



# ROSEMOUNT MEWS

Blairgowrie

An exclusive development of luxury homes by GS Brown

# Rosemount Mews Blairgowrie

## Site Plan



### Directions

From the A9, turn left following Blairgowrie sign. Turn left onto Blairgowrie Road/A923, continue to follow A923. Turn left onto Perth Street/A93. Turn right onto William Street. Turn right onto Bankhead/A923, continue to follow A923. Go through roundabout. Turn left onto Brucefield Road. Our Rosemount Mews development is on your left.

From the M90, at junction 11, take the A85 exit to Perth/Coupar Angus/Blairgowrie/Braemar. Turn right onto A85/Dundee Road/A90. Continue straight onto Main Street/A93. Slight left onto Isla Road/A93. Turn right onto Golf Course Road. Turn left onto Coupar Angus Road/A923. Turn right onto Brucefield Road. Our Rosemount Mews development is on your right.

**Sat Nav PH10 6LA**

# Rosemount Mews Blairgowrie

## Morningside

108.86 sq.m (1172 sq.ft)



### Approximate Room Sizes

Lounge	3.60 x 4.86m	11'10" x 15'11"
Kitchen/Dining	3.60 x 3.00m	11'10" x 9'10"
Family Room	3.33 x 4.07m	10'11" x 13'4"
Utility Room	2.18 x 2.201m	7'2" x 7'3"
Master Bed	3.14 x 3.93m	10'3" x 12'11"
Bedroom 2	2.86 x 3.20m	9'5" x 10'6"
Bedroom 3	2.93 x 3.04m	9'7" x 10'0"



# Rosemount Mews Blairgowrie

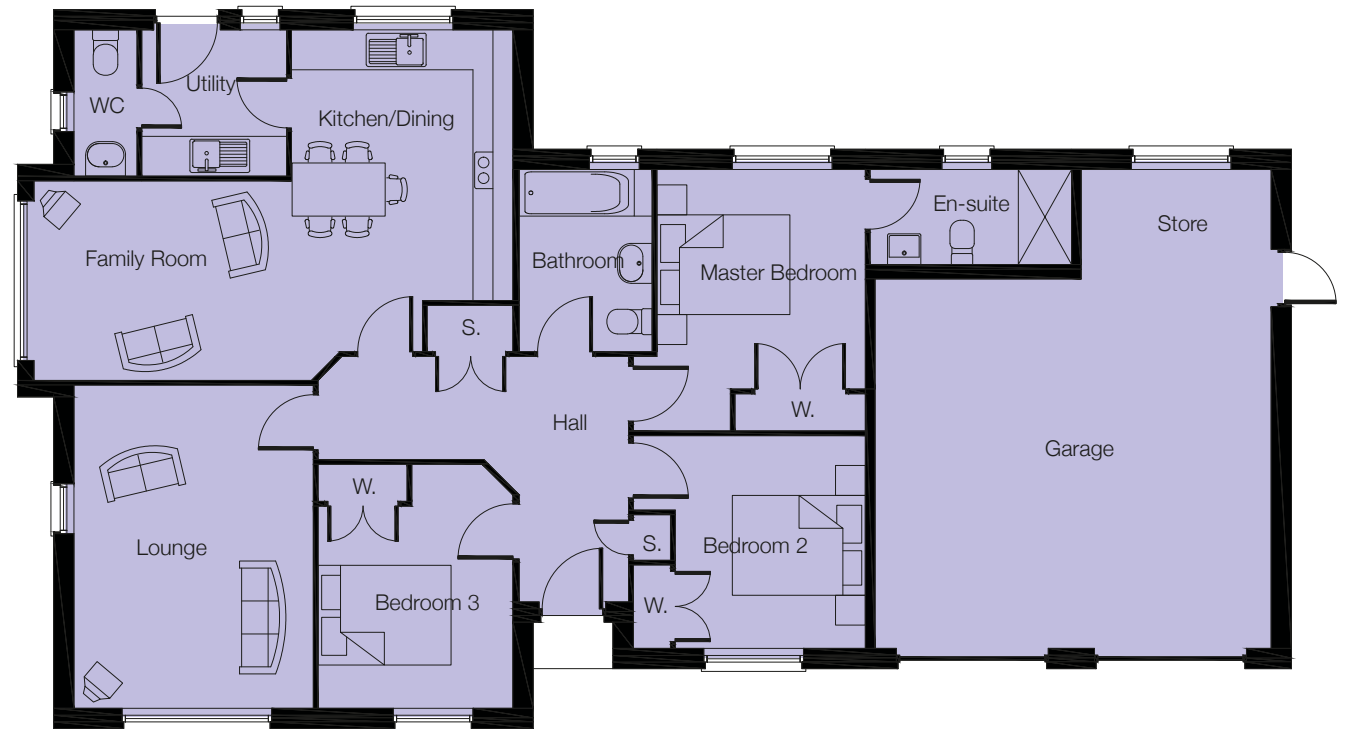
## Springwood

110.67 sq.m (1191 sq.ft)



### Approximate Room Sizes

Lounge	3.60 x 4.86m	11'10" x 15'11"
Kitchen/Dining	3.33 x 4.07m	10'11" x 13'4"
Family Room	4.20 x 3.00m	13'9" x 9'10"
Utility Room	2.18 x 2.20m	7'2" x 7'3"
Master Bed	3.14 x 3.93m	10'3" x 12'11"
Bedroom 2	2.86 x 3.20m	9'5" x 10'6"
Bedroom 3	2.93 x 3.04m	9'7" x 10'0"



# Rosemount Mews Blairgowrie

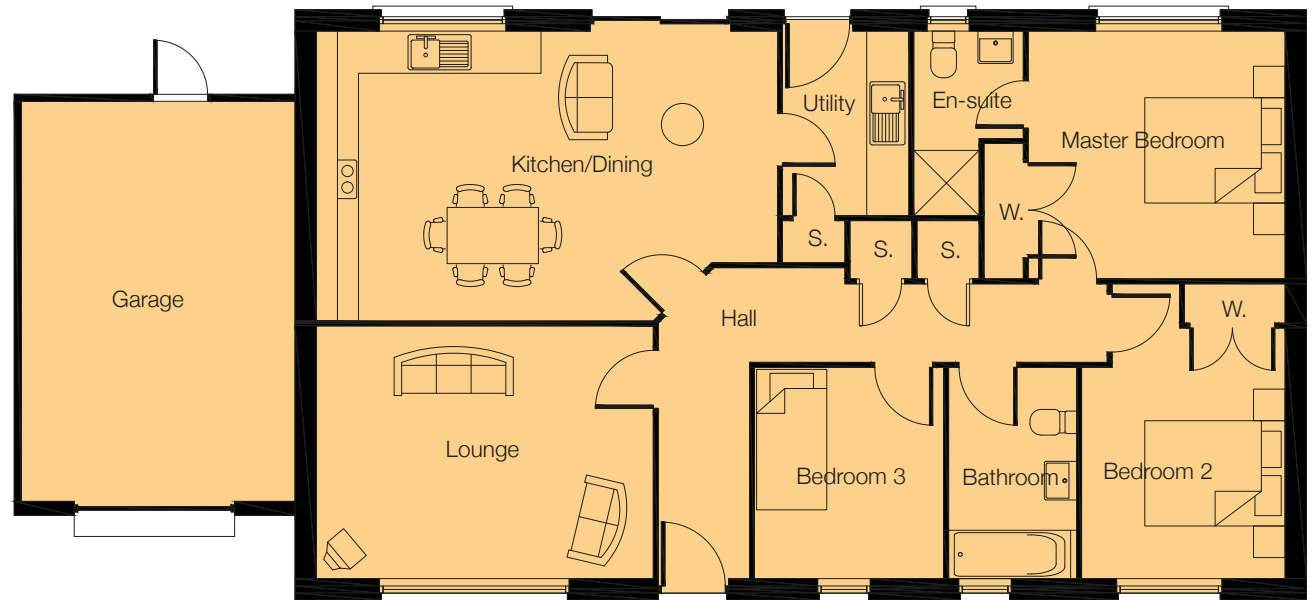
## Glenbay

107.64 sq.m (1159 sq.ft)



### Approximate Room Sizes

Lounge	4.80 x 3.60m	15'8" x 11'9"
Kitchen/Dining/Family	6.57 x 4.13m	21'6" x 13'6"
Utility Room	1.80 x 2.63m	5'10" x 8'7"
Master Bed	3.66 x 3.53m	12'0" x 11'6"
Bedroom 2	2.90 x 3.57m	9'6" x 11'8"
Bedroom 3	2.69 x 3.01m	8'9" x 9'10"



# Rosemount Mews Blairgowrie

## Parkgrove

120 sq.m (1290 sq.ft)



### Approximate Room Sizes

Lounge	3.66 x 5.01m	12'0" x 16'5"
Kitchen/Dining/Family	6.48 x 4.37 x 7.20m	21'3" x 12'6" x 23'7"
Utility Room	1.75 x 3.28m	5'9" x 10'9"
Master Bed	3.35 x 3.74m	11'0" x 12'3"
Bedroom 2	2.87 x 2.87m	9'2" x 9'5"
Bedroom 3	3.20 x 2.65m	10'6" x 8'3"



# Rosemount Mews Blairgowrie

## Specification



### KITCHEN

- Choice of designer kitchen units and worktops
- Fully integrated kitchen appliances including oven, 4 burner gas hob, chimney hood, fridge/freezer and dishwasher\*
- Under unit lighting
- Satin chrome sockets
- Satin chrome downlighters
- Designer radiator

\*washine machine in lieu if no utility room

### BATHROOM

- Designer sanitary ware
- Electric shower
- Half tiled walls
- Bathroom accessories
- Chrome downlighters to ceiling

### EN-SUITE

- Designer sanitary ware
- Sink with integrated storage with choice of finish
- Slide and rail shower
- Designer towel rail
- Half tiled walls
- Bathroom accessories
- Chrome downlighters to ceiling

### WC (where applicable)

- Designer sanitary ware
- Bathroom accessories and mirror

### INTERNAL

- TV points to lounge, living and all bedrooms
- BT points to lounge, living, kitchen and master bedroom

- Wiring for satellite TV (ariel not fitted)
- Shaver point to ensuite
- Gas central heating with thermostatic valves
- Cornice to lounge
- Specially selected internal doors and ironmongery
- Lighting and sockets to garage

### EXTERNAL

- High performance white finish timber windows
- Turf to front garden and boundary fencing
- Monoblock driveway

### SAFETY

- Intruder alarm with keypad
- Mains operated smoke and heat detectors

For all sales enquiries call

**Freephone**

**0800 731 4034**

The Nurseries, St Madoes, Glencarse PH2 7NF

**sales@gsbrown.co.uk**

**www.gsbrown.co.uk**

## Why buy a new GS Brown Home?

### Variety is the spice of life

We have a variety of different house styles on our developments from 2 bedroom bungalows to 4 bedroom villas and beyond - we have something for everyone. Each home is designed with the buyer in mind making sure no space is wasted.

### Decision, decisions

Some describe as the best part of buying a brand new home. Depending on the construction stage of your property you can choose your kitchen and tiles. Go bold or go neutral, make your new home as individual as you are.

### Safe as houses

Our homes are built to the most up-to-date building regulations, using energy efficient heating systems, excellent wall, loft and floor insulation. Living in a new build property can reduce your energy cost by hundreds of pounds. These regulations also apply to the structure, ventilation, sound insulation, electrical and fire safety, so you can enjoy living in a safe and secure environment.

### Peace of mind

All our homes are covered by a 10 year NHBC warranty providing you peace of mind.

### Blank canvas

Our homes are painted in neutral colours - a blank canvas - for you to put your own stamp on it from day one, make it your own! Never again will you need to sort out the previous owners DIY disasters! It is clean and untouched... Sounds great doesn't it?



The true meaning of a 'family' home

