

ATHRON HILL

A collection of beautiful homes
in a truly remarkable location



DISCLAIMER: Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

CONTENTS



INTRODUCTION 1

HISTORY 5

A UNIQUE PLACE TO LIVE 6

DEVELOPMENT PLAN - PHASE 1 & 2 7

SPECIFICATION 31

CONTACT 33

INTRODUCTION



An exceptional development of thirty five contemporary homes, considerately designed to complement the surrounding landscape.

A truly remarkable place to live, situated within 150 acres of countryside with breath-taking views towards Loch Leven and the Cleish Hills.

Athron Hill is already home to a diverse selection of Scottish wildlife and a place to unwind, relax and find sanctuary, closely connected to everything you need for work and play....yet a world away.



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HISTORY



View of Loch Leven from Kinross



Ochil Hills Sanatorium

Athron Hill was formerly home to Ochil Hills Sanatorium, which opened in 1902. It was a large, impressive three storey building designed by Mr Duncan reminiscent of TornaDee in its scale and setting.

Further pavilions were built in the grounds, to the east, and it became the County Sanatorium for Clackmannan and Stirling, also serving Dunfermline Burgh and some Glasgow patients.

In the 1900's, people retreated to the fresh air and higher altitudes of the Ochil Hills for their health and well-being.

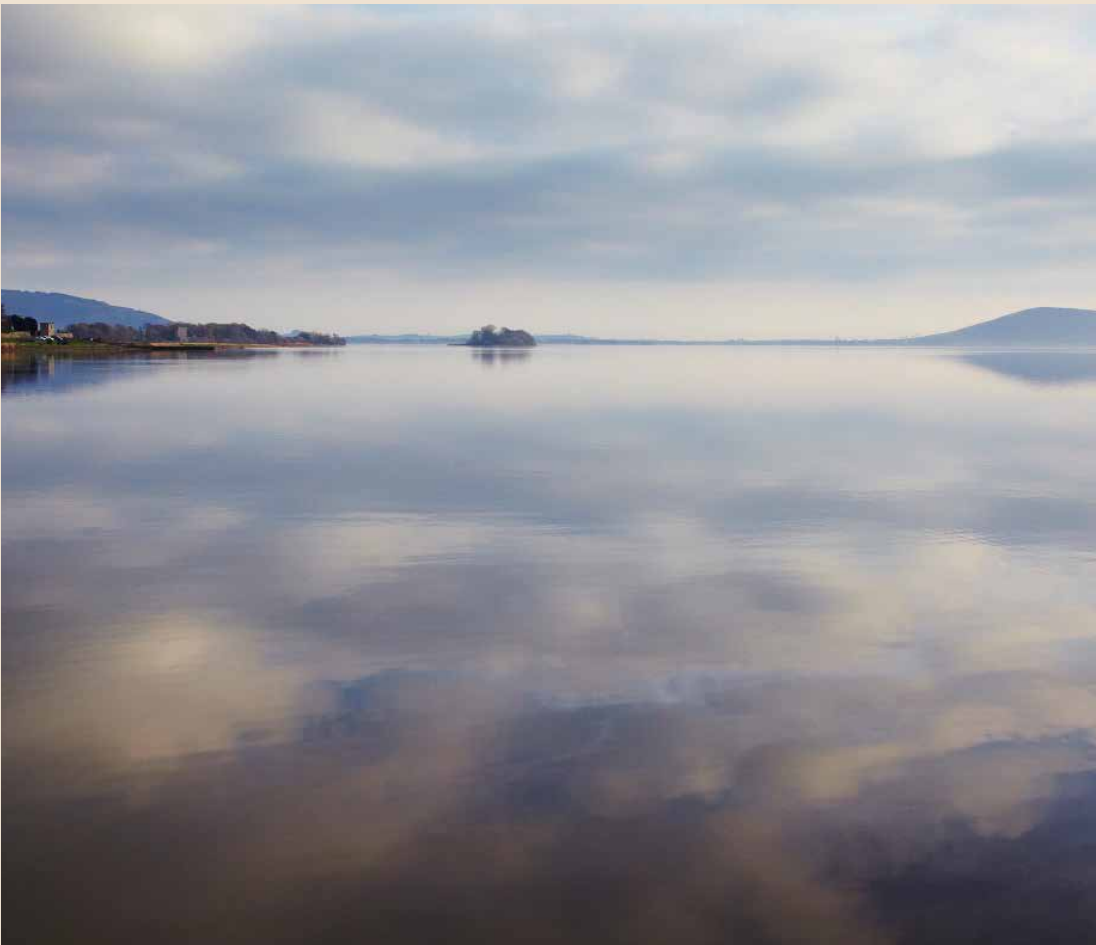
Athron Hill presents the perfect balance for families seeking the perfect retreat without seclusion, set in 150 acres of woodland, with views of the lochside and enchanting, undulating hills, as well as the ever-changing skyscape and passing seasons.

A UNIQUE PLACE TO LIVE

Each home has been carefully designed, using natural materials to blend with the landscape and interiors designed to fit your family’s needs, with luxurious finishings throughout. Open plan living and plentiful private outdoor space to entertain, relax, unwind & recharge.



computer generated image representative of property exterior



Loch Leven



Perth and Kinross region



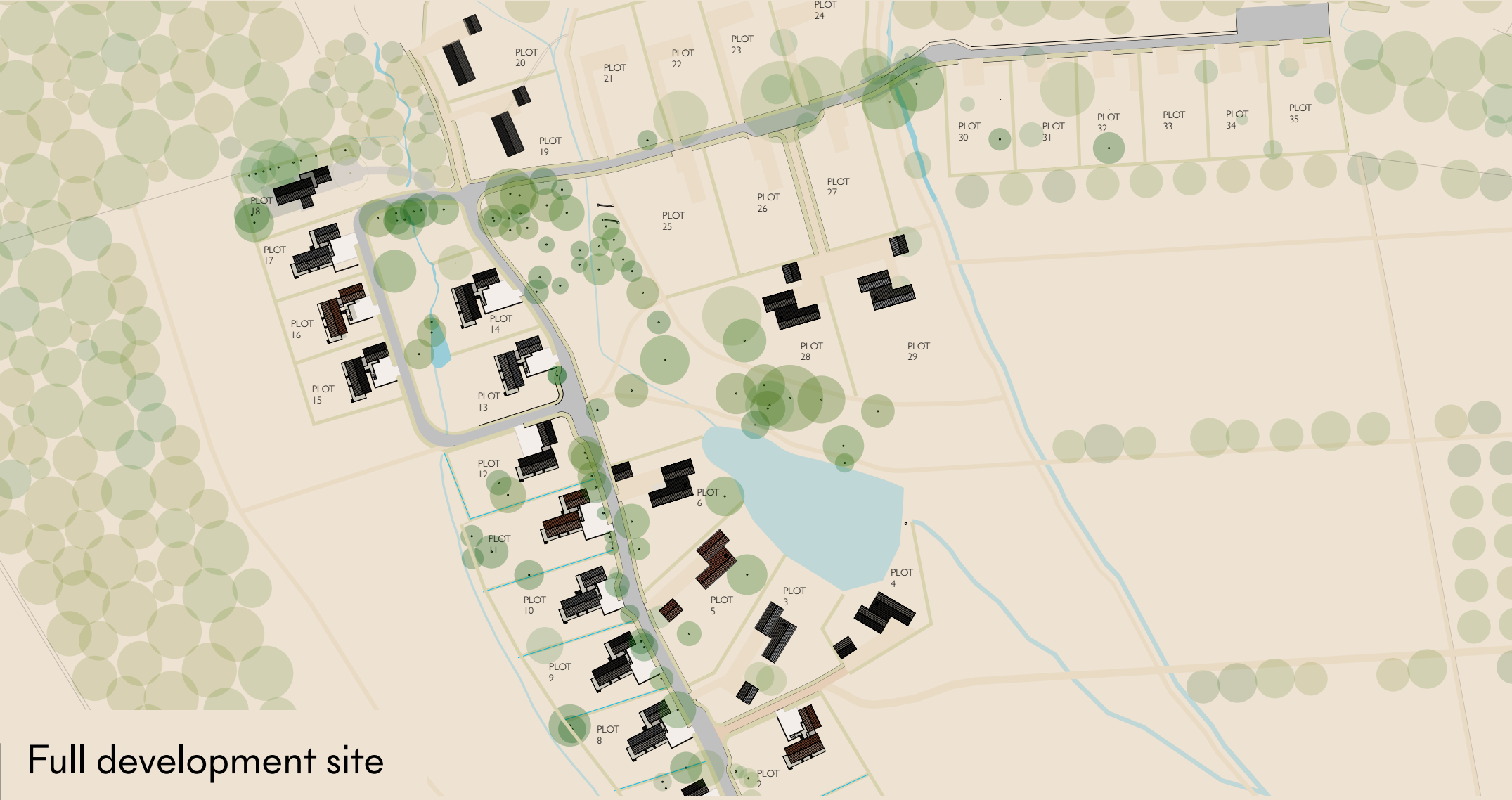
Proposed communal orchard

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DEVELOPMENT PLAN - PHASE 1 & 2



NOTE: Plans are subject to levels on individual plots and may vary.
Sizes are approximations only.

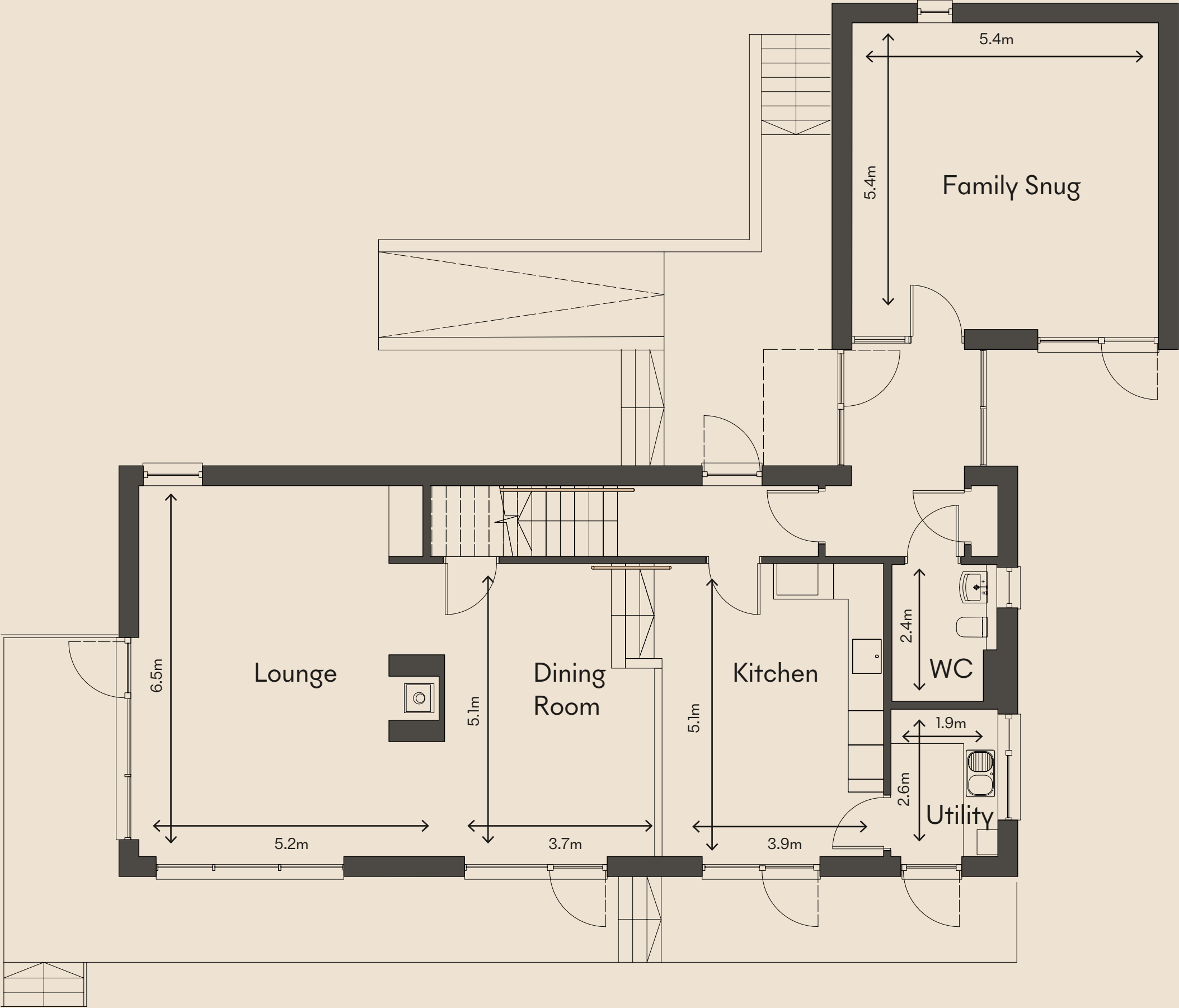


Full development site



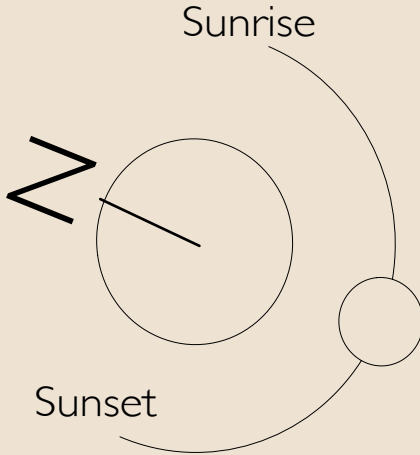
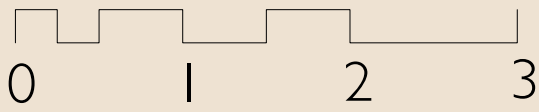
Milnathort and surrounding area

THE FLOOR PLAN & DIMENSIONS - PLOT 1



Ground Floor

Scale : 1:100@A3



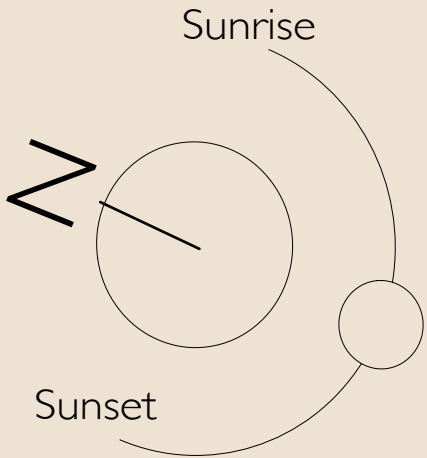
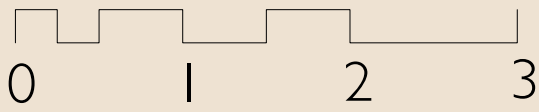
Space	Metres	Feet
Lounge	5.2 x 6.5	17.06 x 21.32
Dining Room	3.7 x 5.1	12.13 x 16.73
Kitchen	3.9 x 5.1	12.79 x 16.73
Utility	1.9 x 2.6	6.23 x 8.53
WC	1.9 x 2.4	6.23 x 7.87
Family Snug	5.4 x 5.4	17.71 x 17.71

THE FLOOR PLAN & DIMENSIONS - PLOT 1



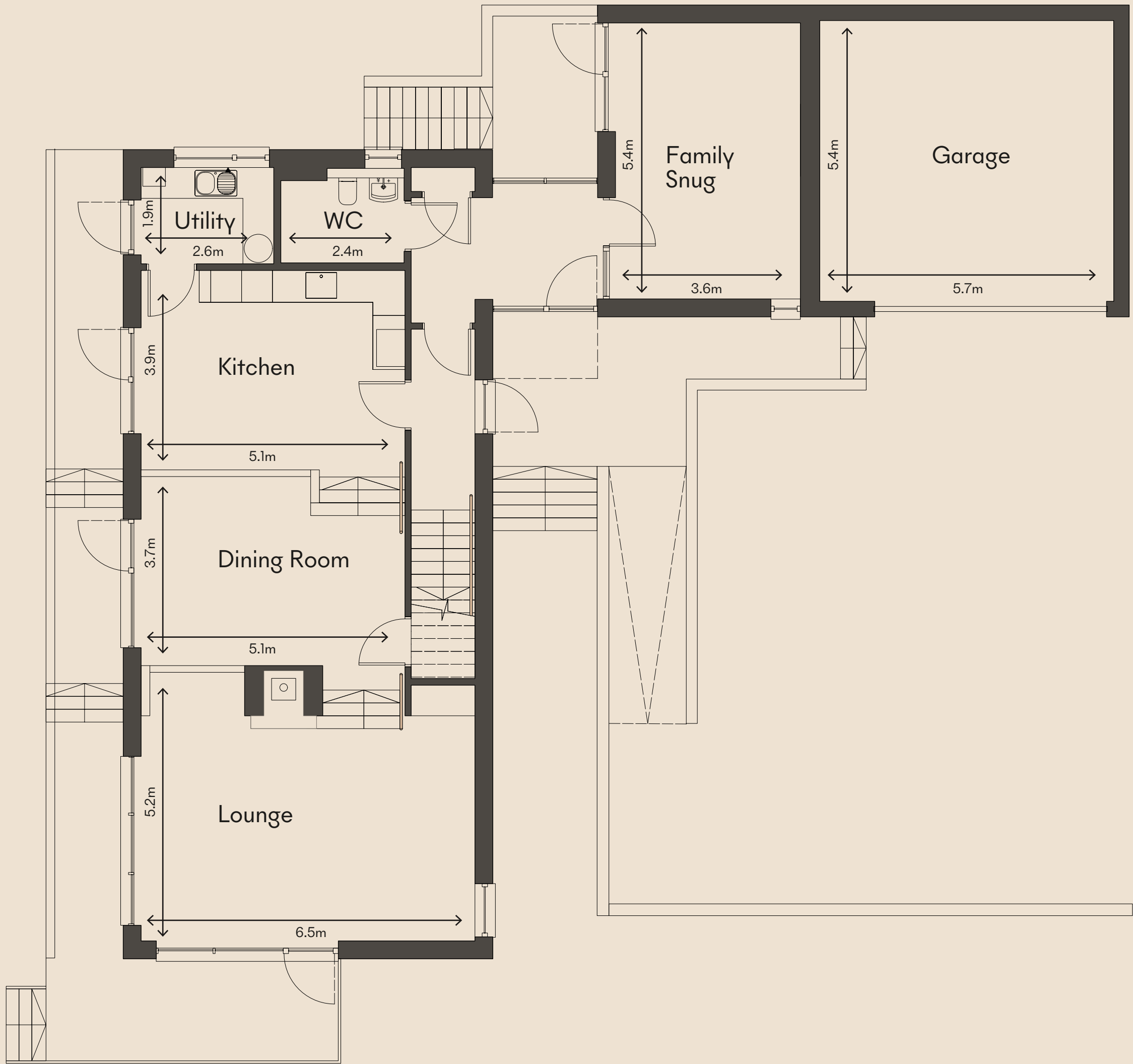
First Floor

Scale : 1:100@A3



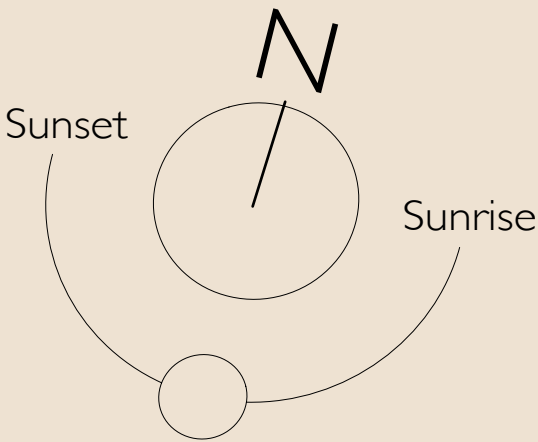
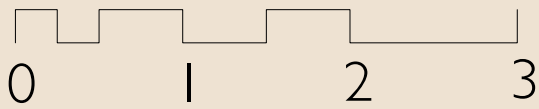
Space	Metres	Feet
Main Bedroom	3.1 x 6.5	10.17 x 21.32
En Suite	1.9 x 3.9	6.23 x 12.79
Bedroom 2	3.0 x 3.9	9.84 x 12.79
Bedroom 3	3.5 x 4.5	11.48 x 14.76
Bedroom 4	2.9 x 3.2	2.95 x 10.49
WC	2.0 x 3.9	6.56 x 12.79

THE FLOOR PLAN & DIMENSIONS - PLOT 2,7,12,13,14,15,16



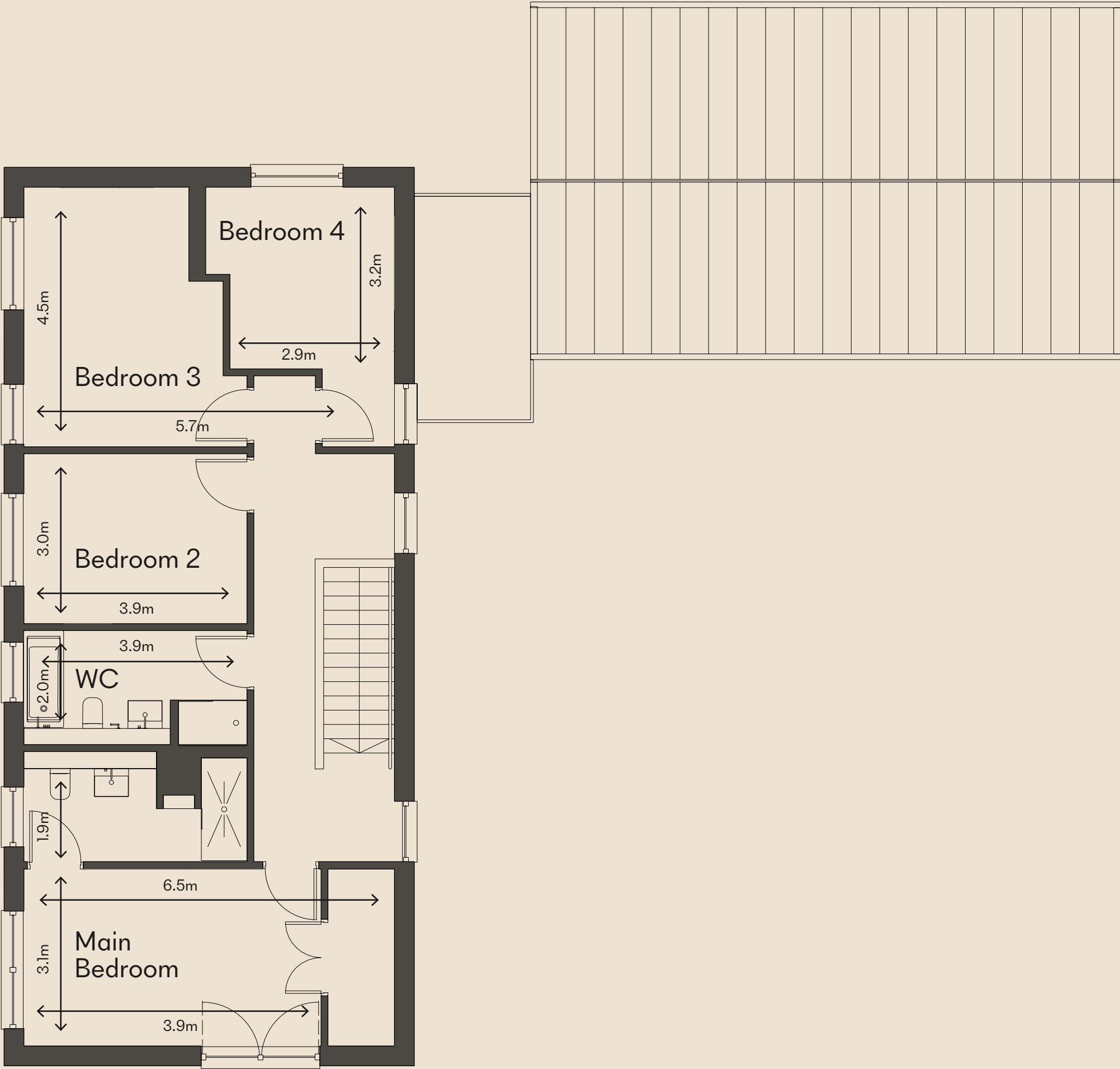
Ground Floor

Scale : 1:100@A3



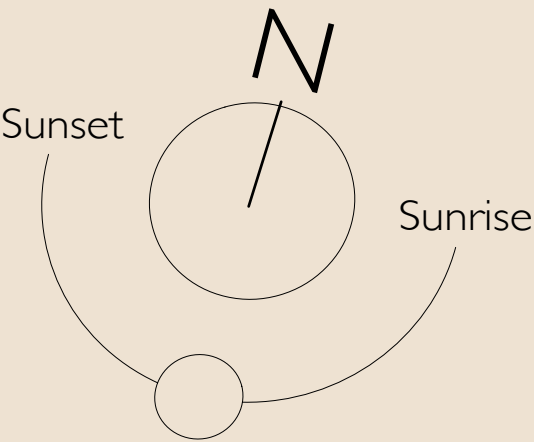
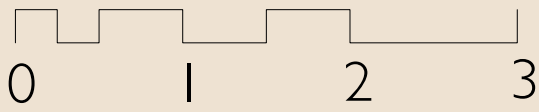
Space	Metres	Feet
Lounge	5.2 x 6.5	17.06 x 21.32
Dining Room	3.7 x 5.1	12.13 x 16.73
Kitchen	3.9 x 5.1	12.79 x 16.73
Utility	1.9 x 2.6	6.23 x 8.53
WC	1.9 x 2.4	6.23 x 7.87
Family Snug	5.4 x 3.6	17.71 x 11.81
Garage	5.4 x 5.7	17.71 x 18.70

THE FLOOR PLAN & DIMENSIONS - PLOT 2,7,12,13,14,15,16



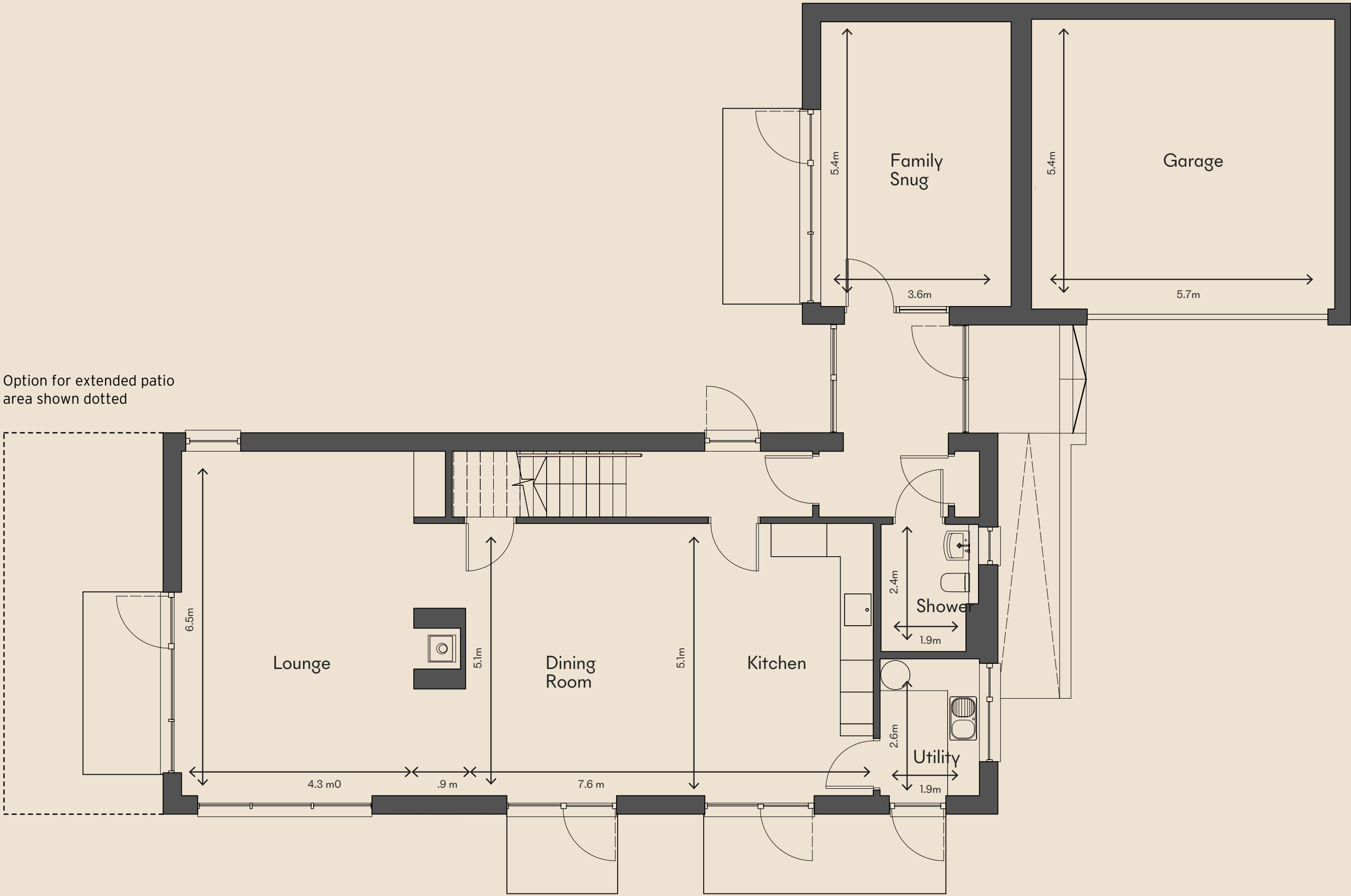
First Floor

Scale : 1:100@A3



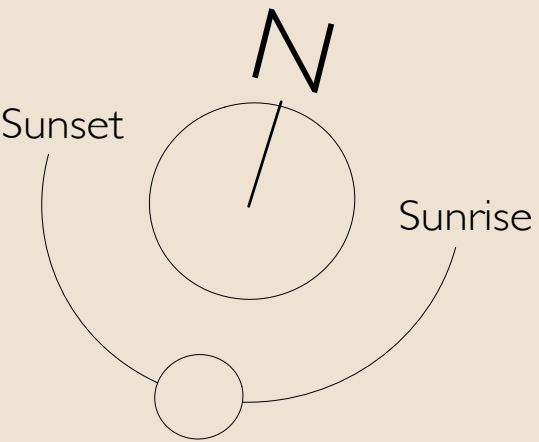
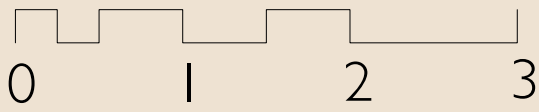
Space	Metres	Feet
Main Bedroom	3.1 x 6.5	10.17 x 21.32
Bedroom 2	3.0 x 3.9	9.84 x 12.79
Bedroom 3	4.5 x 5.7	14.76 x 18.70
Bedroom 4	2.9 x 3.2	9.51 x 10.49
WC	2.0 x 3.9	6.56 x 12.79

THE FLOOR PLAN & DIMENSIONS - PLOT 8,9 10, 11, 17



Ground Floor

Scale : 1:100@A3



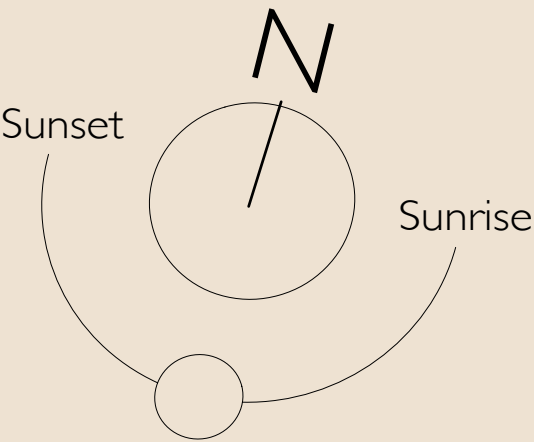
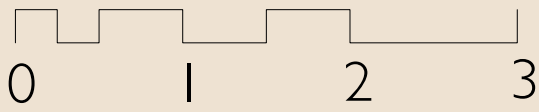
Space	Metres	Feet
Lounge	5.2 x 6.5	17.06 x 21.32
Dining Room	3.7 x 5.1	12.13 x 16.73
Kitchen	3.9 x 5.1	12.79 x 16.73
Utility	1.9 x 2.6	6.23 x 8.53
Shower	1.9 x 2.4	6.23 x 7.87
Family Snug	5.4 x 3.6	17.71 x 11.81
Garage	5.4 x 5.7	17.71 x 18.70

THE FLOOR PLAN & DIMENSIONS - PLOT 8,9 10, 11, 17



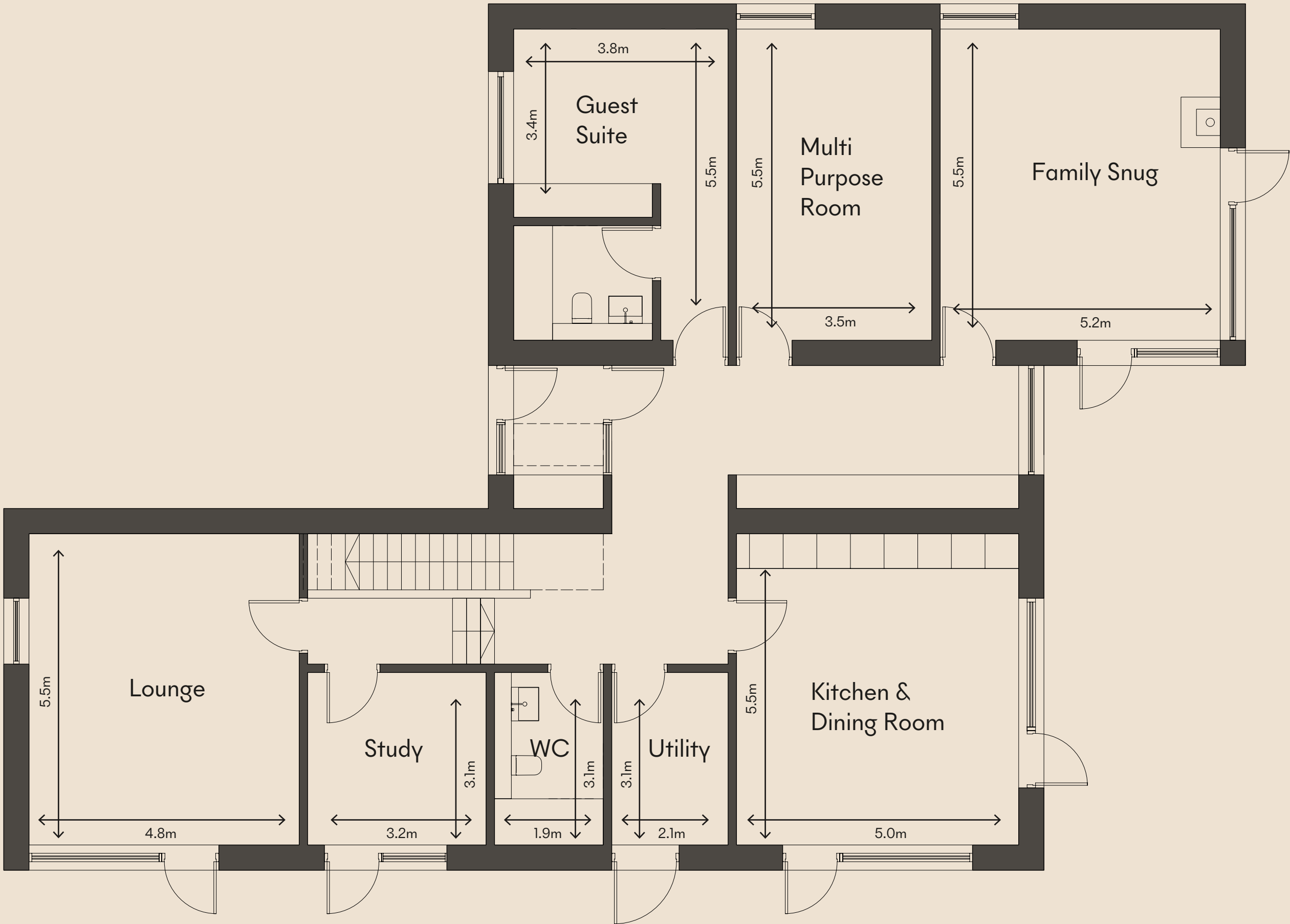
First Floor

Scale : 1:100@A3



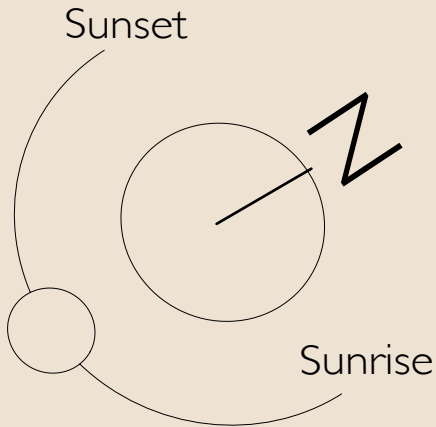
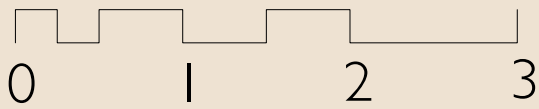
Space	Metres	Feet
Main Bedroom	3.1 x 6.5	10.17 x 21.32
Bedroom 2	3.0 x 3.9	9.84 x 12.79
Bedroom 3	3.5 x 4.5	11.48 x 14.76
Bedroom 4	2.9 x 3.2	9.51 x 10.49
Bathroom	2.0 x 3.9	6.56 x 12.79

THE FLOOR PLAN & DIMENSIONS - PLOT 3



Ground Floor

Scale : 1:100@A3



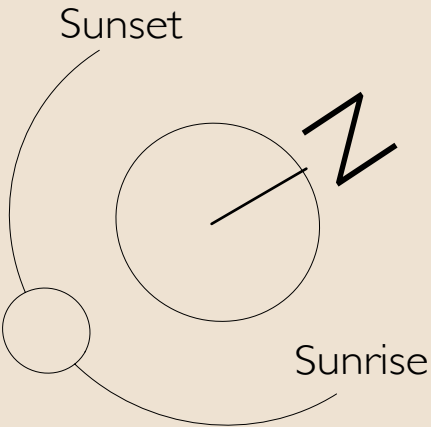
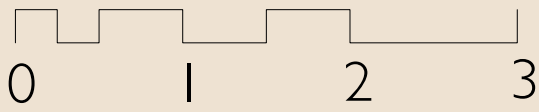
Space	Metres	Feet
Kitchen & Dining	5.5 x 5.0	18.04 x 16.40
Utility	2.1 x 3.1	6.88 x 10.17
WC	1.9 x 3.1	6.23 x 10.17
Study	3.2 x 3.1	10.49 x 10.17
Lounge	5.5 x 4.8	18.04 x 15.74
Family Snug	5.5 x 5.2	18.04 x 17.06
Multipurpose Room	5.5 x 3.5	18.04 x 11.48
Guest Suite	5.5 x 3.8	18.04 x 12.46

THE FLOOR PLAN & DIMENSIONS - PLOT 3



First Floor

Scale : 1:100@A3



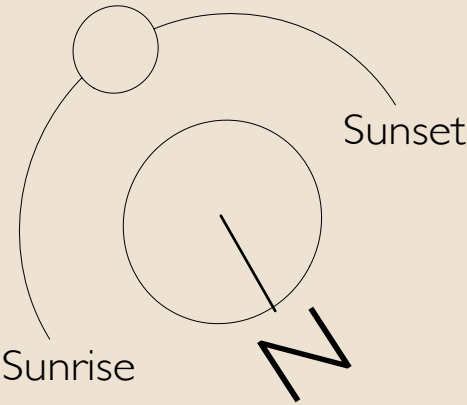
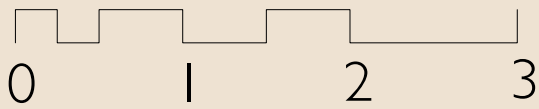
Space	Metres	Feet
Main Bedroom	4.3 x 5.5	14.10 x 18.04
Bedroom 2	5.5 x 3.2	18.04 x 10.49
Bedroom 3	3.0 x 3.8	9.84 x 12.46
Bedroom 4	3.0 x 3.8	9.84 x 12.46
WC	3.0 x 2.0	9.84 x 6.56

THE FLOOR PLAN & DIMENSIONS - PLOT 4,6



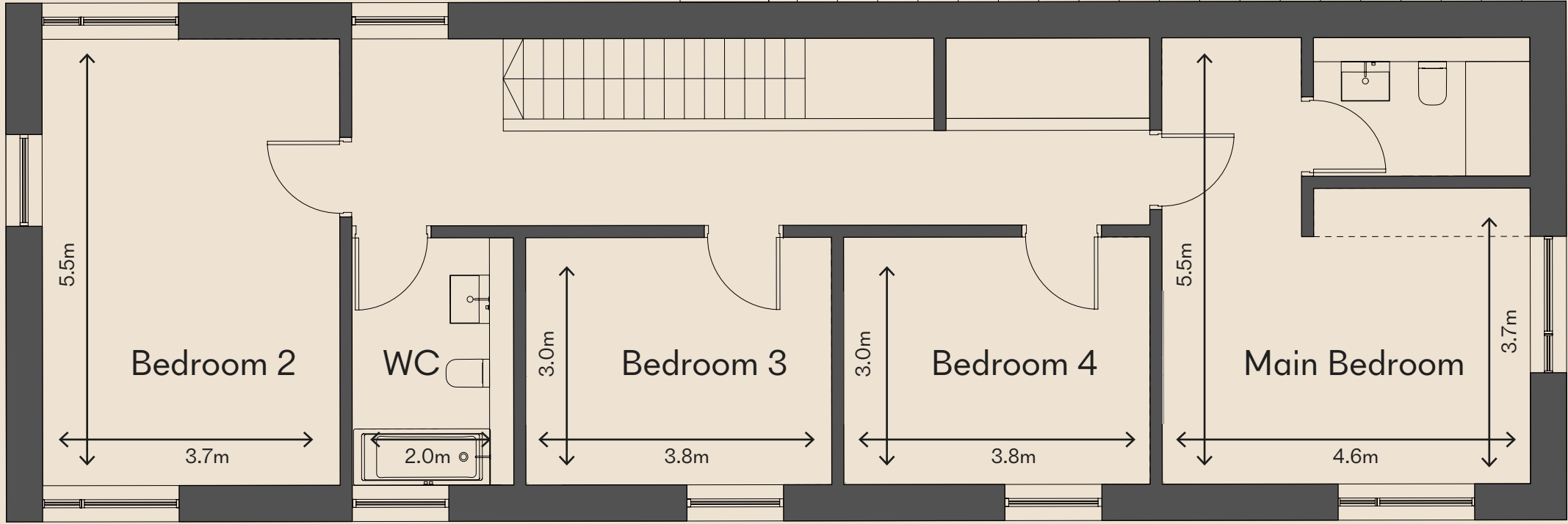
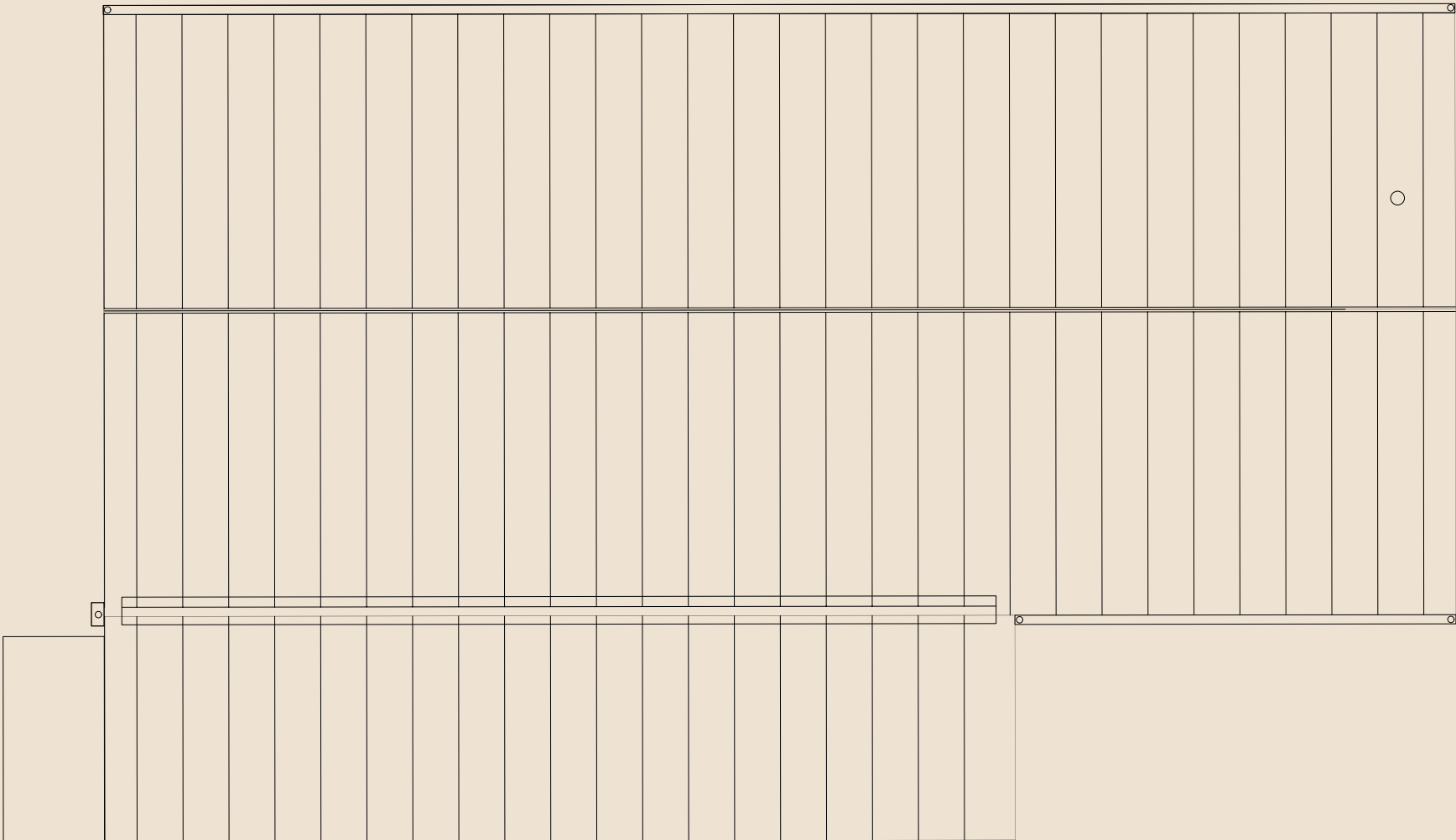
Ground Floor

Scale : 1:100@A3



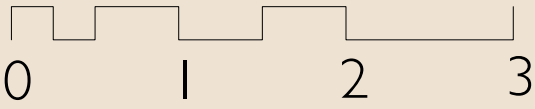
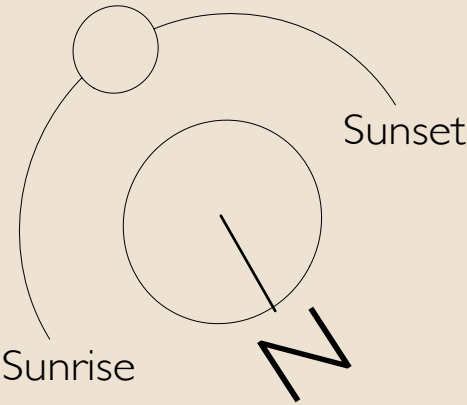
Space	Metres	Feet
Kitchen & Dining	5.5 x 5.0	18.04 x 16.40
Utility	2.1 x 3.0	6.88 x 9.84
WC	1.9 x 3.0	6.23 x 9.84
Study	3.2 x 3.0	10.49 x 9.84
Lounge	5.5 x 5.6	18.04 x 18.37
Family Snug	5.5 x 6.2	18.04 x 20.34
Multipurpose Room	5.5 x 3.5	18.04 x 11.48
Guest Suite	5.5 x 3.8	18.04 x 12.46

THE FLOOR PLAN & DIMENSIONS - PLOT 4,6



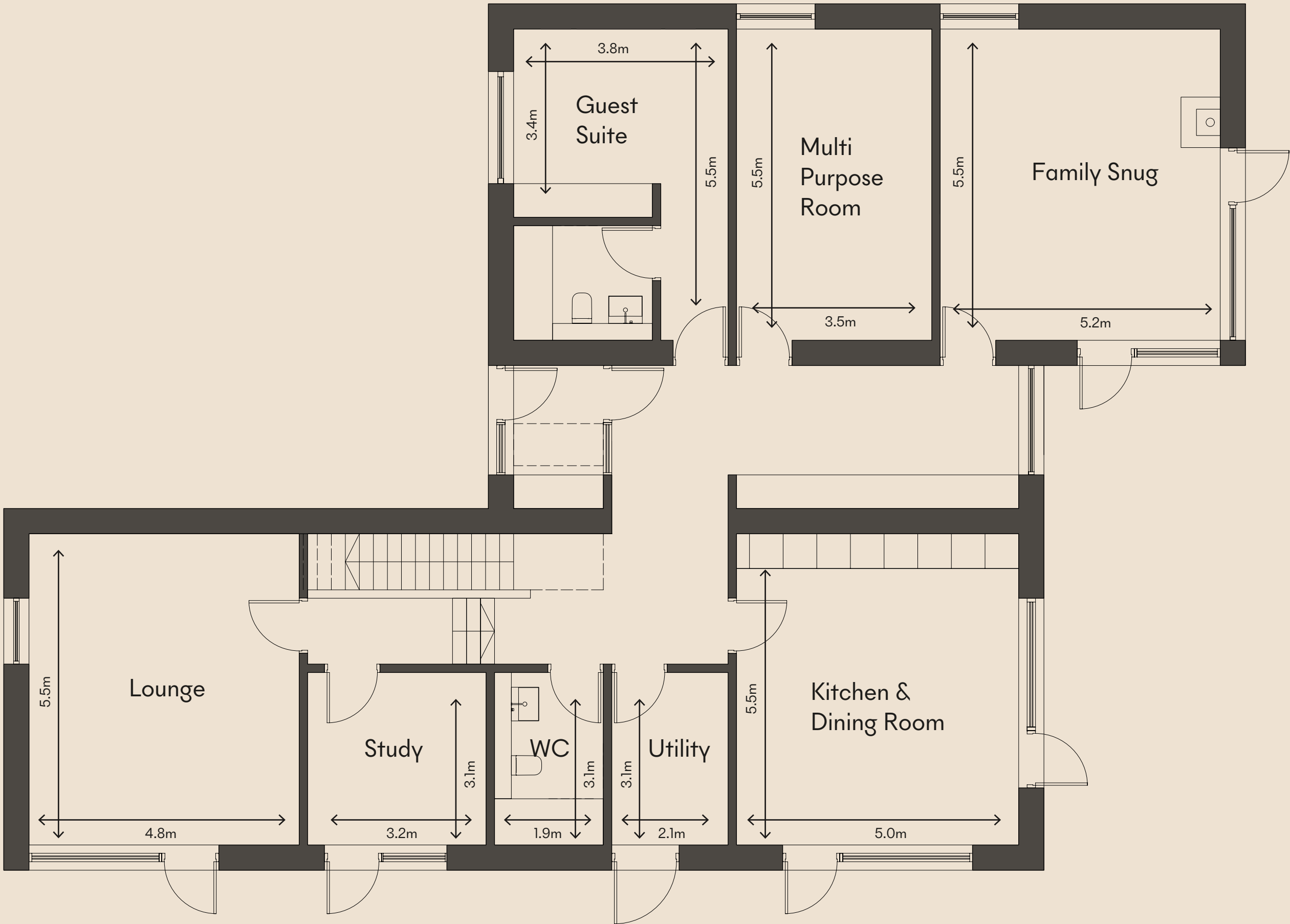
First Floor

Scale : 1:100@A3



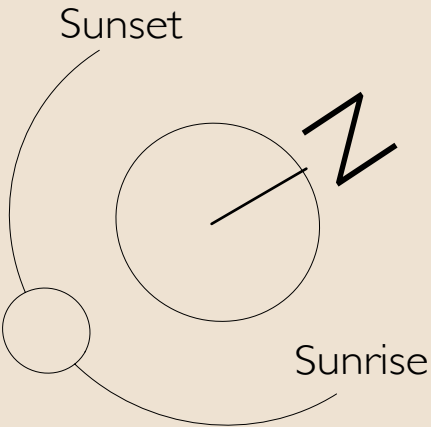
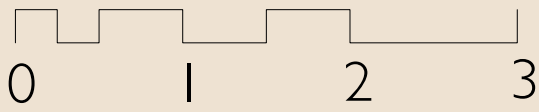
Space	Metres	Feet
Main Bedroom	4.6 x 5.5	15.09 x 18.04
Bedroom 2	5.5 x 3.7	18.04 x 12.13
Bedroom 3	3.0 x 3.8	9.84 x 12.46
Bedroom 4	3.0 x 3.8	9.84 x 12.46
WC	3.0 x 2.0	9.84 x 6.56

THE FLOOR PLAN & DIMENSIONS - PLOT 5



Ground Floor

Scale : 1:100@A3



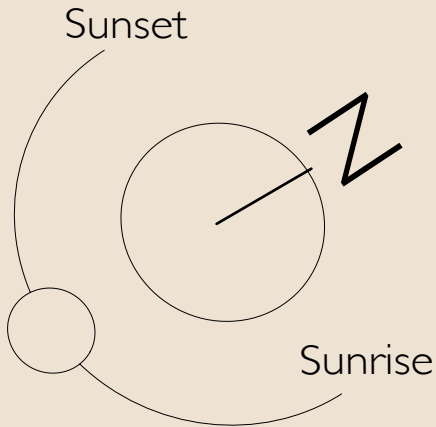
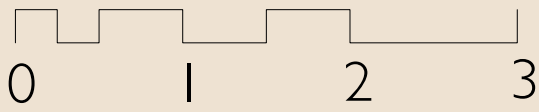
Space	Metres	Feet
Kitchen & Dining	5.5 x 5.0	18.04 x 16.40
Utility	2.1 x 3.1	6.88 x 10.17
WC	1.9 x 3.1	6.23 x 10.17
Study	3.2 x 3.1	10.49 x 10.17
Lounge	5.5 x 4.8	18.04 x 15.74
Family Snug	5.5 x 5.2	18.04 x 17.06
Multipurpose Room	5.5 x 3.5	18.04 x 11.48
Guest Suite	5.5 x 3.8	18.04 x 12.46

THE FLOOR PLAN & DIMENSIONS - PLOT 5



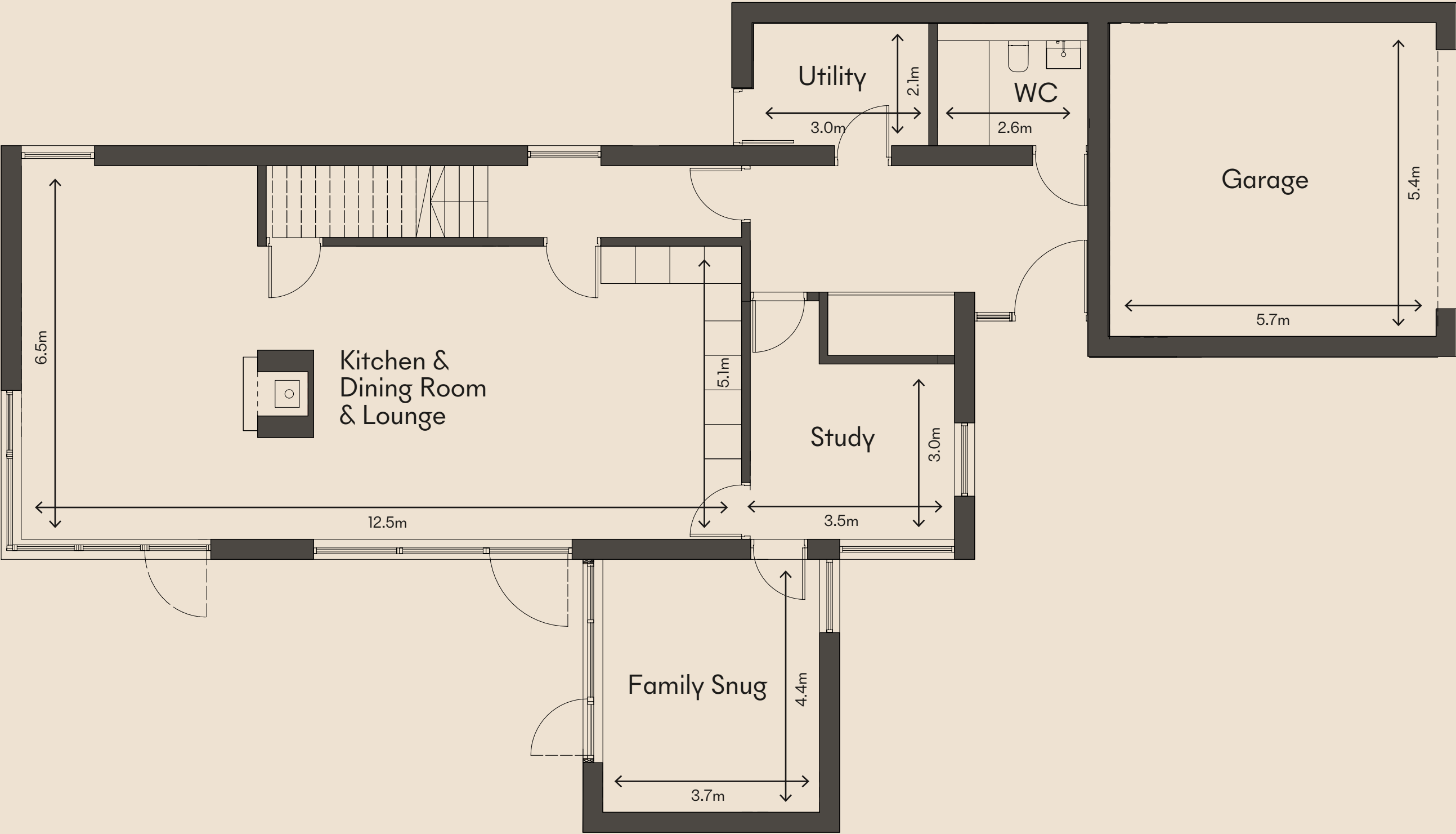
First Floor

Scale : 1:100@A3



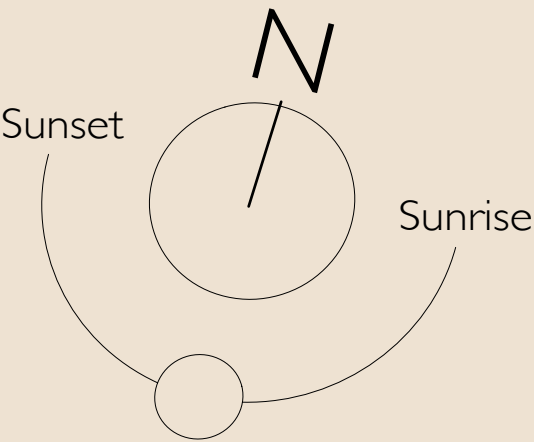
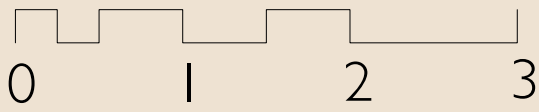
Space	Metres	Feet
Main Bedroom	4.3 x 5.5	14.10 x 18.04
Bedroom 2	5.5 x 3.2	18.04 x 10.49
Bedroom 3	3.0 x 3.8	9.84 x 12.46
Bedroom 4	3.0 x 3.8	9.84 x 12.46
WC	3.0 x 2.0	9.84 x 6.56

THE FLOOR PLAN & DIMENSIONS - PLOT 18



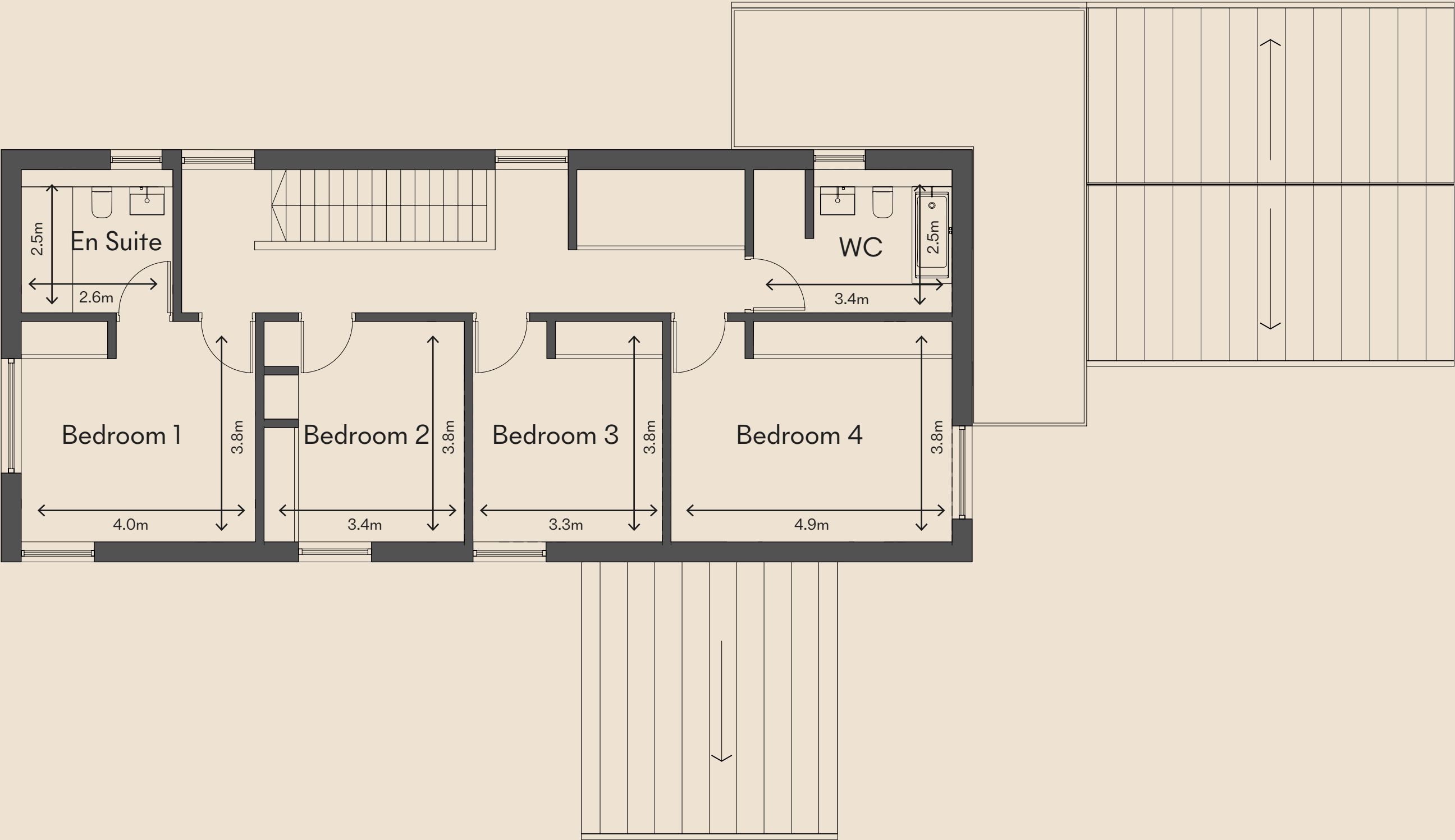
Ground Floor

Scale : 1:100@A3



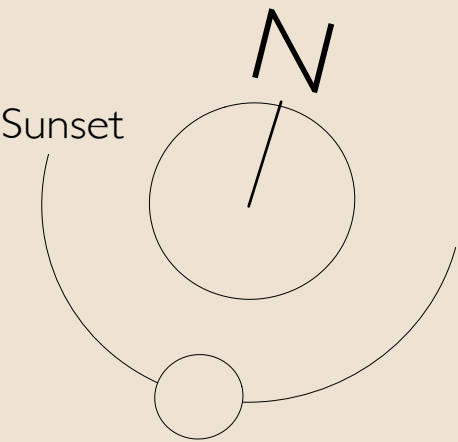
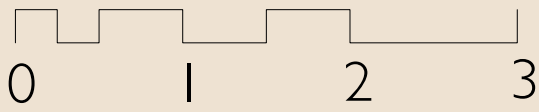
Space	Metres	Feet
Kitchen & Dining Room & Lounge	5.1 x 12.5	16.73 x 41.01
Family Snug	3.7 x 4.4	12.13 x 14.43
Study	3.5 x 3.0	11.48 x 9.84
Utility	3.0 x 2.1	9.84 x 6.88
WC	2.6 x 2.1	8.53 x 6.88
Garage	5.7 x 5.4	18.70 x 17.71

THE FLOOR PLAN & DIMENSIONS - PLOT 18



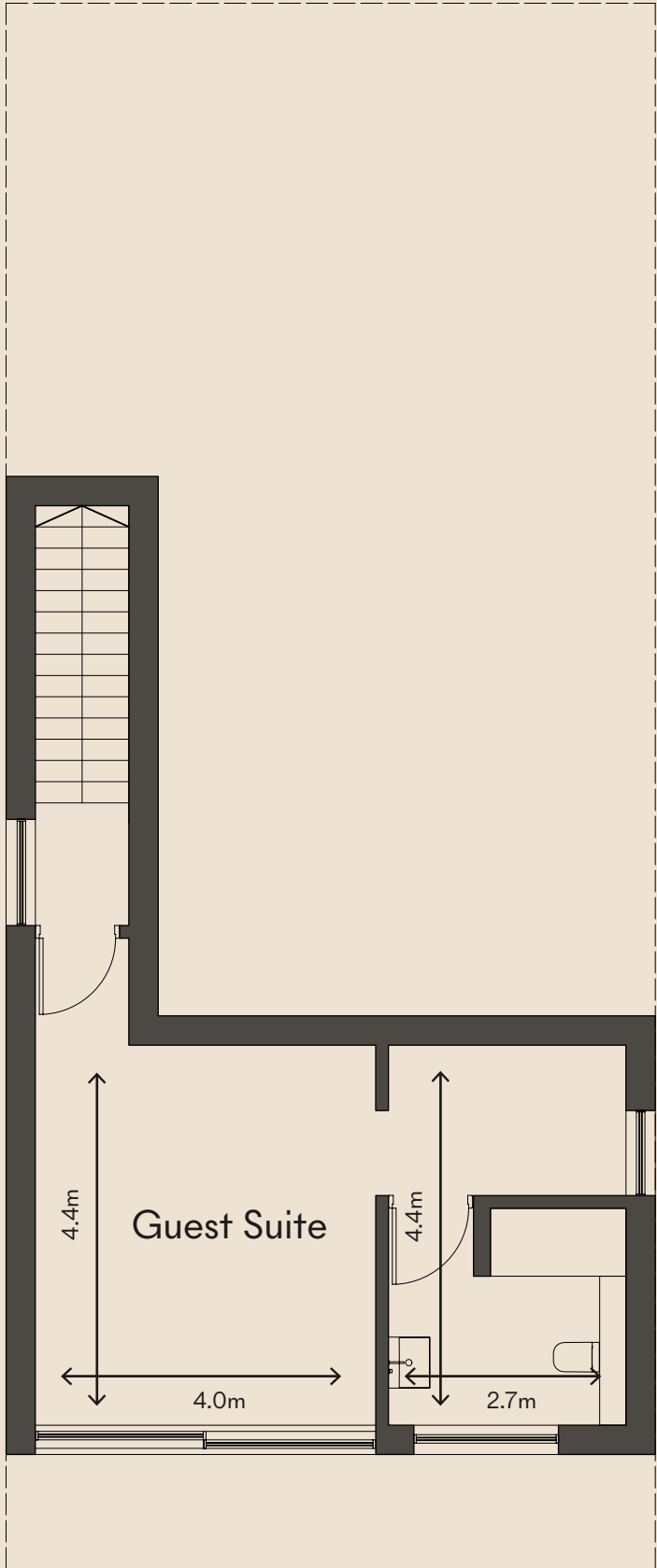
First Floor

Scale : 1:100@A3



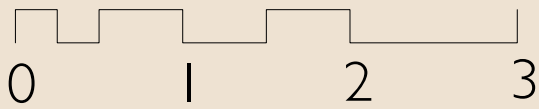
Space	Metres	Feet
Bedroom 1	4.0 x 3.8	13.12 x 12.46
En Suite	2.5 x 2.6	8.20 x 8.53
Bedroom 2	3.4 x 3.8	11.15 x 12.46
Bedroom 3	3.3 x 3.8	10.82 x 12.46
Bedroom 4	4.9 x 3.8	16.07 x 12.46
WC	3.4 x 2.5	11.15 x 8.20

THE FLOOR PLAN & DIMENSIONS - PLOT 19,20

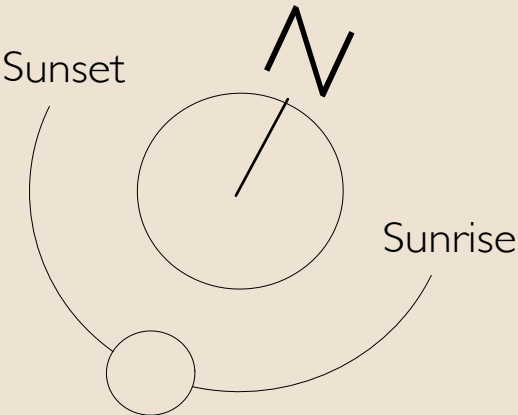


Lower Ground Floor

Scale : 1:100@A3



Space	Metres	Feet
Guest Suite	4.4 x 4.0	14.43 x 13.12
Dressing Area & Ensuite	4.4 x 2.7	14.43 x 8.85

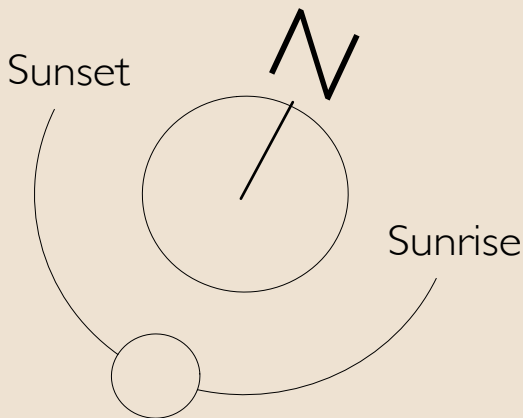
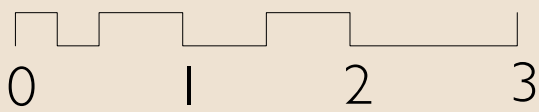


THE FLOOR PLAN & DIMENSIONS - PLOT 19,20

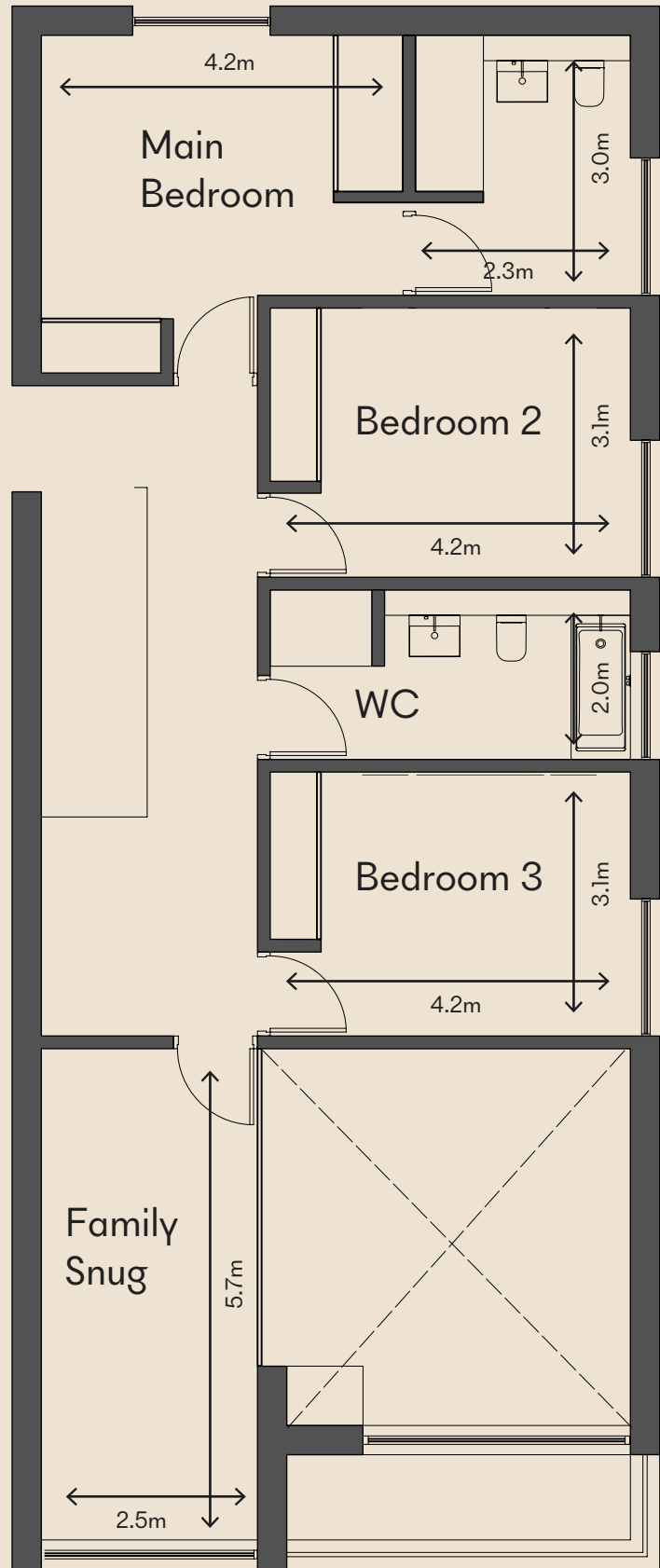
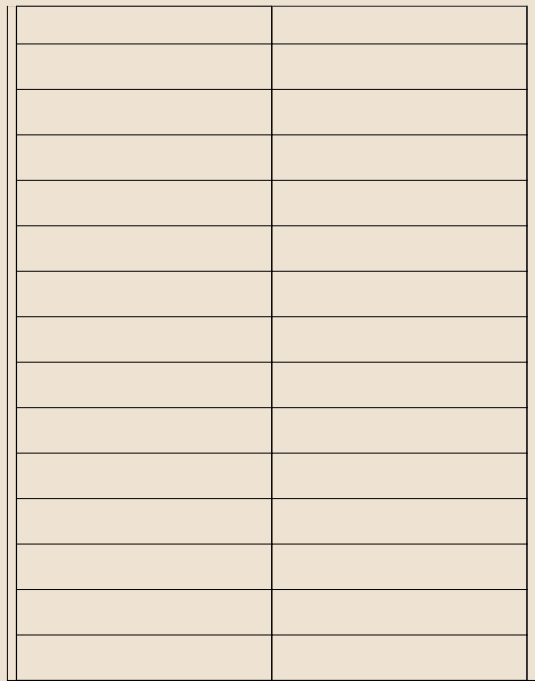


Ground Floor

Scale : 1:100@A3

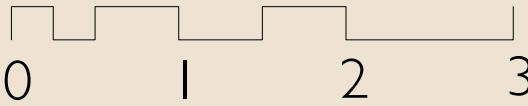


Space	Metres	Feet
Kitchen & Dining Room & Lounge	6.9 x 8.2	22.63 x 26.90
Study	4.2 x 2.1	13.7 x 6.88
WC	1.9 x 3.0	6.23 x 9.84
Utility	4.2 x 2.5	13.7 x 8.20

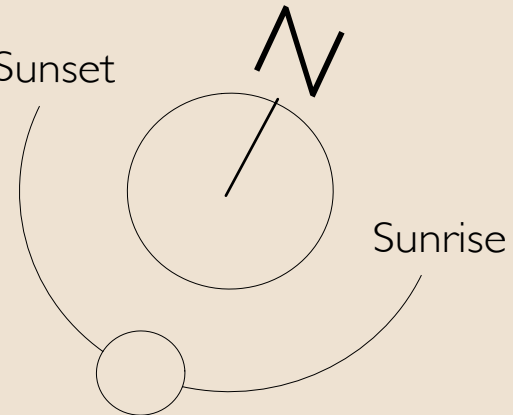


First Floor

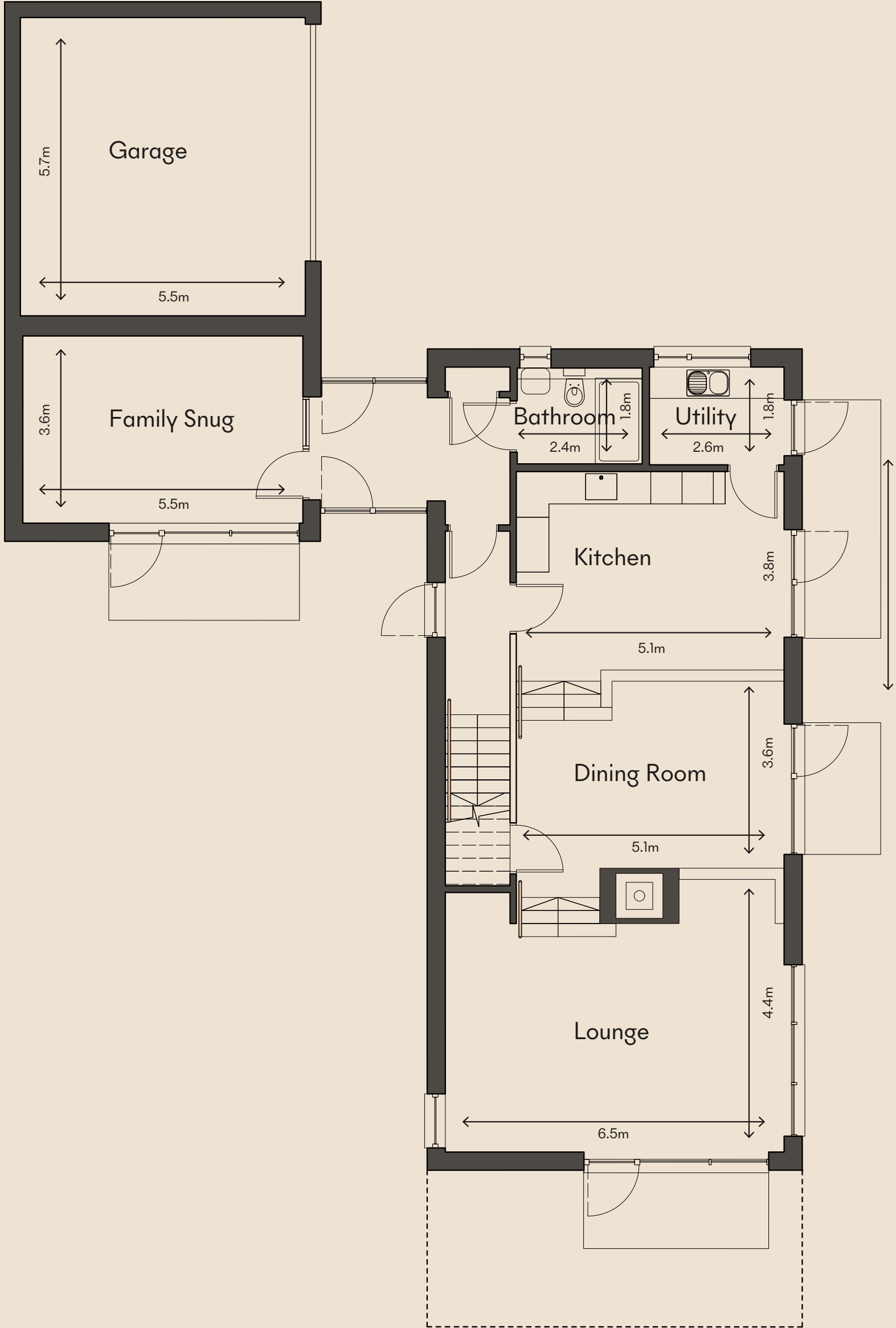
Scale : 1:100@A3



Space	Metres	Feet
Main Bedroom	6.9 x 4.2	22.63 x 13.77
Bedroom 2	4.2 x 3.1	13.77 x 10.17
Bedroom 3	4.2 x 3.1	13.77 x 10.17
WC	4.2 x 2.0	13.77 x 6.56
Family Snug	2.5 x 5.7	8.20 x 18.70

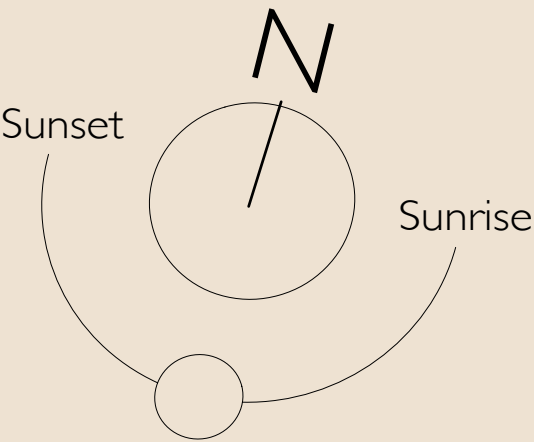
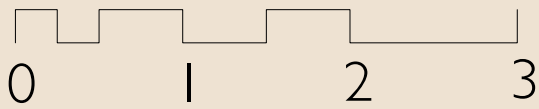


THE FLOOR PLAN & DIMENSIONS - PLOT 25,26



Ground Floor

Scale : 1:100@A3



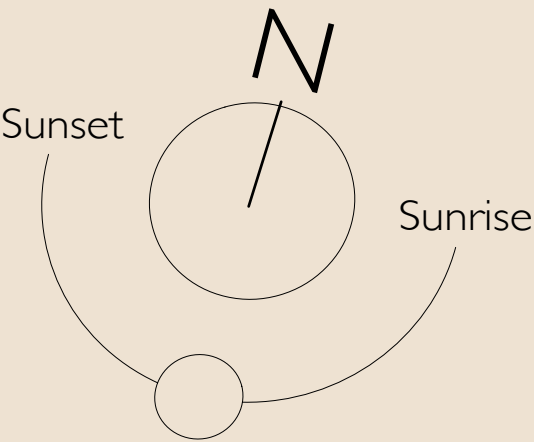
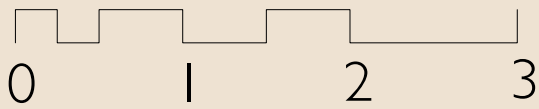
Space	Metres	Feet
Lounge	4.4 x 6.5	14.43 x 21.32
Dining Room	3.6 x 5.1	11.81 x 16.73
Kitchen	3.8 x 5.1	12.46 x 16.73
Utility	1.8 x 2.6	5.90 x 8.53
Bathroom	1.8 x 2.4	5.90 x 7.87
Family Snug	5.5 x 3.6	18.04 x 11.81
Garage	5.4 x 5.7	17.71 x 18.70

THE FLOOR PLAN & DIMENSIONS - PLOT 25,26



First Floor

Scale : 1:100@A3



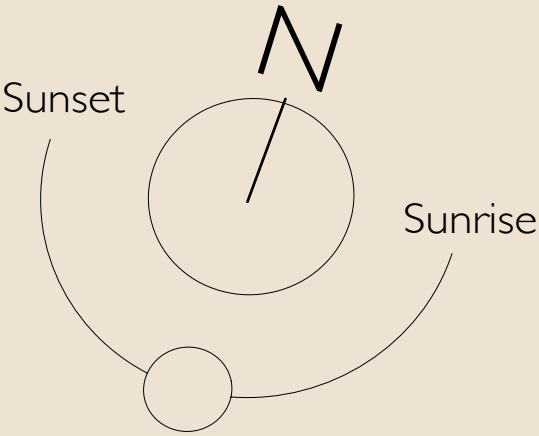
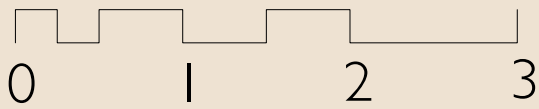
Space	Metres	Feet
Main Bedroom	3.1 x 6.5	10.17 x 21.32
Bedroom 2	2.9 x 3.9	9.5 x 12.79
Bedroom 3	3.5 x 4.5	11.48 x 14.76
Bedroom 4	2.9 x 3.2	9.51 x 10.49
Bathroom	2.0 x 3.9	6.56 x 12.79

THE FLOOR PLAN & DIMENSIONS - PLOT 28



Ground Floor

Scale : 1:100@A3



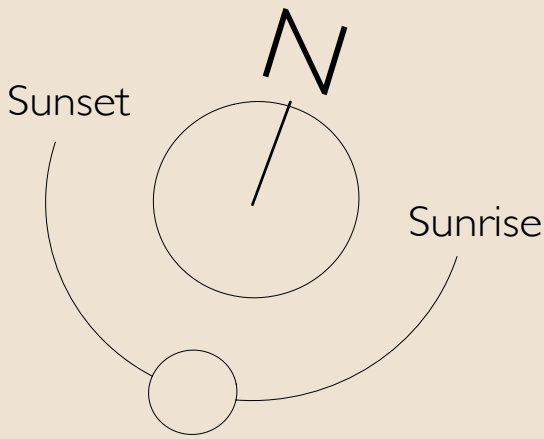
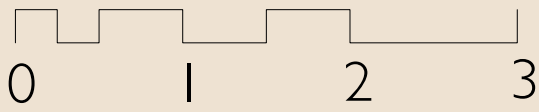
Space	Metres	Feet
Kitchen & Dining	5.5 x 5.0	18.04 x 16.40
Utility	2.1 x 3.1	6.88 x 10.17
WC	1.9 x 3.1	6.23 x 10.17
Study	3.2 x 3.1	10.49 x 10.17
Lounge	5.5 x 4.8	18.04 x 15.74
Family Snug	5.5 x 5.2	18.04 x 17.06
Multipurpose Room	5.5 x 3.5	18.04 x 11.48
Guest Suite	5.5 x 3.8	18.04 x 12.46

THE FLOOR PLAN & DIMENSIONS - PLOT 28



First Floor

Scale : 1:100@A3



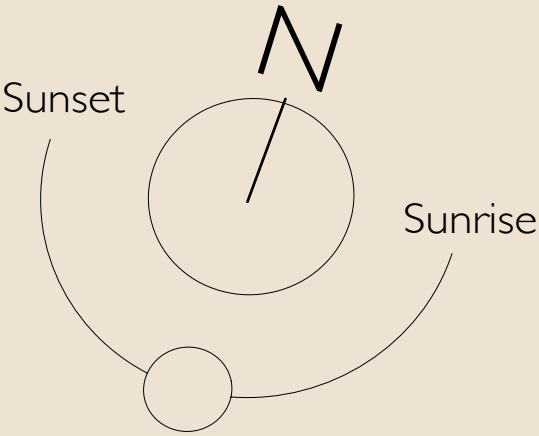
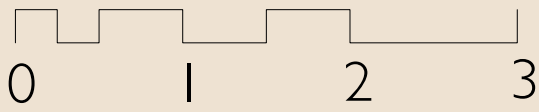
Space	Metres	Feet
Main Bedroom	4.3 x 5.5	14.10 x 18.04
Bedroom 2	5.5 x 3.2	18.04 x 10.49
Bedroom 3	3.0 x 3.8	9.84 x 12.46
Bedroom 4	3.0 x 3.8	9.84 x 12.46
WC	3.0 x 2.0	9.84 x 6.56

THE FLOOR PLAN & DIMENSIONS - PLOT 29



Ground Floor

Scale : 1:100@A3



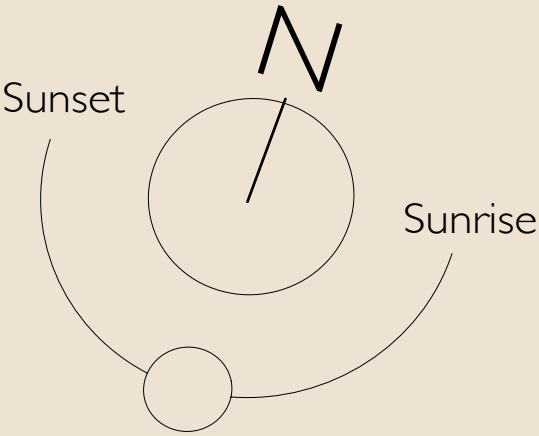
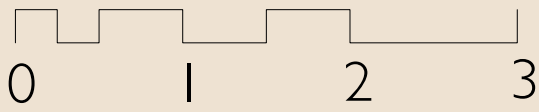
Space	Metres	Feet
Kitchen & Dining	5.5 x 5.0	18.04 x 16.40
Utility	2.1 x 3.1	6.88 x 10.17
WC	1.9 x 3.1	6.23 x 10.17
Study	3.2 x 3.1	10.49 x 10.17
Lounge	5.5 x 4.8	18.04 x 15.74
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Multipurpose Room	5.5 x 3.5	18.04 x 11.48
Guest Suite	5.5 x 3.8	18.04 x 12.46

THE FLOOR PLAN & DIMENSIONS - PLOT 29



First Floor

Scale : 1:100@A3



Space	Metres	Feet
Main Bedroom	4.3 x 5.5	14.10 x 18.04
Bedroom 2	5.5 x 3.2	18.04 x 10.49
Bedroom 3	3.0 x 3.8	9.84 x 12.46
Bedroom 4	3.0 x 3.8	9.84 x 12.46
WC	3.0 x 2.0	9.84 x 6.56

SPECIFICATION

Kitchen	Cloakroom, Bathroom & En Suites	Electrical
<ul style="list-style-type: none">Individually designed kitchen in a contemporary style in a range of colour choicesSynthetic stone worktops with matching upstand in a range of colour choices1 & 1/2 bowl stainless steel sink with drainer and mixer tapUnder-cupboard lightingSiemens single ovenSiemens Induction HobSiemens integrated dishwasherSiemens integrated fridge freezer	<ul style="list-style-type: none">White Roca sanitarywareConcealed cisterns with bulkheadsVADO mixer tapsVADO thermostatic showersGlass shower doorsPorcelanosa tiling to bathroom and en-suite bulkheads and shower/bath areas in a range of style choicesShaving point in the bathroom and the en-suites	<ul style="list-style-type: none">White LED downlights in the open plan kitchen areaWhite LED downlights in the utility room, cloakroom, bathroom and en-suitesWall lights of LED downlights in hallways as appropriatePendant lighting in all of the other roomsExternal light outside of the front doorExternal light outside of the utility doorWhite electrical fittings in all roomsExternal power point to the rear of the houseTV points (high and low level position) in the living roomTV point (high level position) in the open plan kitchen area, study, separate dining room and all of the bedroomsPhone/data point in the kitchen, master bedroom and in the ancillary roomUSB charging points in the kitchen and bedroomsUSB charging points either side of the master bed positionPower and lighting in the garagesFused spur in the garage for the future installation of an electric garage door opener
Utility Room	Plumbing & Heating	
<ul style="list-style-type: none">Individually designed utility roomSynthetic stone worktops with matching upstandStainless steel sink with mixer tapSpace for free-standing washing machineSpace for free-standing tumble dryer	<ul style="list-style-type: none">Gas-fired boiler heating system with radiators or;Air Source Heat Pumps at an extra costChrome ladder style radiators in the cloakroom, bathroom and en-suitesGoogle Nest Thermostats	

SPECIFICATION

Internal Finishes

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a handrail

Doors & Windows

- Aluclad windows
- Aluclad doors leading out to garden areas
- Internal doors with 4 horizontal grooves finished in white paint (satinwood)

External Details

- Driveway or parking spaces
- Double garage to each house
- Indian sandstone paths and patio areas
- Seeded lawns and landscaping to the front and rear
- External garden tap
- External lighting to the private roads

Environmental Details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed Aluclad windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home as well as the specification of sustainably sourced materials combine to reduce the environmental impact of the development

Land

- Paddock land available by separate negotiation

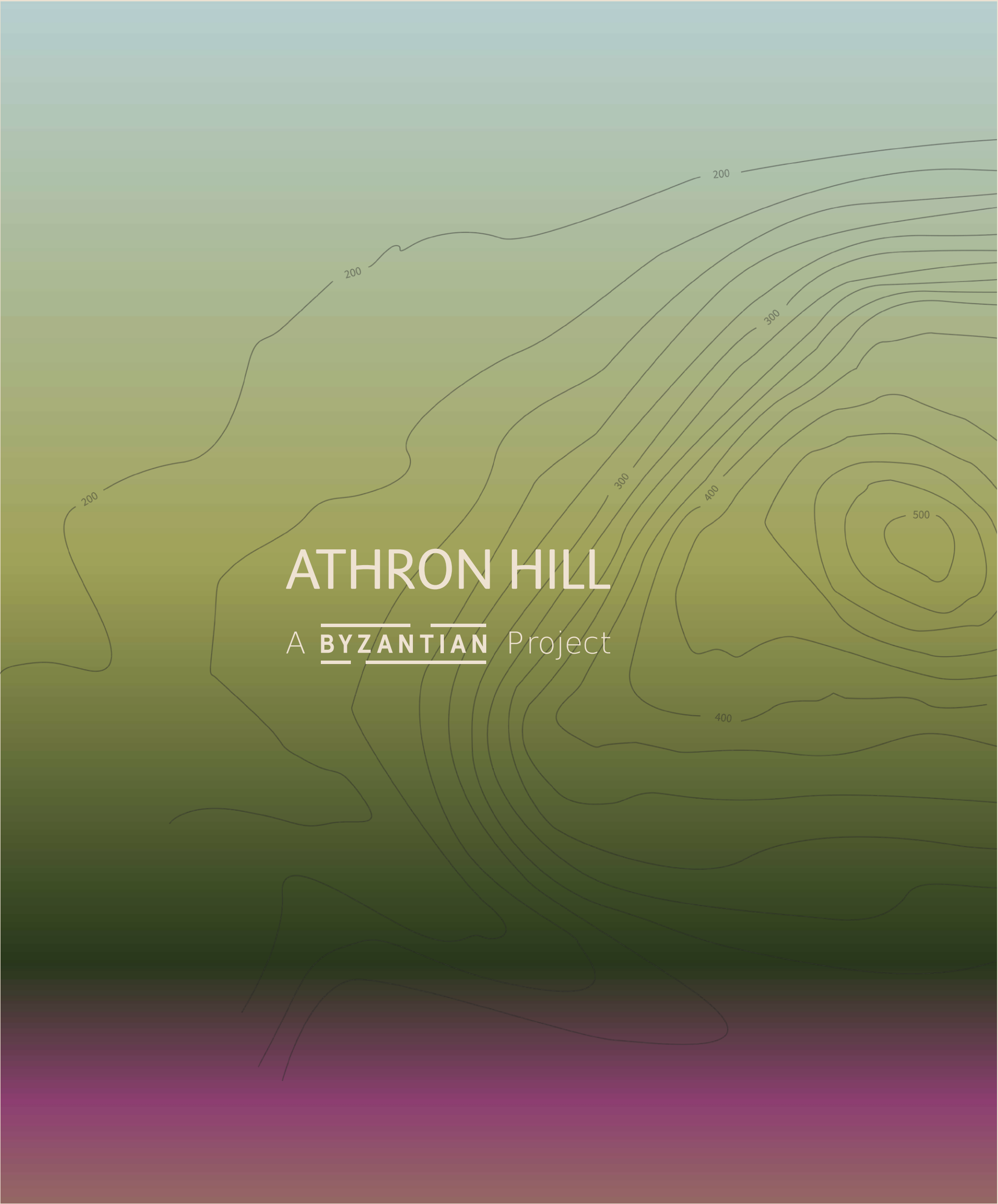
Management Services

Athron Hill Dev Co Ltd will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.

Disclaimer

Athron Hill Dev Co Ltd reserve the right to make amendments to the above as the development progresses and the specification is updated.

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