

SG Homes Ltd in Auchterarder

New House @ Tullibardine Crescent



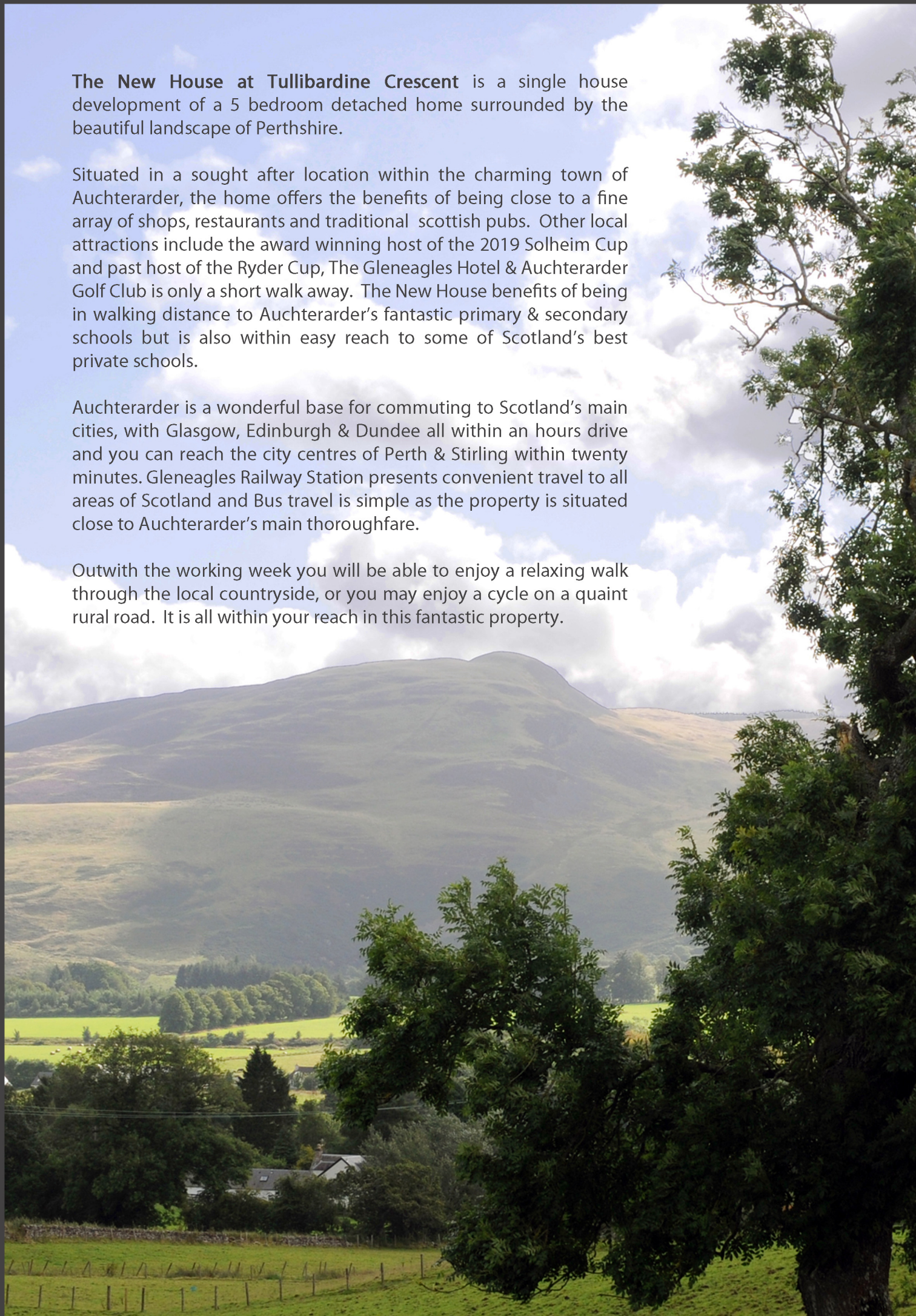
SG Homes Ltd

The New House at Tullibardine Crescent is a single house development of a 5 bedroom 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 property 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.



Tullibardine Crescent

NEW
HOME

An impressive detached family home built by prestigious builders, Stephen Gardiner Homes Ltd. This extremely spacious property 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 opening through to the family room with vaulted ceiling, a ground floor bedroom (Alternatively, this room could be an extra living space or a study), a ground floor shower room and a utility room. The property also benefits from a double garage. The roofspace above the garage can be designed to include a study space including its own toilet / shower accommodation.

The first floor accessed by a galleried staircase from the main hall includes 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.

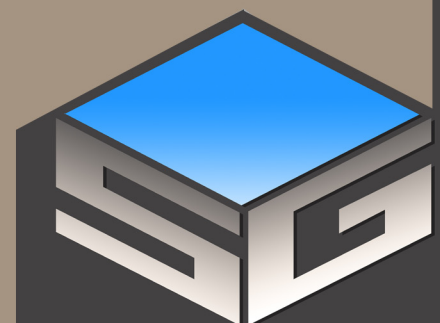
The external finishing uses high quality materials such as Timber Cladding, Slate roofing, Stone walling & Scandinavian triple glazed Alu-Clad windows and doors.



Ground Floor		First Floor	
Lounge	8005 x 4165	Master Bedroom*	5275 x 3810
Kitchen / Dining	8275 x 3810	Walk-in-Ward***	3200 x 2010
Family Room	5625 x 4180	Master En-Suite	3445 x 2400
Bedroom 5 / Study	3800 x 3775	Bedroom 2*	3775 x 3500
Hall	6035 x 2400	Bed 2 Ensuite	2485 x 1700
Shower Room***	2770 x 2400	Bedroom 3**	4165 x 3340
Utility**	3450 x 2400	Bedroom 4**	4165 x 3265
Garage	6000 x 5985	Bed 3 / 4 Ensuite	4165 x 1210
		Possible Accommodation above Garage	
		6000 x 3760	

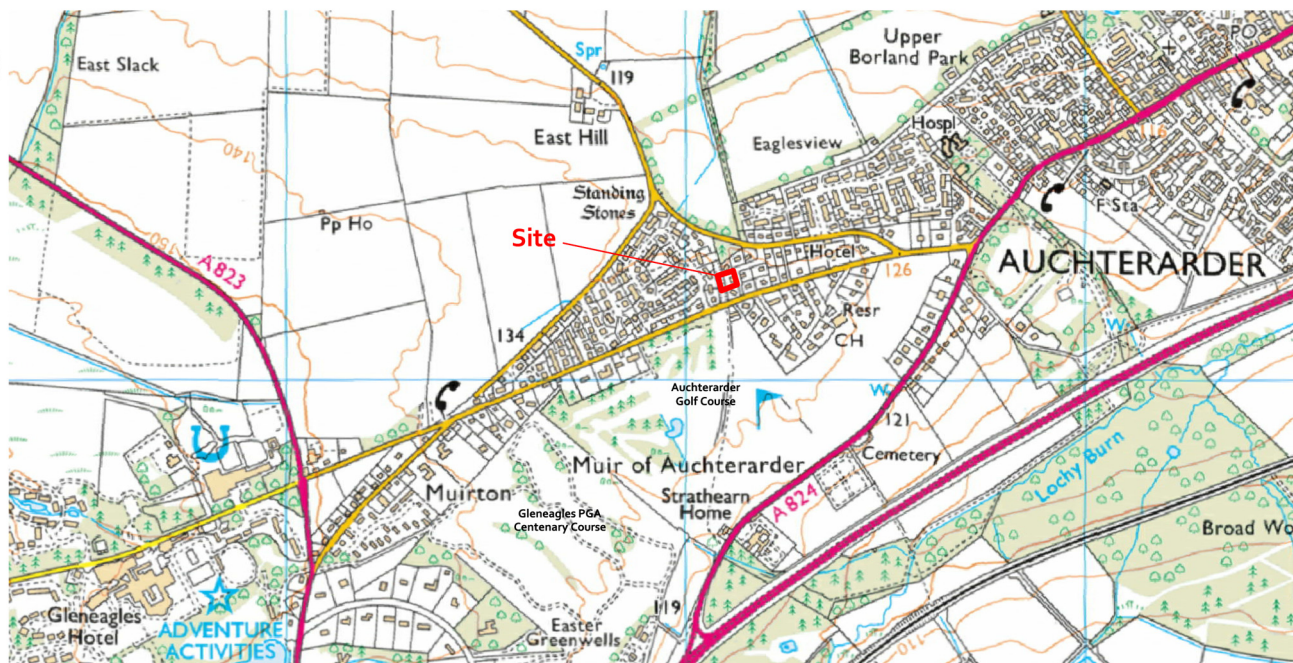
Notes

- 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

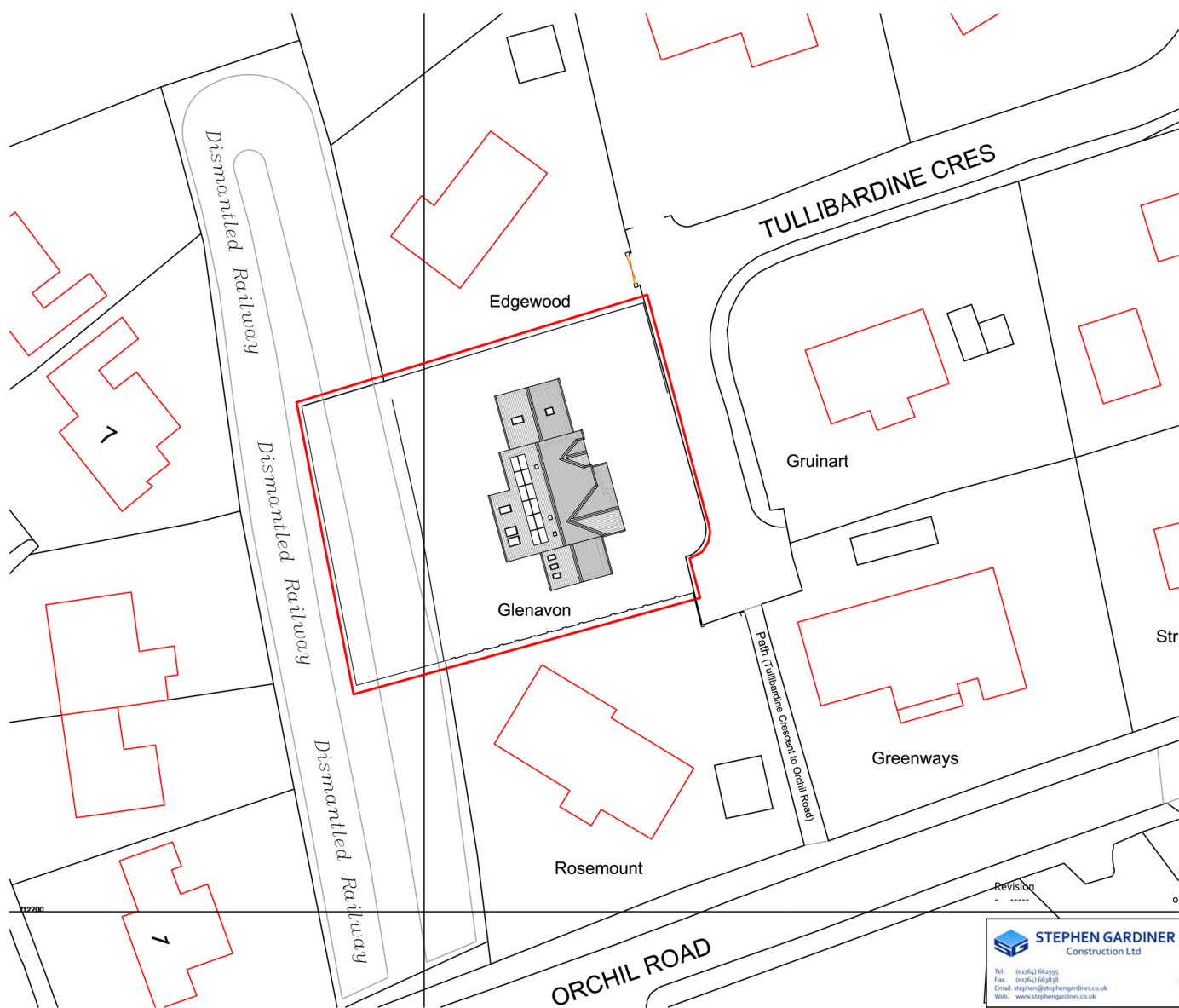


SG Homes

www.stephengardiner.co.uk



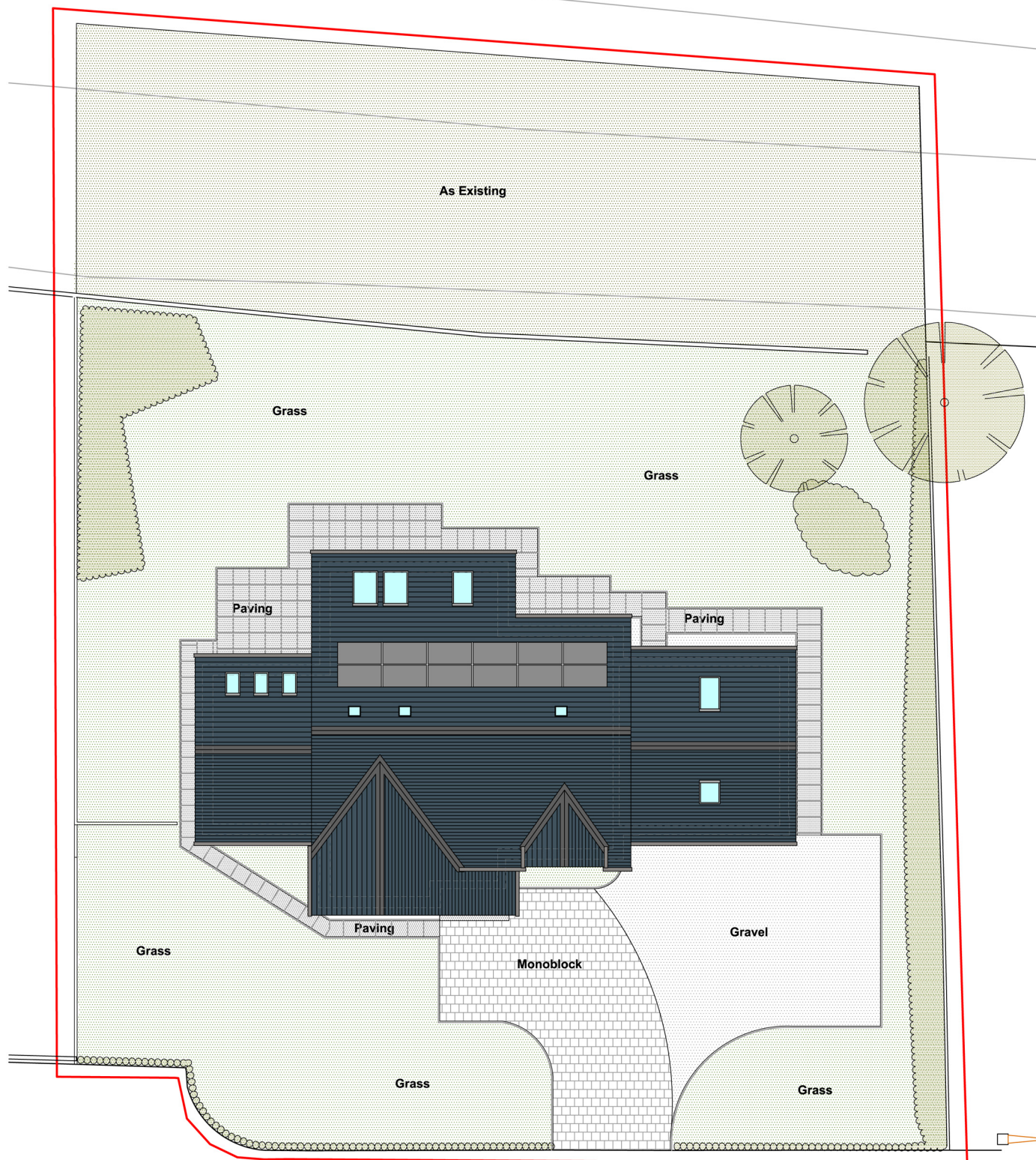
Location Plan



Block Plan

New House, Tullibardine Crescent, Auchterarder

 STEPHEN GARDINER Construction Ltd			
Tel: 01224 664000 Fax: 01224 664001 Email: stephen@stephengardiner.co.uk Web: www.stephengardiner.co.uk			
Client SG Homes Ltd			
Project New House, Tullibardine Crescent			
Title Location & Block Plan			
Job No. SG14	Date Jan '21	Page Size A3	Scale NTS
Drawing No. Block Plan	Revision ----	Initials msg	



Landscape Key

-  Grass
-  Paving
-  Monoblock
-  Gravel
-  Site Area

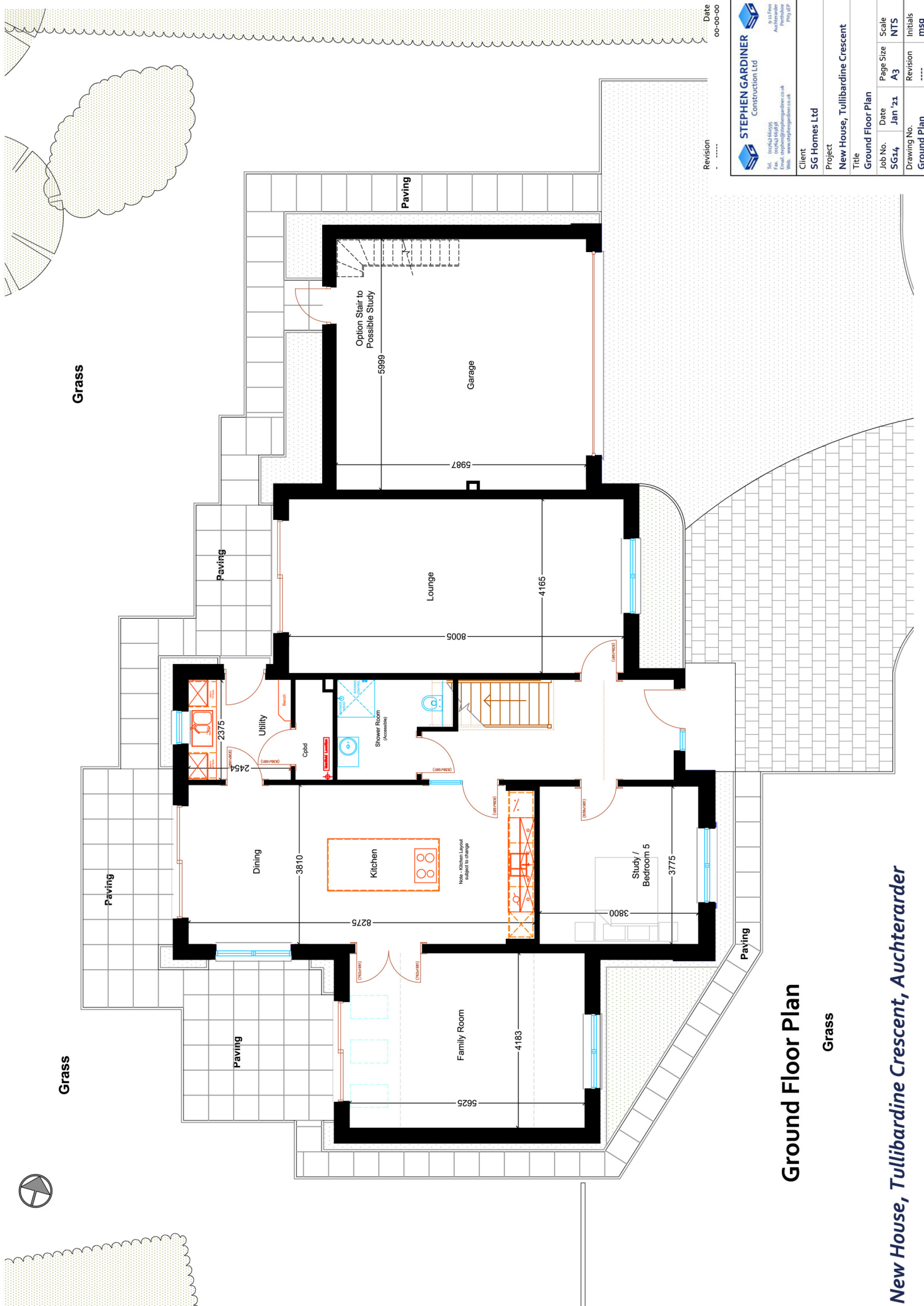
Landscape Plan

Revision

Date
00-00-00

 Tel: (01274) 662995 Fax: (01274) 663981 Email: stephen@stephengardiner.co.uk Web: www.stephengardiner.co.uk			
Client SG Homes Ltd			
Project New House, Tullibardine Crescent			
Title Landscape Plan			
Job No. SG14	Date Jan '21	Page Size A3	Scale NTS
Drawing No. Landscape	Revision ----	Initials msg	

New House, Tullibardine Crescent, Auchterarder

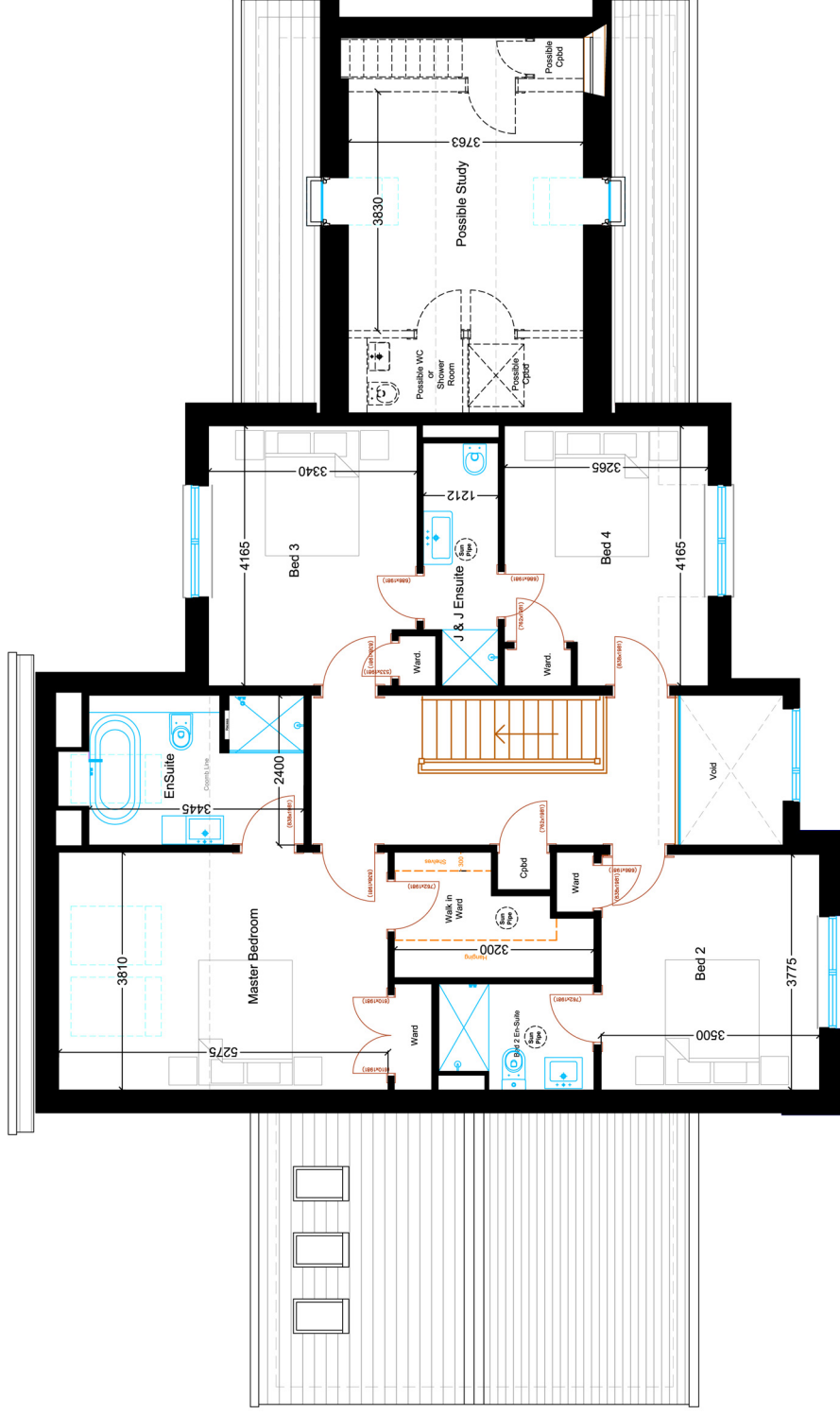


Revision: Date: 00-00-00

STEPHEN GARDINER Construction Ltd		9-11 Fern Auchterarder Philly B&B	
Tel: 01754 665995 Fax: 01754 665996 Web: www.stephengardiner.co.uk			
Client SG Homes Ltd		Project New House, Tullibardine Crescent	
Title Ground Floor Plan		Scale NTS	
Job No. SG14		Page Size A3	
Drawing No. Ground Plan		Revision Initials msg	

Ground Floor Plan

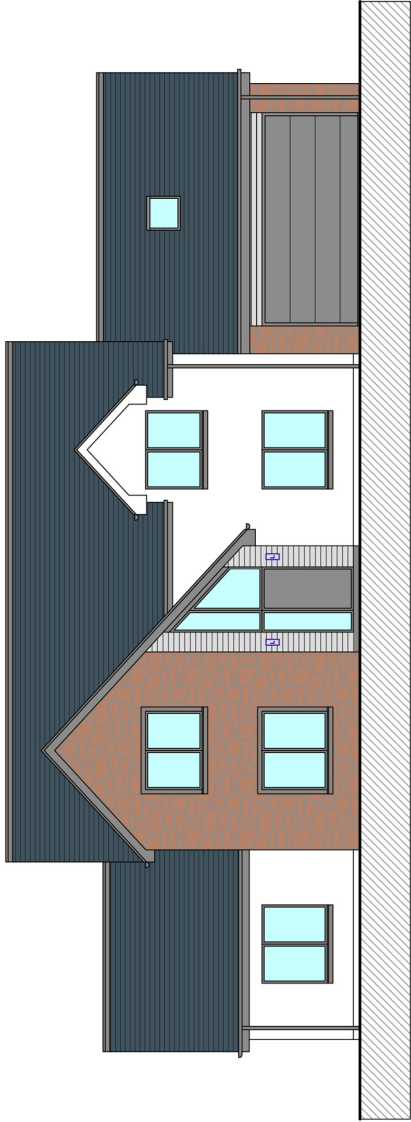
New House, Tullibardine Crescent, Auchterarder



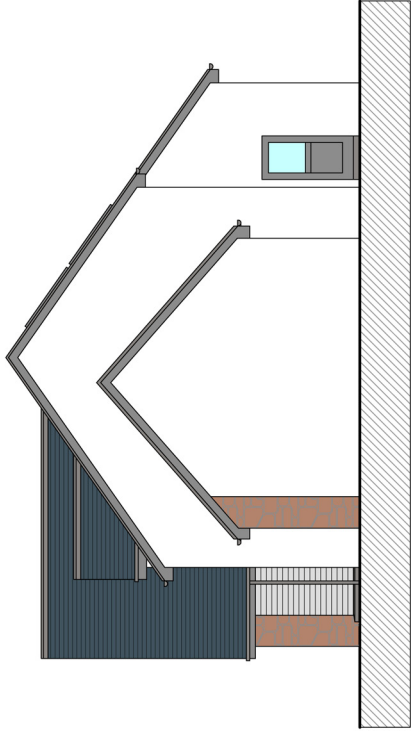
First Floor Plan

Revision : Date : 00-00-00

STEPHEN GARDINER Construction Ltd		1st Floor 100/102, 104, 106 The Arcade Auchtermuchty Perthshire PH11 1EP
Tel: 01794 563100 Fax: 01794 563108 Email: stephen@stephengardiner.co.uk Web: www.stephengardiner.co.uk		
Client SG Homes Ltd		
Project New House, Tullibardine Crescent		
Title		
First Floor Plan		
Job No. SG14	Date Jan '21	Page Size A3
Drawing No. First Plan	Revision	Scale NTS
		Initials msg



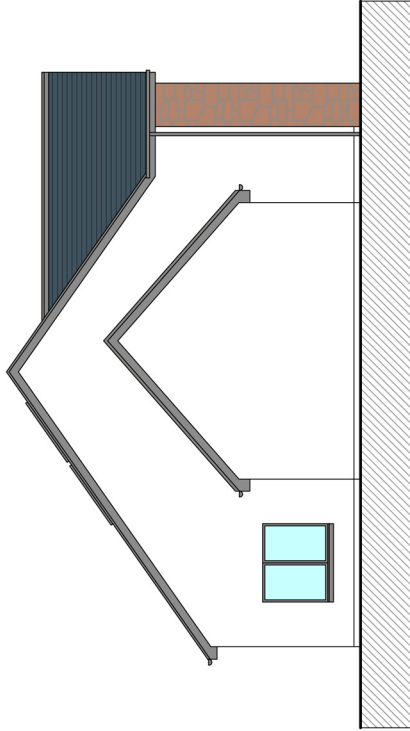
North East Elevation



North West Elevation



South West Elevation



South East Elevation

Date
00-00-00

Revision
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 STEPHEN GARDINER Construction Ltd		Tel: 01246 666666 Fax: 01246 666666 Email: stephengardiner@stephengardiner.co.uk Web: www.stephengardiner.co.uk	
Client		SG Homes Ltd	
Project		New House, Tullibardine Crescent	
Title		Elevations	
Job No.	Date	Page Size	Scale
SG14	Jan '21	A3	NTS
Drawing No.	Revision	Initials	
Elevations		msg	

House Specification for The New House @ Tullibardine Crescent

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
- 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
 - Extractor
 - Dishwasher
 - Fridge Freezer
 - Oven
 - Combi Microwave
 - Upgrade options available

Bathrooms & en-suites

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

Wardrobes

- Walk in wardrobe in master bedroom & dedicated wardrobes in first floor bedrooms

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 @ Tullibardine Crescent

CONTINUED

Electrical

- Ample power, TV, Telephone & Data points provide throughout each property.
- Recessed spot lights to Hall, 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 + Carbon Dioxide Monitor in the Master Bedroom
- Intruder Alarm
- External Power Point
- Upgrade options available such as brushed steel sockets & switches.

Plumbing & Heating

- The property will include a mains gas central heating system, with underfloor heating to the ground floor in addition to the first floor ensuites.
- Hot water is supplied via an unvented system which allows for balanced water pressure to hot & cold taps providing plentiful hot water supply
- Dual Fuel Towel Radiators to shower room & ensuites.
- External Tap
- Possible options for a gas fire installation to the lounge & family room.

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 @ Tullibardine Crescent

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 & 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

PORCELANOSA

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 – Glen Avon, Tullibardine Crescent, Auchterarder

CONTRACTOR'S ALLOWANCE

<u>LOCATION</u>	<u>Tile</u>	<u>Quantity</u>	<u>Notes</u>
<i>Ground Floor Shower Room</i>			
1) Shower & Walls	Standard Wall Tile	8.9m2	As noted on drawings
2) Floor	No Allowance	4.6m2	(Area excludes shower – Tray shown)
<i>First Floor Master Ensuite</i>			
1) Shower & Walls	Standard Wall Tile	14.8m2	As noted on drawings
2) Floor	No Allowance	7.6m2	(Area includes shower)
<i>First Floor Bedroom 2 Ensuite</i>			
1) Shower & Walls	Standard Wall Tile	9.0m2	As noted on drawings
2) Floors	No Allowance	4.1m2	(Area includes shower)
<i>First Floor Bedroom 3 / 4 J&J Ensuite</i>			
1) Shower & Walls	Standard Wall Tile	7.7m2	As noted on drawings
2) Floors	No Allowance	3.7m2	(Area excludes shower – Tray shown)

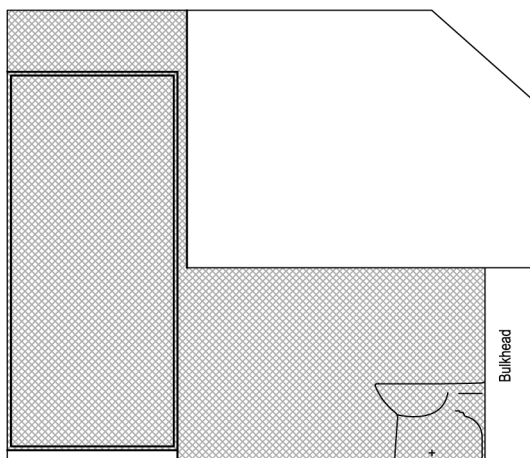
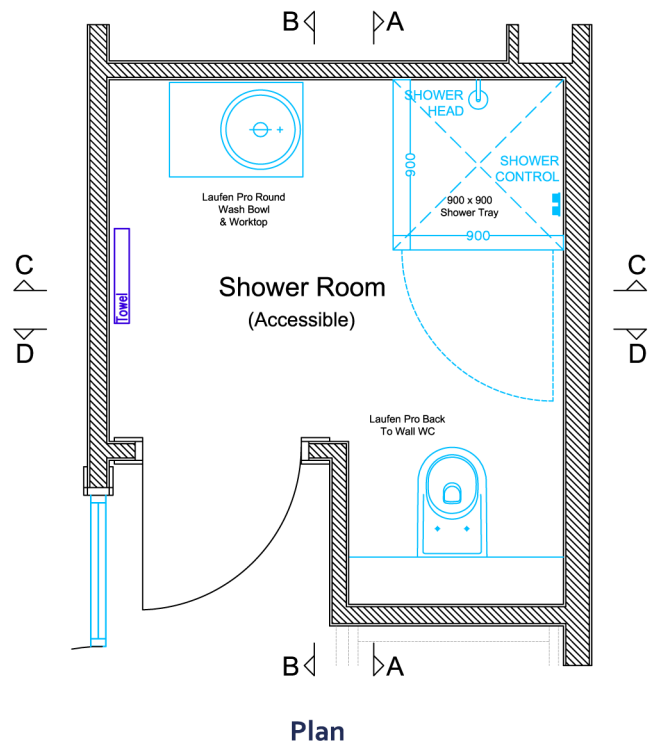
Note. The allowances above are hard sizes, e.g No allowance for wastage. On point of order an additional quantity of 10-15% is required for wastage / cuts.

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

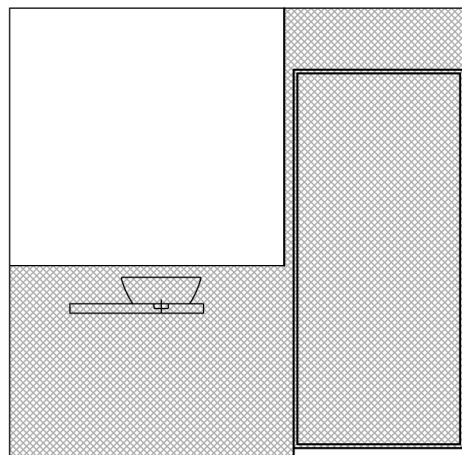
New House - Glen Avon, Auchterarder
Tiles - Contractors Allowance

Ground Floor Shower Room

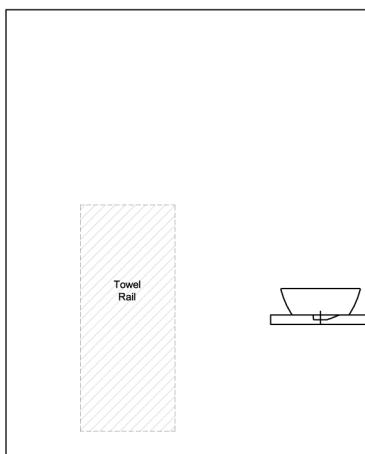
- Tile allowance to areas shown with hatching and as per the quantities on the schedule list.
- Walls (Shower) - Tiles full height around shower walls.
- Walls (Others) - Wall tiles where shown hatched (1.0m high or 3 tile high, whatever fits best)
- Floors - No contractors allowance



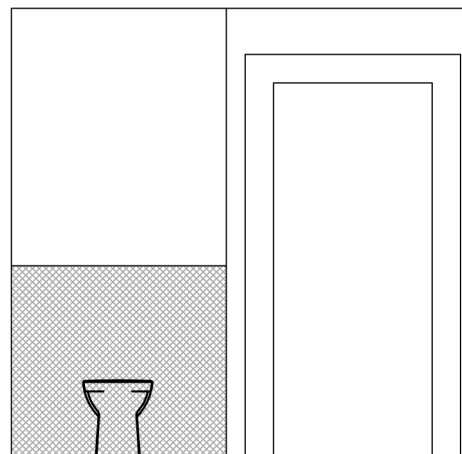
Section AA



Section CC



Section BB



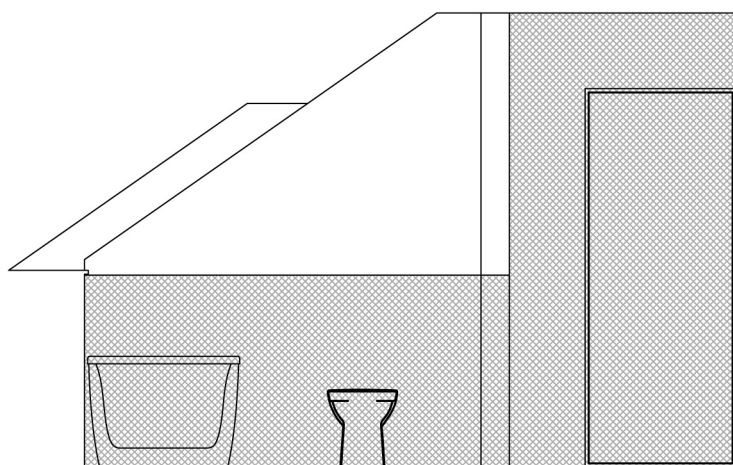
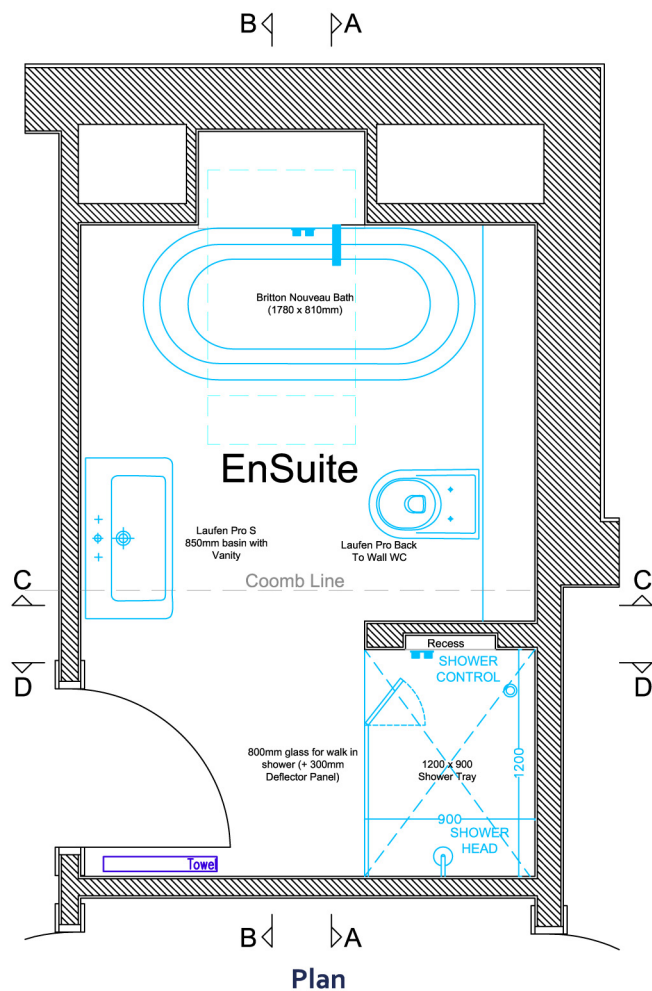
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New House - Glen Avon, Auchterarder

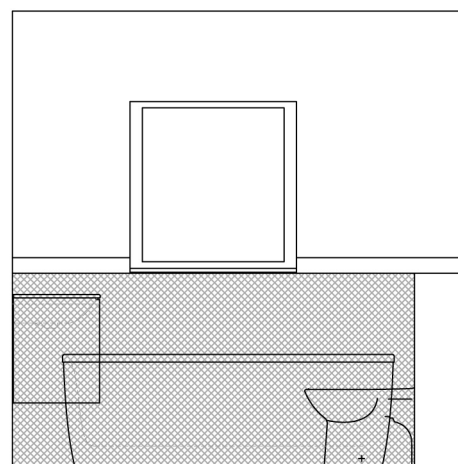
Tiles - Contractors Allowance

First Floor Master Ensuite

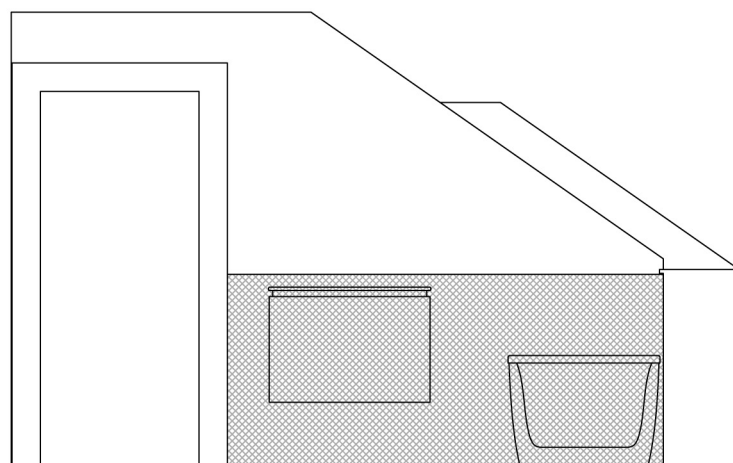
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- Floors - No contractors allowance



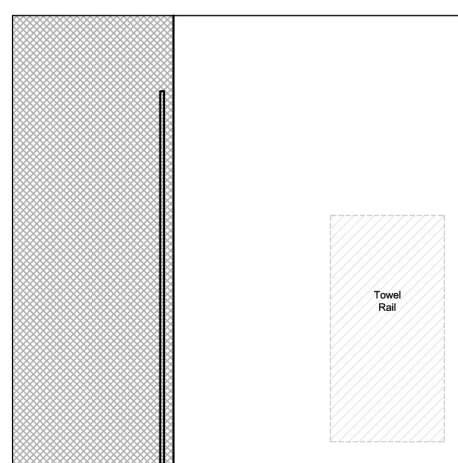
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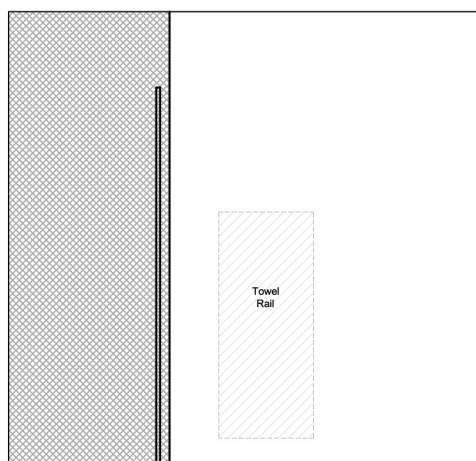
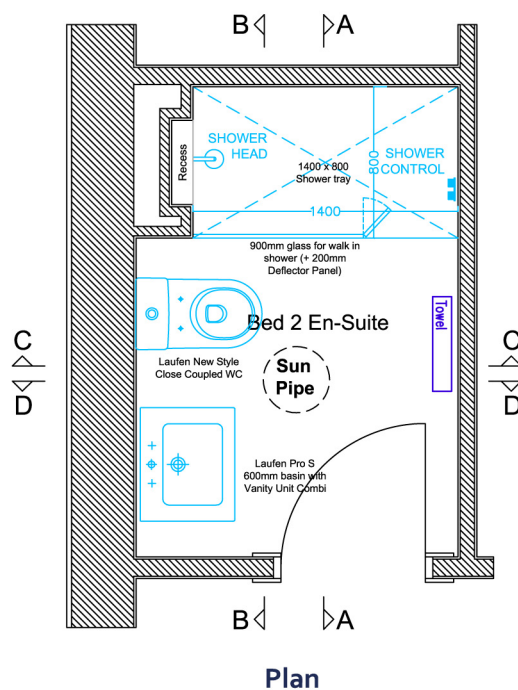
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New House - Glen Avon, Auchterarder

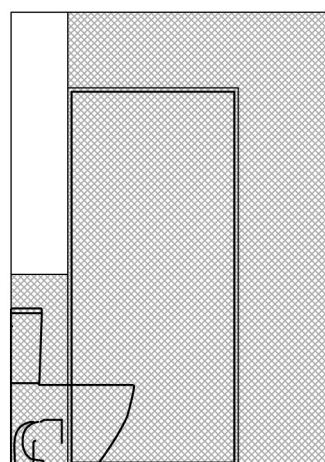
Tiles - Contractors Allowance

First Floor Bed 2 Ensuite

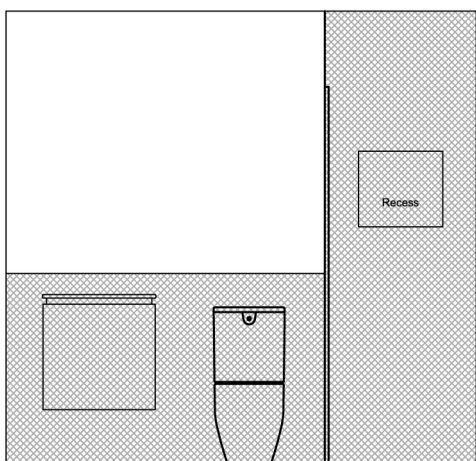
- Tile allowance to areas shown with hatching and as per the quantities on the schedule list.
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- Floors - No contractors allowance



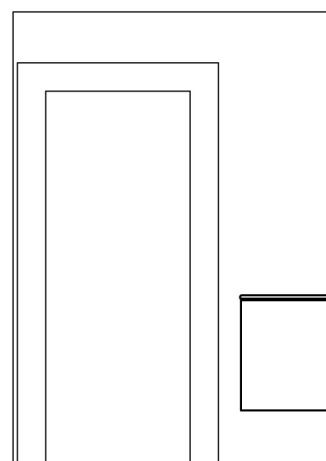
Section AA



Section CC



Section BB



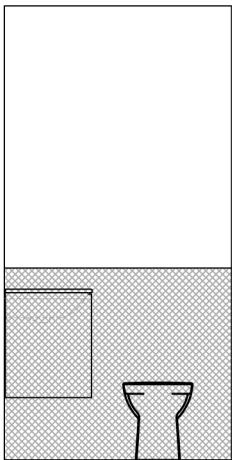
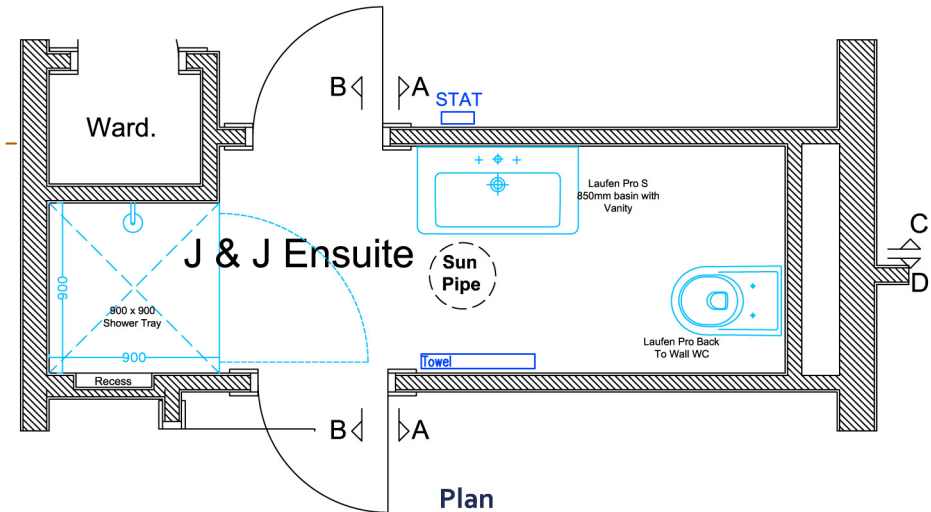
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New House - Glen Avon, Auchterarder

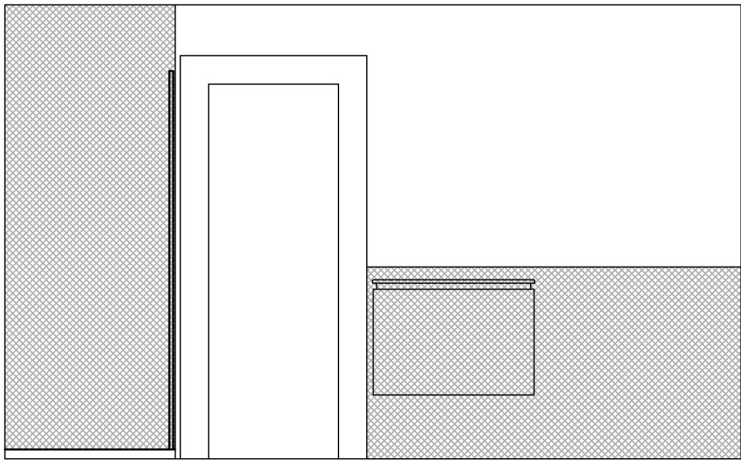
Tiles - Contractors Allowance

First Floor Jack & Jill Ensuite

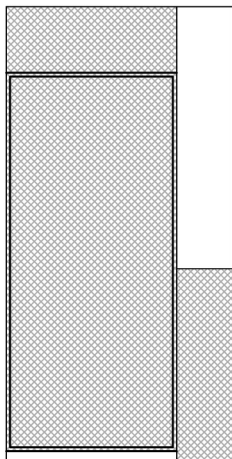
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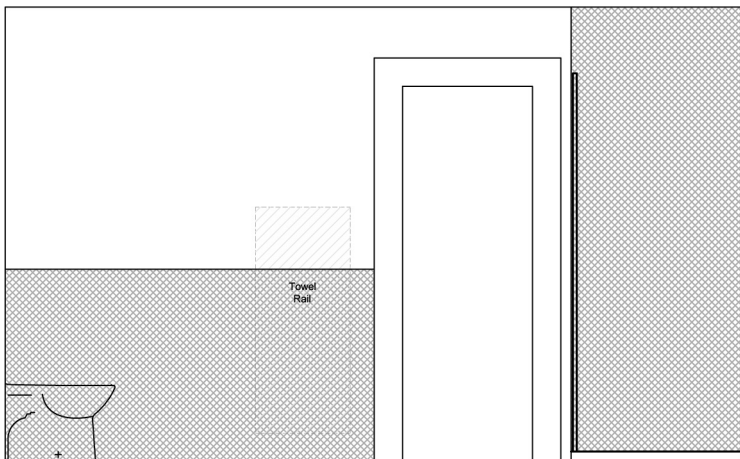
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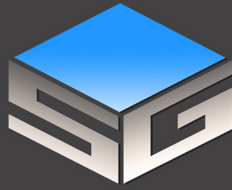
Section CC



Section BB



Section DD



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 @ Tullibardine Crescent 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

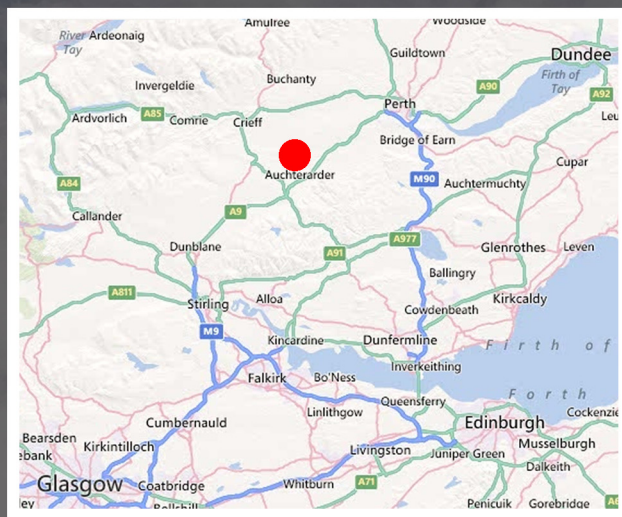
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INTERNATIONAL

VELUX®

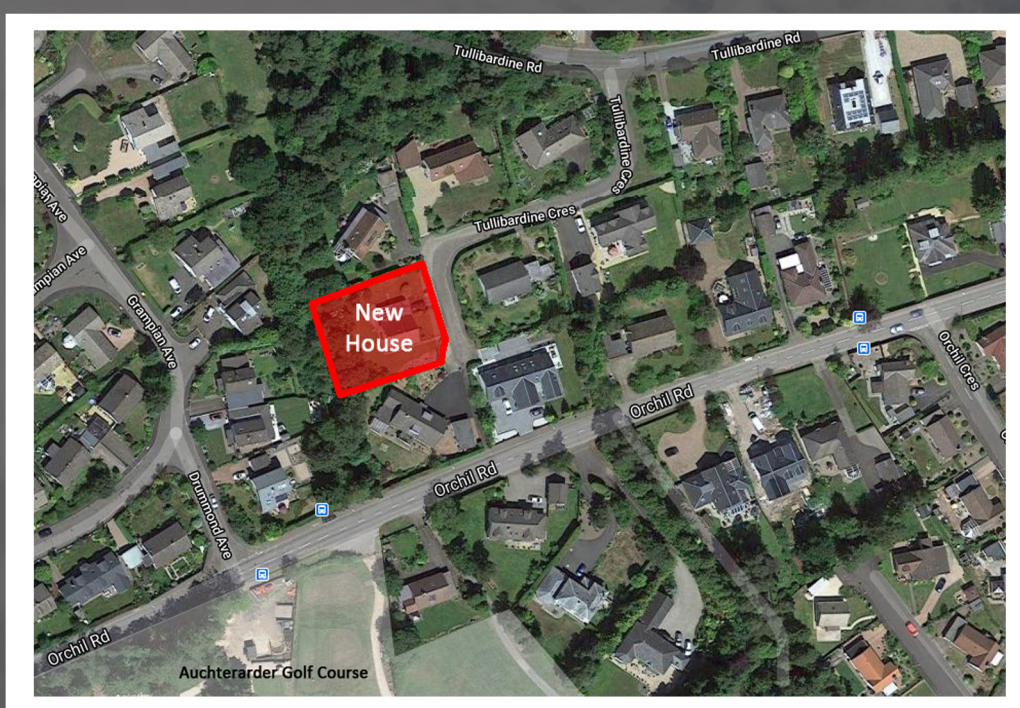
HÖRMANN

rationel®
WINDOWS & DOORS

Contact Us



Location



The New House Location at Tullibardine Crescent

For further information on the New House @ Tullibardine Crescent contact our office at:

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