

Ogilvie at Drovers Gate

Crieff

An exclusive development of stunning two-, three-, four- and five-bedroom homes, by Ogilvie Homes.



Example Tweed2



Typical Ogilvie interior



Typical Ogilvie interior

Ogilvie at Drovers Gate

Crieff



The area

Crieff is a lively country town surrounded by the beautiful Perthshire scenery, positioned where the lowland landscape meets the highland terrain.

This historic town developed into the main cattle trading centre in Scotland during the 16th to 18th centuries. Drovers would gather at the livestock market with up to 30,000 cattle.

This thriving market town supports an array of local family businesses and has built a reputation for fine dining. With a selection of restaurants, cafes, coffee shops and casual dining establishments, you'll be spoilt for choice.

Of course, there is also a collection of clothes, gifts and arty shops along with the usual amenities. Crieff lies just 35 minutes west of the city of Perth, the gateway to the Highlands.

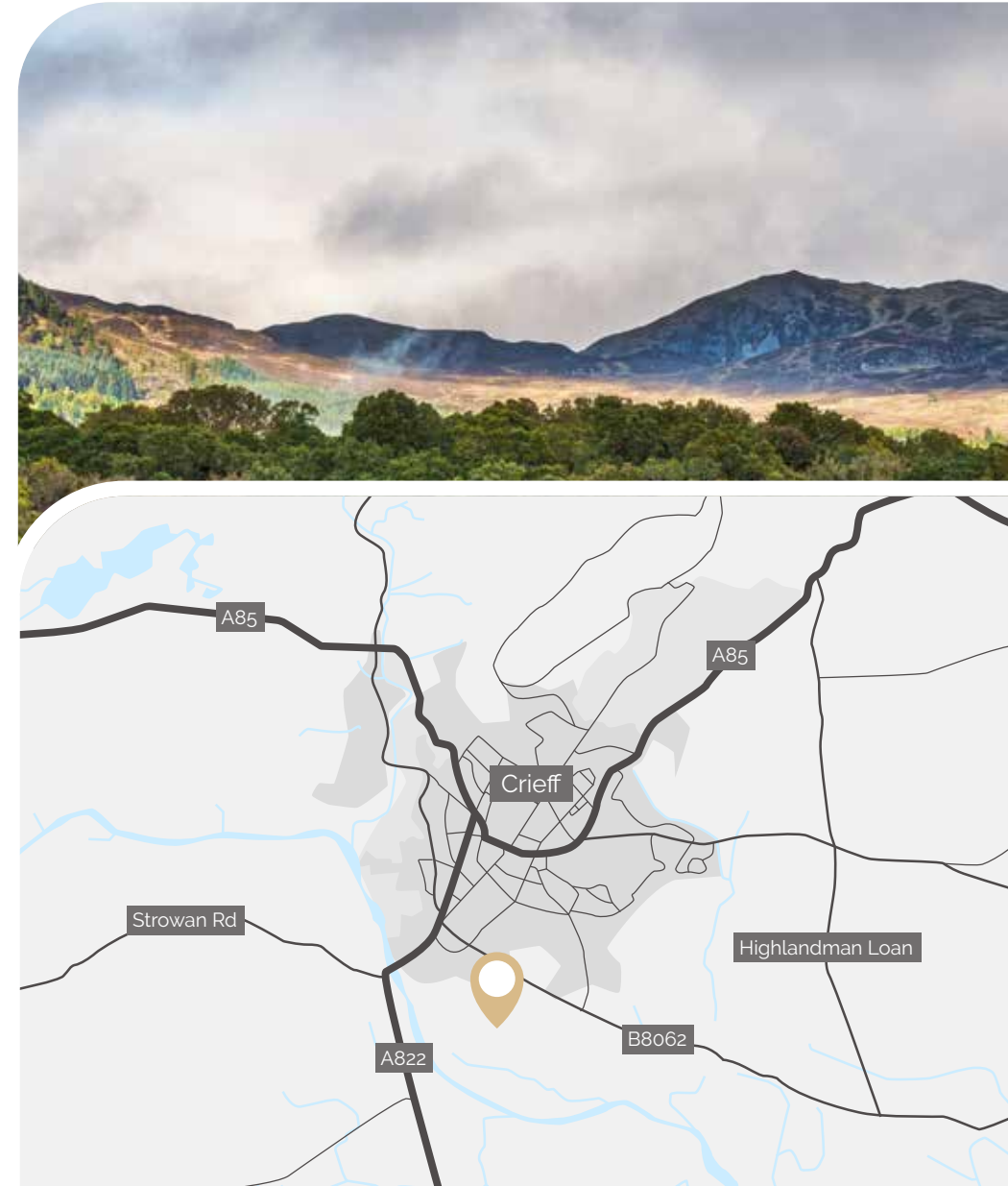
How to get there

Sat nav reference: PH7 3FA

From Perth: Take the A85 Dundee Road, merging into the M90 via the slip road. At junction 10, exit onto the A9 merging into the M90. At the roundabout, take the 1st exit. Turn right onto Roman Road and then turn left. Turn right and then turn left onto the B8062. The destination is on the right.

From Edinburgh: Head towards the M9. At the roundabout, take the 1st exit onto A9/Perth and then merge onto the M9. At the roundabout, take the 2nd exit heading to Doune. Then take the A822 exit towards Greenloaning and continue on the A822. Turn right onto B8062/Broich Road and the destination is on the left.

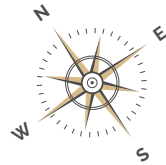
From Dundee: Head towards the A90/Queensferry Road and merge onto the M90. At junction 6, take the A922 towards Kinross. At junction 6, take the 1st exit onto the A977. Turn right then left onto the A91 and make a U-turn onto the A823. At the roundabout, take the 2nd exit and then turn right onto the A822. Then turn right onto the B8062/Broich Road. The destination is on the left.



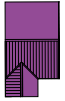
Drovers Gate, Crieff

Site map

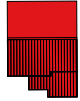
Drovers Gate has 10 types of semi-detached and detached houses. Each home has high-specification fixtures and fittings throughout, as well as customisable options.



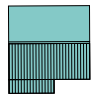
Rannoch2
2-bedroom
semi-detached house



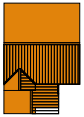
Clyde
3-bedroom
semi-detached house



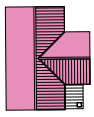
Eden
3-bedroom
detached house



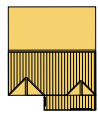
Spey
4-bedroom
detached house



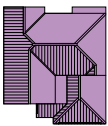
Tweed2
4-bedroom
detached house



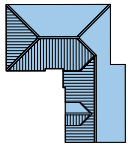
Deveron
4-bedroom
detached house



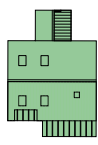
Courtshaw
4-bedroom
detached house



Kishorn
4-bedroom
detached house



Maree
4-bedroom
detached house



Etive
5-bedroom
detached house

Rannoch2
2-bedroom
semi-detached house

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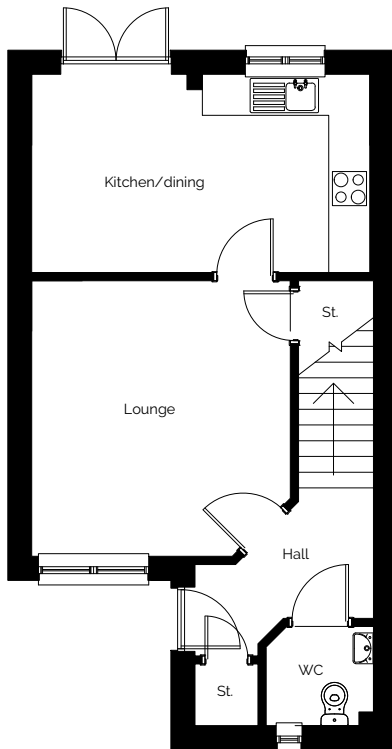




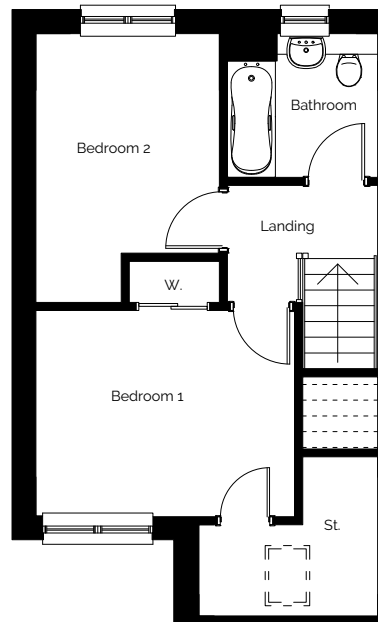
Rannoch2

2-bedroom semi-detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
3.81m x 4.03m
12'6" x 13'2"

Kitchen/dining
4.94m x 2.90m
16'2" x 9'6"

WC
1.52m x 1.45m
4'11" x 4'9"

First floor

Bedroom 1
3.81m x 3.03m
12'6" x 9'11"

Bedroom 2
2.71m x 3.21m
8'10" x 10'6"

Bathroom
2.20m x 2.10m
7'2" x 6'10"

Total area

76.70 sq.m/826 sq.ft

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Clyde
3-bedroom
semi-detached house

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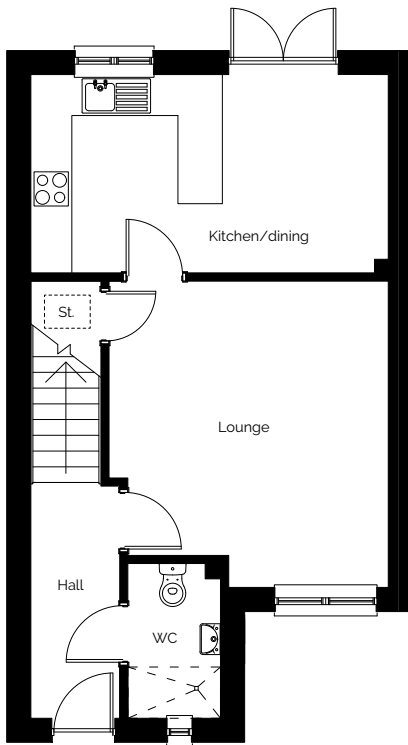




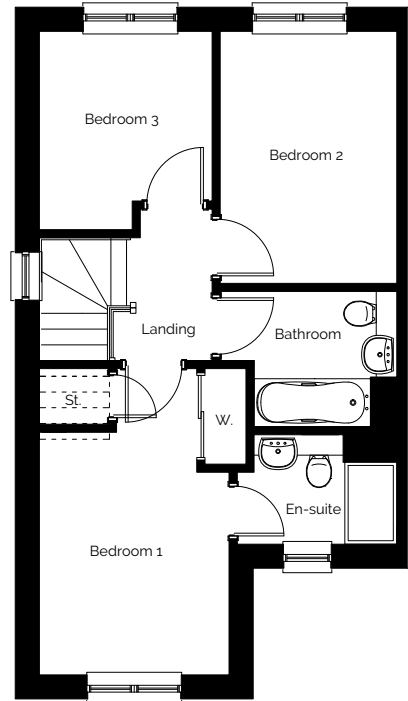
Clyde

3-bedroom semi-detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
4.11m x 4.48m
13'5" x 14'8"

Kitchen/dining
5.22m x 2.90m
17'1" x 9'6"

WC
1.38m x 2.26m
4'6" x 7'5"

First floor

Bedroom 1
2.77m x 3.55m
9'1" x 11'7"

En-suite
2.35m x 1.62m
7'8" x 5'3"

Bedroom 2
2.61m x 3.71m
8'6" x 12'2"

Bedroom 3
2.53m x 2.92m
8'3" x 9'7"

Bathroom
2.61m x 1.98m
8'6" x 6'6"

Total area

88.96 sq.m/957 sq.ft

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Eden
3-bedroom
detached house

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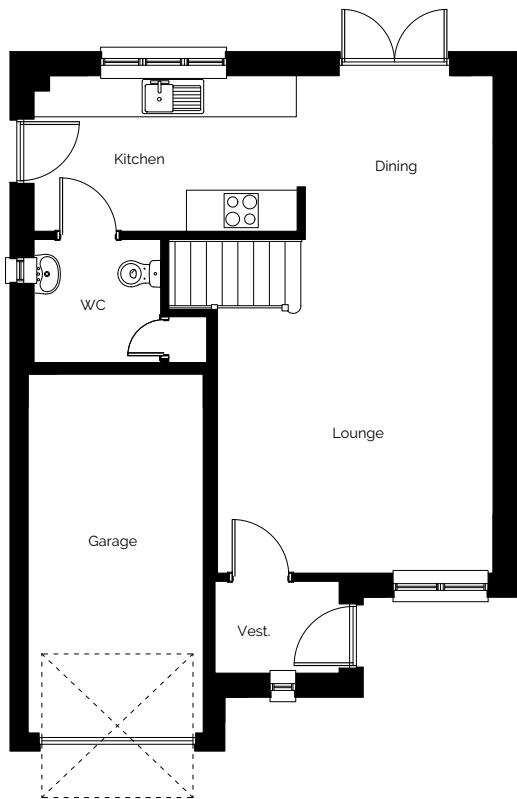




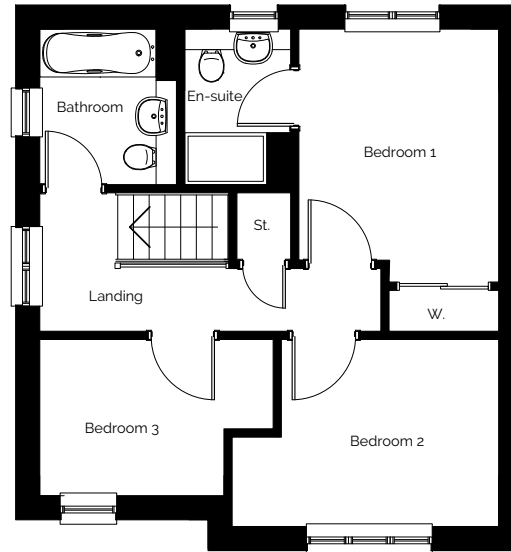
Eden

3-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
4.03m x 4.88m
13'2" x 16'0"

Kitchen
3.85m x 2.28m
12'7" x 7'5"

Dining
2.75m x 2.39m
9'0" x 7'10"

WC
1.85m x 1.80m
6'0" x 5'10"

Garage
2.56m x 5.25m
8'4" x 17'2"

First floor

Bedroom 1
2.95m x 3.72m
9'8" x 12'2"

En-suite
1.55m x 2.30m
5'1" x 7'6"

Bedroom 2
3.18m x 2.76m
10'5" x 9'0"

Bedroom 3
2.72m x 2.31m
8'11" x 7'6"

Bathroom
2.02m x 2.30m
6'7" x 7'6"

Total area

90.73 sq.m/977 sq.ft
Total area excludes the garage.

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Spey
4-bedroom
detached house

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HOMES

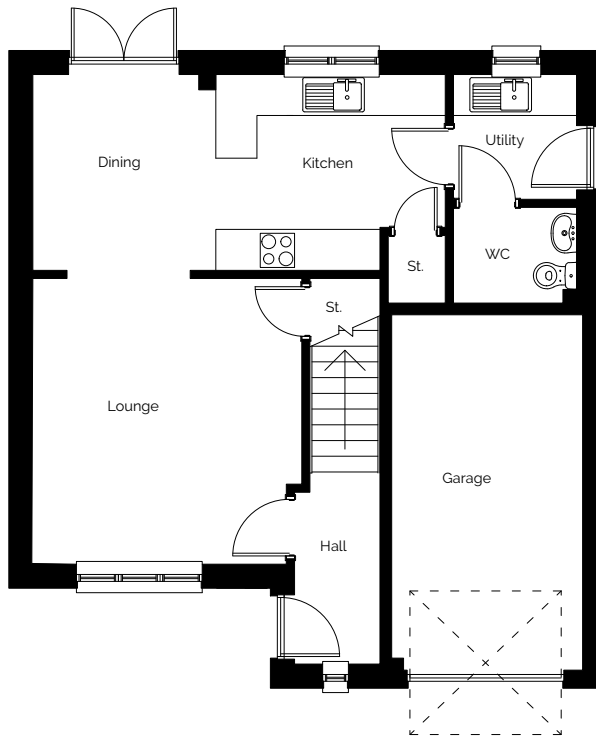




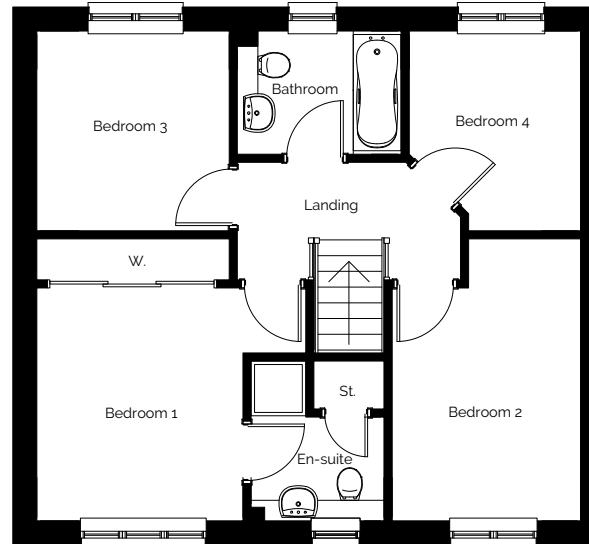
Spey

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

- Lounge
3.96m x 4.18m
12'11" x 13'8"
- Kitchen/dining
6.03m x 2.87m
19'9" x 9'5"
- Utility
1.83m x 1.83m
6'0" x 6'0"
- WC
1.83m x 1.43m
6'0" x 4'8"
- Garage
2.79m x 5.20m
9'1" x 17'0"

First floor

- Bedroom 1
3.04m x 3.43m
9'11" x 11'3"
- En-suite
1.94m x 1.52m
6'4" x 4'11"
- Bedroom 2
2.78m x 4.12m
9'1" x 13'6"
- Bedroom 3
2.84m x 2.94m
9'3" x 9'7"
- Bedroom 4
2.51m x 2.94m
8'2" x 9'7"
- Bathroom
2.42m x 1.80m
7'11" x 5'10"

Total area

104.70 sq.m/1127 sq.ft
Total area excludes the garage.

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Tweed2
4-bedroom
detached house

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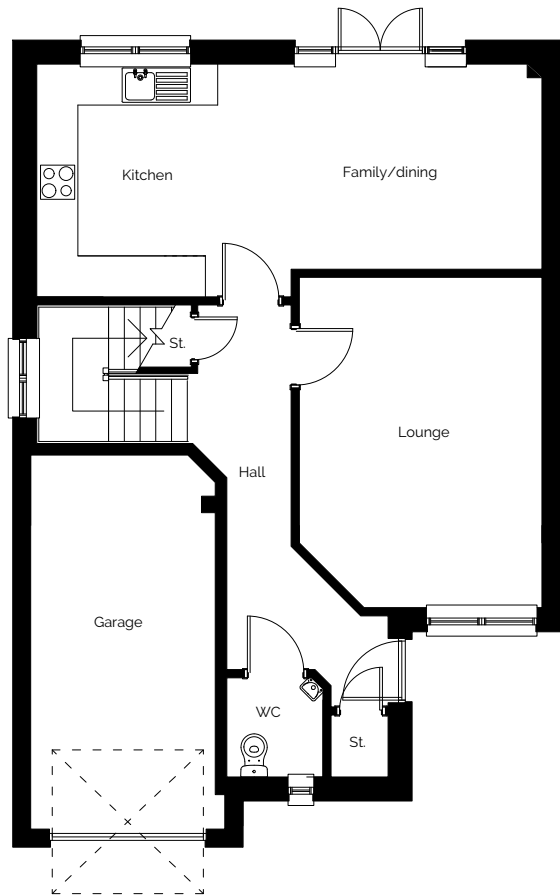




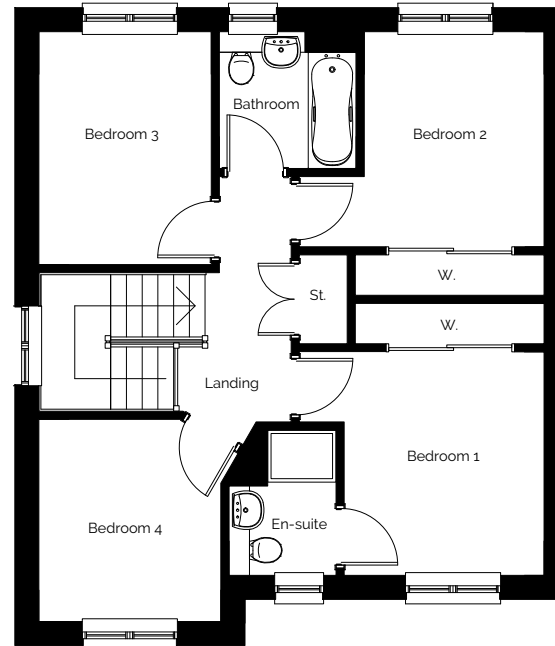
Tweed2

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
3.55m x 4.83m
11'7" x 15'10"

Kitchen
2.65m x 3.40m
8'8" x 11'1"

Family/dining
4.74m x 3.00m
15'6" x 9'10"

WC
1.48m x 1.73m
4'10" x 5'8"

Garage
2.70m x 5.47m
8'10" x 17'11"

First floor

Bedroom 1
2.95m x 3.29m
9'8" x 10'9"

En-suite
1.59m x 2.12m
5'2" x 6'11"

Bedroom 2
2.65m x 3.17m
8'8" x 10'4"

Bedroom 3
2.55m x 3.42m
8'4" x 11'2"

Bedroom 4
2.66m x 2.98m
8'8" x 9'9"

Bathroom
2.00m x 2.03m
6'6" x 6'7"

Total area

118.49 sq.m/1275 sq.ft
Total area excludes the garage.

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Deveron
4-bedroom
detached house

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HOMES

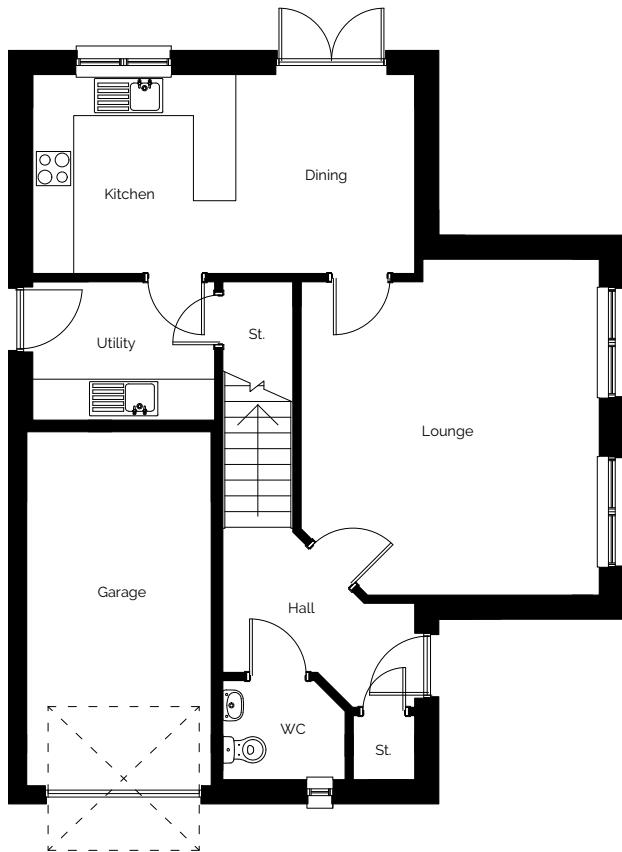




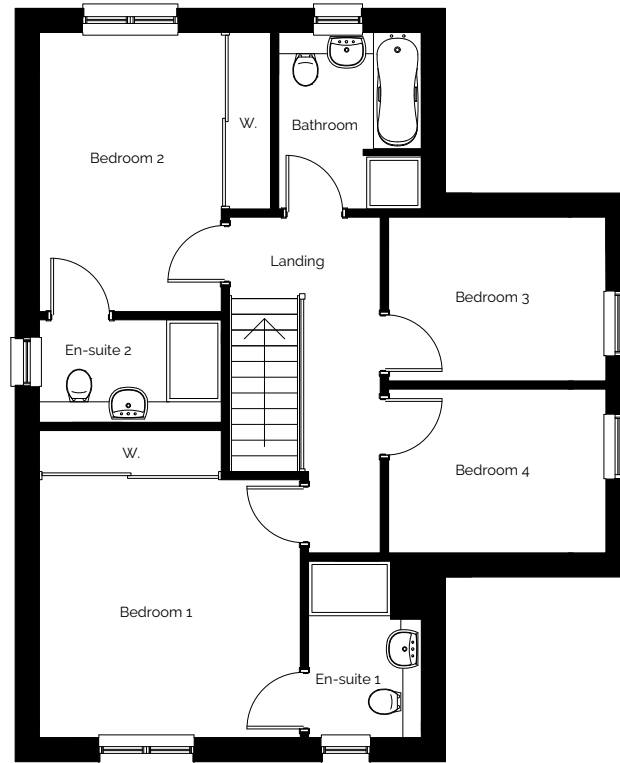
Deveron

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
4.36m x 4.91m
14'3" x 16'1"

Kitchen
2.97m x 2.91m
9'8" x 9'6"

Dining
2.62m x 2.91m
8'7" x 9'6"

Utility
2.66m x 1.97m
8'8" x 6'5"

WC
1.79m x 1.48m
5'10" x 4'10"

Garage
2.70m x 5.18m
8'10" x 16'11"

First floor

Bedroom 1
3.84m x 3.80m
12'7" x 12'5"

En-suite 1
1.65m x 2.61m
5'5" x 8'6"

Bedroom 2
2.69m x 4.11m
8'9" x 13'5"

En-suite 2
2.69m x 1.50m
8'9" x 4'11"

Bedroom 3
3.21m x 2.41m
10'6" x 7'10"

Bedroom 4
3.21m x 2.41m
10'6" x 7'10"

Bathroom
2.09m x 2.61m
6'10" x 8'6"

Total area

127.09 sq.m/1368 sq.ft
Total area excludes the garage.

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Courtshaw
4-bedroom
detached house

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HOMES

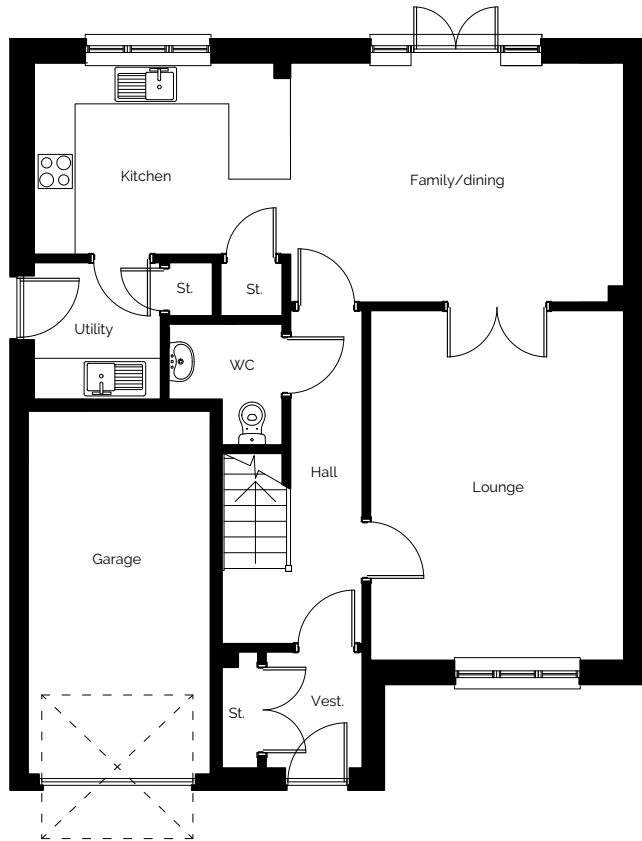




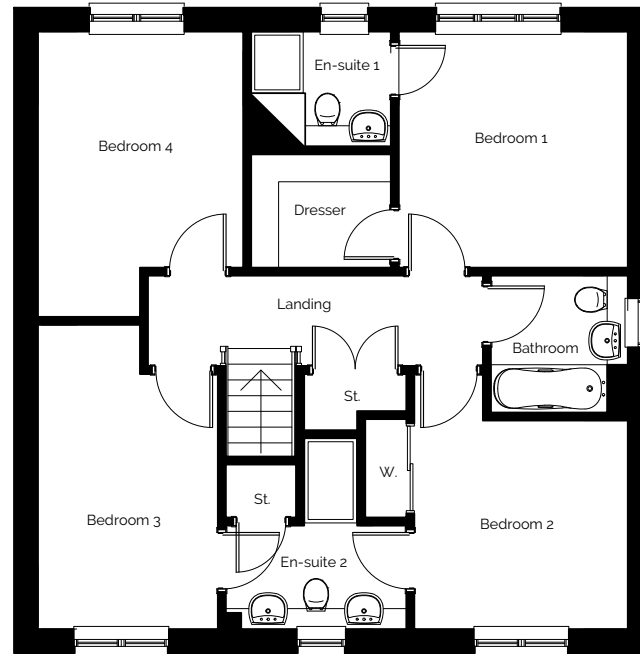
Courtshaw

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

- Lounge
3.71m x 5.12m
12'2" x 16'9"
- Kitchen
3.74m x 2.80m
12'3" x 9'2"
- Family/dining
4.88m x 3.50m
16'0" x 11'5"
- Utility
1.85m x 1.95m
6'0" x 6'4"
- WC
1.71m x 1.79m
5'7" x 5'10"
- Garage
2.67m x 5.31m
8'9" x 17'5"

First floor

- Bedroom 1
3.37m x 3.48m
11'0" x 11'5"
- En-suite 1
2.04m x 1.68m
6'8" x 5'6"
- Dresser
2.04m x 1.71m
6'8" x 5'7"
- Bedroom 2
3.14m x 3.07m
10'3" x 10'0"
- En-suite 2
2.64m x 1.51m
8'7" x 4'11"
- Bedroom 3
2.66m x 3.75m
8'8" x 12'3"
- Bedroom 4
3.03m x 3.48m
9'11" x 11'5"
- Bathroom
2.00m x 2.00m
6'6" x 6'6"

Total area

143.41 sq.m/1544 sq.ft
Total area excludes the garage.

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Kishorn
4-bedroom
detached house

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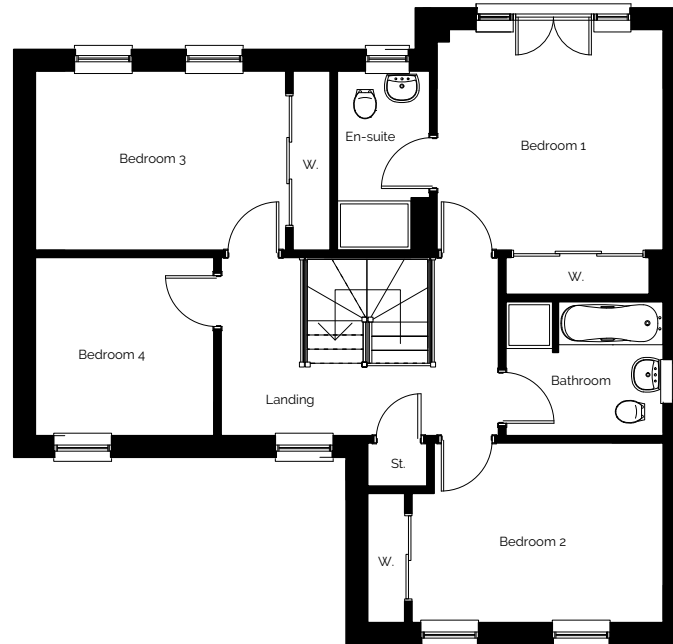
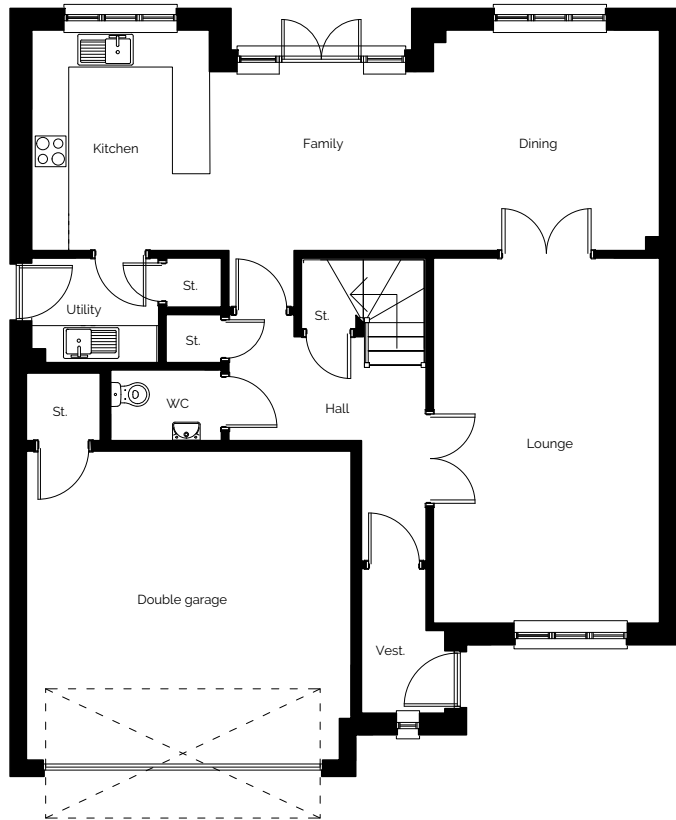


Kishorn

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

- Lounge
3.67m x 5.93m
12'0" x 19'5"
- Kitchen
3.19m x 3.58m
10'5" x 11'8"
- Family
3.34m x 2.91m
10'11" x 9'6"
- Dining
3.67m x 3.58m
12'0" x 11'8"
- Utility
2.06m x 1.70m
6'9" x 5'6"
- WC
1.83m x 1.18m
6'0" x 3'10"
- Double garage
2.65m x 5.30m
8'8" x 17'4"

First floor

- Bedroom 1
3.67m x 3.61m
12'0" x 11'10"
- En-suite
1.53m x 2.93m
5'0" x 9'7"
- Bedroom 2
4.09m x 2.91m
13'5" x 9'6"
- Bedroom 3
4.09m x 2.93m
13'5" x 9'7"
- Bedroom 4
2.92m x 2.93m
9'7" x 9'7"
- Bathroom
2.56m x 2.21m
8'4" x 7'3"

Total area

157.76 sq.m/1698 sq.ft
Total area excludes the garage.

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Maree
4-bedroom
detached house

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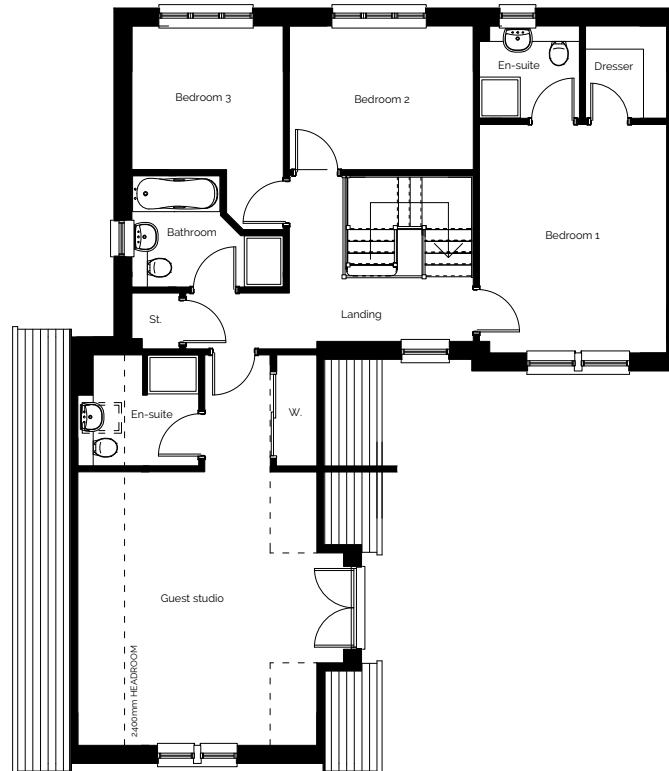
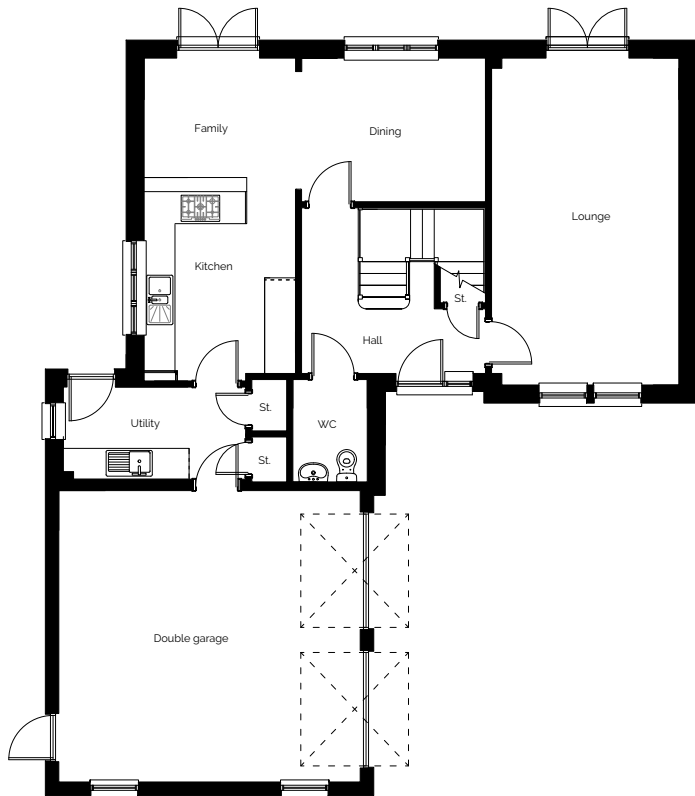


Maree

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

Lounge
3.65m x 6.37m
11'11" x 20'10"

Kitchen
2.95m x 3.96m
9'8" x 12'11"

Family
3.58m x 2.80m
11'8" x 9'2"

Dining
2.95m x 2.33m
9'8" x 7'7"

Utility
3.58m x 1.80m
11'8" x 5'10"

WC
1.45m x 2.00m
4'9" x 6'6"

Double garage
5.87m x 5.68m
19'3" x 18'7"

First floor

Bedroom 1
3.68m x 4.48m
12'0" x 14'8"

En-suite
1.99m x 1.80m
6'6" x 5'10"

Dresser
1.59m x 1.80m
5'2" x 5'10"

Bedroom 2
3.61m x 2.82m
11'10" x 9'3"

Bedroom 3
2.95m x 2.82m
9'8" x 9'3"

Bathroom
2.95m x 2.17m
9'8" x 7'1"

Guest studio
4.66m x 5.33m
15'3" x 17'5"

Guest studio en-suite
2.38m x 2.16m
7'9" x 7'1"

Total area

179.36 sq.m/1930 sq.ft
Total area excludes the garage.

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Etive
5-bedroom
detached house

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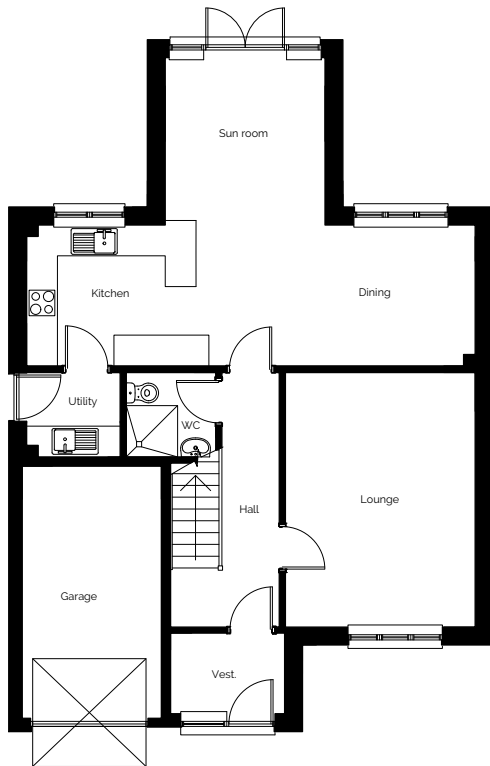




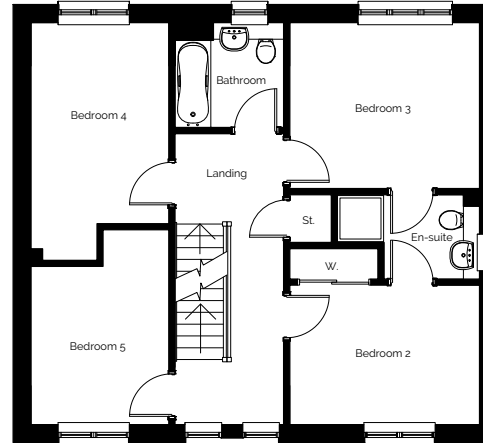
Etive

5-bedroom detached house

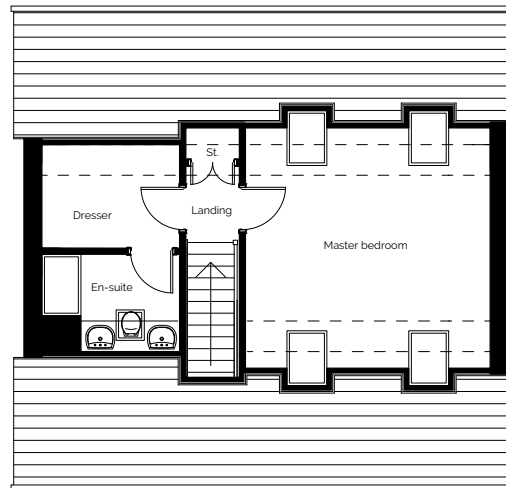
Ground floor



First floor



Second floor



Dimensions

Ground floor

Lounge
3.70m x 4.96m
12'1" x 16'3"

Kitchen
3.55m x 2.75m
11'7" x 9'0"

Dining
5.19m x 2.75m
17'0" x 9'0"

Sunroom
3.12m x 3.26m
10'2" x 10'8"

Utility
1.82m x 1.65m
5'11" x 5'5"

WC
1.75m x 1.65m
5'8" x 5'5"

Garage
2.71m x 4.92m
8'10" x 16'1"

First floor

Bedroom 2
3.70m x 2.75m
12'1" x 9'0"

Bedroom 3
3.70m x 3.26m
12'1" x 10'8"

En-suite
2.77m x 1.65m
9'1" x 5'5"

Bedroom 4
2.69m x 3.93m
8'9" x 12'10"

Bedroom 5
2.69m x 3.11m
8'9" x 10'2"

Bathroom
2.12m x 2.05m
6'11" x 6'8"

Second floor

Master bedroom
4.77m x 4.69m
15'7" x 15'4"

Master en-suite
2.69m x 1.90m
8'9" x 6'2"

Dresser
2.69m x 2.00m
8'9" x 6'6"

Total area

175.67 sq.m/1891 sq.ft
Total area excludes the garage.

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. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are ±50mm.

How to buy your dream home

Part 1



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:

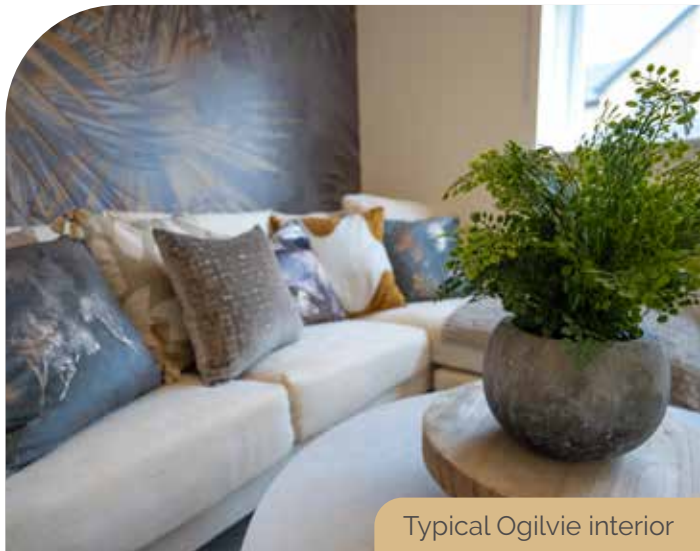
- Appointing a solicitor to carry out the conveyancing for your purchase is essential. However, should you require the recommendation of a solicitor, we will be happy to recommend options.
- Financial advice from an independent financial advisor – if you do not have anyone in mind, we can recommend suitable independent advisors to provide free financial advice prior to your reservation. Please ask the 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 two to three weeks), and making your reservation payment fee of £500.*

***Should cancellation of your reservation be required, please check with the Development Sales Manager the level of fees incurred.**

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.

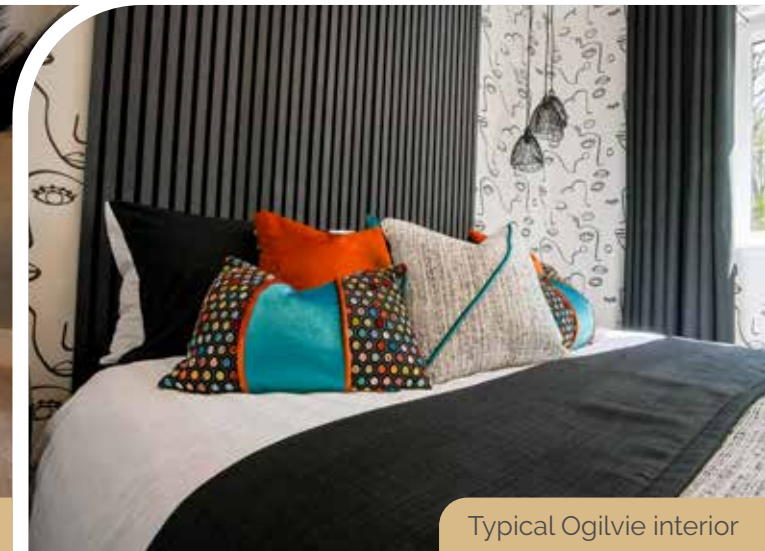
These dates are extremely important as the reservation will automatically expire and any incentive offered will be withdrawn should the next stage of concluding the missive contract not have been achieved (unless a written request submitted from your solicitor to ours has been approved by our office) 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 a further £1,000, for a total deposit of £1,500.



Typical Ogilvie interior



Typical Ogilvie interior



Typical Ogilvie interior

How to buy your dream home

Part 2

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, we welcome as many visits by appointment as necessary prior to the final appointment date and time agreed on.

*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 a firmer, likely date for completion.**

All photographs and computer-generated images shown in this brochure and on all digital or printed materials are for reference only and specifications must be checked with the relevant sales office for accuracy of plot-specific information.



Typical Ogilvie interior



Typical Ogilvie interior

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 on 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.

Ogilvie at Drovers Gate

Crieff



Specifications

i General

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

🍴 Kitchen

- Wide selection of kitchen units
- Stainless steel sink with chrome fittings
- Glass/stainless steel chimney hood
- Stainless steel oven
- Integrated fridge-freezer (where applicable)
- 4/5-burner gas hob (where applicable)
- Under wall unit lighting (where applicable)
- Soft close unit doors and drawers

🚿 Bathroom

- Contemporary white sanitaryware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- gkW electric shower to en-suite (where applicable)
- Thermostatic shower to master en-suite and bathroom (where no en-suite)
- Choice from a wide range of co-ordinating ceramic wall tiles
- Fitted vanity furniture

🚰 Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

🏡 External

- Paved driveways
- 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
- EV charging points available within the development



Typical Ogilvie interior



Typical Ogilvie interior

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.