

Ogilvie at Millside Park

Stanley

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



Example Fincastle

Ogilvie at Millside Park

Stanley



The gateway to the Highlands

Millside Park by Ogilvie Homes is a stunning Perthshire development of two-, three- and four-bedroom homes in the village of Stanley, on the north side of the River Tay.

An idyllic lifestyle awaits, with a treasure trove of activities, nature and local history. As well as nods to the village's roots in the Industrial Revolution, Stanley offers the timeless allure of beautiful countryside, with miles of footpaths and hiking and cycle routes winding their way across the landscape.

A short drive north of the once-capital of Scotland, Perth, you can also reach the lively city of Dundee and the picturesque seaside town of St Andrews in under an hour. Indeed, Millside Park is the perfect gateway to both the lowlands and highlands, with Edinburgh an hour to the south and stunning mountain resorts like Aberfeldy and Aviemore in the Cairngorms to the north.

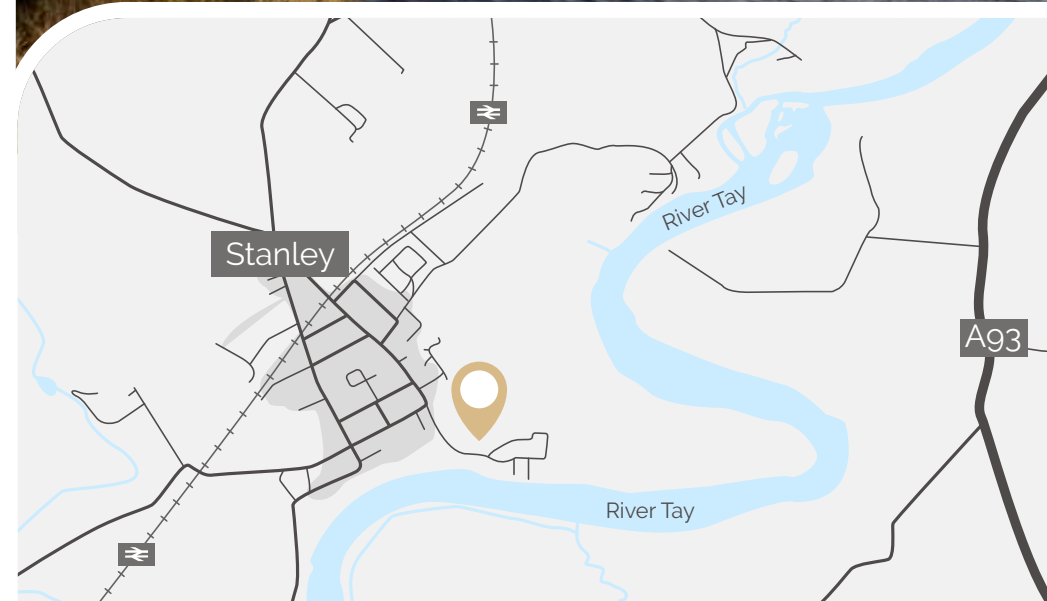
How to get there

Sat nav reference: PH1 4LZ

From Perth: Head north out of Perth via the A9, then take the B9099 exit towards Stanley. In Stanley, turn right onto King Street and then turn left onto Mill Street.

From Edinburgh: Head towards the A90/Queensferry Road and merge onto the M90; at junction 12, join the A9 and follow it north towards Stanley. Take the B9099 exit towards Stanley. In Stanley, turn right onto King Street and then turn left onto Mill Street.

From Dundee: Follow the A923 west out of Dundee; at Coupar Angus, turn left to follow the A94. Before Burrelton, turn off right and follow the A93 and B9099; upon entering Stanley, turn left onto Mill Street.



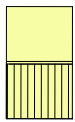
Ogilvie at Millside Park

Stanley

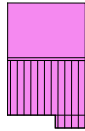


Site map

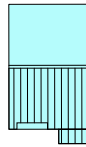
Millside Park has 10 types of semi-detached and detached houses: Randal, Grayburn, Bradshaw, Blair, Bromley, Furness, Linton, Caldwell, Calvert and Fincastle. Each home has high-specification fixtures and fittings throughout, as well as customisable options.



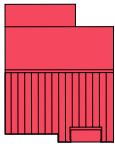
Randal
2-bedroom
semi-detached house



Grayburn
3-bedroom
semi-detached house



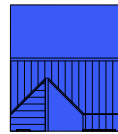
Bradshaw
3-bedroom
semi-detached house



Blair
3-bedroom
semi-detached house



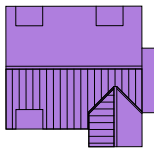
Bromley
3-bedroom
detached house



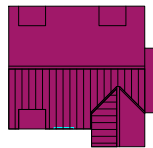
Furness
4-bedroom
detached house



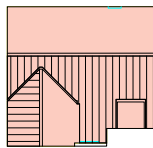
Linton
4-bedroom
detached house



Caldwell
4-bedroom
detached house



Calvert
4-bedroom
detached house



Fincastle
4-bedroom
detached house

Randal
2-bedroom
semi-detached house

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Site map ref.

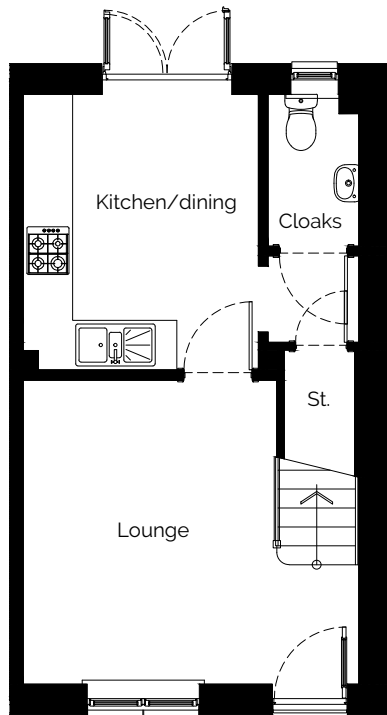


Randal

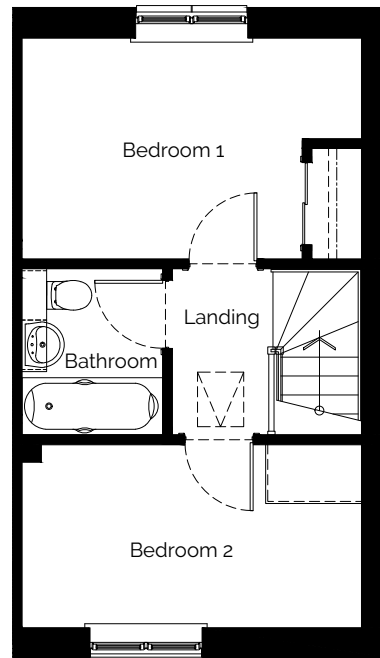
2-bedroom semi-detached house



Ground floor



First floor



Dimensions

Ground floor

Lounge
4.16m x 3.35m
13'6" x 12'1"

Kitchen/dining
2.86m x 3.35m
9'4" x 11'

Cloaks
1.80m x 1.10m
5'11" x 3'7"

First floor

Bedroom 1
4.16m x 2.71m
13'6" x 8'11"

Bedroom 2
4.16m x 2.50m
13'6" x 7'5"

Bathroom
1.71m x 2.20m
5'7" x 6'8"

Total area

59.2 sq.m/637 sq.ft

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Grayburn
3-bedroom
semi-detached house

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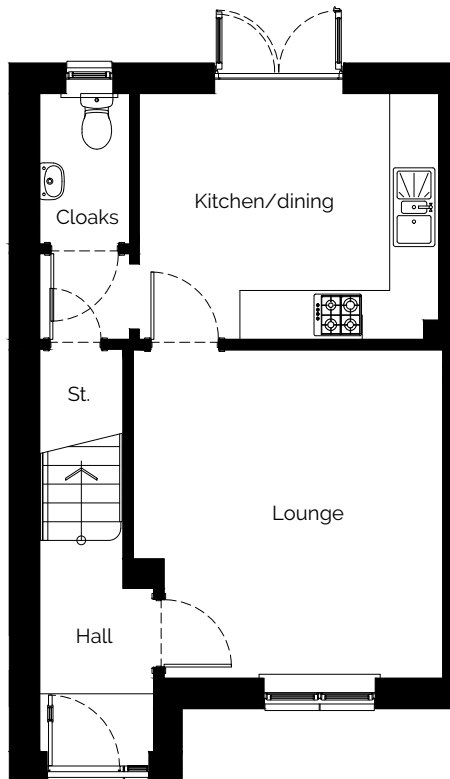




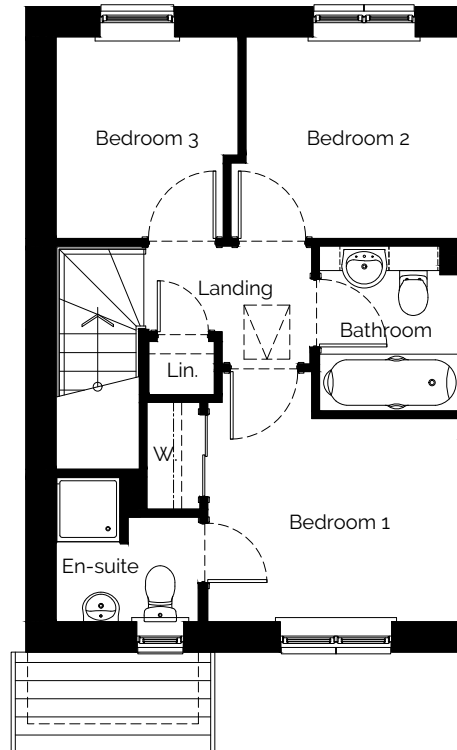
Grayburn

3-bedroom semi-detached house

Ground floor



First floor



Dimensions

Ground floor

- Lounge
3.79m x 4.02m
12'5" x 13'2"
- Kitchen/dining
3.67m x 3.01m
12' x 9'11"
- Cloaks
1.80m x 1.10m
5'11" x 3'7"

First floor

- Bedroom 1
3.08m x 2.49m
10'1" x 8'2"
- En-suite
1.76m x 1.29m
5'9" x 4'3"
- Bedroom 2
2.61m x 2.47m
8'7" x 8'1"
- Bedroom 3
2.23m x 2.47m
7'4" x 8'1"
- Bathroom
2.71m x 2.20m
5'7" x 6'8"

Total area

72 sq.m/775 sq.ft

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Bradshaw
3-bedroom
semi-detached house

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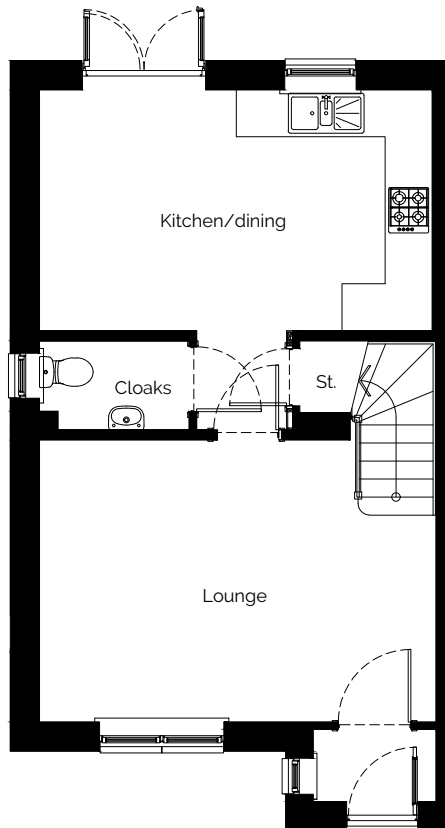




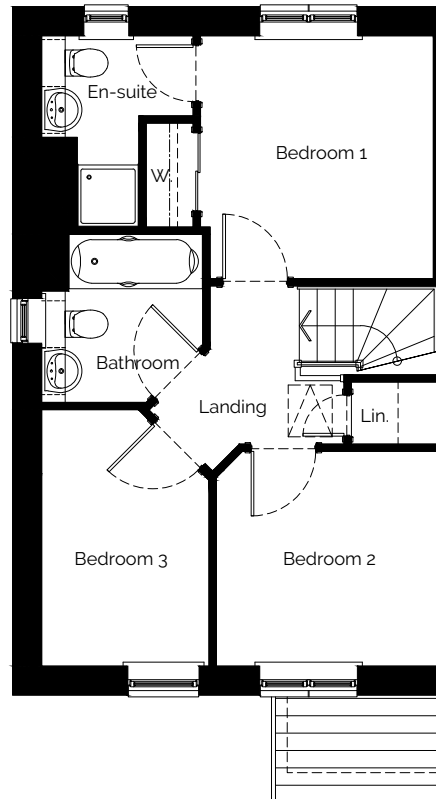
Bradshaw

3-bedroom semi-detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
5.06m x 3.60m
16'7" x 11'10"

Kitchen/dining
5.01m x 3.07m
16'5" x 10'1"

Cloaks
1.91m x 1.14m
6'3" x 3'9"

First floor

Bedroom 1
2.98m x 3.11m
9'9" x 10'2"

En-suite
1.94m x 2.45m
6'4" x 8'

Bedroom 2
2.83m x 2.75m
9'3" x 9'

Bedroom 3
2.14m x 3.28m
7' x 10'9"

Bathroom
2.06m x 2.15m
6'9" x 7'1"

Total area

83.2 sq.m/896 sq.ft

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Blair
3-bedroom
semi-detached house

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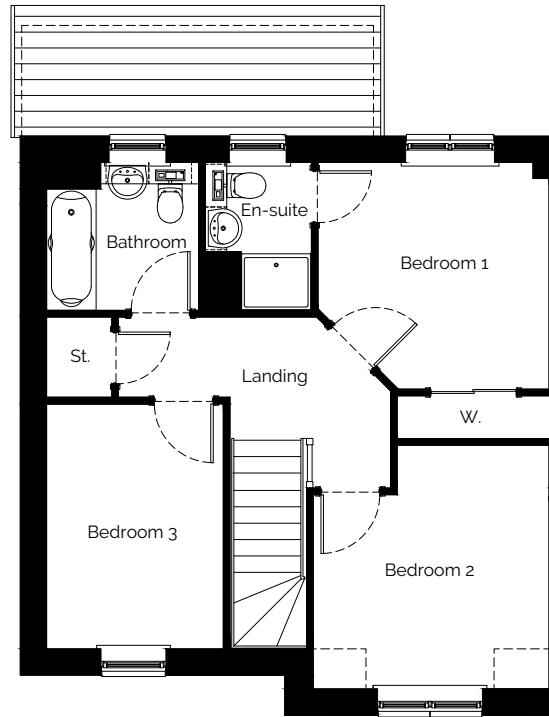
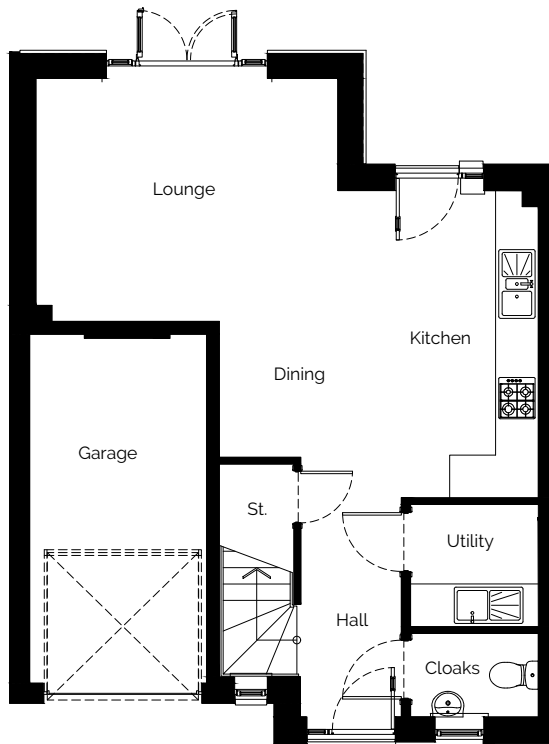


Blair

3-bedroom semi-detached house

Ground floor

First floor



Dimensions

Ground floor

- Lounge
4.24m x 3.41m
13'11" x 11'2"
- Kitchen/dining
4.48m x 4.31m
14'8" x 14'2"
- Utility
1.79m x 1.72m
5'11" x 5'8"
- Cloaks
1.79m x 1.17m
5'11" x 3'10"
- Garage
2.48m x 4.90m
8'2" x 16'1"

First floor

- Bedroom 1
3.24m x 3.18m
10'8" x 10'5"
- En-suite
1.49m x 2.08m
4'11" x 6'10"
- Bedroom 2
3.31m x 3.42m
10'10" x 11'3"
- Bedroom 3
2.48m x 3.41m
8'2" x 11'2"
- Bathroom
2.14m x 2.08m
7' x 6'10"

Total area

93.9 sq.m/1,011 sq.ft
Total area excludes the garage.

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Bromley
3-bedroom
detached house

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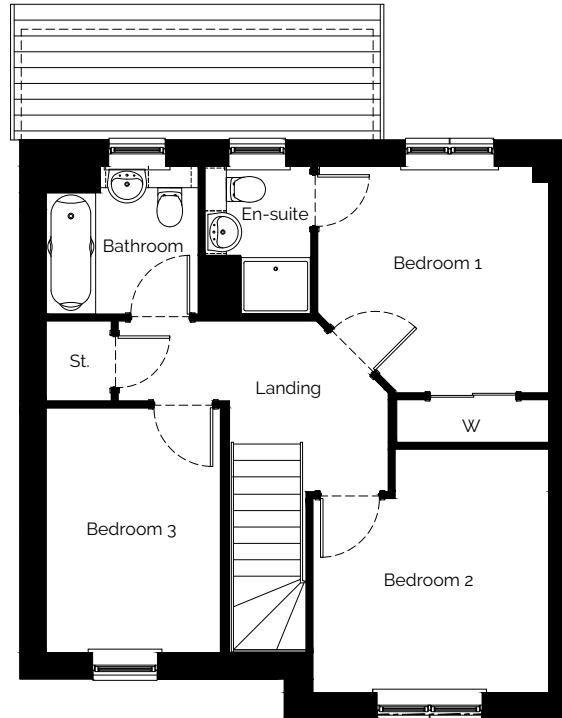
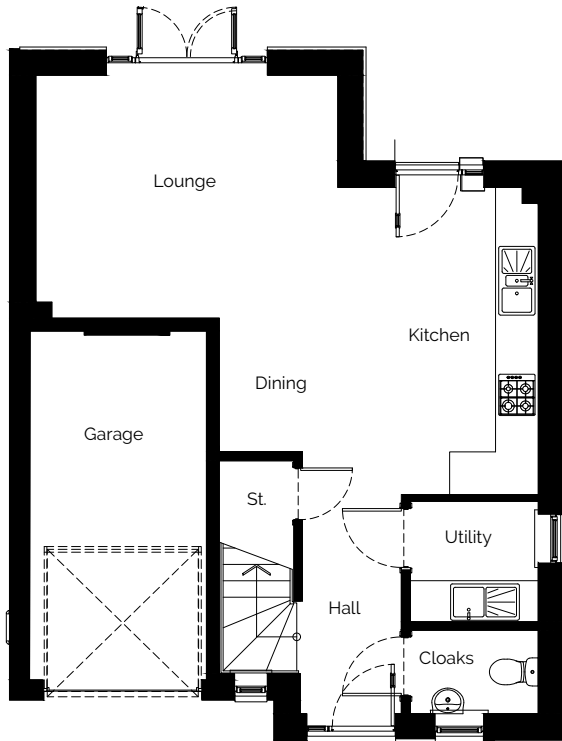


Bromley

3-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

- Lounge
4.24m x 3.41m
13'11" x 11'2"
- Kitchen/dining
4.48m x 4.31m
14'8" x 14'2"
- Utility
1.79m x 1.72m
5'11" x 5'8"
- Cloaks
1.79m x 1.17m
5'11" x 3'10"
- Garage
2.48m x 4.90m
8'2" x 16'1"

First floor

- Bedroom 1
3.24m x 3.18m
10'8" x 10'5"
- En-suite
1.49m x 2.08m
4'11" x 6'10"
- Bedroom 2
3.31m x 3.42m
10'10" x 11'3"
- Bedroom 3
2.45m x 3.41m
8' x 11'3"
- Bathroom
2.14m x 2.08m
7' x 6'10"

Total area

93.9 sq.m/1,011 sq.ft
Total area excludes the garage.

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Furness
4-bedroom
detached house

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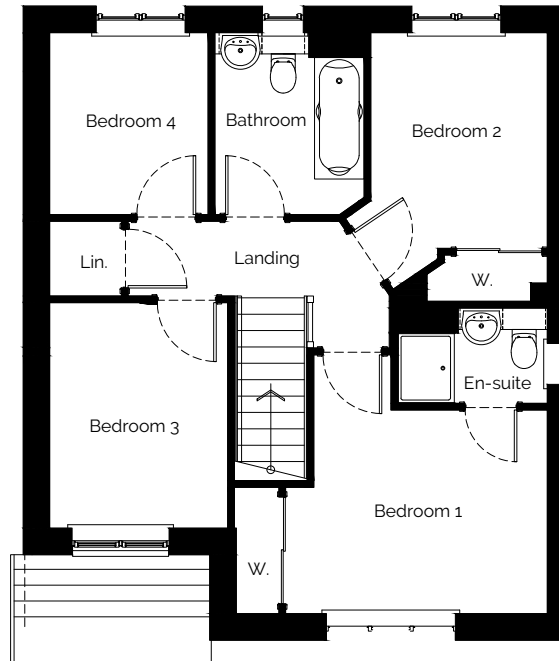
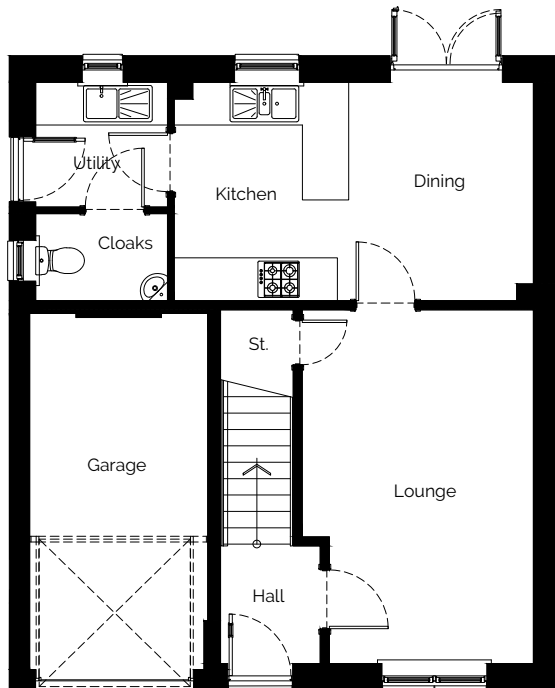


Furness

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

- Lounge
3.24m x 4.97m
10'8" x 16'3"
- Kitchen/dining
3.06m x 5.04m
10'1" x 16'7"
- Utility
1.85m x 1.75m
6'1" x 5'9"
- Cloaks
1.85m x 1.22m
6'1" x 4'
- Garage
2.50m x 5.00m
8'2" x 16'5"

First floor

- Bedroom 1
3.67m x 2.86m
12'1" x 9'5"
- En-suite
2.10m x 1.34m
6'11" x 4'5"
- Bedroom 2
2.48m x 3.03m
8'2" x 9'11"
- Bedroom 3
2.50m x 3.17m
8'2" x 10'5"
- Bedroom 4
2.22m x 2.55m
7'4" x 8'5"
- Bathroom
2.10m x 2.55m
6'10" x 8'5"

Total area

97.7 sq.m/1,052 sq.ft
Total area excludes the garage.

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Linton
4-bedroom
detached house

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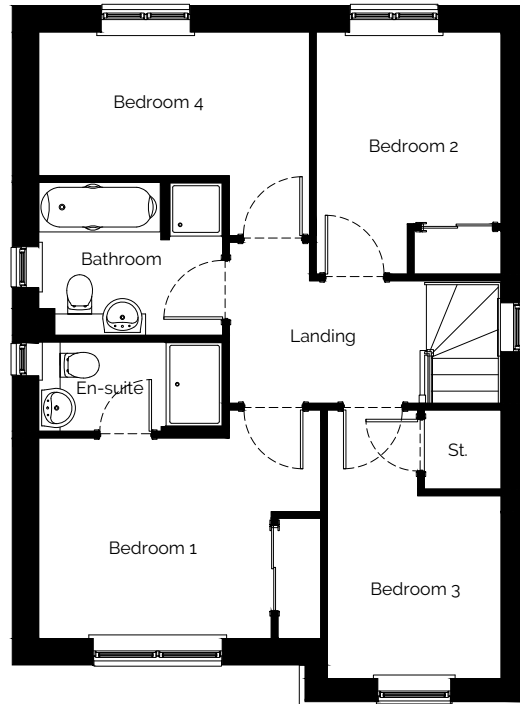
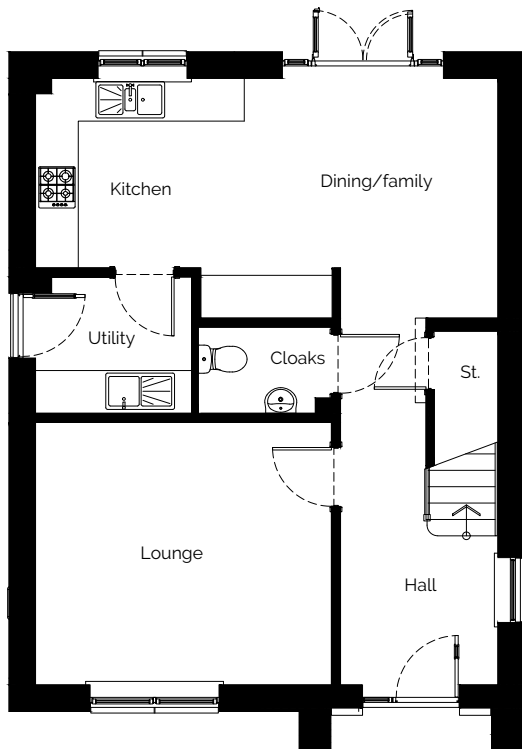


Linton

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

Lounge
4.15m x 3.69m
13'7" x 12'1"

Kitchen
2.95m x 2.66m
9'8" x 8'9"

Dining/family
3.54m x 3.36m
11'7" x 11'

Utility
2.19m x 1.91m
7'2" x 6'3"

Cloaks
1.87m x 1.21m
6'2" x 4'

First floor

Bedroom 1
3.26m x 2.82m
10'9" x 9'3"

En-suite
2.58m x 1.25m
8'6" x 4'1"

Bedroom 2
2.60m x 3.40m
8'6" x 11'2"

Bedroom 3
2.44m x 2.57m
8' x 8'5"

Bedroom 4
3.80m x 2.02m
12'6" x 6'7"

Bathroom
2.58m x 2.15m
8'6" x 7'1"

Total area

111.9 sq.m/1,205 sq.ft

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Caldwell
4-bedroom
detached house

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Caldwell

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

Lounge
3.70m x 2.92m
12'2" x 9'7"

Kitchen
3.00m x 2.36m
9'10" x 7'9"

Dining
3.90m x 3.79m
12'10" x 12'5"

Utility
2.52m x 2.31m
8'3" x 7'7"

Cloaks
1.13m x 2.48m
3'8" x 8'2"

Garage
2.56m x 5.39m
8'5" x 17'8"

First floor

Bedroom 1
3.00m x 4.33m
9'10" x 14'2"

En-suite
2.50m x 1.54m
8'3" x 5'1"

Bedroom 2
2.68m x 4.03m
8'9" x 13'3"

Bedroom 3
3.74m x 3.02m
12'3" x 9'11"

Bedroom 4
3.64m x 3.02m
11'11" x 9'11"

Bathroom
2.15m x 2.81m
7'1" x 9'3"

Total area

133.7 sq.m/1,439 sq.ft
Total area excludes the garage.

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Calvert
4-bedroom
detached house

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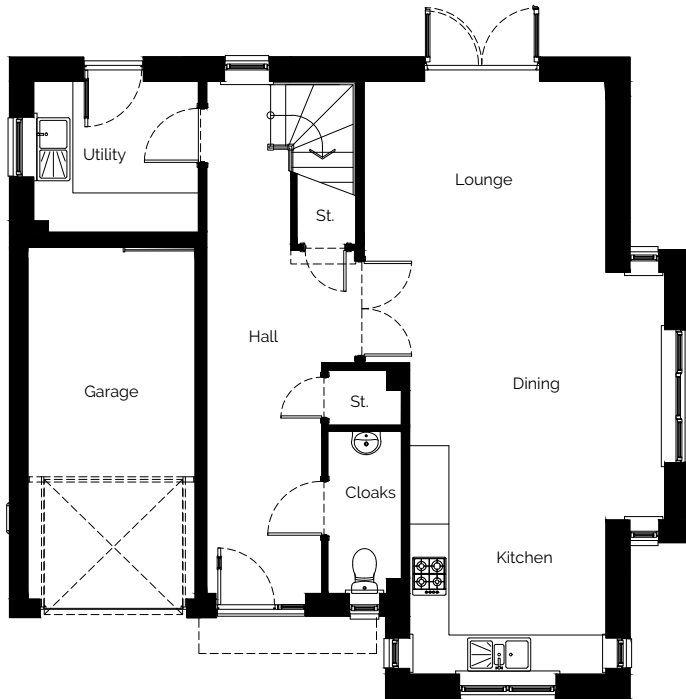


Calvert

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

Lounge
3.70m x 2.92m
12'2" x 9'7"

Kitchen
3.00m x 2.36m
9'10" x 7'9"

Dining
3.90m x 3.79m
12'10" x 12'5"

Utility
2.52m x 2.31m
8'3" x 7'7"

Cloaks
1.13m x 2.48m
3'8" x 8'2"

Garage
2.56m x 5.39m
8'5" x 17'8"

First floor

Bedroom 1
3.00m x 4.33m
9'10" x 14'2"

En-suite
2.50m x 1.54m
8'3" x 5'1"

Bedroom 2
2.68m x 4.03m
8'9" x 13'3"

Bedroom 3
3.74m x 3.02m
12'3" x 9'11"

Bedroom 4
3.64m x 3.02m
11'11" x 9'11"

Bathroom
2.15m x 2.81m
7'1" x 9'3"

Total area

133.7 sq.m/1,439 sq.ft
Total area excludes the garage.

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Fincastle
4-bedroom
detached house

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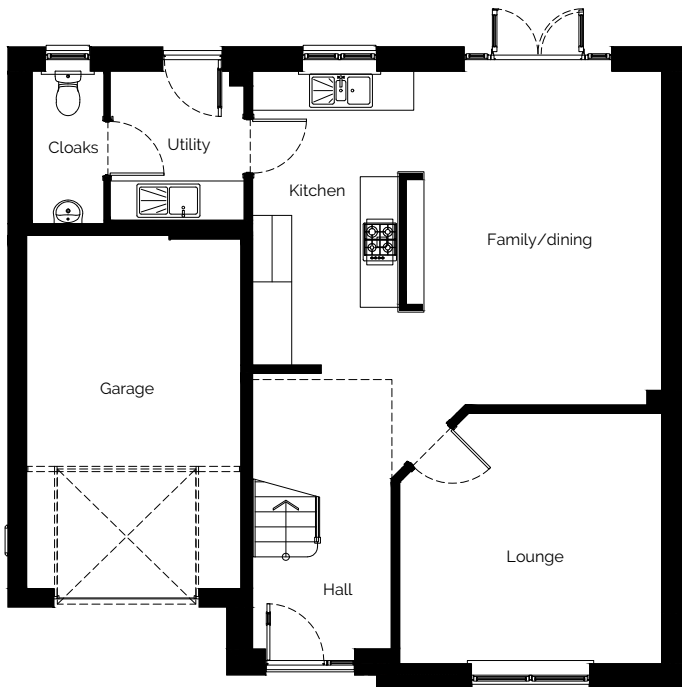


Fincastle

4-bedroom detached house

Ground floor

First floor



Dimensions

Ground floor

- Lounge
4.01m x 3.84m
13'2" x 12'7"
- Kitchen
2.60m x 4.50m
8'6" x 14'9"
- Family/dining
3.67m x 5.11m
12' x 16'9"
- Utility
2.05m x 2.28m
6'9" x 7'6"
- Cloaks
1.10m x 2.34m
3'7" x 7'8"
- Garage
3.28m x 5.41m
10'9" x 17'9"

First floor

- Bedroom 1
3.26m x 4.48m
10'8" x 14'8"
- En-suite 1
2.44m x 1.59m
8' x 5'3"
- Bedroom 2
4.01m x 2.83m
13'2" x 9'3"
- En-suite 2
2.07m x 1.65m
6'9" x 5'5"
- Bedroom 3
3.70m x 3.28m
12'2" x 10'9"
- Bedroom 4
3.31m x 2.31m
10'10" x 7'7"
- Bathroom
2.07m x 2.00m
6'9" x 6'7"

Total area

144.9 sq.m/1,560 sq.ft
Total area excludes the garage.

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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

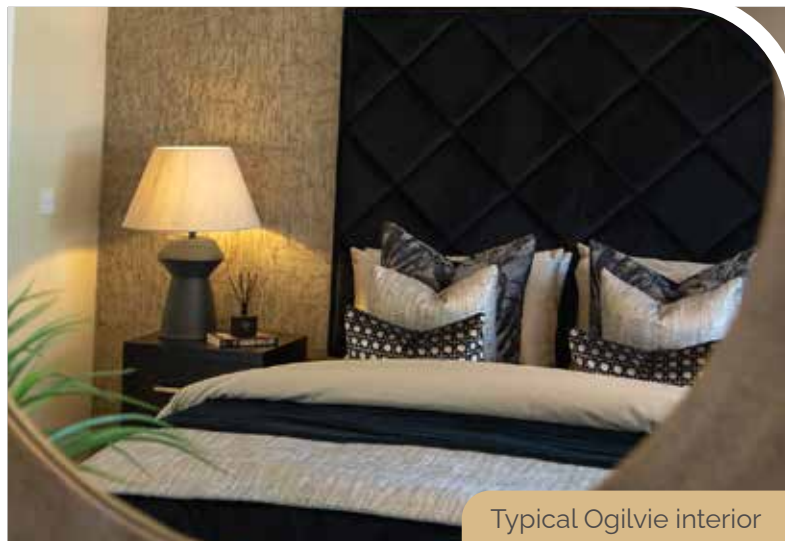
Found the 'one'?

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 Millside Park

Stanley

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
- 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 (where applicable)



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.