

HULBERT COURT

Perth



Architecturally designed 2 bedroom apartments with inspiring specification

HULBERT COURT, Perth

The Area

Situated at the gateway to the Scottish Highlands, Perth has been the third fastest growing area within Scotland over the past decade. The City has excellent transport links, boasting easy access to the motorway networks and express rail services. Edinburgh Airport can be reached by road in around 40 minutes and Glasgow airport within around 60 minutes.

Hulbert Court lies on the north west of the city. The local primary school, Tulloch Primary is half a mile and the two catchment secondary schools, Perth Grammar and St Johns Academy are within a two mile radius. Perth College UHI, is within easy walking distance and offers a wide range of further education courses as well as an interesting selection of evening classes. The area has numerous day care centres.

Perth boasts exceptional leisure facilities including the Leisure Pool, Dewar's Ice Rink, Bell's Sports Centre, Perth Race Course and St Johnstone FC. Evenings in the City can be enjoyed at Perth Concert Hall, the newly renovated Theatre, the Cinema, dining in award winning restaurants or socialising in some of the many theme pubs and night clubs.

Tesco and Asda 24 hour supermarkets are very close to Hulbert Court, as is M&S Food and Aldis, located at Inveralmond Retail Park. Perth City Centre has a wide selection of independent and chain shops.



HULBERT COURT, Perth

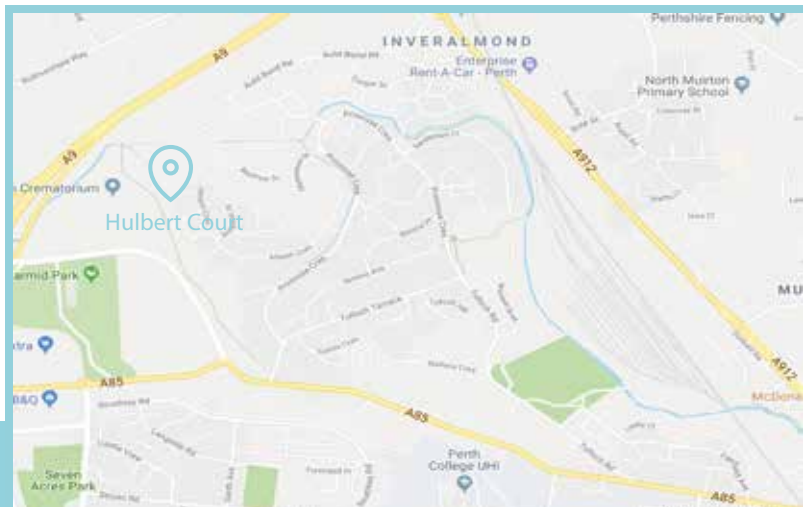
Development Plan

From the North;

As you head into Perth from the Inveralmond roundabout on to the A912, Dunkeld Road, take the 3rd exit at the roundabout at SSE to Auld Bond Road. Follow round, then turn left onto Primrose Crescent. Turn right onto Mathieson Drive and first left onto Allison Crescent. You'll find Hulbert Court up the hill on the left hand side.

From the South. Take the slip off the A9 at Dobbies and turn right onto the A85, Crieff Road. Turn right at the lights and then sharp left onto Tulloch Terrace. Follow on to Primrose Crescent, then left onto Mathieson Drive and first left to Allison Crescent. You'll find Hulbert Court up the hill on the left hand side.

Post code for Sat Nav is PH1 2AR



HULBERT COURT, Perth

Ground Floor - Blocks 1, 2 and 3
 First Floor - Blocks 1, 2 and 3
 Second Floor - Blocks 2 and 3

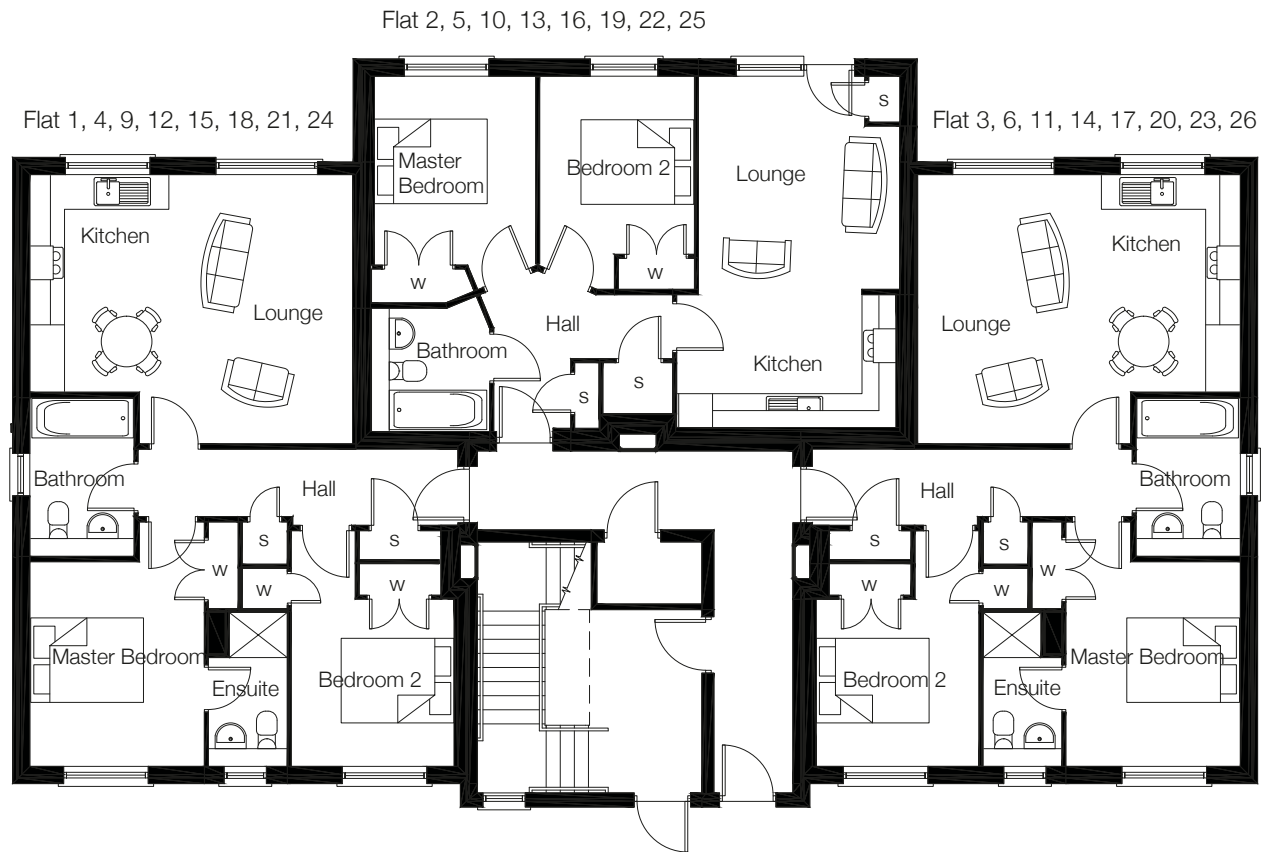


Type 1 - Flat 1, 3, 4, 6, 9, 11, 12, 14, 15, 17, 18, 20, 21, 23, 24, 26
 Total Floor Area 69.42 sq.m

Open plan Kitchen/Lounge/Dining	5.78m x 4.80m
Master Bedroom	3.09m x 3.65m
Bedroom 2	2.95m x 2.98m
Bathroom	2.81m x 1.85m
Ensuite shower room	2.73m x 1.40m

Type 2 - Flat 2, 5, 10, 13, 16, 19, 22, 25
 Total Floor Area 57.41 sq.m

Open plan Lounge/Dining	3.60m x 3.80m
Kitchen	3.96m x 2.42m
Master Bedroom	3.35m x 2.93m
Bedroom 2	3.18m x 2.74m
Bathroom	2.11m x 2.18m



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Second Floor - Block 1

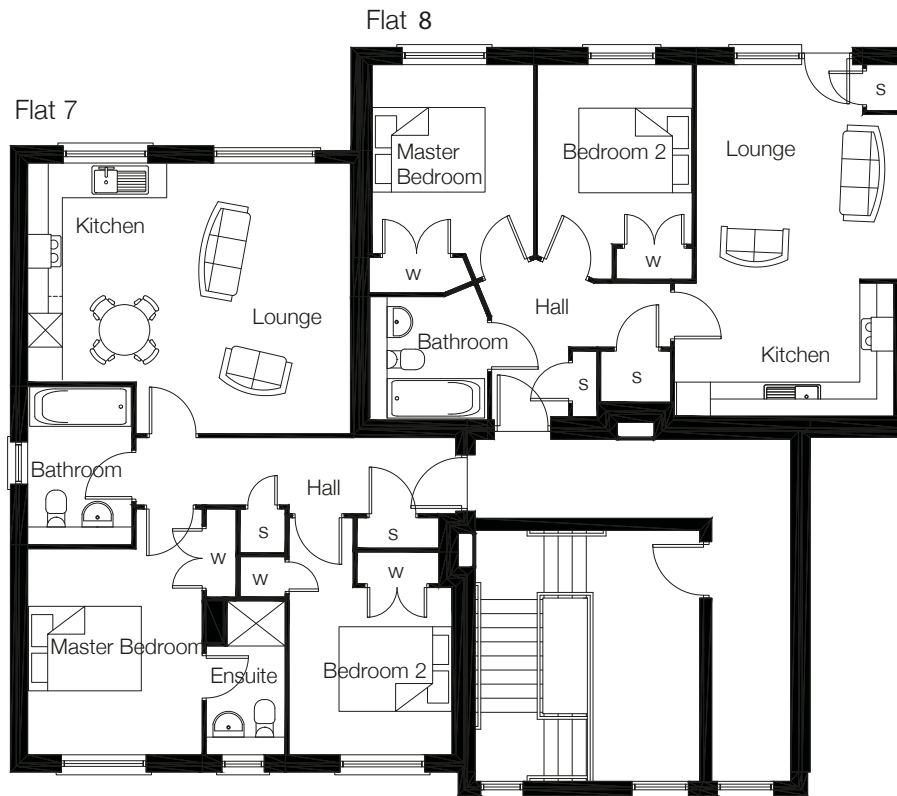


Type 1 - Flat 7
Total Floor Area 69.42 sq.m

Open plan Kitchen/Lounge/Dining	5.78m x 4.80m
Master Bedroom	3.09m x 3.65m
Bedroom 2	2.95m x 2.98m
Bathroom	2.81m x 1.85m
Ensuite shower room	2.73m x 1.40m

Type 2 - Flat 8
Total Floor Area 57.41 sq.m

Open plan Lounge/Dining	3.60m x 3.80m
Kitchen	3.96m x 2.42m
Master Bedroom	3.35m x 2.93m
Bedroom 2	3.18m x 2.74m
Bathroom	2.11m x 2.18m



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Specification



KITCHEN

- Choice of designer kitchen units, worktops and handles
- Fully integrated kitchen appliances including Neff Single Oven in stainless steel finish, Neff 4 burner gas hob in stainless steel finish, Neff chimney hood in stainless steel finish, fridge/freezer and washer/drier.
- Concealed LED under unit lighting

BATHROOM

- Designer sanitary ware
- Shower and glass shower screen
- Choice of wall tiling*

ENSUITE

- Designer sanitary ware
- Designer shower
- Large shower cubical with downlighter
- Choice of wall tiling*

ELECTRICAL

- TV points to lounge and bedrooms
- BT points to lounge and hall
- Selected sockets with USB points
- Communal sky dish and TV aerial

INTERNAL

- Floor coverings included
- Gas central heating with thermostatic valves
- Specially selected internal doors with chrome ironmongery
- Fitted wardrobes with shelf and rail

EXTERNAL

- High performance windows and doors
- Communal areas finished to high specification

SAFETY

- Door entry system
- Mains operated smoke and heat detectors and carbon monoxide detectors

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?