

Rosebank

A STUNNING DEVELOPMENT
OF 2, 3 & 4 BEDROOM
FAMILY HOMES

DUNIPACE

ogilvie
HOMES

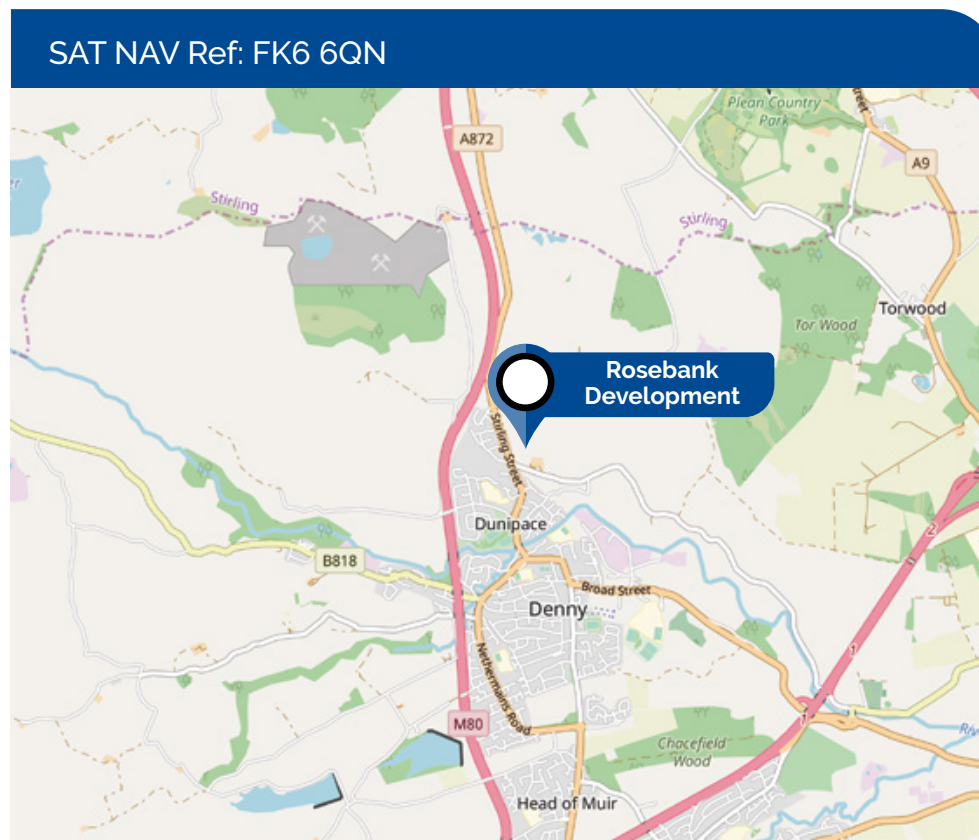


The Area

Dunipace Village lies on the left bank of the river Carron, opposite the town of Denny and only 6 miles from the city of Stirling.

Ideally placed for traveling to all points across the Central Belt, Dunipace also offers many local attractions including Dunipace Castle dating back to the 12th Century, Wellsfield Farm Park and Herbertshire Castle Park, to name just a few.

This delightful picturesque village has something for everyone with great local amenities, road links, primary and secondary schools.



How to Get There

From Stirling: Head south on Port St/A811 towards King's Park Rd, follow A811 onto St Ninians Rd, at roundabout continue onto Newhouse, then B805 onto Main St, which becomes Borestone Cres. At roundabout, take 3rd exit onto A872 arrive at FK6 6QN.

From Glasgow: Take M8 southbound, take the M80 exit towards Stirling/Kincardine Bridge Continue onto M80, keep left at the fork to continue on M876. At junction 1, take the A883 exit to Falkirk/Denny, turn right onto A883. At the roundabout, take the 2nd exit and stay on A883, turn right onto Stirling St/A883, at the roundabout, take the 2nd exit onto Stirling St/A872, Arrive at FK6 6QN.

From Edinburgh: Take A90 westbound, continue to follow A90, at roundabout, continue onto Queensferry Rd/A90, take exit towards A904, at roundabout, take 1st exit onto A904, turn left onto B8046, turn right to merge onto M9 towards Stirling, at junction 9, take A91 exit Stirling, at roundabout, take 1st exit onto A872, arrive at FK6 6QN.



Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

2 Bedroom



3 Bedroom



4 Bedroom



Plots not yet under construction may be subject to change and local authority approval. These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.



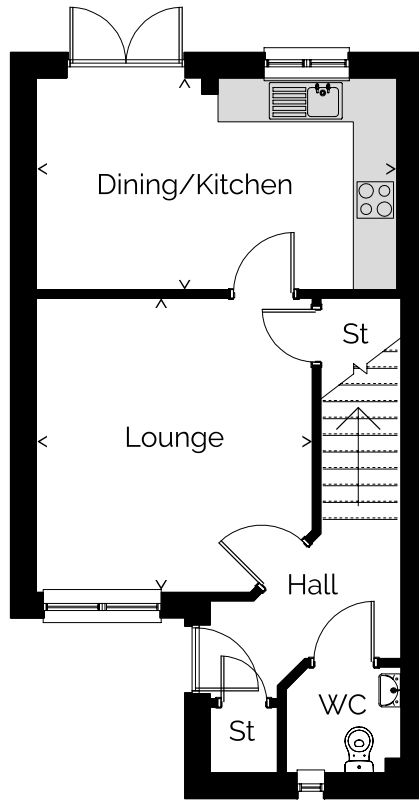
Rannoch

2 Bedroom End/Mid Terraced Villa

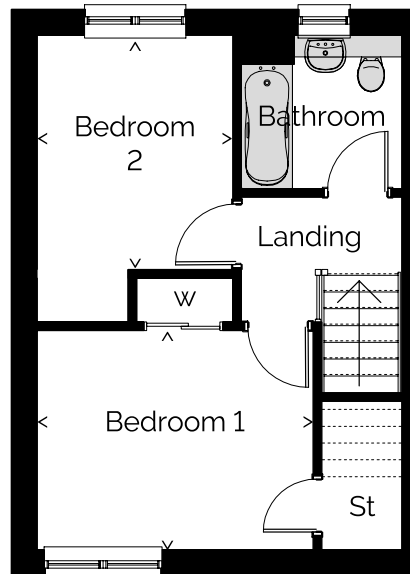
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GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.85 x 4.03 m 12'7" x 13'2"
Kitchen/Dining:	5.01 x 2.90 m 16'5" x 9'6"

First Floor

Bedroom 1:	3.85 x 3.00 m 12'7" x 9'10"
Bedroom 2:	2.75 x 3.21 m 8'10" x 10'6"

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Clyde

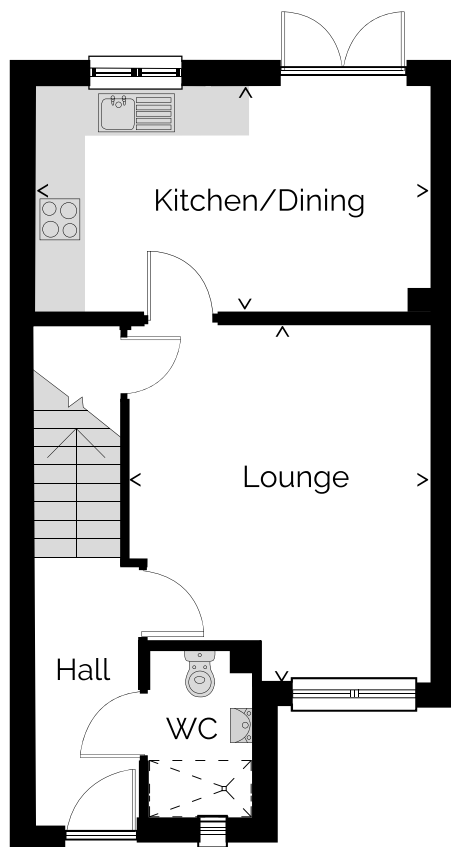
3 Bedroom Semi Detached Villa

Dunipace

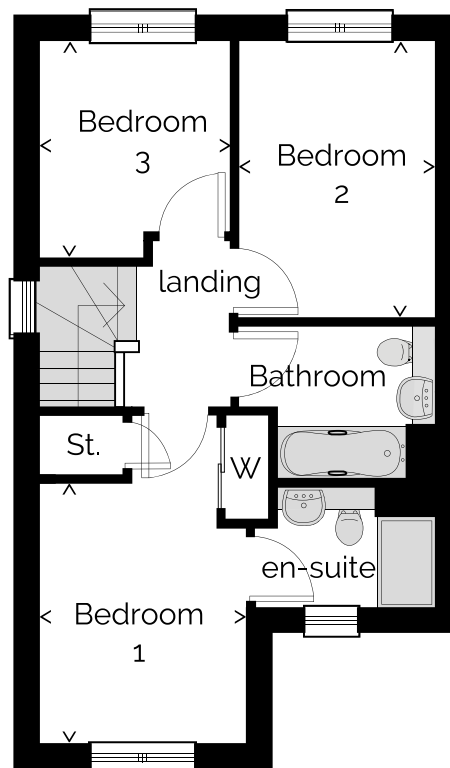
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HOMES

GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.08 x 4.48 m 13'4" x 14'8"
Kitchen/Dining:	5.22 x 2.90 m 17'1" x 9'6"

First Floor

Bedroom 1:	2.77 x 3.55 m 9'1" x 11'7"
Bedroom 2:	2.58 x 3.69 m 8'5" x 12'1"
Bedroom 3:	2.53 x 2.90 m 8'3" x 9'6"

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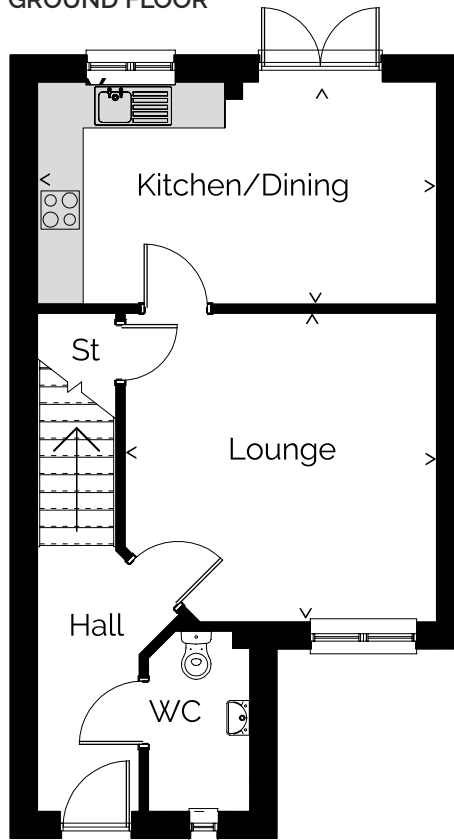
Tay

3 Bedroom Terrace/Semi Detached Villa

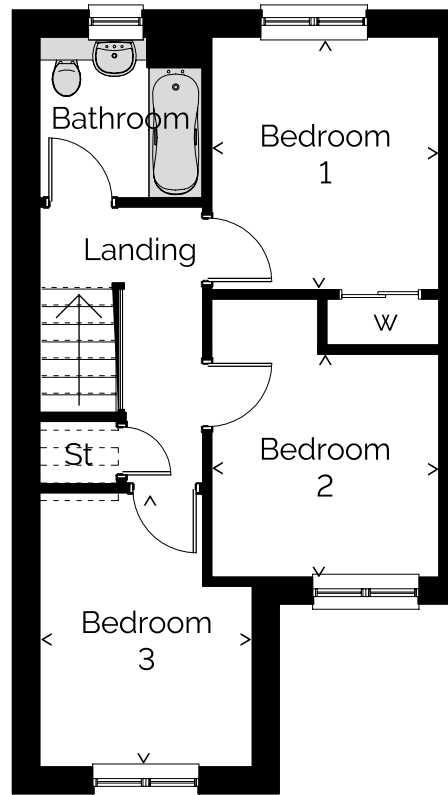
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HOMES

GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.06 x 4.03 m 13'3" x 13'2"
Kitchen/Dining:	5.21 x 2.90 m 17'1" x 9'6"

First Floor

Bedroom 1:	2.96 x 3.30 m 9'8" x 10'9"
Bedroom 2:	2.96 x 2.91 m 9'8" x 9'6"
Bedroom 3:	2.77 x 3.58 m 9'1" x 11'8"

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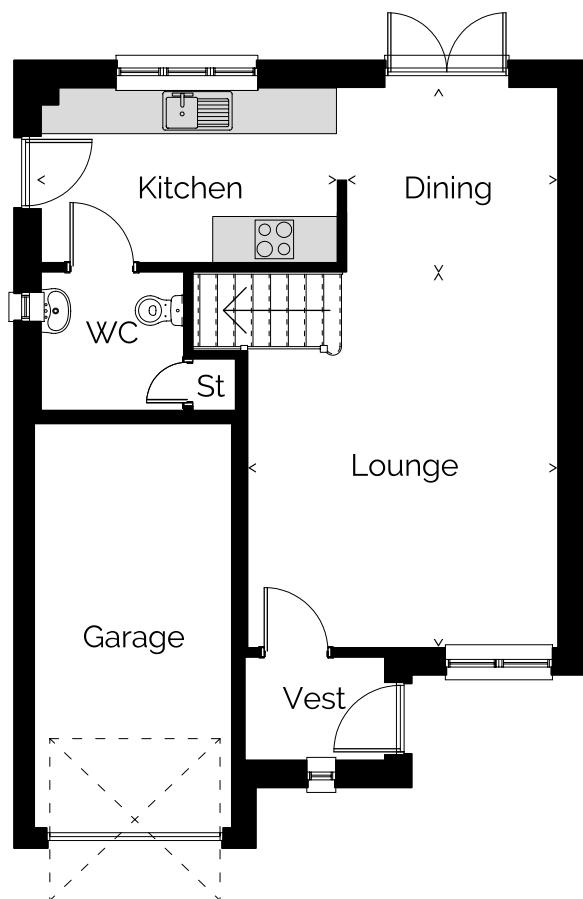
Eden

3 Bedroom Detached Villa

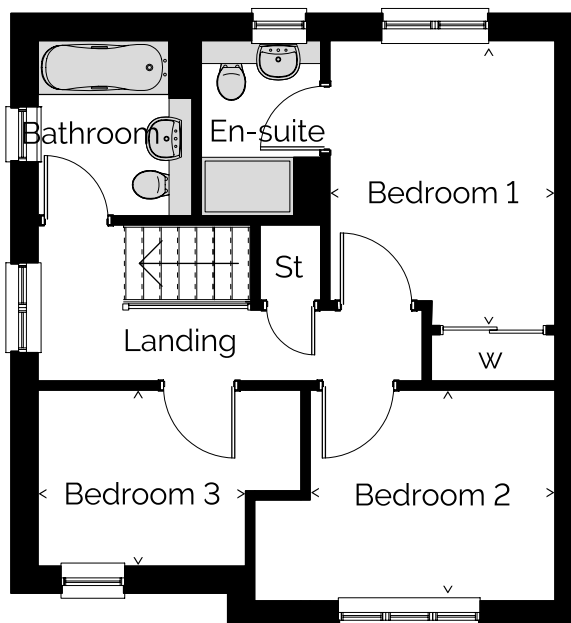
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GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.03 x 4.88 m 13'2" x 16'0"
Kitchen:	3.85 x 2.28 m 12'7" x 7'5"
Dining:	2.75 x 2.39 m 9'0" x 7'10"

First Floor

Bedroom 1:	2.92 x 3.70 m 9'6" x 12'1"
Bedroom 2:	3.18 x 2.74 m 10'5" x 8'11"
Bedroom 3:	2.69 x 2.29 m 8'9" x 7'6"

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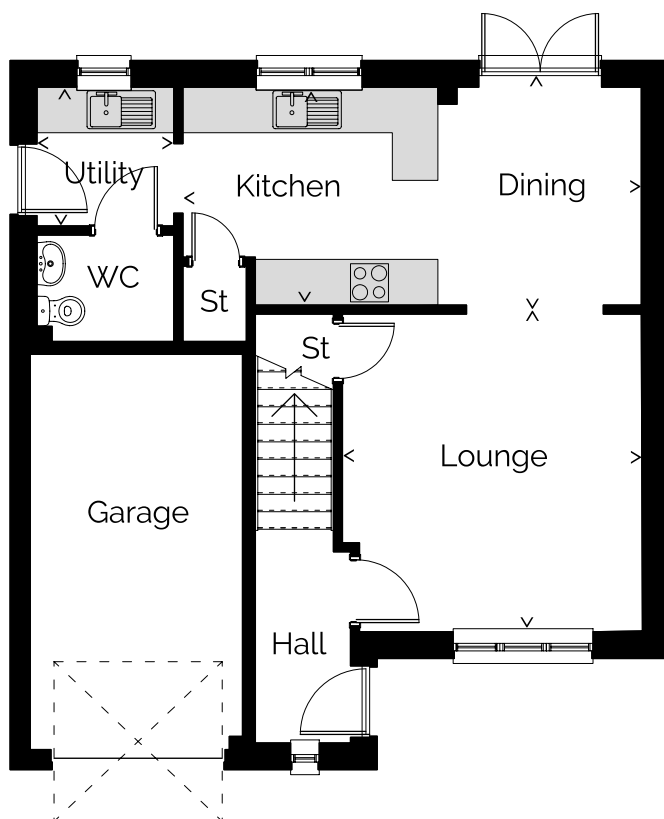
Spey

4 Bedroom Detached Villa

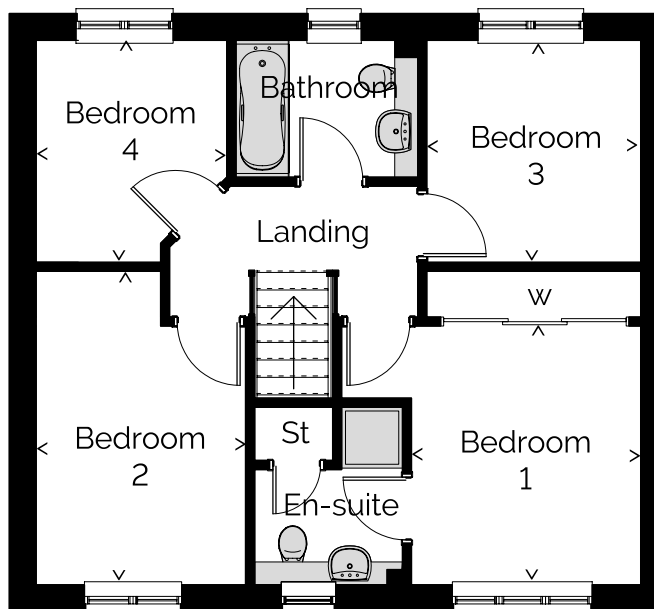
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GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.93 x 4.18 m 12'10" x 13'8"
Kitchen/Dining:	6.03 x 2.87 m 19'9" x 9'4"
Utility:	1.80 x 1.83 m 5'10" x 6'00"

First Floor

Bedroom 1:	3.01 x 3.40 m 9'10" x 11'1"
Bedroom 2:	2.76 x 4.12 m 9'0" x 13'6"
Bedroom 3:	2.81 x 2.92 m 9'2" x 9'6"
Bedroom 4:	2.51 x 2.92 m 8'2" x 9'6"

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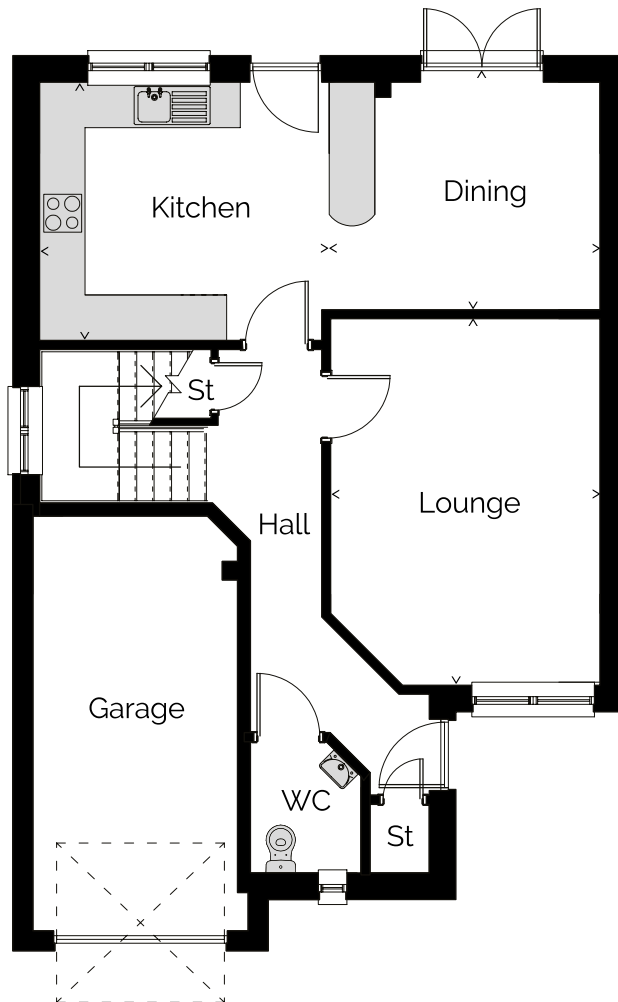
Tweed

4 Bedroom Detached Villa

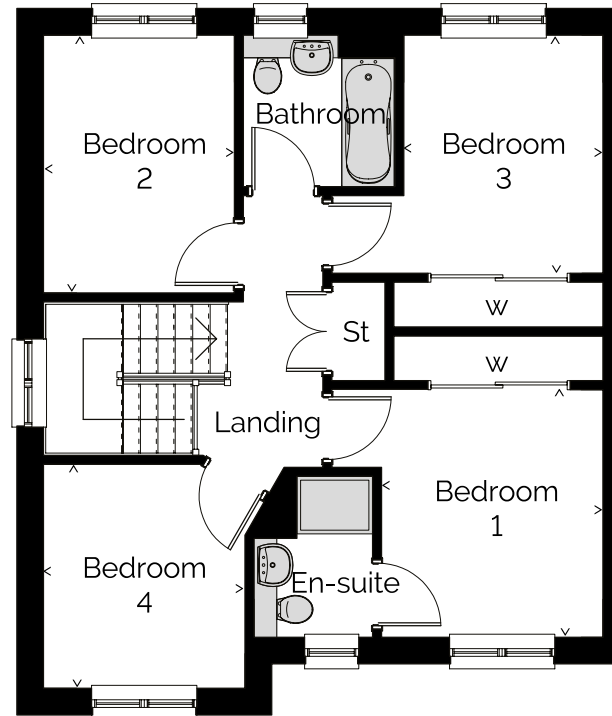
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GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.55 x 4.83 m 11'7" x 15'10"
Kitchen:	3.72 x 3.40 m 12'2" x 11'1"
Dining:	3.67 x 3.00 m 12'0" x 9'10"

First Floor

Bedroom 1:	2.92 x 3.27 m 9'6" x 10'8"
Bedroom 2:	2.52 x 3.40 m 8'3" x 11'1"
Bedroom 3:	2.63 x 3.14 m 8'7" x 10'3"
Bedroom 4:	2.66 x 2.96 m 8'8" x 9'8"

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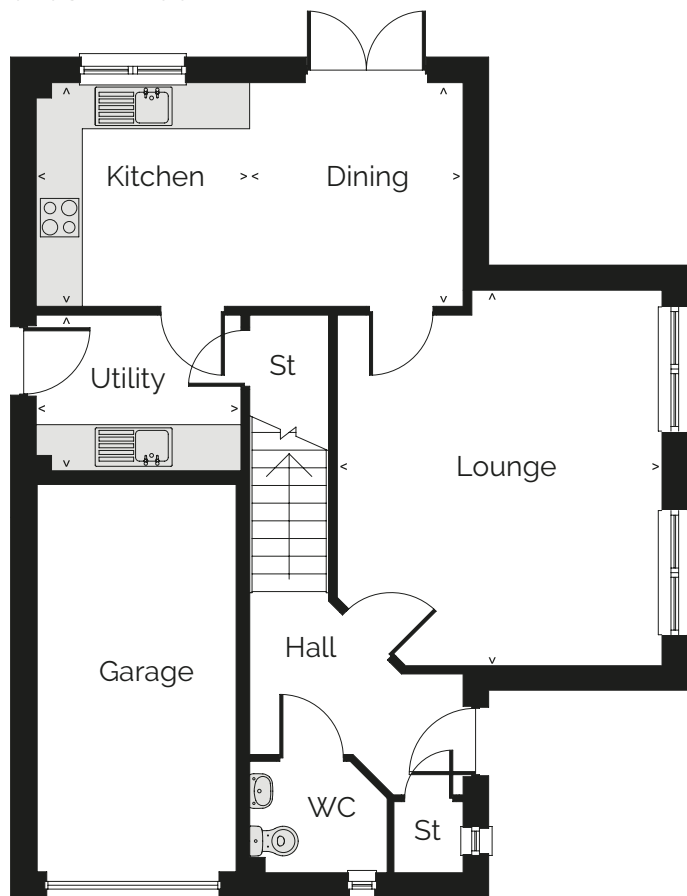
Deveron

4 Bedroom Detached Villa

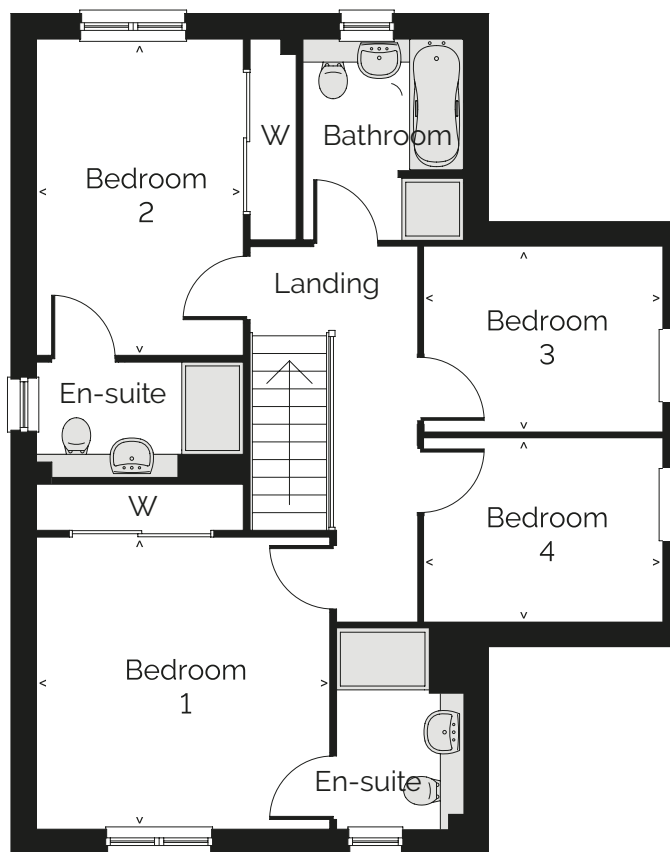
Dunipace
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GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	4.36 x 4.91 m 14'3" x 16'1"
Kitchen:	2.97 x 2.91 m 9'8" x 9'6"
Dining:	2.62 x 2.91 m 8'7" x 9'6"
Utility:	2.66 x 2.02 m 8'8" x 6'7"

First Floor

Bedroom 1:	3.82 x 3.77 m 12'6" x 12'4"
Bedroom 2:	2.66 x 4.08 m 8'8" x 13'4"
Bedroom 3:	3.18 x 2.40 m 10'5" x 7'10"
Bedroom 4:	3.18 x 2.40 m 10'5" x 7'10"

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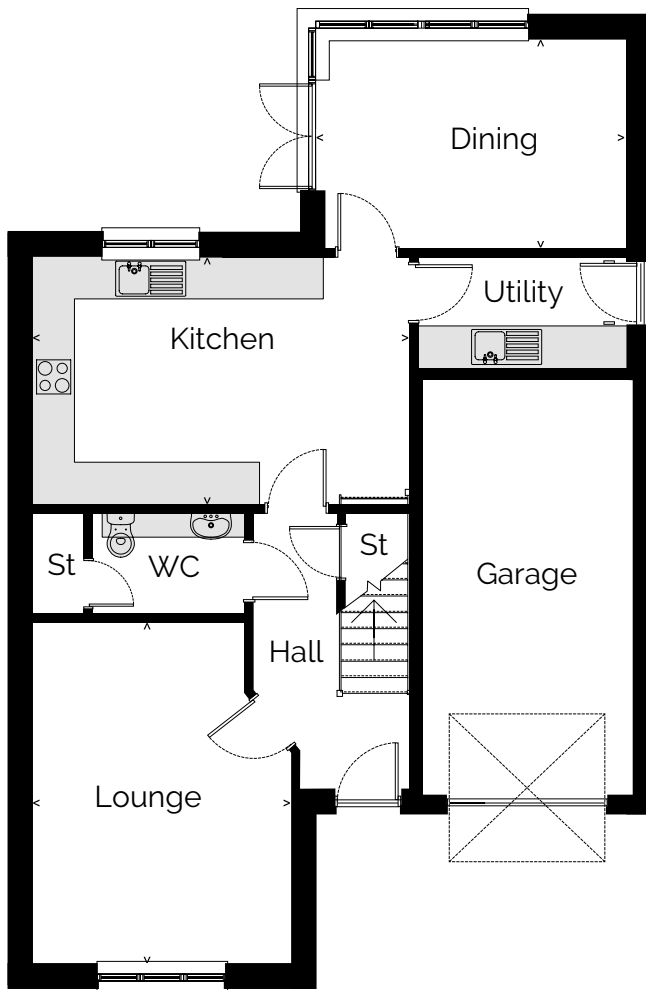
Cairn

4 Bedroom Detached Villa

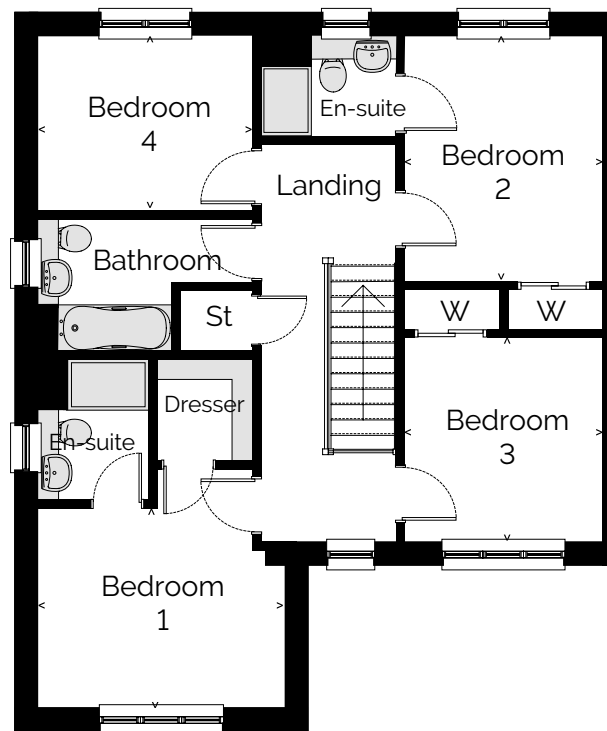
Dunipace
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HOMES

GROUND FLOOR



FIRST FLOOR



Dimensions

Ground Floor

Lounge:	3.67 x 4.83 m 12'0" x 15'10"
Kitchen:	5.32 x 3.57 m 17'5" x 11'8"
Dining:	4.24 x 2.94 m 13'10" x 9'7"

First Floor

Bedroom 1:	3.67 x 3.02 m 12'0" x 9'10"
Bedroom 2:	2.96 x 3.73 m 9'8" x 12'2"
Bedroom 3:	2.96 x 3.05 m 9'8" x 10'0"
Bedroom 4:	3.07 x 2.65 m 10'0" x 8'8"

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Found the 'One'?



Once you have chosen your house style and which plot you want to buy, we can assist you, if required with the following:

- Appointing a solicitor to carry out the conveyancing for your purchase is essential, however should you require the recommendation of a solicitor, we will be happy to put you in touch with one.
- Financial advice from an Independent Financial Advisor, if you do not have anyone in mind, we can recommend a suitable independent advisor to provide free financial advice, prior to your reservation. Please ask sales manager for details.



The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period stipulated (usually 2-3 weeks) and making your reservation payment fee of £500. (Preferred payment method is online banking however if this is not available to you the site sales manager can advise a suitable alternative.

**70% of your reservation fee will be retained should you cancel your reservation prior to concluding the missive contract.*



During the fixed period your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated

expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important as the reservation will automatically expire & any incentive offered will be withdrawn, should the next stage of concluding the missive contract, not have been achieved, (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be remarketed for sale.** Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point the balance of the deposit will be payable which is further £1000 adding to your total deposit of £1500.



Found the 'One'?



With the legalities complete, subject to build stage, you will be invited, to a specific appointment, at the marketing suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home. The appointment date agreed will be the Final opportunity for processing all colours and any client extras for the property (we are unable to consider any amendments/additions to your colour selections or chosen extras after this appointment date), however would welcome as many visits by appointment, as necessary prior to the final appointment date & time agreed.

*Please be advised only our pre-approved list of extras will be considered, subject to the build stage of the property at the time.



Following this, we will keep you informed at intervals of the progress of your home, to monitor the build programme and anticipated entry date. **As your build progresses, we will be in a clearer position to advise on firmer, likely date for completion.**

Brexit, Lockdowns and significant demand are combining to create shortages in the essential materials and labour the UK's housebuilding sector needs, with global supply chains significantly stretched and order backlogs now a regular occurrence. Whilst we will continue to provide all our customers with anticipated dates some delays may be encountered in the coming months because of the shortages.

Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor – at this stage we will advise buyers of an anticipated calendar quarter.
- When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the anticipated month of completion.
- When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage an anticipated move-in date will be agreed with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date. You will receive a personal home demonstration of your new home from our site team representatives along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues which will be reviewed by our site team at the end of the first month.

Details of our emergency Customer Care number will be provided for any urgent items.



SPECIFICATIONS

General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, facings, stair balustrading
- Photovoltaic Solar Panels
- 10 year new home warranty

Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Chimney hood and stainless steel splashback at hob
- Stainless steel oven
- Integrated fridge freezer (where applicable)

Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- 9KW electric shower to bathroom (where there is no en-suite)
- Thermostatic shower to en-suite only (where applicable)
- Fitted vanity units from contemporary range
- Choice from a wide range of co-ordinating ceramic wall tiles



External

- Paved footpaths and patios
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The company reserve the right to amend and/or update specification at their discretion.