



Rawes Farm Steading

A development of 3 & 4 bedroom homes

Longforgan,
Perthshire

Rawes Farm Steading

Rawes Farm steading is a charming development of spacious 3 and 4 bedroom homes in a beautiful rural location in the Carse of Gowrie.

Originally an orchard with apples, pears and plums growing in abundance, the farm was familiar to many as the fields to the north east, which spread all the way up to the main Perth to Dundee road, were once covered in plum trees.

Location: Rawes Farm sits in the Carse of Gowrie approximately seven miles from Dundee city centre and fifteen miles from Perth. The nearby village of Longforgan offers a range of facilities including a Post Office, local shop, Longforgan Coaching Inn and a primary school. The development presents the opportunity to live in a beautiful location, yet benefit from quick and easy access to the main population centres.

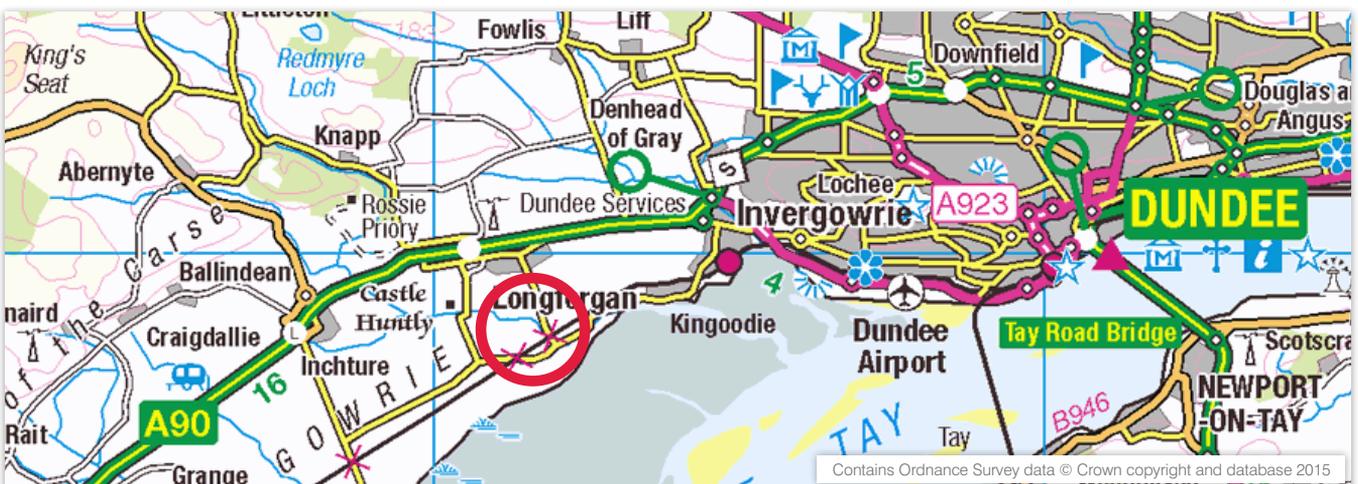
Perth is a historic market town with shops, galleries, cinema and theatre plus wonderful scenery and significant local attractions such as Scone Palace and Perth Racecourse.

Dundee - the “City of Discovery” has a renowned Technology Park, Universities, a major railway station and a small airport. Dundee is also well served by good quality shopping, social and leisure activities, expected of Scotland’s fourth largest city. The development is a short drive from West End Dundee including Ninewells Hospital.

In developing Rawes Farm, Hadden Homes aim to reflect the traditional aspects of the farm and the beautiful, peaceful countryside while designing and constructing high specification homes, featuring the very best in modern living.

For reservation details and further information contact the selling agents Thorntons Property Services on 01382 200099 or newhomes@thorntons-law.co.uk

LOCATION



SPECIFICATION

KITCHEN & UTILITY ROOM

Choice of high quality fitted kitchen cabinets, handles and worktops
Integrated smeg stainless steel 5 burner gas hob and electric double oven
Integrated dishwasher, washer/dryer and fridge/freezer*
Downlighters to kitchen wall units
Separate utility room*
Extractor hood
Breakfast bar*

BATHROOM/EN-SUITE & CLOAKROOM

Quality white sanitary ware to bathroom, en-suites and cloakroom
Choice of Porcelanosa tiles for walls
Choice of bathroom furniture in bathroom and master bedroom en-suites*
Fitted mirrors in bathroom and master bedroom en-suites*
Thermostatic showers
Heated towel rail to bathroom and en-suites

GENERAL

Fully insulated timber frame to minimise heating costs
High performance double glazed UPVC windows and doors
Photo voltaic solar panels to reduce energy use
LPG gas central heating system with central heating boiler and pressurised hot water system
Low energy LED downlighters situated in the hall, vestibule,

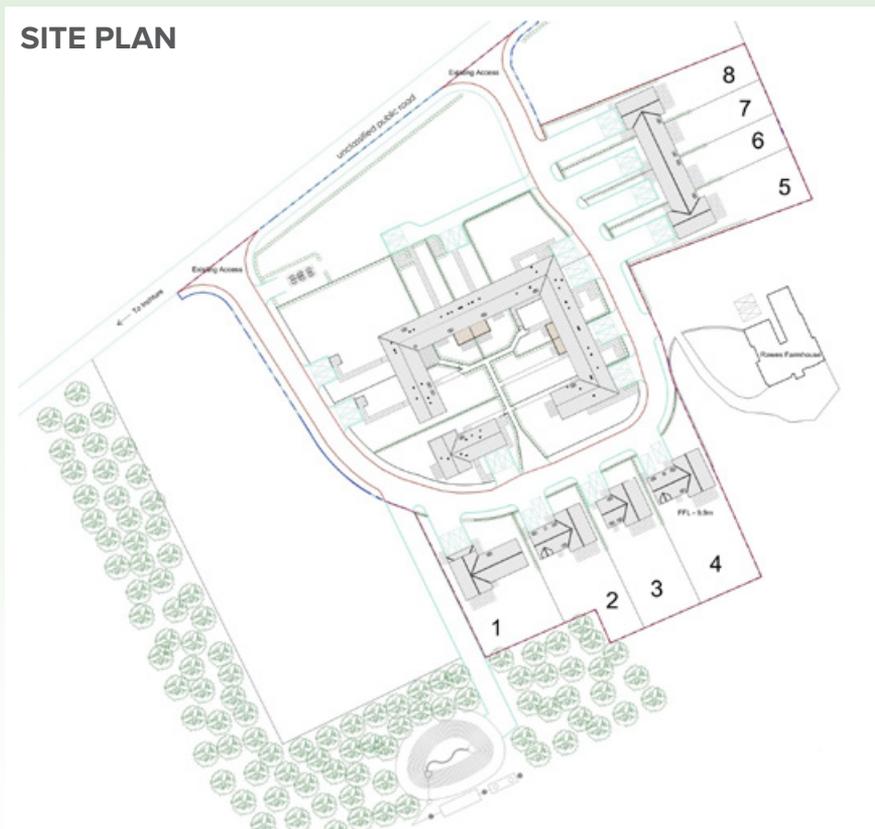
kitchen and lounge
Fully fitted wardrobes to all bedrooms*
Integrated mains operated smoke detector system
TV points throughout with facility for satellite connection
Telephone sockets to Lounge, Kitchen and Master Bedroom
Electric sockets with USB outlets included in Lounge, Kitchen, Study and all bedrooms
Heat detectors to kitchens
CO2 detectors at boilers
External lighting to front and back doors
Integrated garage with power and light*
White 4 panel internal doors & white skirtings and door facings throughout
Brushed aluminium ironmongery
Chrome sockets and switches on the ground floor
10 year Premier Guarantee Warranty

EXTERNAL

External tap
External electric socket
Front gardens turfed & rear garden grass seeded
Paving slabs to rear patio
Paving slab paths to front and rear doors
Rotary drier
Private parking to each house
Post & wire fencing to front, closed board fencing to rear

* Plot specific – please speak to sales advisor for details

DEVELOPMENT



FLOOR PLANS - 4 Bed Detached Villas

PLOT 1

Ground Floor



First Floor



PLOT 2

Ground Floor



First Floor



PLOT 3

Ground Floor



First Floor



FLOOR PLANS - 3 Bed Terraced Homes

PLOT 5

Ground Floor



First Floor



PLOT 8

Ground Floor



First Floor



PLOT 6

Ground Floor



First Floor



PLOT 7

Ground Floor



First Floor



DIMENSIONS

PLOT 1 - 4 BED DETACHED

GROUND FLOOR

Vestibule	1.5 x 2.6m	4'9" x 8'5"
Vestibule Cpd	4.5 x 2.4m	1'6" x 7'10"
Kitchen/Dining	6.2 x 4.5m	20'3" x 14'8"
Living Room	5.6 x 6.2m	18'3" x 20'3"
Garage	6.2 x 6.0m	20'2" x 19'7"
Utility	2.2 x 2.3m	7' x 7'8"
Utility Cpd	0.6 x 2.3m	1'1" x 7'8"
WC	1.4 x 2.3m	4'5" x 7'8"
Store under Stair	1.0 x 2.4m	3'3" x 7'10"
Ground Floor Area	128m²	1378ft²

UPPER FLOOR

Master Bedroom	5.5 x 3.5m	17'11" x 11'5"
Master Bedroom Ensuite	2.3 x 1.7m	7'8" x 5'5"
Bedroom 2	5.5 x 3.9m	17'11" x 12'8"
Bedroom 2 Ensuite	2.3 x 1.7m	7'8" x 5'5"
Bedroom 3	3.6 x 6.2m	11'8" x 20'3"
Bedroom 3 Ensuite	1.5 x 2.4m	4'9" x 7'9"
Bedroom 4	3.6 x 2.5m	11'8" x 8'3"
Bathroom	1.4 x 2.3m	4'5" x 7'8"
Study	2.0 x 2.6m	6'7" x 8'7"
Upper Floor Area	119m²	1281ft²

PLOT 2 - 4 BED DETACHED

GROUND FLOOR

Vestibule	1.7 x 2.5m	5'6" x 8'2"
Vestibule Cpd	0.6 x 2.3m	1'11" x 7'8"
Kitchen/Dining	6.2 x 4.5m	20'3" x 14'9"
Living Room	6.2 x 3.0m	20'2" x 9'9"
Garage	6.2 x 3.0m	20'2" x 9'9"
Utility	1.8 x 2.4m	5'11" x 7'10"
WC	1.5 x 2.3m	4'11" x 7'8"
Store under Stair	1.0 x 2.4m	3'3" x 7'10"
Ground Floor Area	102m²	1098ft²

UPPER FLOOR

Master Bedroom	5.0 x 4.4m	16'6" x 14'4"
Master Bedroom Ensuite	2.5 x 1.7m	8'2" x 5'7"
Master Bedroom Robe	2.4 x 1.7m	7'11" x 5'7"
Bedroom 2	4.0 x 3.2m	13' x 10'4"
Bedroom 2 Ensuite	2.3 x 3.8m	7'5" x 6'8"
Bedroom 3	2.8 x 3.8m	9'1" x 12'5"
Bedroom 3 Ensuite	1.5 x 2.4m	4'9" x 7'9"
Bedroom 4	2.6 x 3.8m	8'6" x 12'4"
Bathroom	2.1 x 3.8m	6'11" x 12'4"
Study	2.1 x 2.4m	6'11" x 7'10"
Store	0.8 x 1.2m	2'7" x 3'9"
Upper Floor Area	102m²	1098ft²

PLOT 3 - 4 BED DETACHED

GROUND FLOOR

Vestibule	1.7 x 2.5m	5'6" x 8'2"
Vestibule Cpd	0.6 x 2.3m	1'11" x 7'8"
Kitchen/Dining	6.2 x 4.5m	20'3" x 14'9"
Living Room	6.2 x 4.6m	20'3" x 14'11"
Utility	1.8 x 3.8m	5'11" x 12'4"
Utility Cpd	0.6 x 1.4m	1'11" x 4'7"
WC	1.5 x 2.3m	4'11" x 7'8"
Store under Stair	1.0 x 2.4m	3'3" x 7'10"
Ground Floor Area	82m²	883ft²

UPPER FLOOR

Master Bedroom	4.0 x 3.2m	13' x 10'4"
Master Bedroom Ensuite	2.3 x 2.0m	7'5" x 6'8"
Bedroom 2	2.8 x 3.8m	9'1" x 12'4"
Bedroom 3	2.6 x 3.8m	8'6" x 12'5"
Bedroom 4	4.0 x 2.3m	13'1" x 7'5"
Bathroom	2.1 x 3.8m	6'11" x 12'4"
Study	1.8 x 3.8m	6'11" x 12'4"
Store	0.8 x 1.2m	2'7" x 3'9"
Upper Floor Area	82m²	883ft²

PLOT 5 AND 8 - 3 BED TERRACE

GROUND FLOOR

Vestibule	1.2 x 2.3m	3'11" x 7'7"
Kitchen/Dining	6.2 x 4.5m	20'3" x 14'9"
Living Room	6.2 x 4.6m	20'3" x 14'11"
WC	1.2 x 2.3m	4' x 7'7"
Store under Stair	1.4 x 2.3m	4'8" x 7'10"
Ground Floor Area	73m²	786ft²

UPPER FLOOR

Master Bedroom	4.0 x 3.2m	13' x 10'4"
Master Bedroom Ensuite	2.2 x 2.0m	7'5" x 6'9"
Bedroom 2	2.8 x 3.8m	9'1" x 12'5"
Bedroom 3	3.0 x 3.8m	9'11" x 12'5"
Study	2.5 x 2.4m	8'3" x 7'9"
Bathroom	2.1 x 3.8m	6'11" x 12'4"
Store	0.8 x 1.2m	2'7" x 3'9"
Upper Floor Area	73m²	786ft²

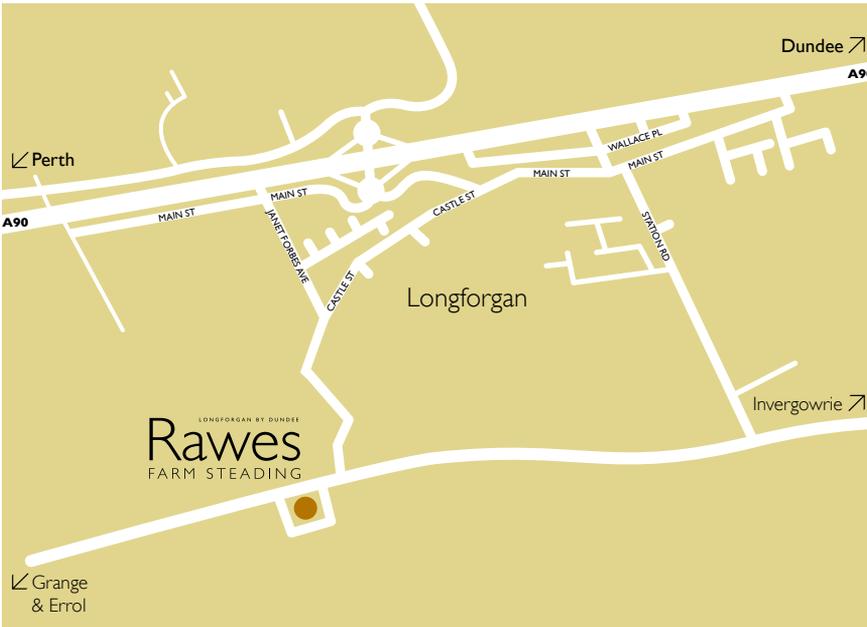
PLOT 6 AND 7 - 3 BED TERRACE

GROUND FLOOR

Vestibule	1.2 x 2.9m	3'10" x 9'6"
Kitchen/Dining/Living	6.2 x 6.0m	20'3" x 19'8"
WC	1.2 x 2.0m	4' x 6'7"
Store under Stair	1.0 x 1.7m	3'3" x 5'5"
Store	1.2 x 0.8m	3'11" x 2'7"
Ground Floor Area	53sqm	570ft²

UPPER FLOOR

Master Bedroom	3.4 x 2.9m	11' x 9'6"
Master Bedroom Ensuite	2.2 x 1.6m	7'4" x 5'3"
Bedroom 2	2.7 x 3.2m	8'9" x 10'5"
Bedroom 3	2.9 x 3.2m	9'7" x 10'5"
Bathroom	2.1 x 1.9m	6'11" x 6'3"
Upper Floor Area	53sqm	570ft²



DIRECTIONS

Situated to the south-west of the village, Rawes Farm Steading is only seven miles west of Dundee and fifteen miles east of Perth on the A90.

SAT NAV

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Interested parties are invited to register interest with selling agents **Thorntons Property Services, 33 Yeaman Shore, Dundee DD1 4BJ.**

Telephone: **01382 200099** or email **newhomes@thorntons-law.co.uk** to ensure you receive the most up-to-date advice on the development as information becomes available.

thorntons-property.co.uk

Thorntons Property Services is a trading name of Thorntons Law LLP.

DISCLAIMER

The information contained in this brochure is intended as a preliminary guide only. All images are indicative of the quality, style and location of the development. The computer generated imagery used in this brochure is indicative of the house types only, they do not reflect the plot sizes, landscaping or topography of the development. External treatments, finishing and fittings may be subject to change as the development proceeds and interested parties should consult with the sales advisor for the most up-to-date information.