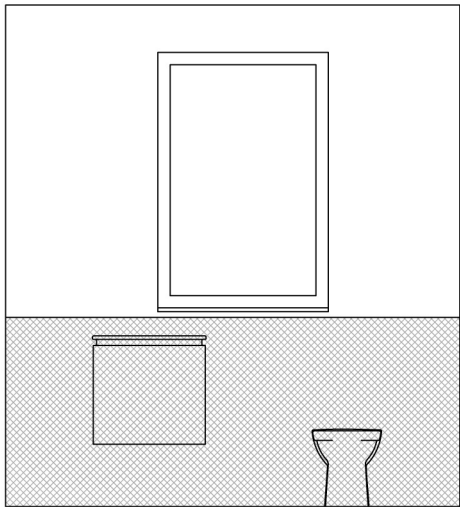
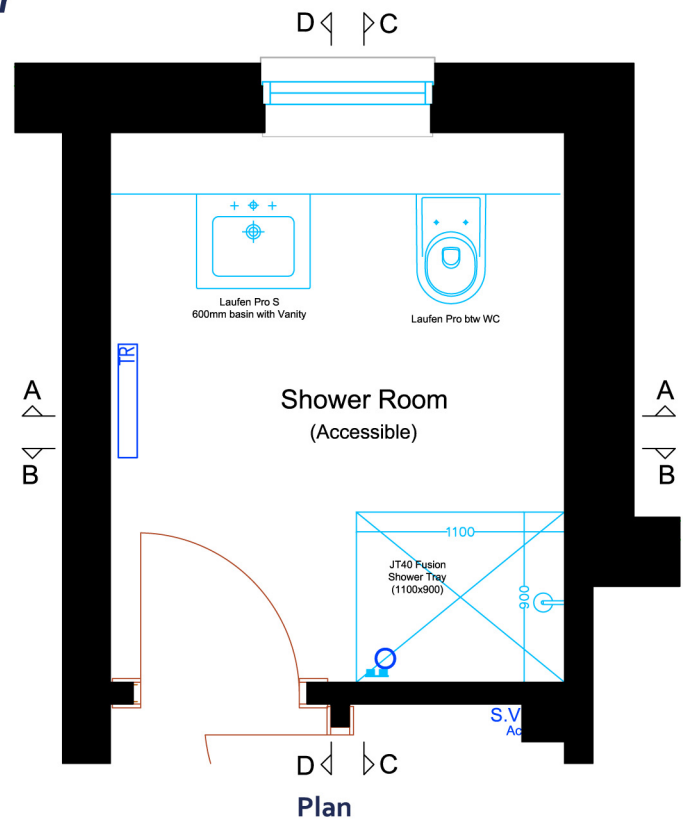
The drawings over the next few pages show the extent of tiling allowed for in each room.

New House - Orchil Road, Auchterarder

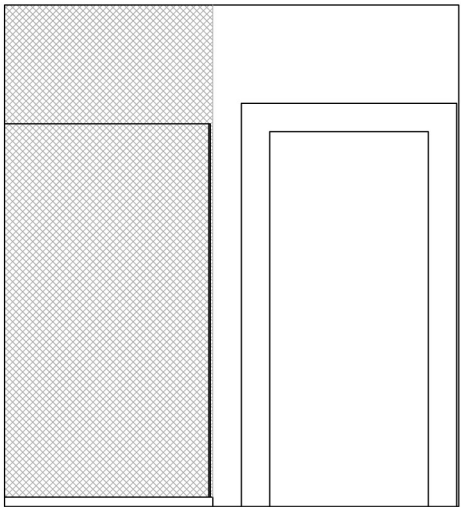
Tiles - Contractors Allowance

Ground Floor Shower Room

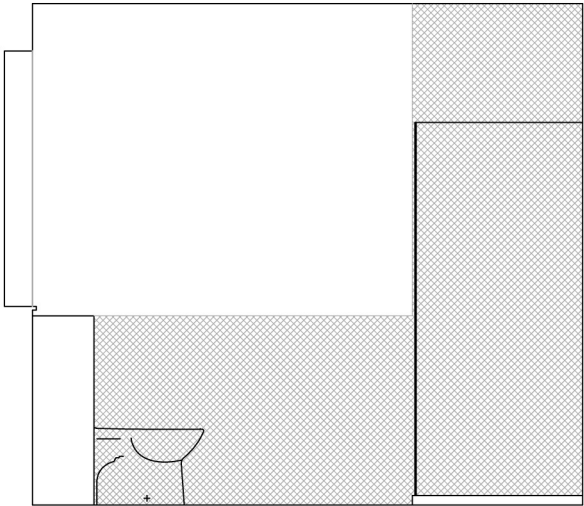
- Tile allowance to areas shown with hatching and as per the quantities on the schedule list.
- Walls (Shower) - Tiles Full Height around shower walls
- Walls (Others) - Wall tiles where shown hatched (1.0m high or 3 tile high, whatever fits best)
- Floors - No contractors allowance



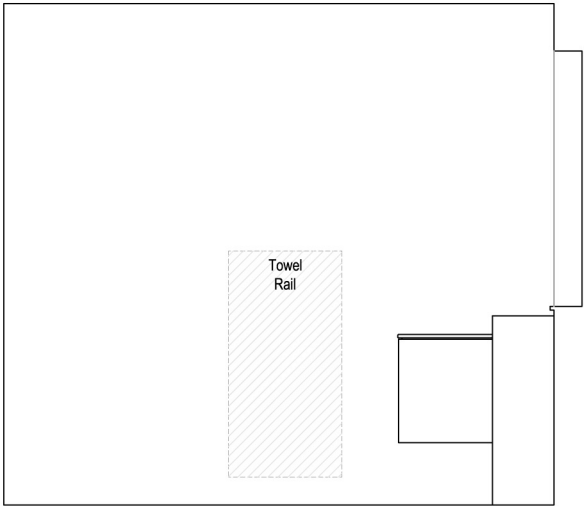
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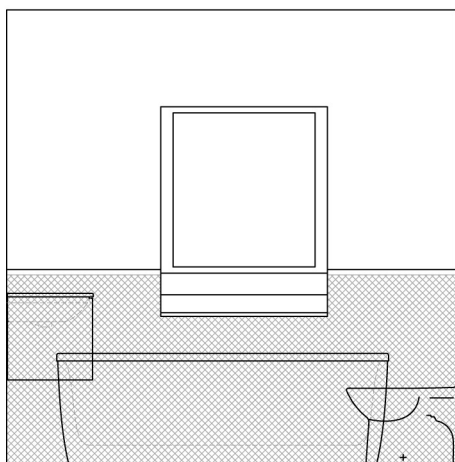
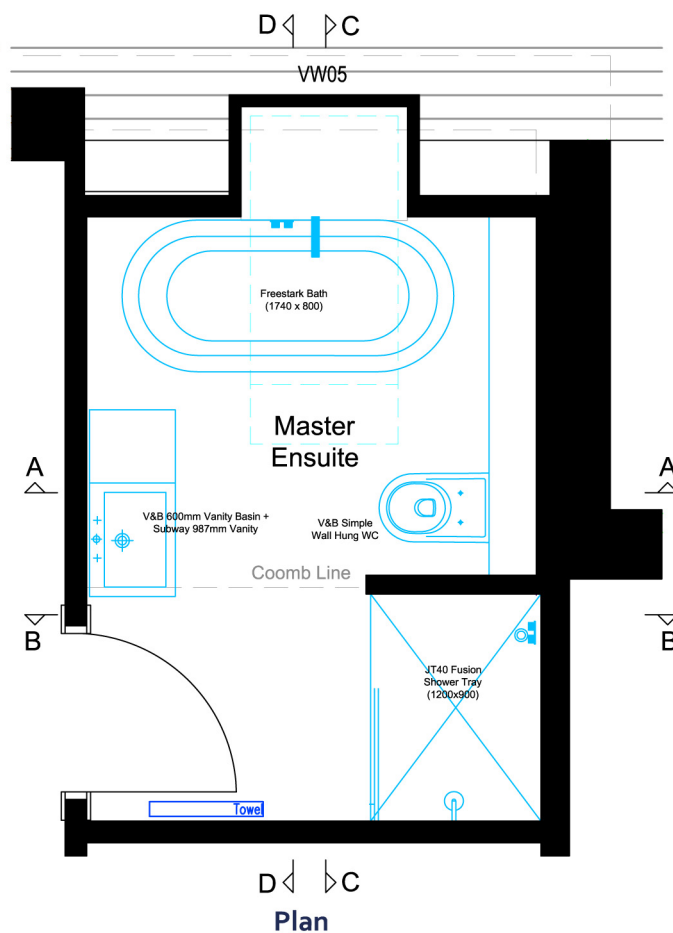
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New House - Orchil Road, Auchterarder

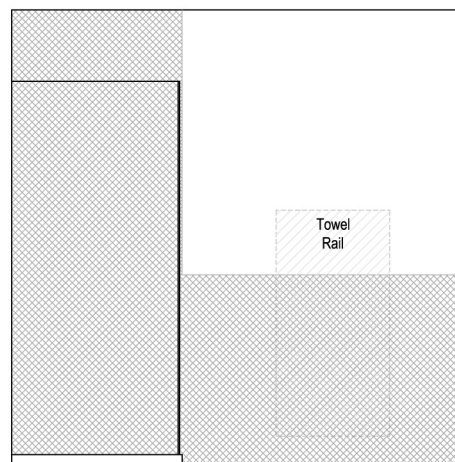
Tiles - Contractors Allowance

First Floor Master Ensuite

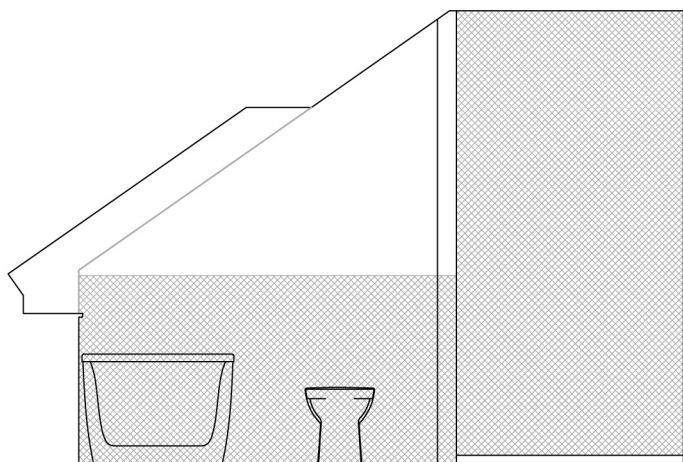
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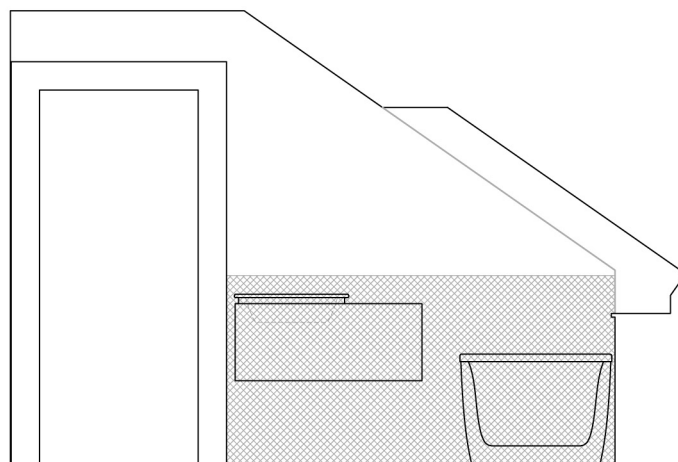
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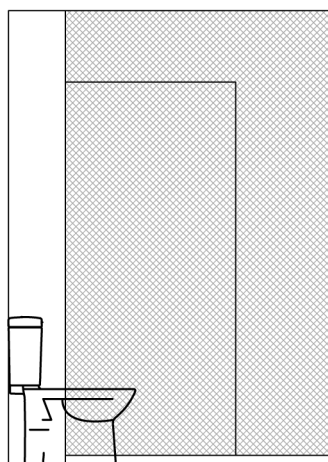
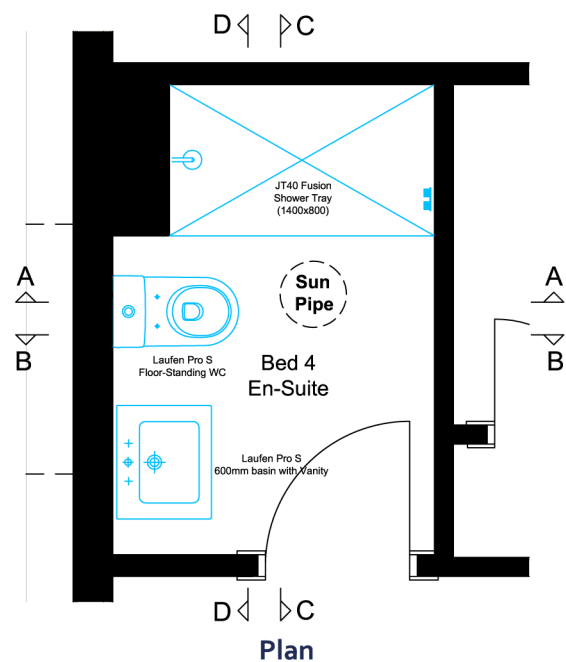
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New House - Orchil Road, Auchterarder

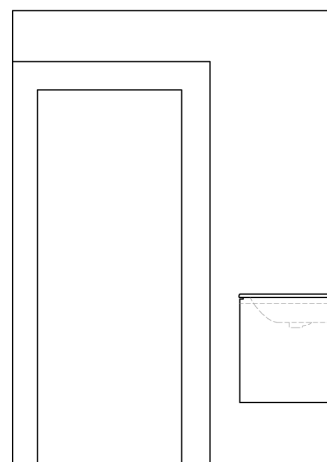
Tiles - Contractors Allowance

First Floor Bedroom 2 Ensuite

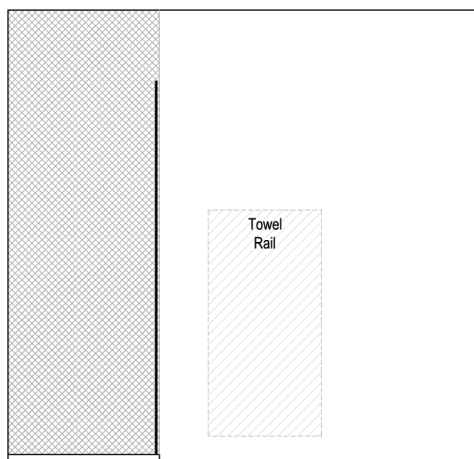
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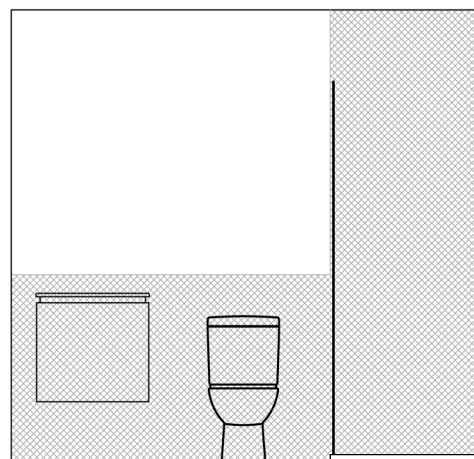
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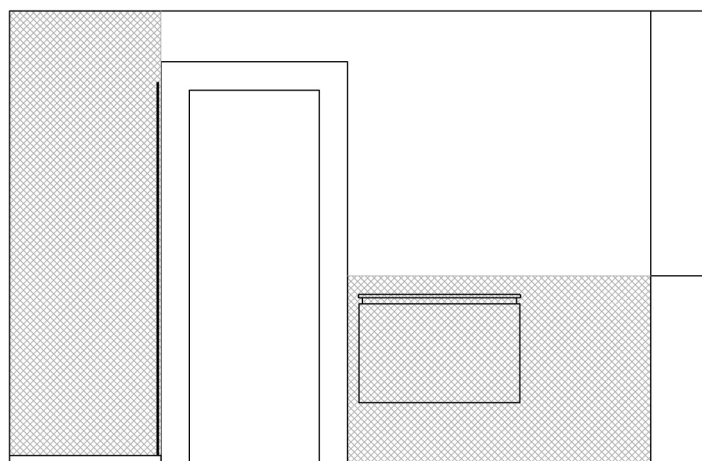
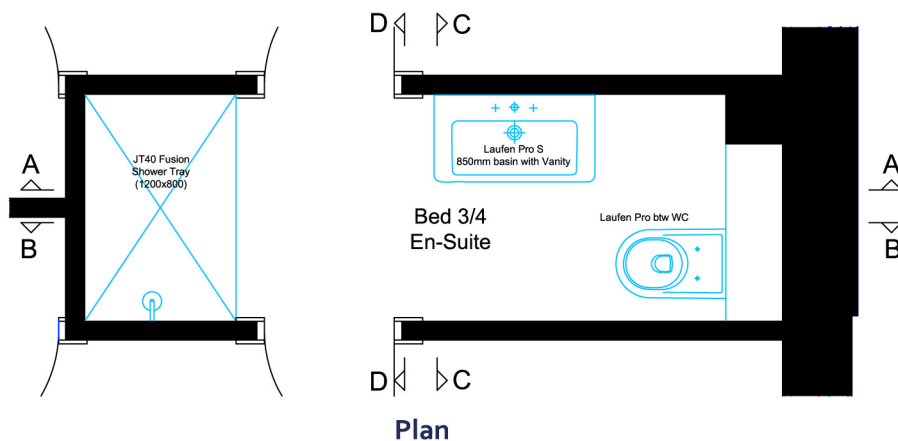
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New House - Orchil Road, Auchterarder

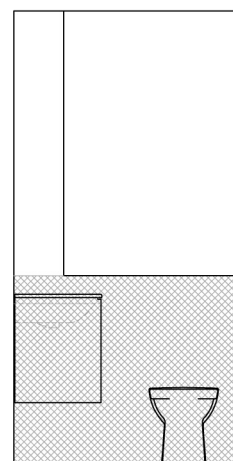
Tiles - Contractors Allowance

First Floor Bed 3/4 Ensuite

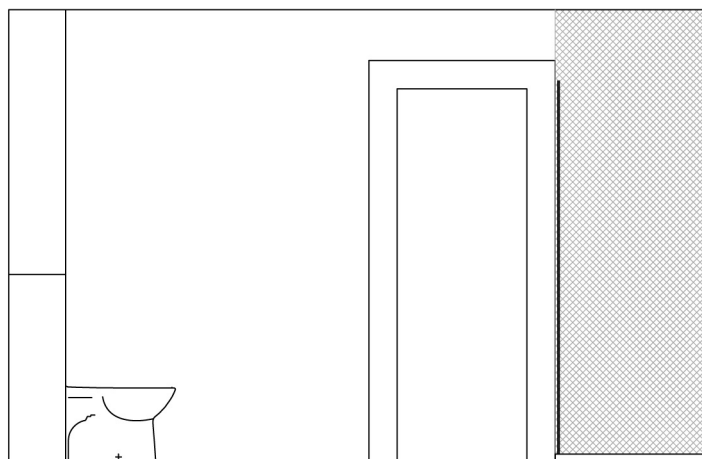
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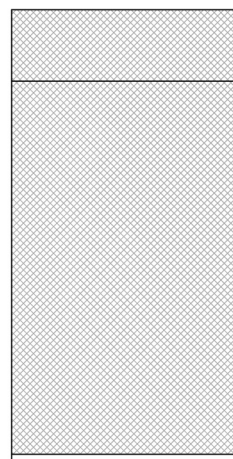
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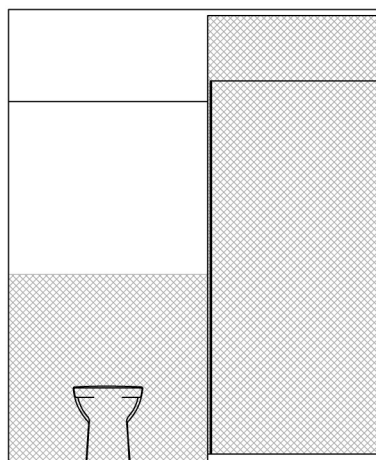
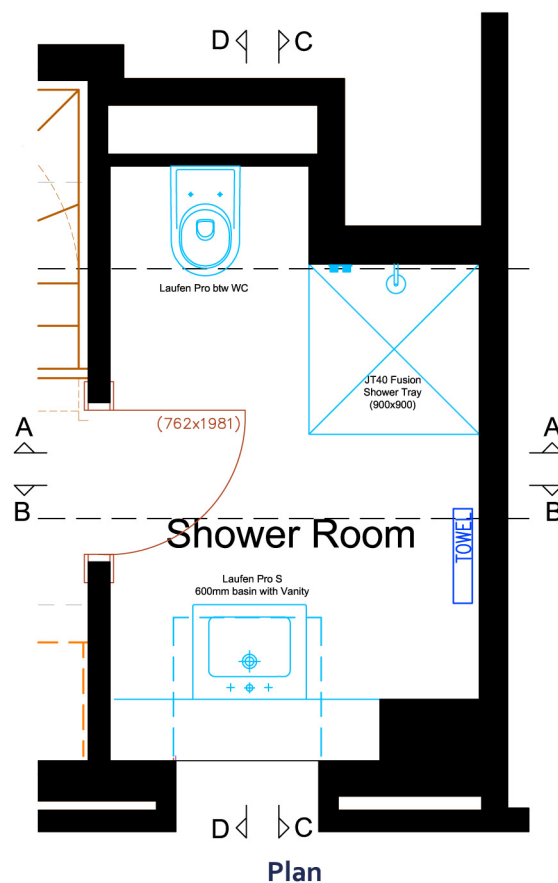
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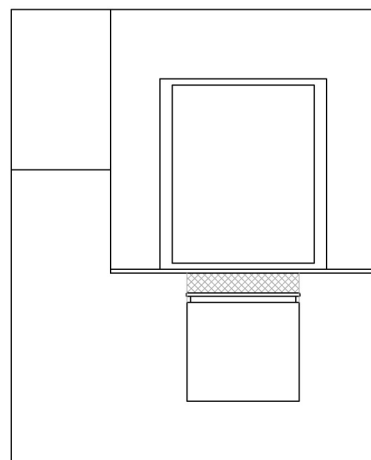
Tiles - Contractors Allowance

Guest Suite Shower Room

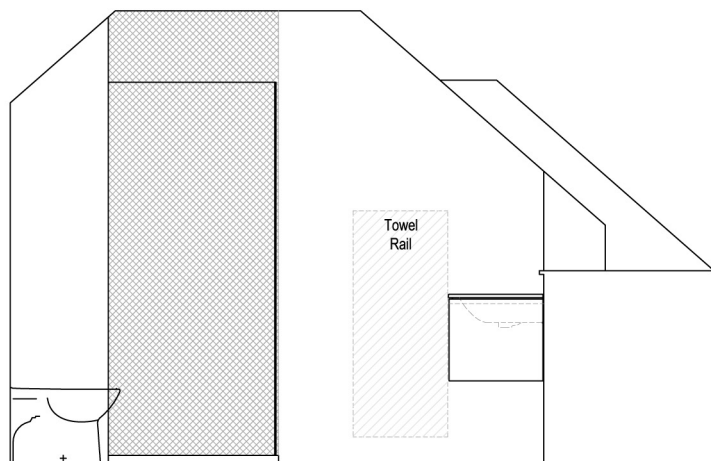
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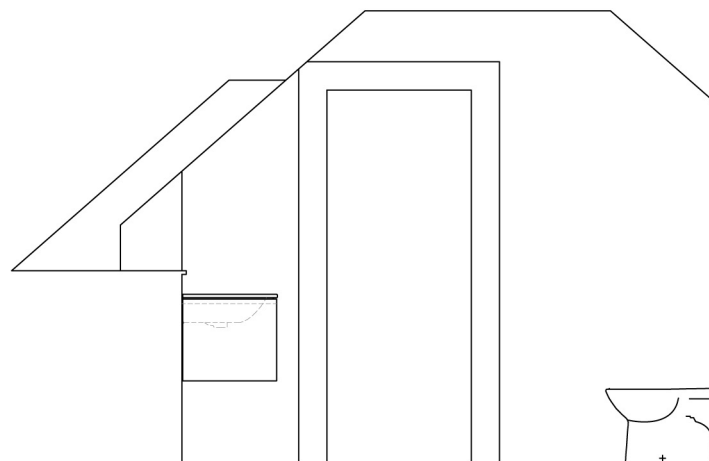
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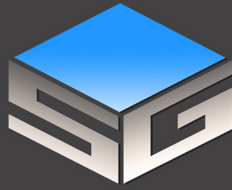
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Why Choose SG Homes?

Award Winning Quality

Every home in our developments are built by Stephen Gardiner Construction Ltd, multiple winner of the NHBC Pride in the Job Single Home Award (Scotland). SGC Ltd have built up an excellent reputation for building high quality individual houses throughout the region. They bring their expertise & craftsmanship to each development property.

Design

Our homes are designed to be spacious, maximise use of natural light, and highly energy efficient. Our design philosophy is different to the average developer. There are no cupboard size bedrooms here!!

Specification

The specification of our properties is second to none. Underfloor heating, kitchen by Kitchens International, Siemens appliances, Rationel Triple Glazed Alu-Clad Timber windows & doors, quality sanitaryware, Hansgrohe fittings, Porcelanosa tiles, Hormann garage door, fully networked throughout + more, all as standard.

Variety

Depending on the stage of the project, you will have the opportunity to change things around to suit your lifestyle. You will get the opportunity to choose your kitchen from the Award Winning Kitchens International in addition to the tiles of your choice from Porcelanosa as standard. In addition, there are a variety of optional extra's to choose from.

Value

Pound for Pound, we believe our homes offer better value than our competitors. You get the highest quality, more space & more choice.

Location

Our homes are sited in great locations. The New House @ Orchil Road in particular is located in a sought after area of Auchterarder.

Warranty

Every property is covered by a 10 year NHBC warranty.

Our standard specification includes:

LAUFEN
bathrooms

PORCELANOSA

hansgrohe

SIEMENS

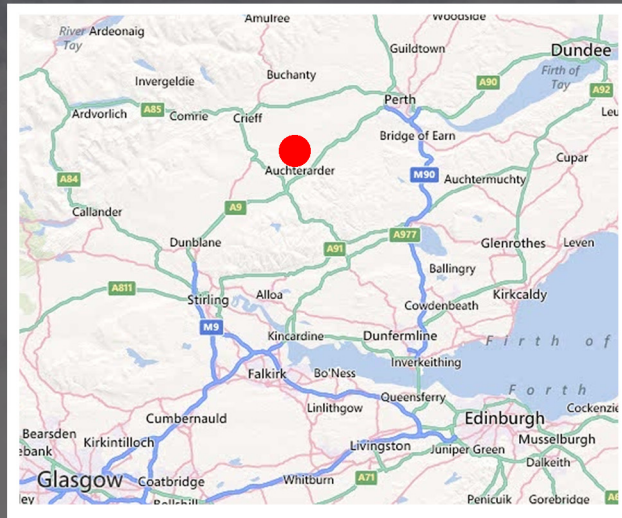
ki kitchens
INTERNATIONAL


Villeroy & Boch
1748

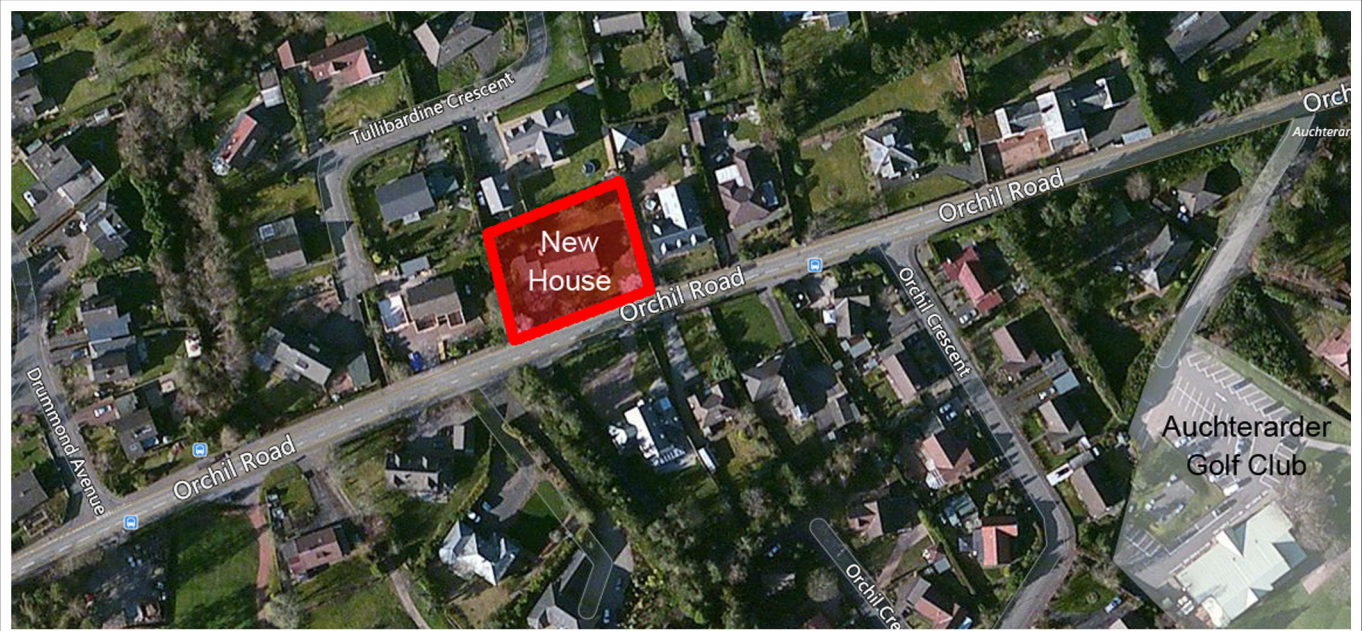
HÖRMANN

rationel
WINDOWS & DOORS

Contact Us



Location



The New House Location on Orchil Road

For further information on the New House @ Ochil Road contact our office at:

SG Homes Ltd
9-11 Feus, Auchterarder, Perthshire, PH3 1EP

Tel. 01764 662595
Fax. 01764 663838

Email. developments@stephengardiner.co.uk

Web. www.stephengardiner.co.uk/stserfs-home.html
Facebook. www.facebook.com/StephenGardinerConstructionLtd
Twitter. www.twitter.com/SGHomesLtd

www.stephengardiner.co.uk

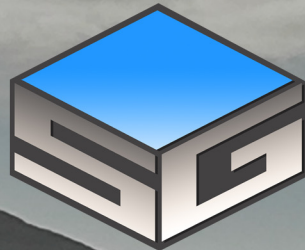
www.stephengardiner.co.uk



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