

# Ogilvie at Drovers Gate

## Crieff

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

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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.

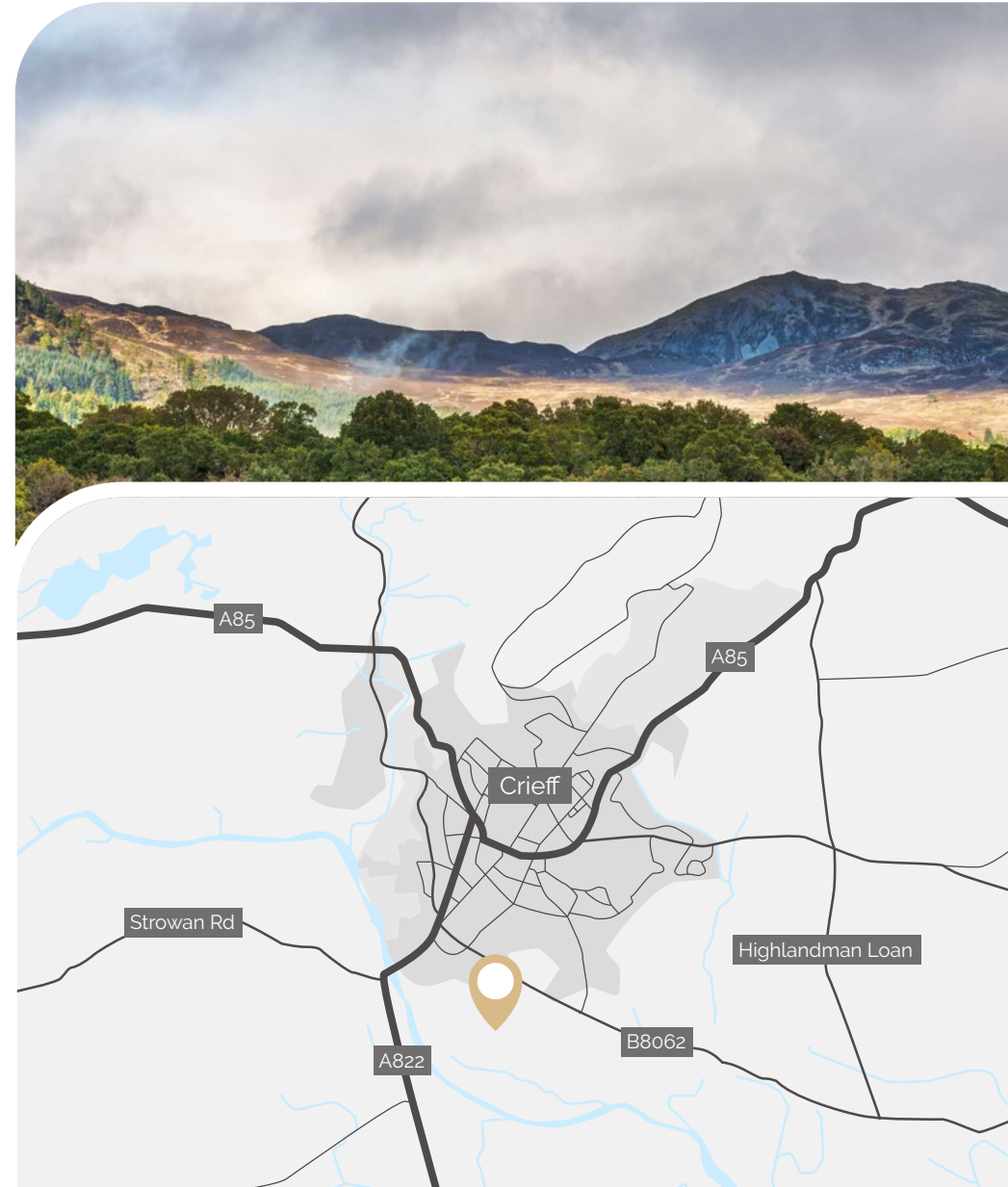
## How to get there

**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 west out of Dundee, joining Kingsway W/A90. Follow the A90 until it becomes the M90. At J10, exit toward Stirling/Glasgow/Crianlarich/Inverness/A9. Continue onto M90. At Broxden Roundabout, take the first exit onto the A9. Continue for 2.4 miles and then turn right onto the Roman Rd. After 4.2 miles, turn left and continue to Kinkell Bridge. Turn right, followed shortly by a left onto the B8062. Proceed for 5.5 miles towards Crieff, before turning left onto the development.






## Drovers Gate, Crieff

### Site map

Drovers Gate has 10 types of semi-detached and detached houses.

- |   |   |
|---|---|
|    |    |
| <b>Rannoch2</b><br>2-bedroom<br>semi-detached house                                 | <b>Clyde</b><br>3-bedroom<br>semi-detached house                                    |
|    |    |
| <b>Eden</b><br>3-bedroom<br>detached house  | <b>Spey</b><br>4-bedroom<br>detached house  |
|    |    |
| <b>Tweed2</b><br>4-bedroom<br>detached house  | <b>Deveron</b><br>4-bedroom<br>detached house                                       |
|  |  |
| <b>Courtshaw</b><br>4-bedroom<br>detached house                                     | <b>Kishorn</b><br>4-bedroom<br>detached house                                       |
|  |  |
| <b>Maree</b><br>4-bedroom<br>detached house   | <b>Etive</b><br>5-bedroom<br>detached house   |





Rannoch2  
2-bedroom  
semi-detached house





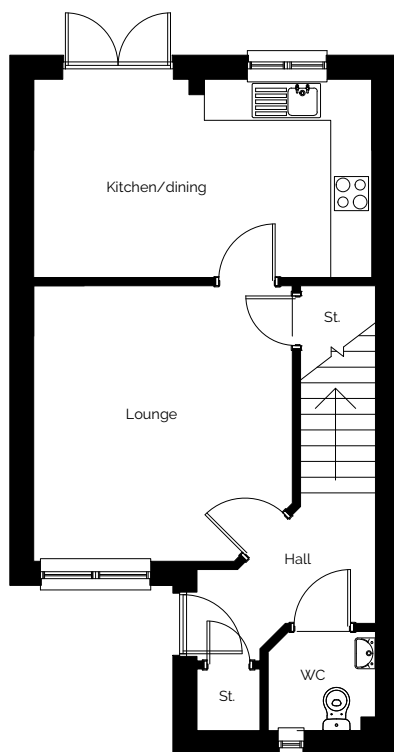


## Rannoch2

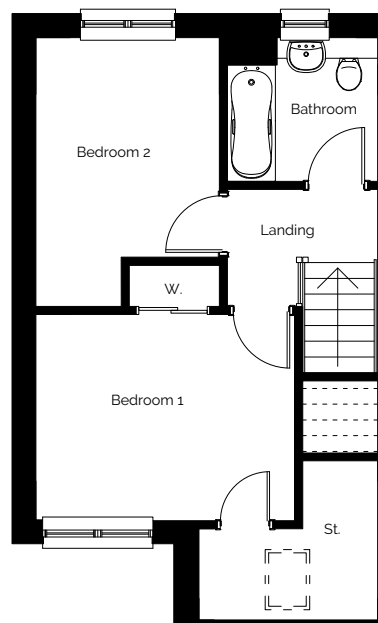
2-bedroom semi-detached house

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### 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



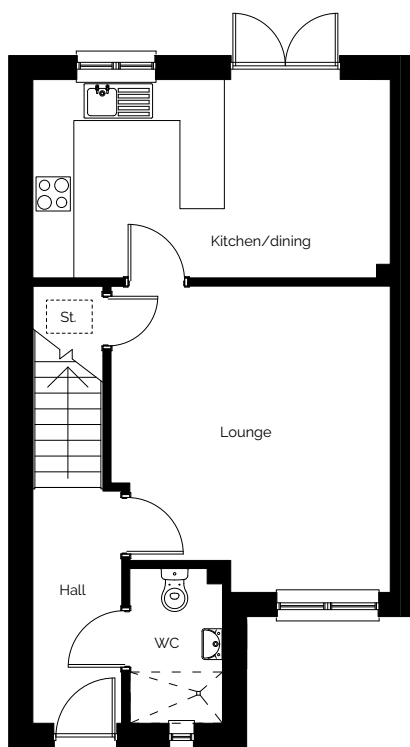




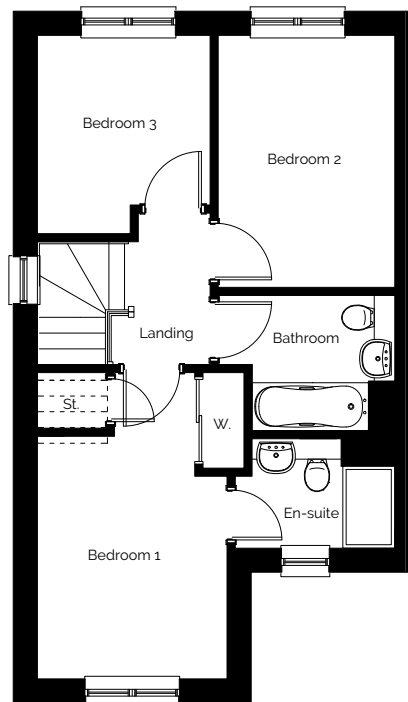
# Clyde

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



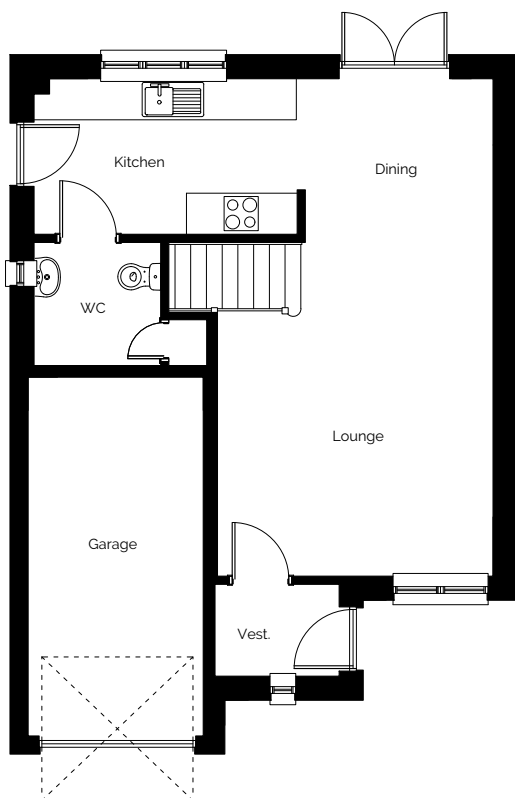




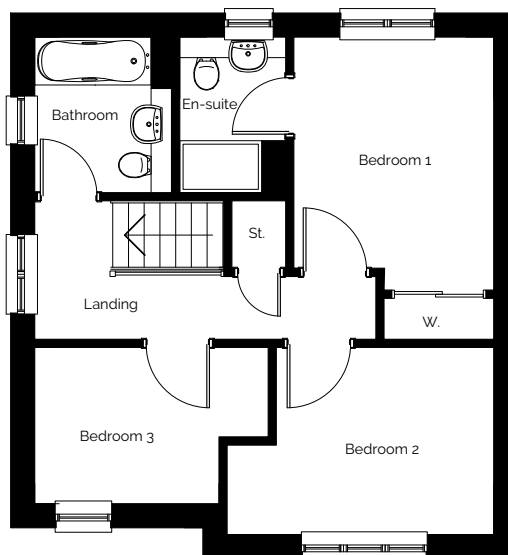
# Eden

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





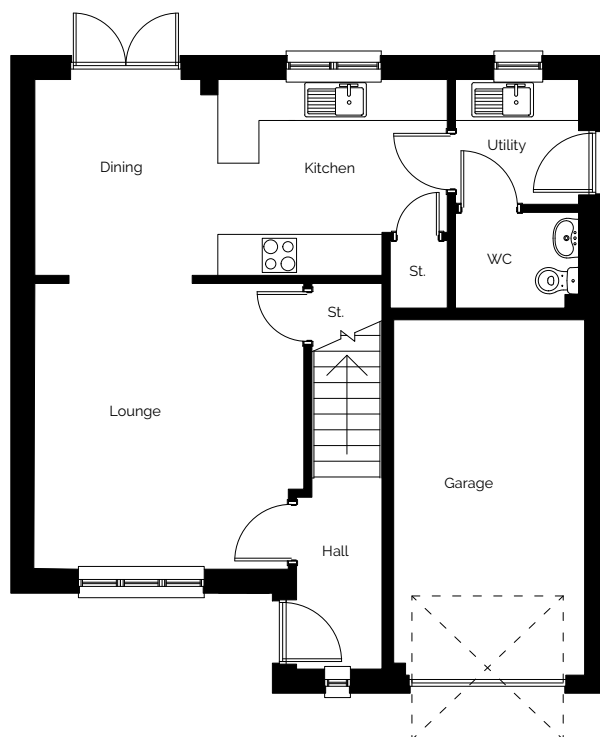


# Spey

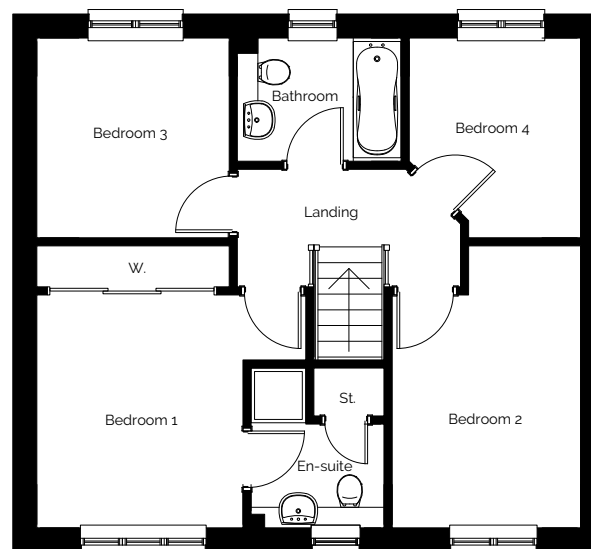
4-bedroom detached house

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## 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/1,127 sq.ft  
Total area excludes the garage.

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Tweed2  
4-bedroom  
detached house





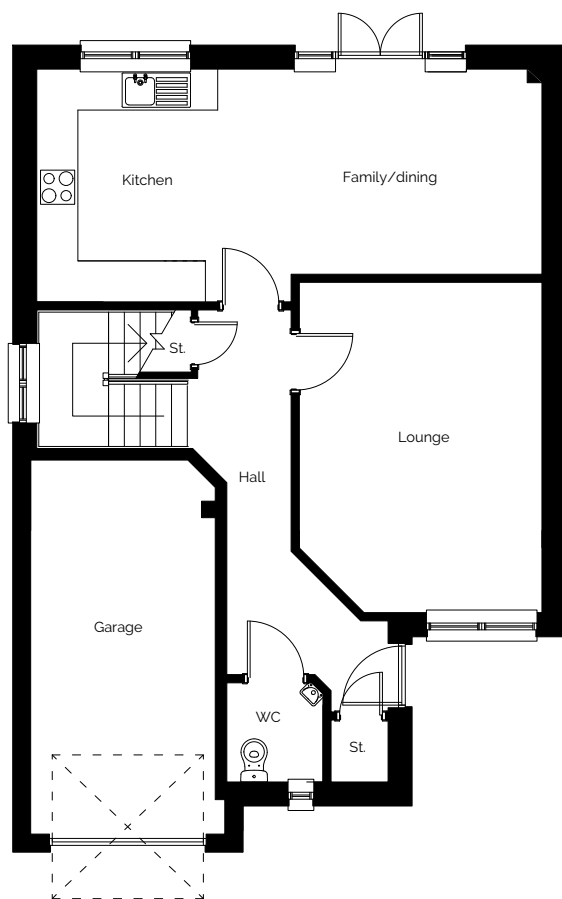


## Tweed2

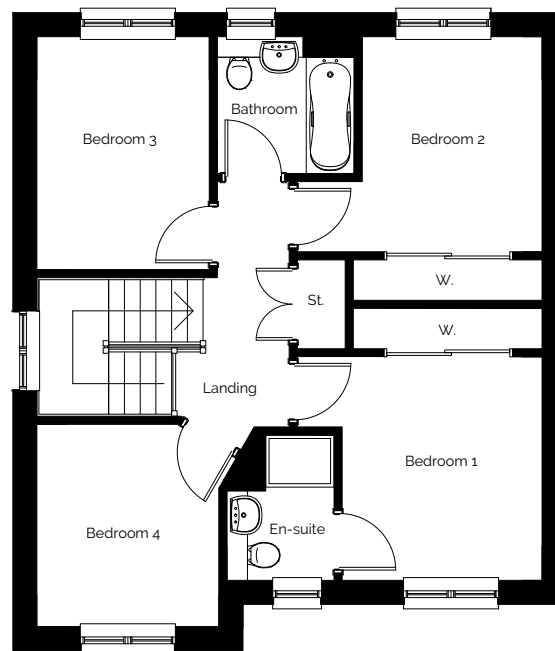
4-bedroom detached house

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### 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/1,275 sq.ft  
Total area excludes the garage.

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Deveron  
4-bedroom  
detached house





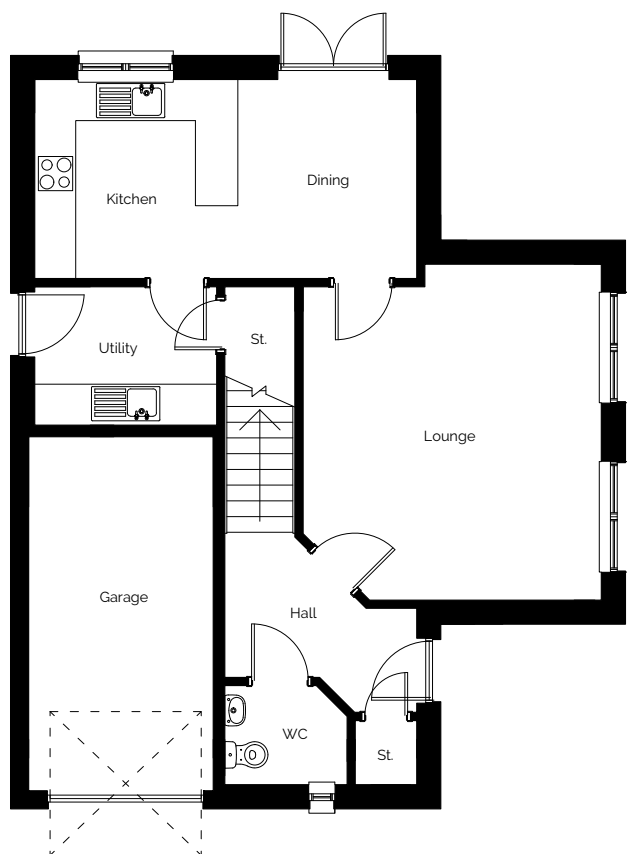


# Deveron

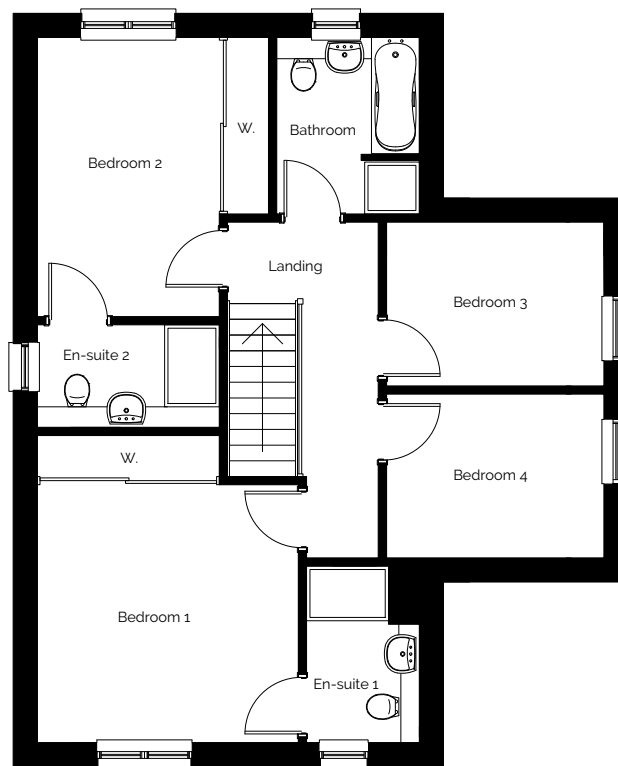
4-bedroom detached house

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## 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/1,368 sq.ft  
Total area excludes the garage.

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Courtshaw  
4-bedroom  
detached house





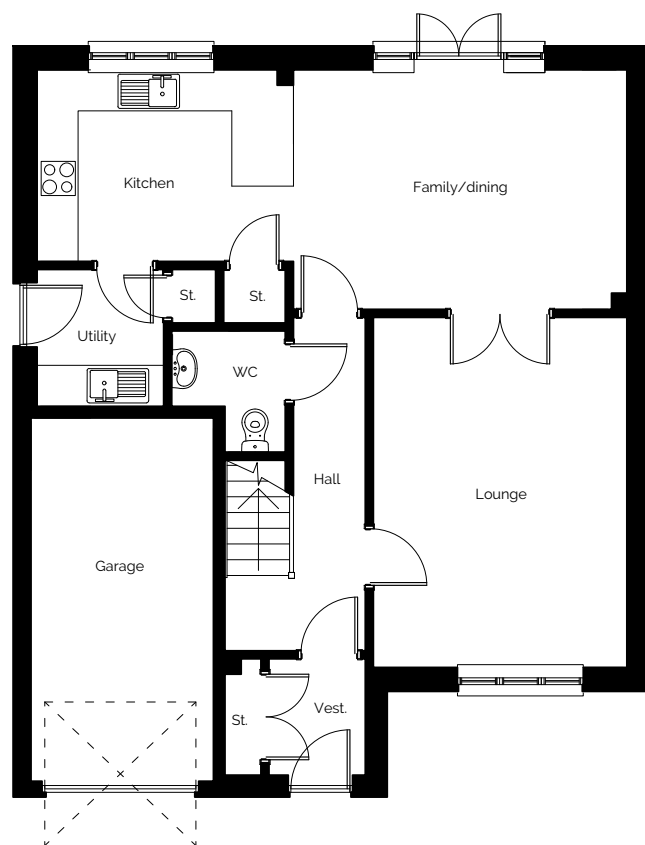


# Courtshaw

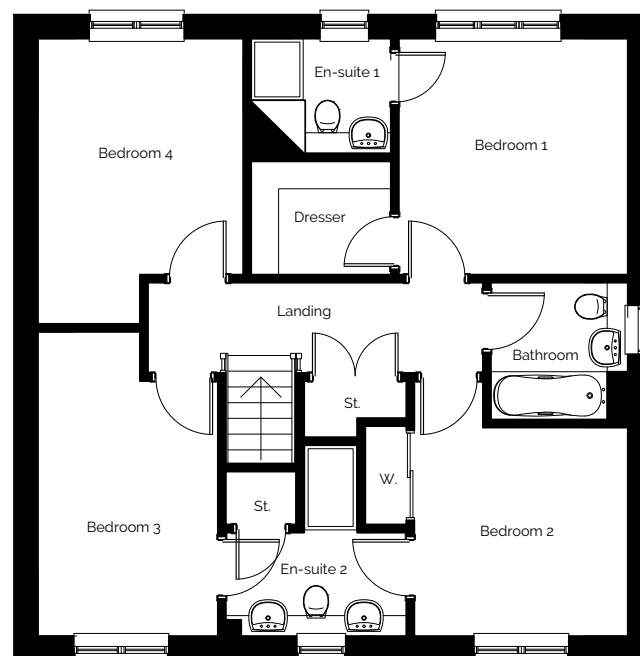
4-bedroom detached house

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## 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/1,544 sq.ft  
Total area excludes the garage.

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Kishorn  
4-bedroom  
detached house





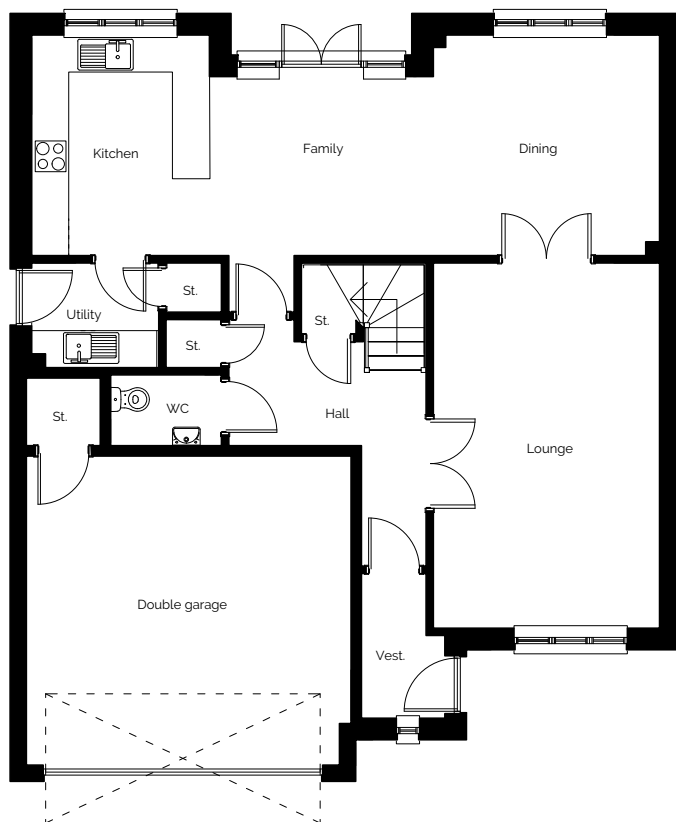


# Kishorn

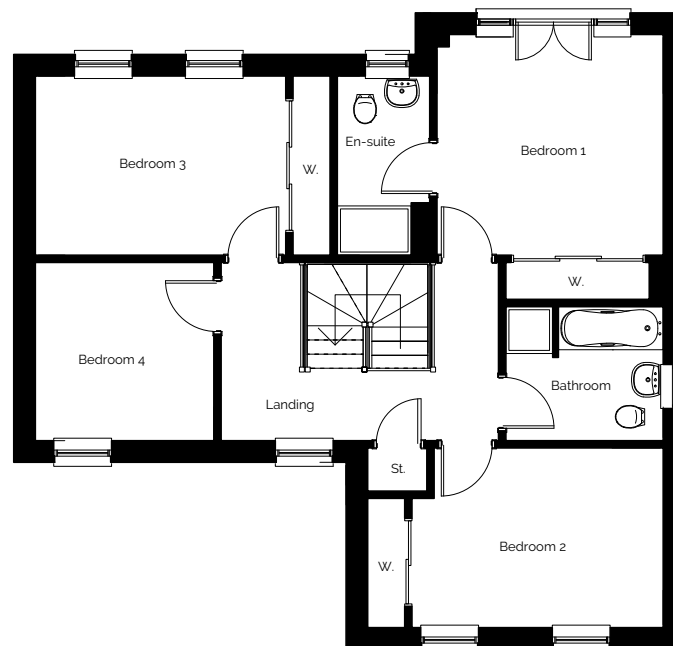
4-bedroom detached house

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## 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/1,698 sq.ft  
Total area excludes the garage.

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Maree  
4-bedroom  
detached house





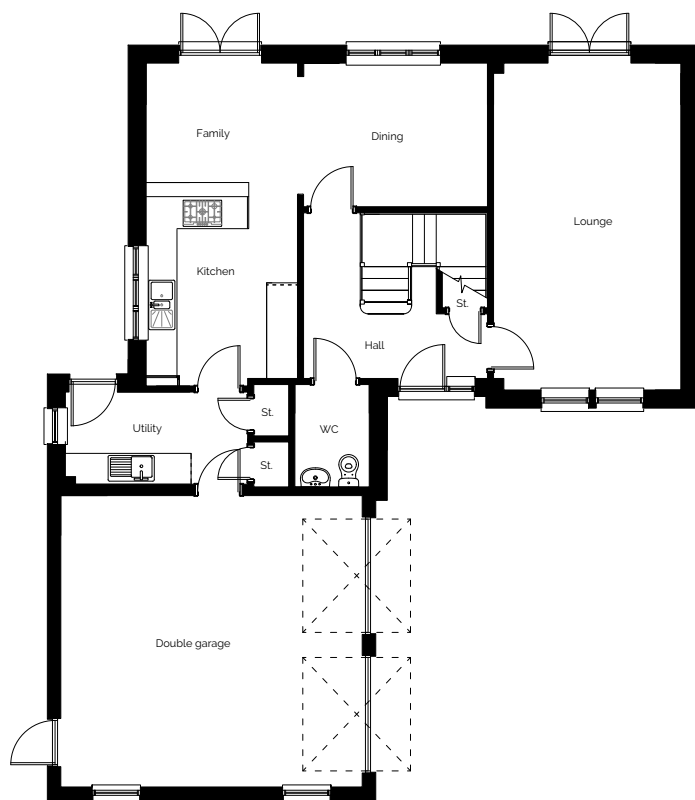


# Maree

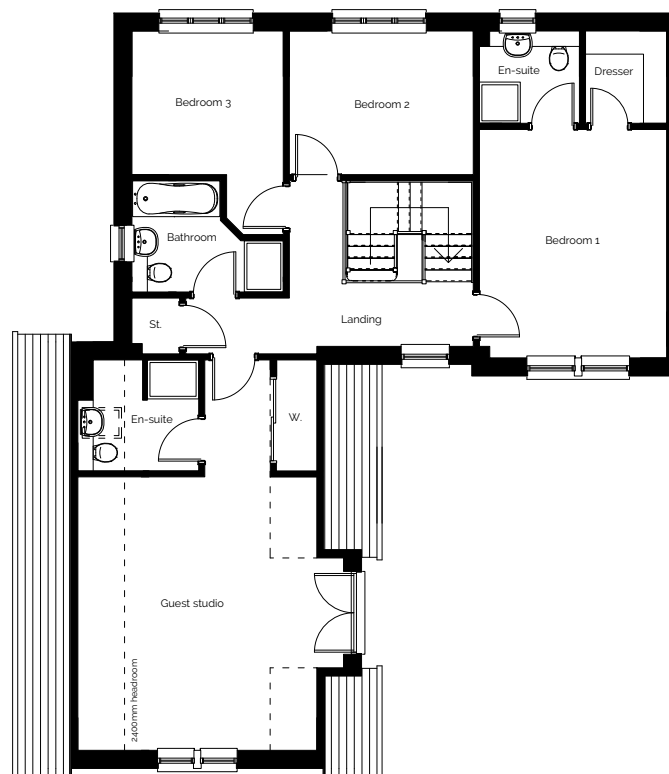
4-bedroom detached house

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## 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/1,930 sq.ft  
Total area excludes the garage.

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Etive  
5-bedroom  
detached house



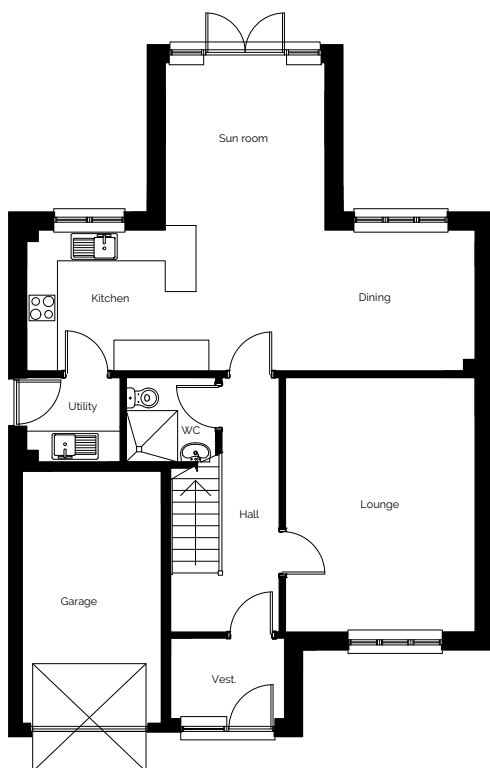




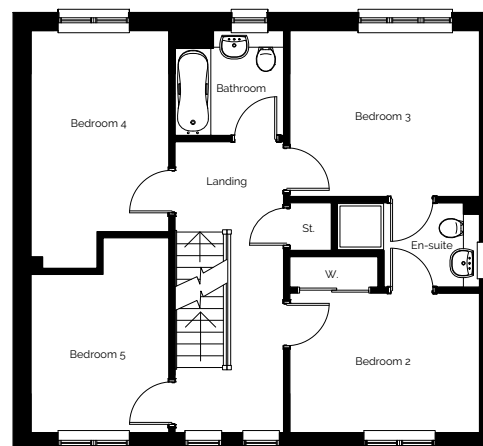
# Etive

5-bedroom detached house

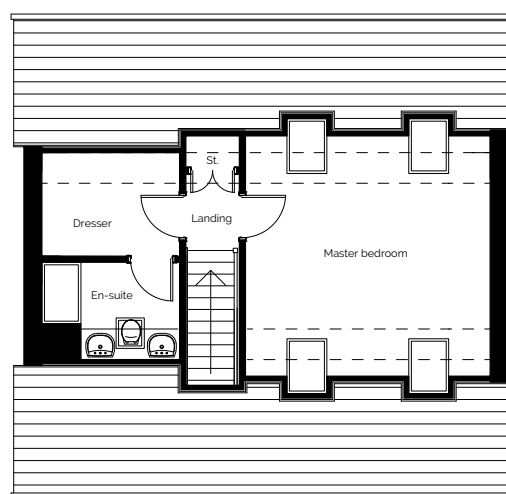
## Ground floor



## 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"

W.C.  
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/1,891 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.

## 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



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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.