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**H&H Properties Ltd**  
(Scotland)

**CKD Galbraith**

\*viewing by appointment

KINGS SEAT VIEW  
Collace, Perthshire





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Lying at the foot of the Sidlaw Hills, King's Seat View provides the opportunity to have the perfect home in a quiet secluded setting with each house enjoying its own privacy and space with the additional security from having neighbours. The opportunities for outdoor enjoyment are limitless with the Perthshire countryside on the doorstep, providing the perfect setting to pursue traditional country sports, swing a golf club or explore the surrounding mountains and glens.

The county town of Perth is around a 10 minute drive to the south west and provides all the services expected of a major centre, including primary and secondary schooling, medical services, banks, professional services, a cinema, leisure facilities and a concert hall. Private schooling is available nearby at Craigclowan, Strathallan, Kilgraston and Glenalmond. Edinburgh and Glasgow are 53 and 72 miles away respectively. In addition, Perth is served by a main line railway station.

The village of Burrelton lies a short distance to the east and has a village shop for day to day essentials. There are also further local facilities available in Balbeggie about 4.5 miles to the south west.







## Description

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King's Seat View lies on the eastern edge of the small settlement of Collace and benefits from outstanding views over the surrounding farmland and the Sidlaw Hills, which are a short distance to the south. The development enjoys high amenity value and is the perfect setting for a calm and quiet pace of life. The development comprises 4 detached single storey houses arranged around a communal green with direct access off the public highway immediately to the west. Each of the houses have 4 bedrooms, a dining kitchen, sitting room, utility room, bathroom and en-suite shower room. There are four house types within the development which have slightly different layouts.

Dunmore & Askaig have the same layout except for the garage is in a different position.

Ardlarach & Kilmore are mirror images of N<sup>o</sup>. 2 and N<sup>o</sup>. 3.

Internally, the houses will be finished to the highest standards with quality sanitary ware, kitchen appliances, ironmongery and a wood burning stove. Further details on the specification are included below.

Externally the houses will be finished with a slate roof, white rendered masonry walls and contrasting dark green painted timber cladding, fascia & bargeboards. The windows will be double-glazed and timber framed, factory painted in white. The eaves will be painted timber and the rainwater goods will be upvc.

Landscaping will comprise rotovated topsoil to most areas. Boundary fences will be post and wire. New trees will be planted in the common areas of the site & two trees to the front gardens of N<sup>o</sup>. 1 and N<sup>o</sup>. 4.

Pathways will be laid with precast slabs.

The communal access road will be laid to permeable plastic grid & gravel system with private gravel driveways and car parking for at least two vehicles.



# Ardlarach

Lounge	5.40 x 3.40
Kitchen-dining	5.40 x 3.60
Utility	2.10 x 1.60
Master Bedroom	3.90 x 3.30
Bedroom 2	3.00 x 2.90
Bedroom 3	4.30 x 2.90
Bedroom 4	3.00 x 2.80
Bathroom	2.00 x 4.20
Garage	5.40 x 3.10

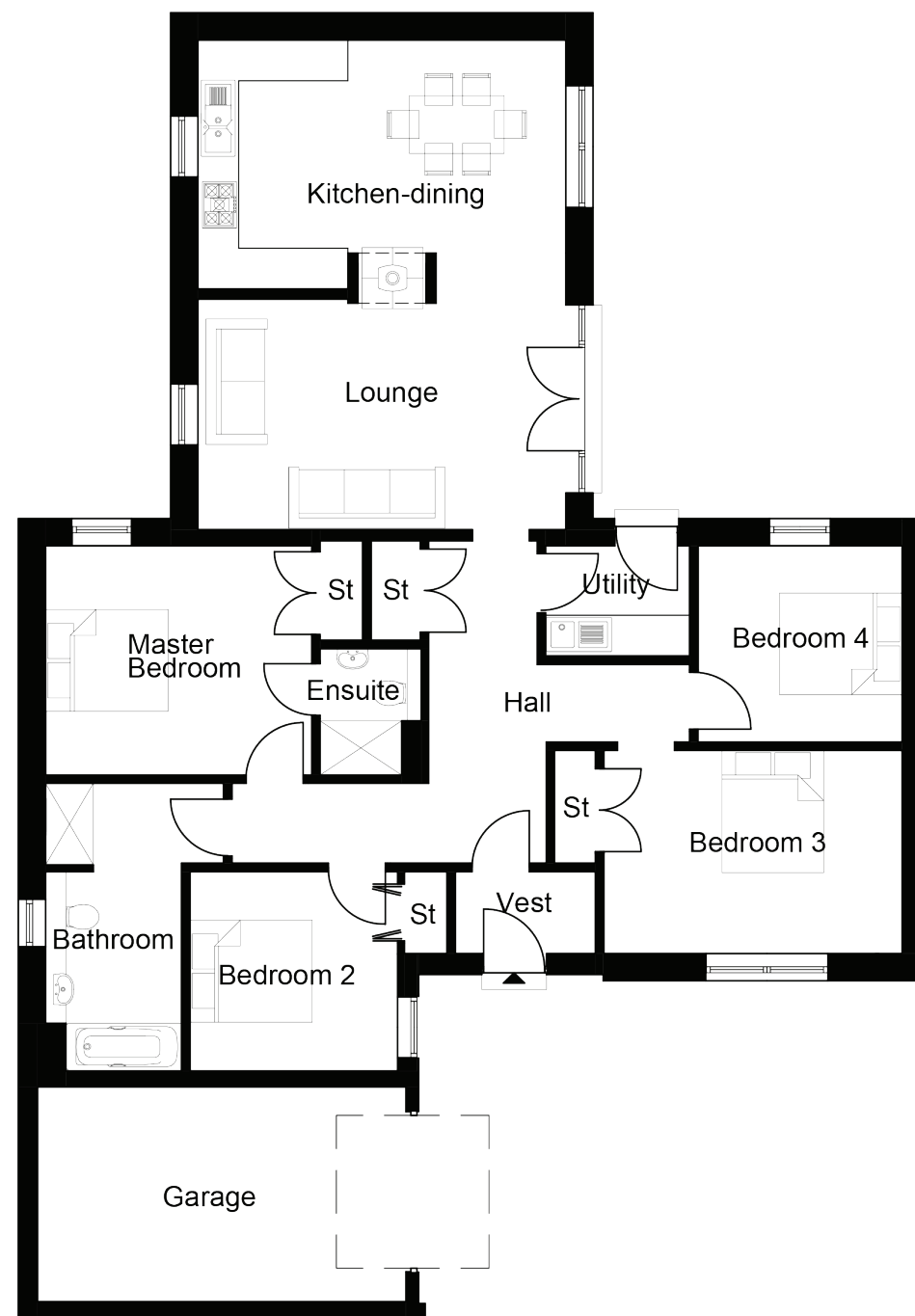
\*Bedroom dimensions excluding built-in storage.

\*Gross internal floor area 125.2m<sup>2</sup> excl. garage.

\*Garage internal floor area 17.13m<sup>2</sup>

\*Gross plot area 682m<sup>2</sup>

\*All measurements are approximate and for illustrative purposes only.

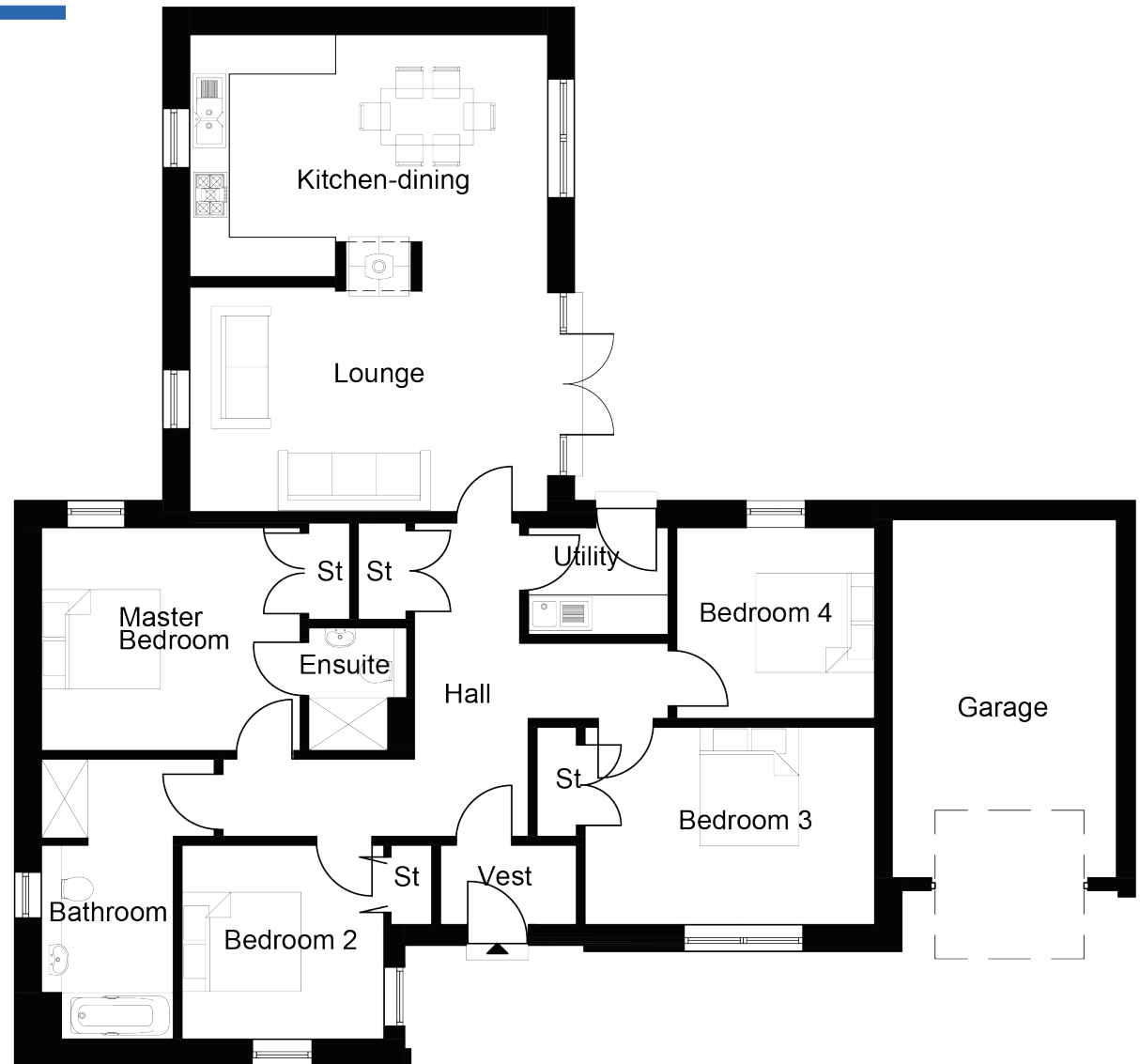




# Dunmore

Lounge	5.40 x 3.40
Kitchen-dining	5.40 x 3.60
Utility	2.10 x 1.60
Master Bedroom	3.90 x 3.30
Bedroom 2	3.00 x 2.90
Bedroom 3	4.30 x 2.90
Bedroom 4	3.00 x 2.80
Bathroom	2.00 x 4.20
Garage	5.40 x 3.10

\*Bedroom dimensions excluding built-in storage.  
 \*Gross internal floor area 125.2m<sup>2</sup> excl. garage.  
 \*Garage internal floor area 18.37m<sup>2</sup>  
 \*Gross plot area 593m<sup>2</sup>  
 \*All measurements are approximate and for illustrative purposes only.

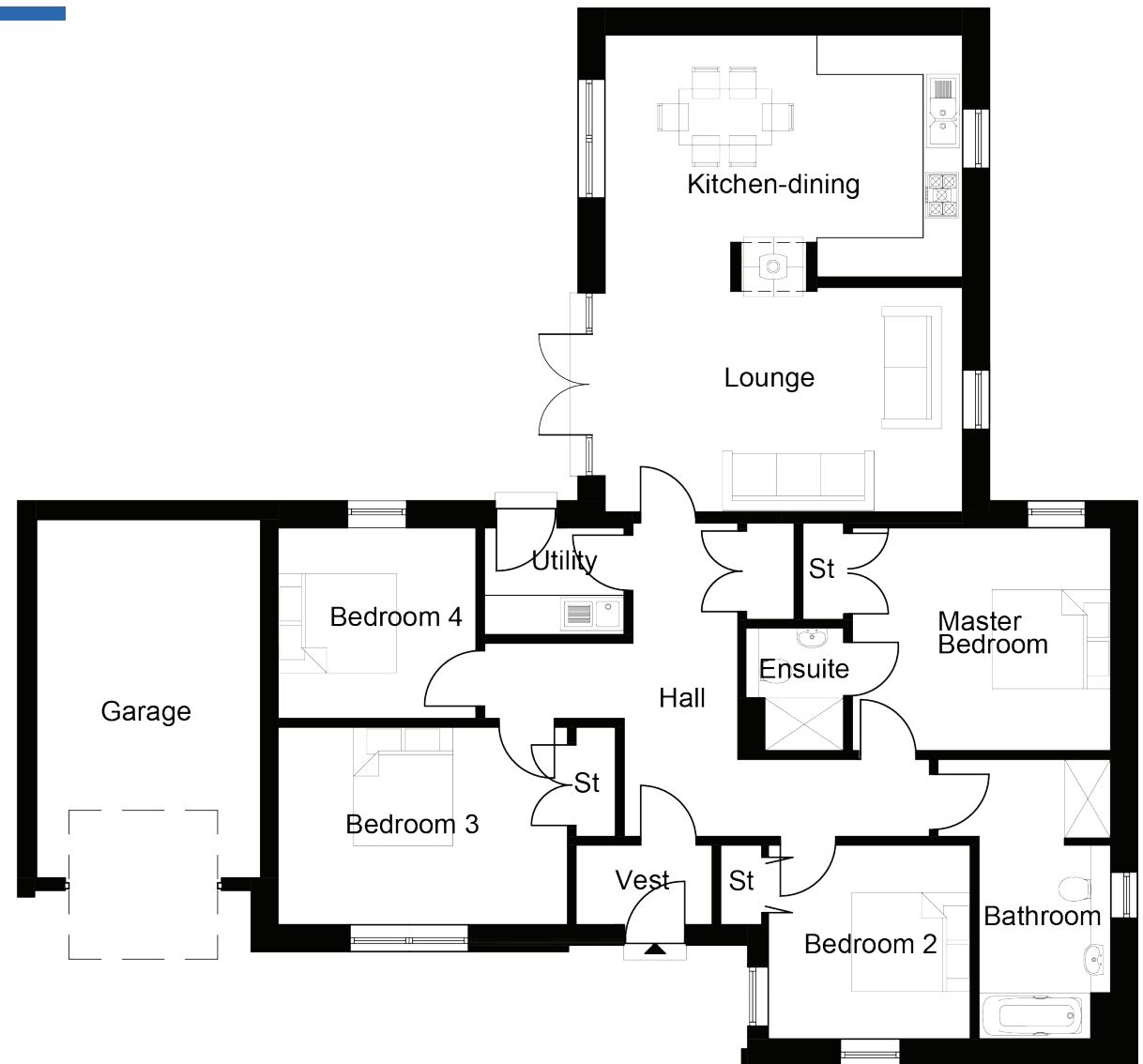




# Askaig

Lounge	5.40 x 3.40
Kitchen-dining	5.40 x 3.60
Utility	2.10 x 1.60
Master Bedroom	3.90 x 3.30
Bedroom 2	3.00 x 2.90
Bedroom 3	4.30 x 2.90
Bedroom 4	3.00 x 2.80
Bathroom	2.00 x 4.20
Garage	5.40 x 3.10

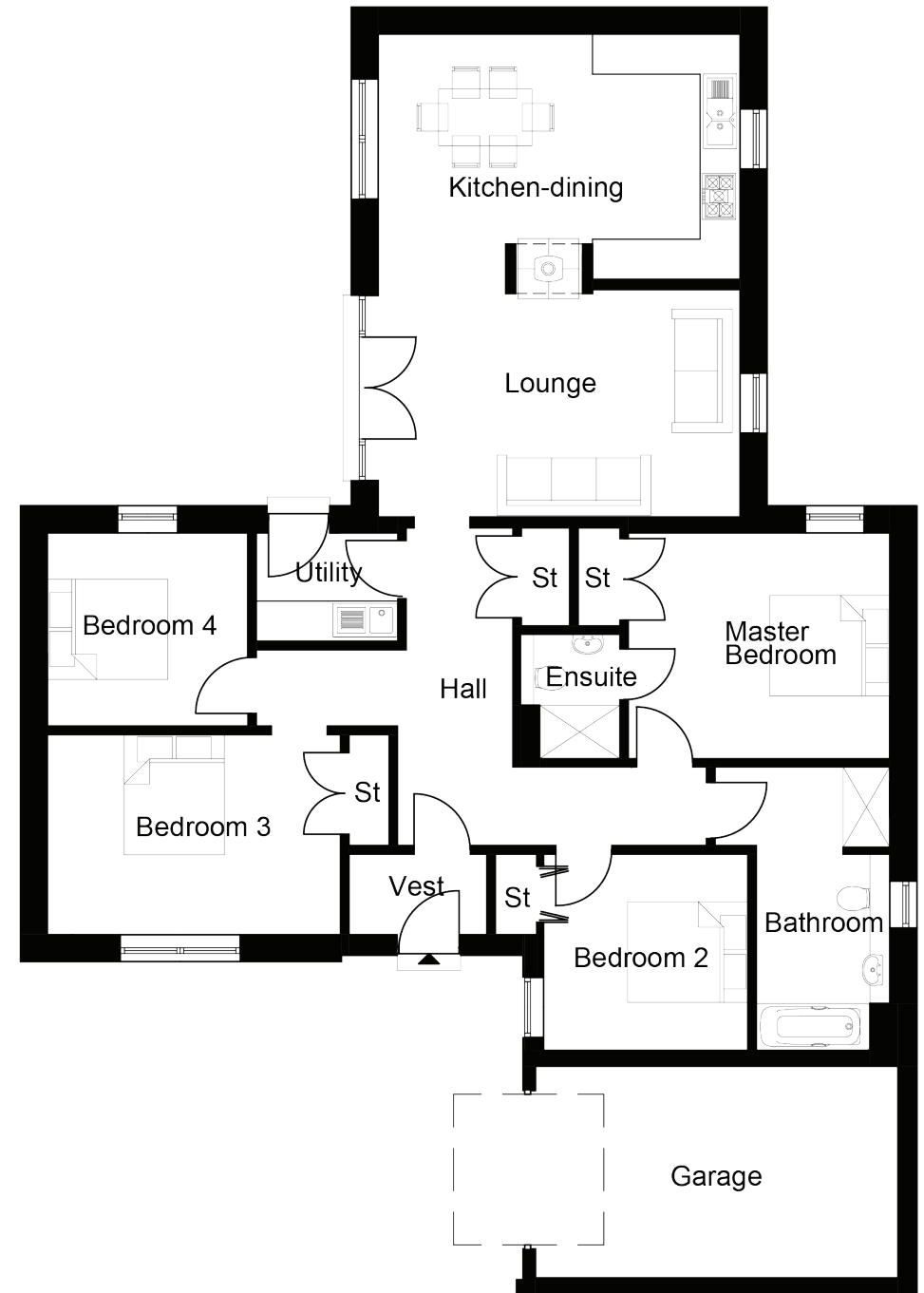
\*Bedroom dimensions excluding built-in storage.  
 \*Gross internal floor area 125.2m<sup>2</sup> excl. garage.  
 \*Garage internal floor area 18.37m<sup>2</sup>.  
 \*Gross plot area 618m<sup>2</sup>.  
 \*All measurements are approximate and for illustrative purposes only.



# Kilmore

Lounge	5.40 x 3.40
Kitchen-dining	5.40 x 3.60
Utility	2.10 x 1.60
Master Bedroom	3.90 x 3.30
Bedroom 2	3.00 x 2.90
Bedroom 3	4.30 x 2.90
Bedroom 4	3.00 x 2.80
Bathroom	2.00 x 4.20
Garage	5.40 x 3.10

\*Bedroom dimensions excluding built-in storage.  
 \*Gross internal floor area 125.2m<sup>2</sup> excl. garage.  
 \*Garage internal floor area 17.13m<sup>2</sup>.  
 \*Gross plot area 804m<sup>2</sup>.  
 \*All measurements are approximate and for illustrative purposes only.







# Specification

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## Kitchens

- ◆ Contemporary styled fitted kitchen with a choice of mix-n-match frontals
- ◆ Quality laminate worktops & upstand (choice of 4 different finishes)
- ◆ Stainless steel 1.5 bowl undermount sink with Bristan monoblock mixer tap
- ◆ Stainless steel extractor hood (externally vented) & splashback
- ◆ AEG/Electrolux stainless steel double multi-function fan oven
- ◆ AEG/Electrolux ceramic hob
- ◆ AEG/Electrolux built-in dishwasher
- ◆ Low energy LED under-unit lighting
- ◆ Low energy LED ceiling downlights
- ◇ Ceramic floor tiling

## Utilities

- ◆ Contemporary styled fitted units with a choice of mix-n-match frontals
- ◆ Solid surface worktop & upstand (choice of 4 different finishes)
- ◇ Ceramic floor tiling
- ◆ Stainless steel single bowl sink with monoblock mixer tap
- ◆ Plumbing & electrics for washing machine
- ◆ Electrics for dryer

- ◆ Included
- ◇ Optional Extras

## Bathrooms

- ◆ Contemporary styled bathroom suite
- ◆ Grohe brand mixer taps & shower valves
- ◆ Soft close toilet seat
- ◆ Dual flush toilet
- ◆ Low profile shower tray & chrome framed enclosure
- ◇ Shaver point
- ◆ Low energy LED downlights
- ◆ Ceramic wall tiling to shower area
- ◆ Ceramic wall tiling to bulkhead splashback (optional solid surface worktop)
- ◇ Ceramic floor tiles & skirting tile

## Ensuites

- ◆ Contemporary styled bathroom suite
- ◆ Grohe brand mixer taps & shower valves
- ◆ Soft close toilet seat
- ◆ Dual flush toilet
- ◆ Low profile shower tray & chrome framed enclosure
- ◇ Shaver point
- ◆ Low energy LED downlights
- ◆ Ceramic wall tiling to shower area
- ◆ Ceramic wall tiling to bulkhead splashback (optional solid surface worktop)
- ◇ Ceramic floor tiles & skirting tile





# Specification

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## Electrics

- ◆ Mains operated (with battery backup) smoke & heat detectors and battery powered carbon dioxide detectors
- ◆ TV sockets to living room, master bedroom & two further bedrooms
- ◆ BT sockets to hallway & living room
- ◆ Two PIR operated outside lights
- ◆ Low energy LED downlights to bathroom, hallway, vestibule & kitchen

## Heating & Plumbing

- ◆ Oil fired central heating with Worcester high-efficiency 'Greenstar' external boiler
- ◆ Solar panels for hot water
- ◆ Thermostatically controlled radiators
- ◆ Towel radiators to bathroom & ensuite
- ◆ 7 day programmable control of heating & hot water

## Exterior

- ◆ Double glazed top hung timber doors & windows with trickle vents
- ◆ Multi-point locking on all external doors
- ◆ Redwood painted fascias & bargeboards
- ◇ Outside cold water tap
- ◆ Up & over garage door
- ◇ Electric operation for garage door with remote control
- ◆ Front door letterbox
- ◆ Front door house numbering
  
- ◆ Included
- ◇ Optional Extras

## Decorative

- ◆ Feature oak doors throughout including matching sliding doors for wardrobes
- ◆ White moulded skirting & architraves
- ◆ Smooth painted ceilings in white vinyl matt emulsion
- ◆ Smooth painted walls in Magnolia vinyl matt emulsion
- ◆ White eggshell painted woodwork
- ◆ Shelves & hanging rail to all built in wardrobes
- ◆ Choice of quality lever-on-rose door handles
- ◇ Optional Hafele brand built-in wardrobes, lighting & hanging systems

## Landscaping

- ◆ Rotovated topsoil to rear & front gardens
- ◆ Post & wire fencing to boundaries
- ◆ Slabs & ramp to front entrance
- ◆ Gravel driveways



# Site Plan

Ardlarach

682m<sup>2</sup>

Dunmore

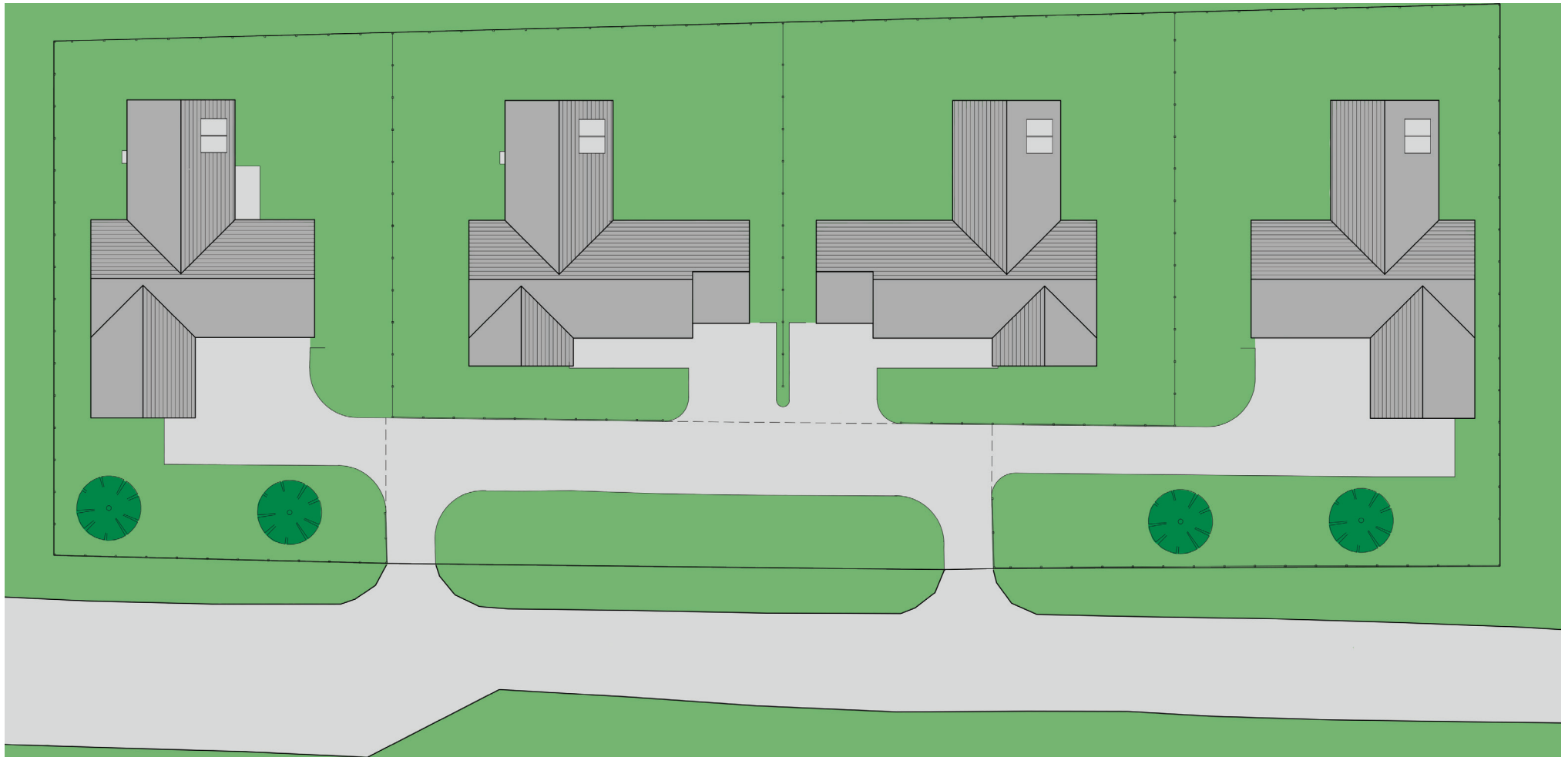
593m<sup>2</sup>

Askaig

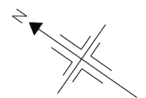
618m<sup>2</sup>

Kilmore

804m<sup>2</sup>



Not to scale  
\*Approximate plot area



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## Services

The properties will benefit from mains supplies of electricity and water. Heating & hot water will be by an external oil-fired boiler as well as roof mounted solar panels. Drainage will be by means of a shared private system.

## Communal Areas

A deed of condition has been drafted detailing the future maintenance of the common parts, namely the communal green, access road and communal septic tank and soakaway. The developer will be responsible for the maintenance of the common parts for a period of 3 months following the sale of the final house in the development. Thereafter a Factor will be appointed or the owners can set up an owners association.

## Warranty

10 year NHBC Warranty.

## Conditions of Sale

A reservation fee of £1,000 is required to secure a property, thereafter a formal offer to sell and deed of conditions will be issued for completion within 8 weeks. A deposit of 5% of the purchase price shall be paid within 7 days of completion of missives held on deposit receipt by our client's solicitor.

The deposit will be non-returnable in the event the purchaser failing to complete for reasons not attributable to the seller or their agents. The balance of the purchase price will become payable on the completion of the sale. Interest will be payable on the balance at the date of entry until paid at a rate of 5% over the Bank of Scotland basic rate.

In the event the purchaser fails to pay the full purchase price within a month from the date of entry, the seller shall be entitled to resile from the bargain and re-sell the property without prejudice to his right to recover from the prospective purchaser any loss incurred.



## Viewing Information

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By appointment through the selling agents.

All enquiries or requests for further information should be directed to the Sole Selling Agents, CKD Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN.

### Enquiries should be made to either:

Harry Stott  
harry.stott@ckdgalbraith.co.uk  
01786 434 630

Emma McFadyen  
emma.mcfadyen@ckdgalbraith.co.uk  
01786 434 623

### Directions

From Perth take the A94 signposted Coupar Angus, take this road for approximately 8.5 miles and turn right signposted Collace, follow the road for about 1.5 miles and the King's Seat View is located on the left hand side.

Postcode: PH2 6JB

## Important Notes

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These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. CKD Galbraith strongly recommend that you discuss any particular points which are likely to affect your interest in the property with them, in order that you do not make a wasted journey.

The illustrations used in this brochure may be indicative and do not necessarily depict the actual properties being offered for sale. It should not be assumed that any contents/furnishings/furniture are included in the sale. Please ask for further information if required.

Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Neither these particulars nor any subsequent communication by CKD Galbraith on behalf of the vendors relative to the property shall be binding upon our clients (whether acted on or otherwise) unless the same is incorporated within a written document signed by our clients or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.



# Location





# CKD Galbraith

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