

Stephen Gardiner Construction Ltd in Auchterarder

New Houses @ Feus

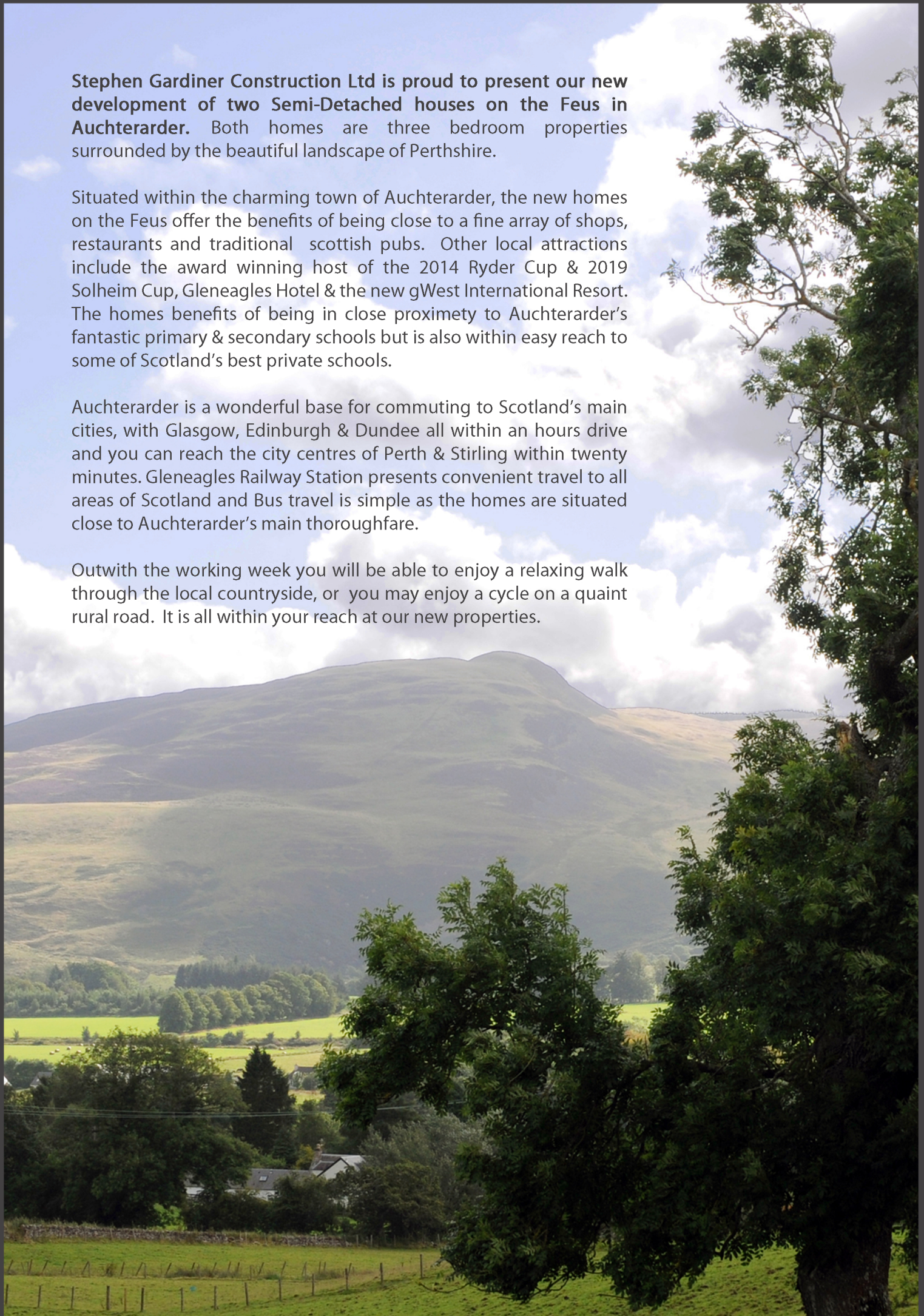


Stephen Gardiner Construction Ltd is proud to present our new development of two Semi-Detached houses on the Feus in Auchterarder. Both homes are three bedroom properties surrounded by the beautiful landscape of Perthshire.

Situated within the charming town of Auchterarder, the new homes on the Feus offer 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 2014 Ryder Cup & 2019 Solheim Cup, Gleneagles Hotel & the new gWest International Resort. The homes benefits of being in close proximity 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 homes are 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 at our new properties.



Feus, Auchterarder

NEW
HOME



A development of 2 family homes built by prestigious builders, Stephen Gardiner Construction Ltd. These spacious, three bedroom semi-detached properties are located within the picturesque town of Auchterarder.

On the ground floors, the properties comprise: welcoming entrance hall, Lounge and a fully fitted kitchen and dining space. From the dining area there are doors accessing the external patio area to the rear of the property which leads to the Garden at an upper level.

On the upper levels of the properties are the master double bedrooms with en-suite, two further double bedrooms. All bedrooms comprise in-built wardrobes. There is also a family bathroom in addition to a convenient store in the first floor hall.

Both properties benefit from off street parking to the front.

Ground Floor

Lounge	5610 x 4748
Kitchen / Dining	5610 x 2912
WC	2405 x 1195
Hall	3305 x 1305
Hall Store	900 x 800
Under Stair Cpbd	2300 x 1000

First Floor

Master Bedroom*	3360 x 3125
Master En-Suite	2360 x 1500
Bedroom 2*	3360 x 2948
Bedroom 3**	4361 x 2600
Bathroom	2150 x 1950
Hall**	4075 x 2150

Notes

1) All sizes are largest dimensions within the room.

* Size does not include wardrobe / store within area.

** Size includes wardrobe / store within area.

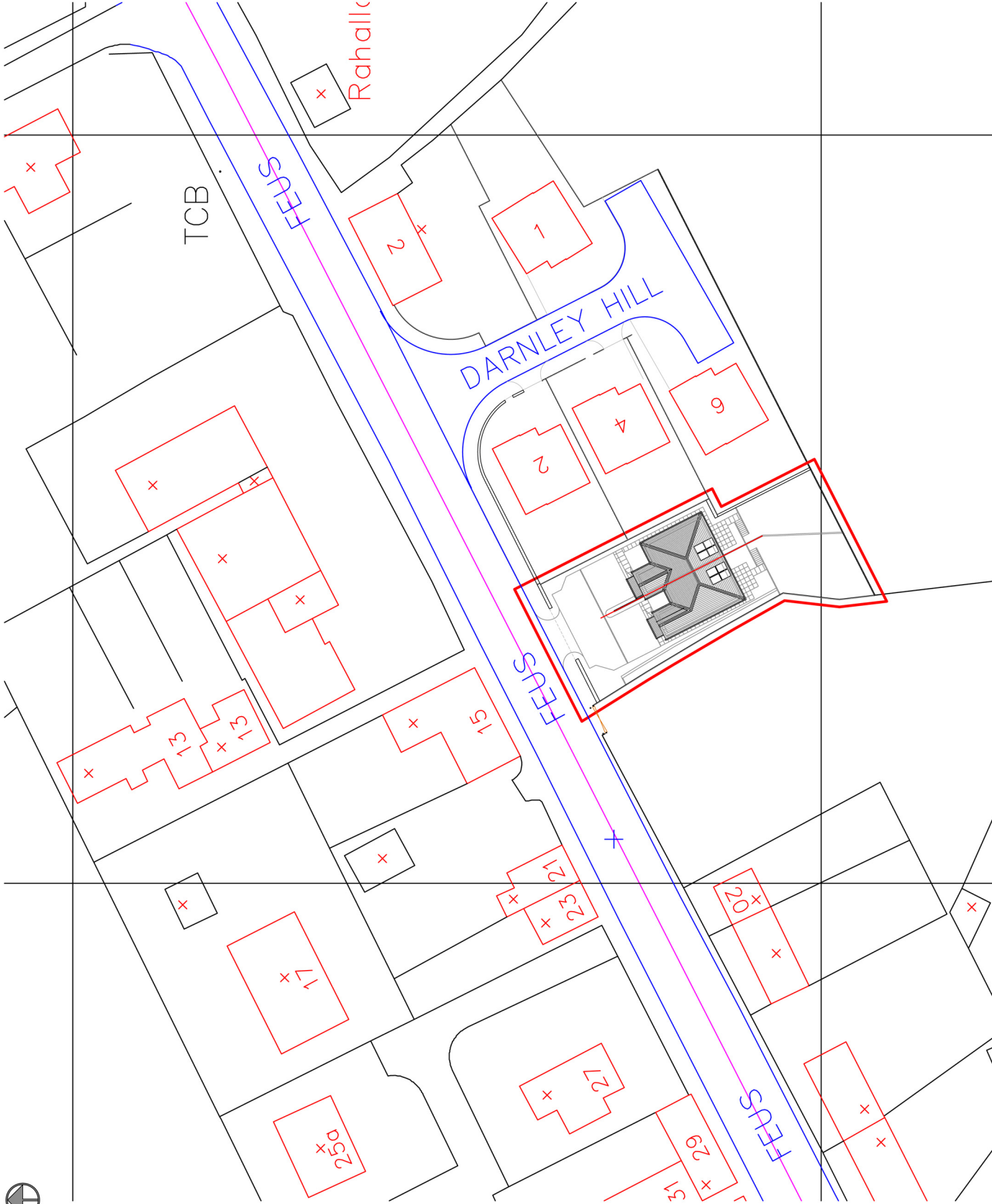
2) Sizes may alter slightly during construction



SGC Ltd

www.stephengardiner.co.uk

Do not scale from this drawing
All dimensions to be checked on site



Revision
Date
00-00-00

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Client		Stephen Gardiner Construction Ltd	
Project		Plot 1 at Darnley Hill	
Title		Proposed Block Plan	
Job No.	Date	Page Size	Scale
SG06	Feb '19	A3	1/500
Drawing No.	Revision	Initials	msg
L(BW)602	----	----	----

Existing Block Plan @ 1/500

Existing Road (Feus)
Landscape Plan @ 1/125

Revision	Date
-	00-00-00

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Client							
Stephen Gardiner Construction Ltd							
Project							
No.4 & 6 Feys, Auchterarder							
Title							
Landscape Plan							
Job No		Date		Page Size		Scale	
SG06		Feb '19		A3		1/110	
Drawing No.				Revision		Initials	
L(BW)603				----		msg	



Do not scale from this drawing
All dimensions to be checked on site



4 Feus

6 Feus

Ground Floor Plans

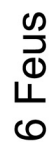
Revision - Date 00-00-00

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Client
Stephen Gardiner Construction Ltd
Project
Plot 1 at Darnley Hill

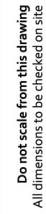
Title
Ground Floor Plans

Job No.	Date	Page Size	Scale
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Drawing No.	Revision	Initials	
L(BW)504	----	msg	

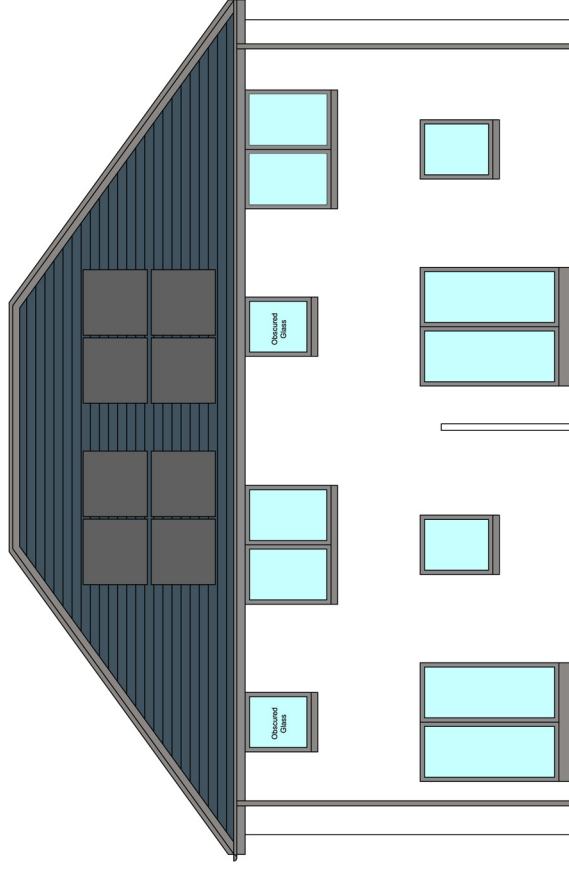


Ground Floor Plans

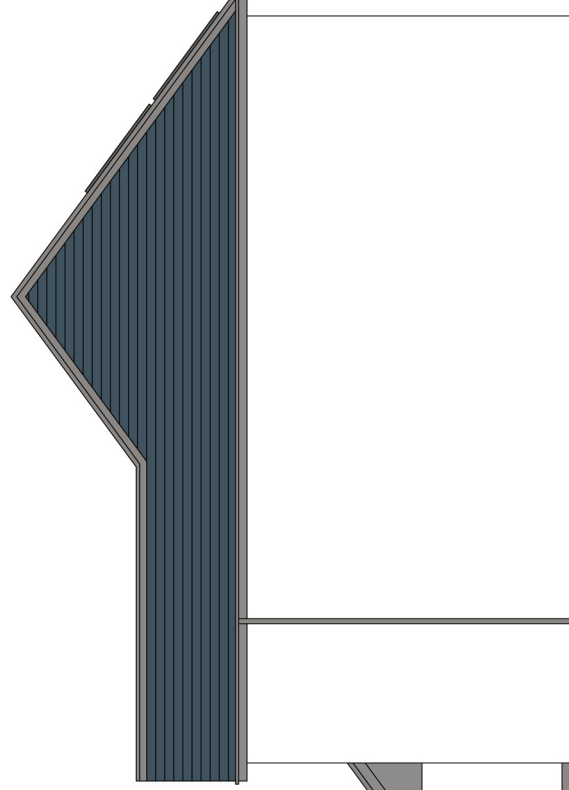
 STEPHEN GARDINER Construction Ltd	Tel: 01753 665996 Email: stephen@stephengardiner.co.uk Web: www.stephengardiner.co.uk	9-11 Pave Northbridge Perth KT14 6P	Drawing No. L(BW)605				Initials msg				
			Drawing No. SG06				Revision ***				
			Client Stephen Gardiner Construction Ltd			Project Plot 1 at Darnley Hill			Title First Floor Plans		
			Job No.		Date		Page Size		Scale		
			SG06		Feb '19		A3		1/60		



4 Feus



South East Elevation



South West Elevation



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	Client Stephen Gardiner Construction Ltd					
	Project Plot 1 at Darnley Hill					
	Title Elevations					
Job No. SG06		Date Feb '19	Page Size A3	Scale 1/80		
Drawing No. L(BW)506		Revision ****			Initials mng	

House Specification for Semi Detached Houses at Feus, Auchterarder

Stephen Gardiner Construction 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 to the same high standards which has won us various awards in the past including representing Scotland in the NHBC Pride in the Job Supreme Awards in London.

The following list shows the specifications for the property;

External Finishes

- Double Glazed Dual Colour UPVC Windows & Doors
- Natural Timber Cladding where shown on the Elevations
- Painted Timber Cladding on areas shown on Elevation Drawings
- Low Profile Tiled Roofing including In-Line Photovoltaic Panels.

Kitchens/Utility

- All the kitchens & utility spaces are designed for contemporary living, they maximise storage and work spaces.
- Appliances including:
 - Gas Hob
 - Extractor Fan
 - Dishwasher
 - Fridge Freezer
 - Oven
 - Microwave

Bathrooms & en-suites

- White High Quality sanitary ware and fittings
- Porcelanosa Wall Tiles included

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 Semi Detached Houses at Feus, Auchterarder

CONTINUED

Electrical

- Ample power, TV, Telephone points provide throughout each property.
- Recessed spot lights to kitchen, bathroom & en suites
- Door Bell
- Shaver sockets to bathrooms & en suites
- Smoke & Carbon monoxide detectors
- Intruder Alarm
- External Power Point

Plumbing & Heating

- The new house will benefit from a gas combi boiler central heating system with radiators to each room and towel radiators to the Bathroom & En-suite.
- External Tap

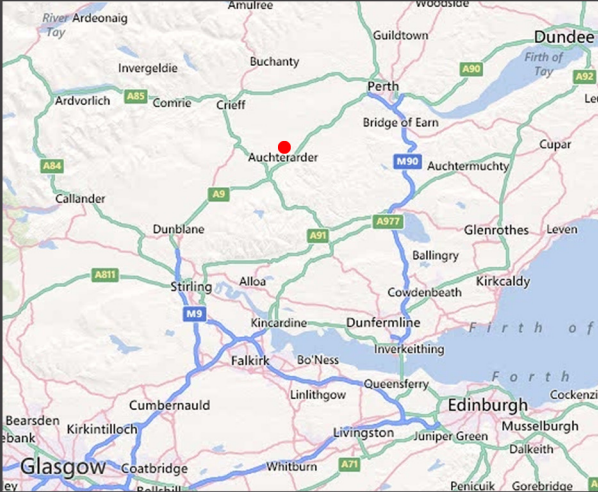
External/Landscaping

- Spacious driveway & Garden areas
- Area of Driveway mono-blocked
- Paths/Patio's – Concrete Paving

Warranties

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

Contact Us



Location



Site Location in Auchterarder

For further information on this development please contact Steve, Richard or Marc at:

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