



ABOUT THE DEVELOPMENT

Southfield Meadows is the latest new build residential development by Perthshire-based construction group, Hadden Homes. The development has been designed to give an attractive mix of three bedroomed bungalows and semi-detached homes, offering value for money for those looking to benefit from living in an historic village within commuting distance of Perth, Dundee, and St Andrews.

Six high-quality bungalows will form phase one of Hadden Homes' latest new build development in the picturesque village of Abernethy, Perth & Kinross.

Phase two of Southfield Meadows will offer a selection of larger semi-detached three-bedroom homes, with spacious rooms, private gardens, and garages.



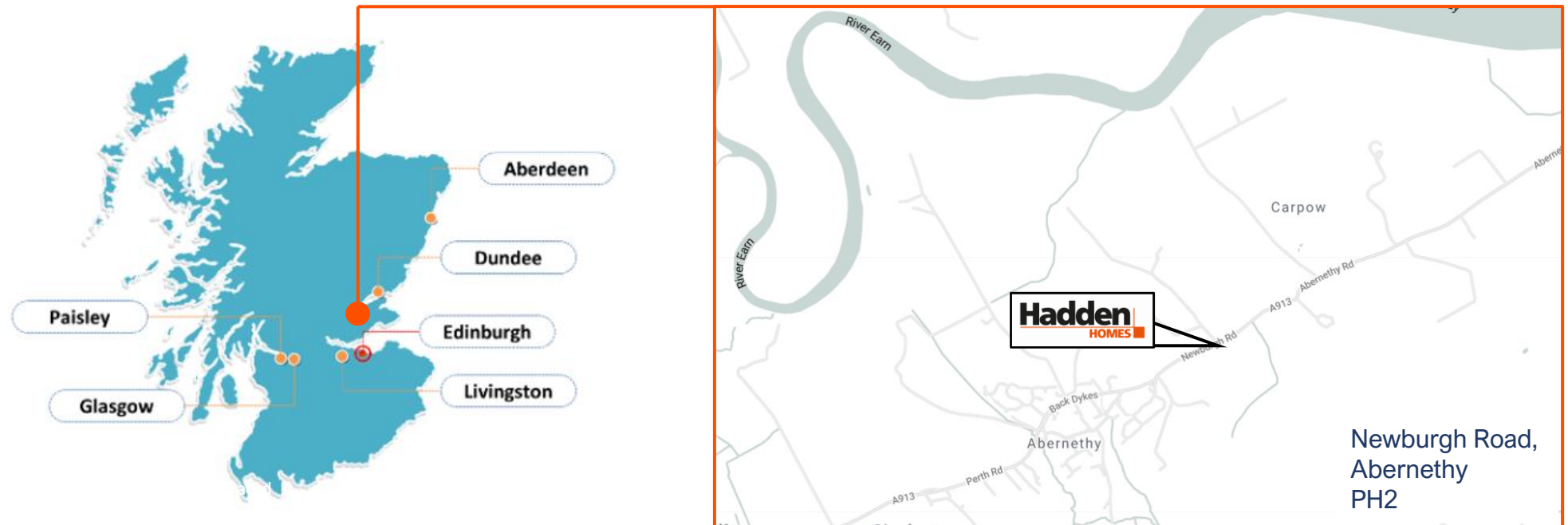
The Help to Buy scheme is still available at Southfield Meadows under the smaller developer scheme (only available for plots valued £200,000 or under). Only 5% deposit required with the new mortgage guarantee scheme starting from April 2021. The scheme will be available to current homeowners as well as first-time buyers looking for a property for up to the value of £600,000. Visit www.gov.scot to find out more.

LOCATION

Southfield Meadows is situated just 8 miles south-east of the city of Perth, making these homes ideal for those looking to escape the city, or families wanting to live within commuting distance of Perth, Dundee, and St Andrews, all within a 40-minute drive of the development.

Local amenities are available in the village of Abernethy, including a convenience store and a reputable primary school. Neighbouring town, Perth, offers a range of facilities such as superstores, public transport links to towns and cities throughout Scotland, shops, and restaurants as well as primary and secondary schooling.

There are a wide range of recreational activities that can be enjoyed locally. Nearby is Loch Leven (11 miles) with a heritage trail for walking or cycling. This scenic loch within a wetland reserve features 7 islands, including one with a medieval castle. The Lomond Hills Regional Park is located 11 Miles away, while the idyllic countryside is perfectly suited for walking, running, and cycling. First class fishing is available on the river Tay and popular local golf courses at Falkland and Perth are all within easy reach.



PLOT LOCATOR



Site plan not to scale

SPECIFICATION

INTERNAL FEATURES

- USB charging points in kitchen living room and all bedrooms
- Media point in living room and all bedrooms
- All internal doors - oak veneer throughout
- French doors to back garden (not applicable to bungalows)
- Front door number plate
- Internal door handles chrome satin finish throughout
- Sockets & switches - chrome satin downstairs & white upstairs
- Smart thermostats and home energy meters provided

EXTERNAL FEATURES

- Dry dash render and hand dressed grey stonework
- Inline power saving solar panels
- Entrance canopy
- Double driveways available with selected plots
- Front, rear and side door lighting (side door subject to plot)
- External water tap to rear
- External power point to rear
- Turfed front and back gardens
- Hard wired doorbell
- Whirligig garden dryer

BATHROOM & EN-SUITE FEATURES

- White contemporary sanitaryware throughout
- Modern vanity units, white or anthracite
- Range of contemporary full height tiling and a selection of colours
- Chrome taps
- Chrome heated towel rail
- Electric shower over bath
- Lit mirrors with shaver socket in bathroom and ensuite

KITCHEN FEATURES

- Choice of fully fitted designer kitchen
- Gas burner stove as standard or option to upgrade to electric hob
- Extractor hood and electric oven
- Fridge freezer 50/50
- Dishwasher
- Space provided for washer/dryer
- Downlighting under kitchen wall units
- Low voltage downlighting in ceiling and dining area pendant light
- Stainless Steel splashback behind hob
- USB charging points incorporated into power sockets

BEDROOM FEATURES

- BT TV satellite outputs
- Sliding mirrored wardrobe doors
- Master bedroom with ensuite, with thermostatic shower

GARAGE FEATURES (Forth and Tay house-types only)

- Up and over garage door
- Internal access door
- Power points
- Overhead lighting strips
- External door and wall light (Tay only)

Full NHBC 10 year warranty.

Please check with the sales department for latest specification before reserving. Hadden Homes reserve the right to amend specifications.



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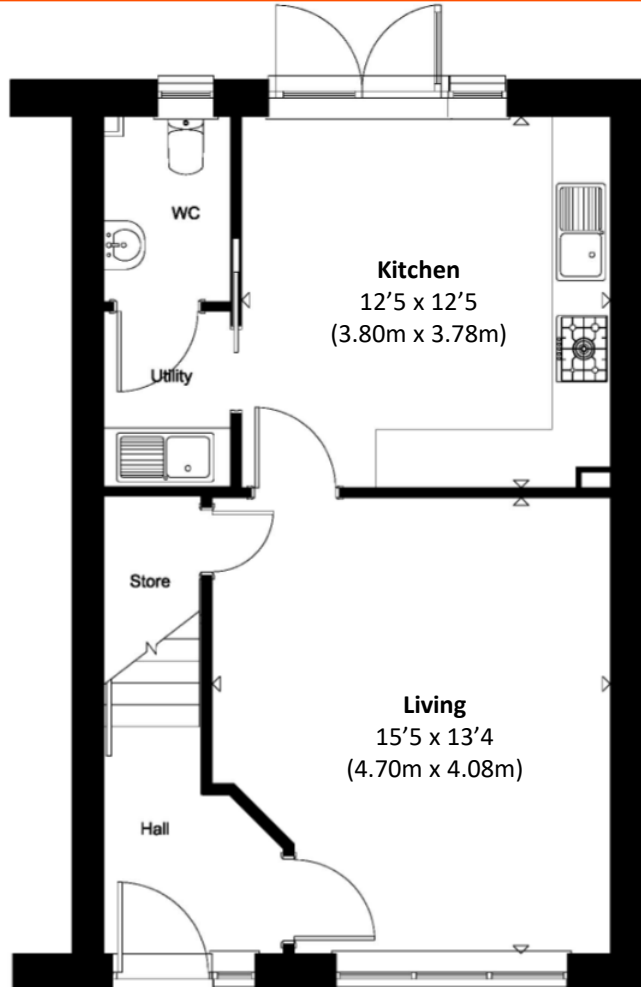
Hadden
HOMES

The Devon

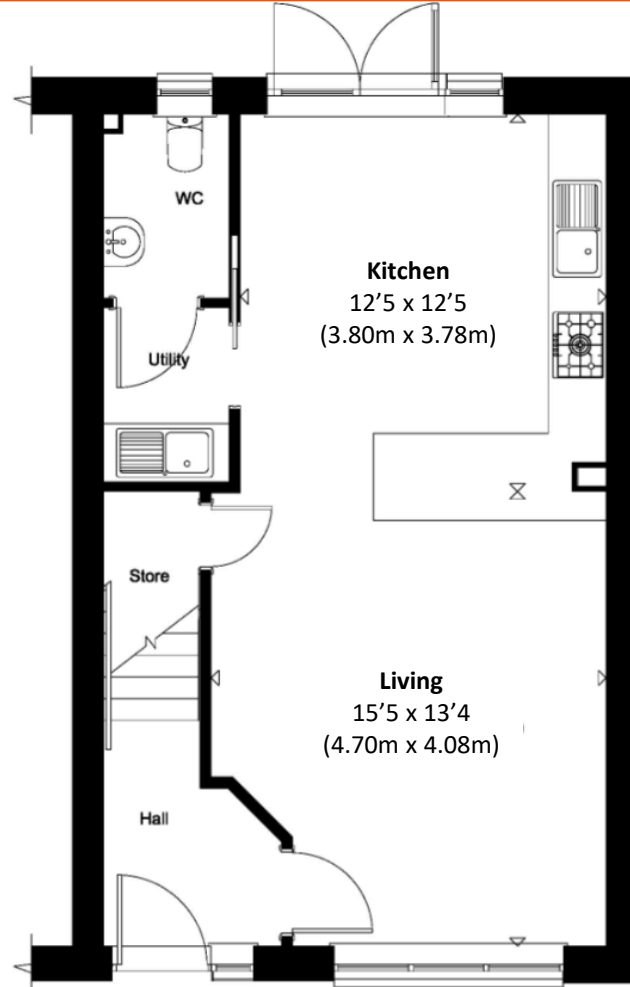
 **RETTIE**

Total Area:
89.4 sqm / 962 ft²

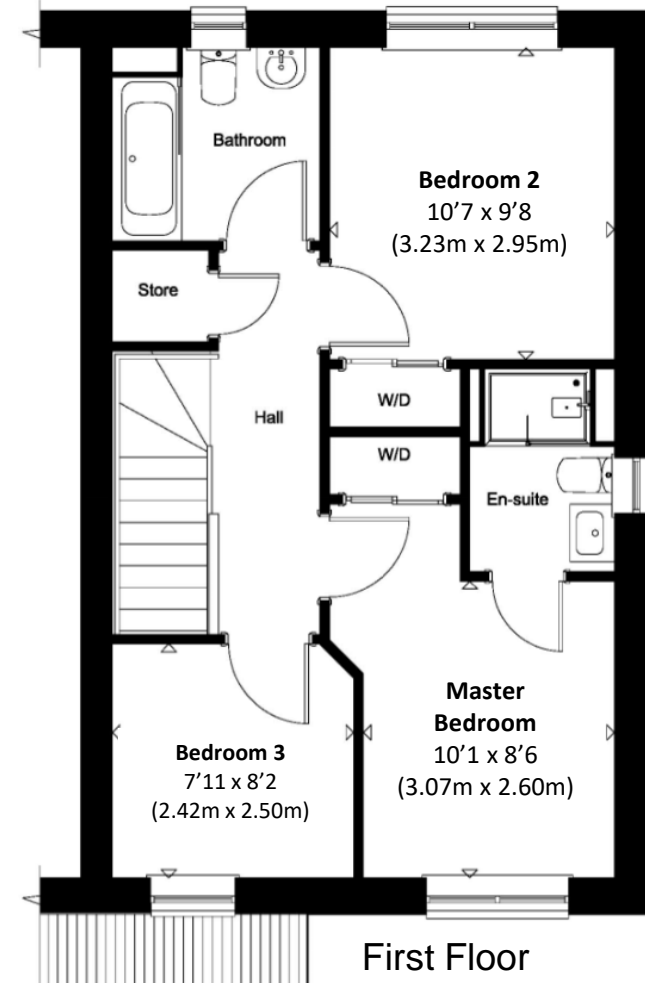
Alternative layout dependent on timescales
and will incur additional costs



Ground Floor (Alternative)



Ground Floor (Standard)

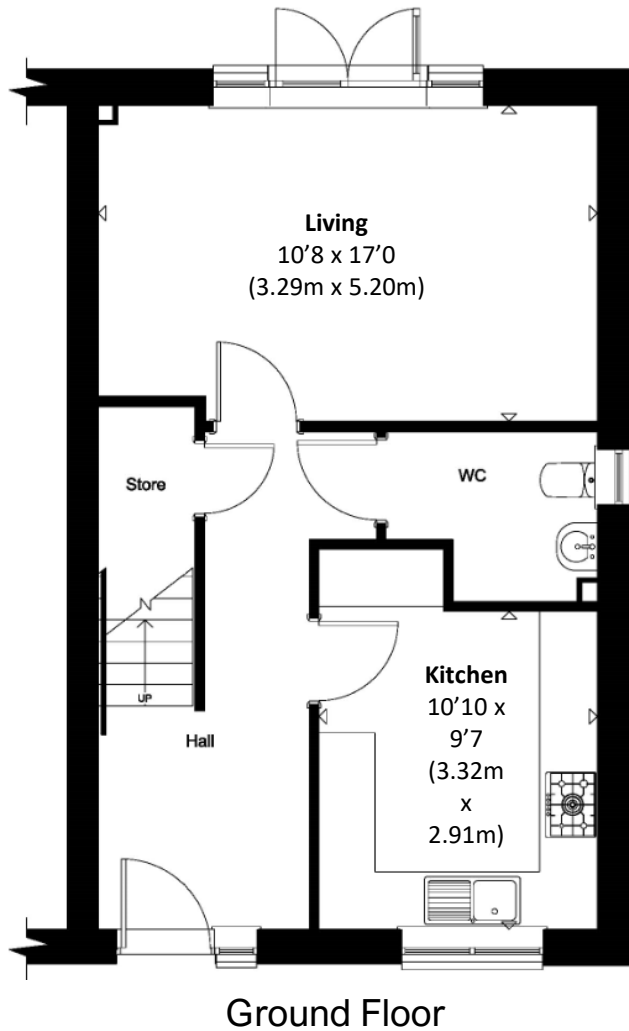


First Floor

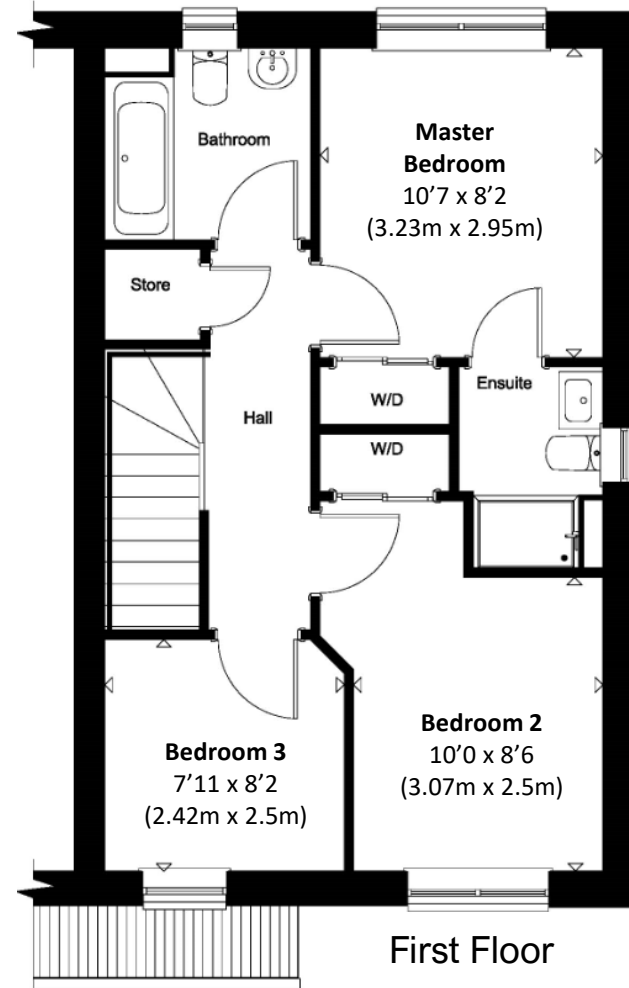


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Ground Floor



First Floor



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MISREPRESENTATIONS

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name Southfield Meadows is the marketing name for the development. The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agent before making a purchasing decision. The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of the developer, but only to a similar or higher standard. Consequently, these plans do not form part of any contract.