GS Brown
CONSTRUCTION
Building Quality Homes Since 1970

oudenarde

VILLAGE

DISCOVER YOUR DREAM HOME WITH US

Find your space, build your future. Live in a place like no other.

Experience modern country living at its very best, only at Oudenarde Village!

This stunning new community will see around 1600 energy-efficient homes brought to life. It is thoughtfully spread across 123 hectares and set in a most spectacular location that has it all. Promising superior space and standards, sustainability, and a strong sense of belonging, residents can enjoy an exciting rural lifestyle amongst beautiful open countryside, just moments from the city of Perth and Bridge of Earn. More than a new development, Oudenarde Village is where your future begins!

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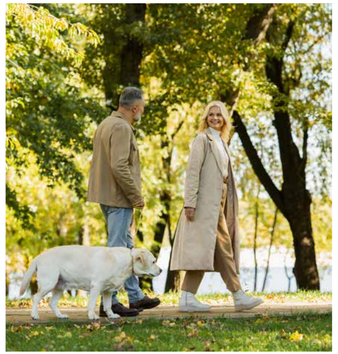
Everything you need on your doorstep



THINGS TO SEE AND DO IN PERTH

- *Perth Museum*
- *Perth Art Gallery*
- *Perth Concert Hall*
- *The River Tay Public Art Trail*
- *The River Tay Way*
- *The Fair Maid's House*
- *Perth Racecourse*
- *Perth Climbing Centre*
- *Perth Leisure Pool*

BRIDGE OF EARN HIGHLIGHTS

- *Idyllic riverside walks and public parks*
- *Charming inns and hotels*
- *Cafes and bakeries*
- *Restaurants, bars, and takeaways*
- *Local supermarket*
- *Bowling and tennis clubs*
- *Hair and beauty salons*
- *Local dental practice*

Oudenarde Village promises the rare combination of countryside serenity and accessibility. It is surrounded by the incredible Perthshire countryside, yet remains only a short walk from Bridge of Earn: a welcoming riverside village with everything you need close to home. Independent shops, charming cafes and eateries, traditional bars, and everyday essentials are all conveniently close by. Add leisurely walks along the River Earn and you will find plenty of time to admire the striking natural scenery.

When you are ready for a change of pace, head to the 'Fair City' of Perth which is only a 7-minute drive away. Rich in history and culture, this vibrant place offers further amenities and a wealth of attractions. Step inside Perth Museum, following its £26.5 million redevelopment as the new resting place of the legendary Stone of Destiny. Admire works by celebrated Scottish artists at the local art gallery. Catch live music, comedy, and theatre at the concert hall or dine out in one of the city's many restaurants and bars. When the night's excitement is over, be home in no time at all to enjoy rural peace and tranquillity without ever feeling remote from the action.

A place for life

With Perthshire's breathtaking landscapes to explore, Oudenarde is a natural playground for outdoor adventures. Kayak the River Earn, hike Kinnoull Hill, or spot red squirrels in Quarrymill Woodland Park. Nearby Branklyn Garden bursts with rare plants and colour, while Scone Palace offers royal history and a maze made of 2000 beech trees. The River Tay Way promises gentle strolls and cycle rides, and nearby castles like Huntingtower bring the past vividly to life. Oudenarde is more than a place to live, it is a place to thrive.

STAY CONNECTED

Offering countryside calm without the isolation, residents enjoy all the benefits of a peaceful village life in a stunning rural setting that was thoughtfully chosen to ensure effortless access to the wider world. The M90 motorway network is within easy reach and bus and train links can be accessed with ease, allowing you to stay connected to Scotland's bustling cities and towns. From this central location, you can reach 90% of Scotland's population within 90 minutes. The popular electric Ember bus service also stops in Bridge of Earn, giving you easy access to Scotland's major cities.

Edinburgh and Stirling are just a 35-minute car journey away and Glasgow is only a 55 minutes' drive. Even closer to home, Dundee is a mere 20 minutes away and Perth is practically on the doorstep at a brief 7-minute car journey. It truly is a location that provides the very best of two distinct worlds. Never far from your next adventure, Oudenarde Village keeps you connected to what matters most: family, friends, and a varied lifestyle that is perfect for all ages.

DRIVING DISTANCES

Perth	*7 minutes*
Dundee	*20 minutes*
Gleneagles	*20 minutes*
Crieff	*30 minutes*
Stirling	*35 minutes*
Pitlochry	*35 minutes*
Edinburgh	*35 minutes*
Glasgow	*55 minutes*
Aberdeen	*90 minutes*

A perfect place to raise a family and watch them flourish, Oudenarde puts education at the heart of the village. On site, there is a low-energy passivhaus primary school being built that will provide younger children with a bright and healthy learning environment just a brief stroll from home. For other stages of development, there are highly regarded educational facilities close by as well.

PRIMARY

Dunbarney Primary School and Nursery, alternative primary schooling situated in Bridge of Earn

Craigclowan School and Nursery, an esteemed independent school for ages 3 to 13 (only 2 miles away)

Strathallan School, one of Scotland's leading boarding and day schools, which is set within a 153-acre campus (only 4 miles away)

SECONDARY

Secondary education, a short bus or car journey to Perth brings older pupils to the high-quality secondary schooling on offer at **Perth Academy, Perth High School, and Bertha Park High School**

TERTIARY

Further education, many of Scotland's leading universities are within easy reach, with those at Perth, Dundee, and Edinburgh all easily accessed in around 30 minutes or less, and the renowned facilities in Glasgow and St Andrews accessible in under an hour

> Offering a smarter way of living, Oudenarde Village gives families choice and a stable learning environment for long-term ambitions. Simply put, roots here last a lifetime.

The next chapter in contemporary living

Phase 2

Welcome to the next chapter at Oudenarde Village: contemporary two-storey homes in a mix of terraced, semi-detached and detached styles, available with 3, 4 and 5 bedrooms. With light-filled interiors and energy-efficient, low-carbon design at their core, these homes bring modern comfort to everyday living. And with a wide choice of house types and thoughtful layouts for every lifestyle and budget, it's easy to find the perfect match for you.

KITCHEN

The kitchen is a confident centrepiece, offered with a premium choice of cabinetry and worktops to suit your taste. Selected homes include Silestone® quartz worktops as standard, while others provide the option to upgrade. Integrated appliances keep everything streamlined, the induction hob makes cooking fast and precise (with 5-zone models on selected homes) and under-unit LED lighting brightens preparation areas. Bi-folding or French doors extend your entertaining space into the garden.

BEDROOMS

Peaceful and practical, the bedrooms feature thoughtful fitted storage to help keep life organised. Selected homes include a walk-in wardrobe to the master bedroom, while all benefit from well-considered layouts and natural light. Handy USB charging points in all bedrooms add everyday convenience as well.

BATHROOMS AND EN-SUITES

Crisp, contemporary bathrooms pair white sanitaryware with soft-close WCs and useful vanity storage. Showers are fitted with glass screens and low-profile trays, with precise thermostatic control for comfort. Full-height tiling in bathing and shower areas delivers a clean, durable finish, and a shaver socket to the En-suite keeps mornings simple. Wall-hung toilets feature on selected house types for an elegant, easy-to-clean look.

EXTERNAL FEATURES

First impressions matter, and these homes deliver with anthracite-grey composite doors and quality double-glazed windows for a confident, modern aesthetic. Rear gardens are enclosed for privacy and practicality, and a secure side gate makes everyday access easy and gives extra peace of mind. Finishing touches such as an external tap and outdoor double socket support effortless outdoor living.

ENERGY EFFICIENCY AND COMFORT

Underfloor heating runs across the entire ground floor, so it's wonderfully warm on your feet and delivers an even, consistent temperature throughout the space. Because it operates at lower water temperatures, it is more energy-efficient than traditional radiator heating — especially when paired with our air-source heat pump — helping to reduce running costs. The clean, radiator-free ground floor also gives you more uninterrupted wall space to arrange furniture exactly how you like it. Upstairs warmth is provided by radiators, and low-energy LED lighting features throughout.

CONNECTIVITY AND FUTURE-PROOFING

Every home arrives ready for modern life with ultrafast full-fibre broadband (FTTH) installed and ready to activate. A 7 kW EV car charger is included as standard on every home, and considered external lighting adds both convenience and reassurance at the front and rear doors.

Site plan

HOMES LOCATED IN THE SHADED AREA ARE SINGLE-STORY ONLY.

Some plots are still available — please contact our Sales Team for current availability.

HOUSE TYPES

- *THE CRAIL*
  3-Bedroom Semi-Detached
- *THE LANARK*
  3-Bedroom Detached
- *THE LANARK*
  3-Bedroom Terrace
- *THE MUIRKIRK*
  4-Bedroom Detached with Integral Garage
- *THE MUIRKIRK*
  4-Bedroom Semi-Detached with Integral Garage
- *THE COMRIE*
  4-Bedroom Detached with Integral Garage
- *THE DORNOCH*
  5-Bedroom Detached with Integral Garage
- *THE GULLANE*
  5-Bedroom Detached with Integral Garage
- *THE KINGSBARNS*
  5-Bedroom Detached with Integral Garage
- *THE MUIRFIELD*
  5-Bedroom Detached with Double Integral Garage

The floor and development site plans and the dimensions shown in this brochure depict layouts of these house types and are taken from architect's drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house type. External materials and landscaping may differ from the illustration, please contact our sales team for full details. These particulars do not form part of a contract or warranty.

The Crail

3-BEDROOM SEMI-DETACHED

The **Crail** is perfect for first-time buyers or downsizers, delivering easy, elegant living. The **bright lounge** leads to a **modern kitchen/dining area** with **French doors** to the garden. Upstairs, the **master bedroom** features an en-suite, with two additional bedrooms and a family bathroom completing this stylish home.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
80.56m² (867 ft²)

Kitchen / Dining
4.77m x 3.31m (15'8" x 10'10")

Lounge
3.66m x 3.78m (12'0" x 12'5")

WC
1.99m x 1.15m (6'6" x 3'9")

Master Bedroom
3.00m x 2.70m (9'10" x 8'10")

En-suite
1.69m x 2.70m (5'7" x 8'10")

Bedroom 2
2.47m x 3.32m (8'1" x 10'11")

Bedroom 3
2.26m x 2.40m (7'5" x 7'10")

Bathroom
1.70m x 2.20m (5'7" x 7'3")

The Lanark

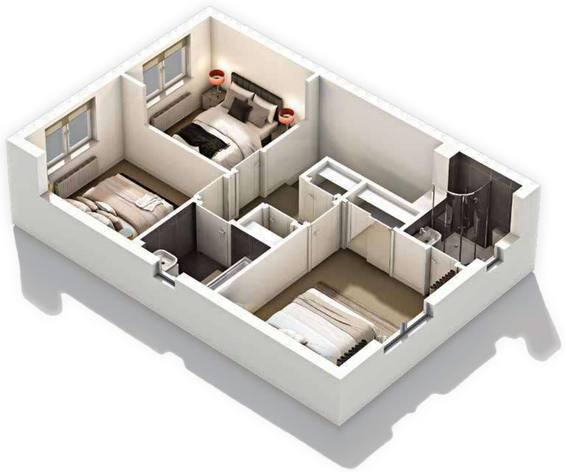
- *3-BEDROOM DETACHED*
- *3-BEDROOM TERRACE*

The **Lanark** offers beautifully proportioned living spaces designed for modern life. A **welcoming lounge** sits to the front, while the **kitchen/dining area** opens to the garden via **French doors.** Upstairs, the **master bedroom** enjoys an **en-suite,** with two further bedrooms and a family bathroom.

The **Lanark** is available as both detached and terraced house types.

GROUND FLOOR

FIRST FLOOR



Gross Floor Area
90.78m² (977 ft²)

Kitchen / Dining
5.42m x 2.90m (17'9" x 9'6")

Lounge
3.25m x 3.90m (10'8" x 12'10")

Utility Room
1.71m x 1.71m (5'7" x 5'7")

WC
1.45m x 1.71m (4'9" x 5'7")

Master Bedroom
3.67m x 2.99m (12'0" x 9'10")

En-suite
1.79m x 1.58m (5'10" x 5'2")

Bedroom 2
2.80m x 2.95m (9'2" x 9'8")

Bedroom 3
2.53m x 2.95m (8'4" x 9'8")

Bathroom
1.70m x 2.17m (5'7" x 7'1")

The Muirkirk

4-BEDROOM DETACHED WITH INTEGRAL GARAGE

4-BEDROOM SEMI-DETACHED WITH INTEGRAL GARAGE

The **Muirkirk** blends practical design with contemporary comfort. A **welcoming lounge** sits to the front, while the **open-plan kitchen/dining area** connects to the garden through **French doors.** Upstairs, the **master bedroom** includes an **en-suite and walk-in wardrobe,** with three further bedrooms and a family bathroom. A **utility area** and **integral garage** add everyday convenience.

The **Muirkirk** is available as a detached or semi-detached house with an integral single garage.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
104.90m² (1129 ft²)

Kitchen / Dining
5.36m x 3.07m (17'7" x 10'1")

Lounge
3.36m x 4.20m (11'0" x 13'9")

Utility Room
2.18m x 1.78m (7'2" x 5'10")

WC
2.20m x 1.13m (7'3" x 3'8")

Master Bedroom
4.64m x 3.03m (15'3" x 9'11")

En-suite
1.81m x 2.20m (5'11" x 7'3")

Bedroom 2
3.31m x 3.56m (10'10" x 11'8")

Bedroom 3
2.59m x 3.76m (8'6" x 12'4")

Bedroom 4 / Study
2.60m x 3.11m (8'6" x 10'2")

Bathroom
2.25m x 2.32m (7'5" x 7'7")

The Comrie

4-BEDROOM DETACHED WITH INTEGRAL GARAGE

The **Comrie** is a beautifully balanced home featuring a **spacious lounge** and a **light-filled kitchen/dining area** opening onto the garden through **French doors.** Upstairs, the **master bedroom** includes an **en-suite** and **walk-in wardrobe,** while three further bedrooms and a modern bathroom complete the home.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
113.08m² (1217.2 ft²)

Kitchen / Dining
5.41m x 3.05m (17'9" x 10'0")

Lounge
3.44m x 5.09m (11'3" x 16'8")

Utility Room
2.20m x 1.81m (7'3" x 5'11")

WC
2.20m x 1.15m (7'3" x 3'9")

Master Bedroom
3.07m x 4.92m (10'1" x 16'2")

En-suite
1.86m x 1.89m (6'1" x 6'2")

Walk-in Wardrobe
1.90m x 2.00m (6'3" x 6'7")

Bedroom 2
3.44m x 3.41m (11'3" x 11'2")

Bedroom 3
2.66m x 4.08m (8'9" x 13'5")

Bedroom 4
2.70m x 3.85m (8'10" x 12'8")

Bathroom
2.16m x 2.32m (7'1" x 7'7")

The Gullane

5-BEDROOM DETACHED WITH INTEGRAL GARAGE

The **Gullane** delivers modern family living with a bright **open-plan kitchen/dining area, French doors** to the garden, and a **separate lounge** for relaxed evenings. A **utility room** and **integral garage** provide practicality, while upstairs the **master bedroom** includes an **en-suite,** joined by four additional bedrooms and a family bathroom.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
137.20m² (1477 ft²)

Kitchen / Dining / Sitting
6.41m x 3.76m (21'0" x 12'4")

Lounge
3.30m x 4.76m (10'10" x 15'7")

Utility Room
2.20m x 2.58m (7'3" x 8'6")

WC
2.20m x 1.08m (7'3" x 3'7")

Master Bedroom
3.05m x 4.64m (10'0" x 15'3")

En-suite
2.25m x 1.91m (7'5" x 6'3")

Bedroom 2
3.54m x 3.88m (11'7" x 12'9")

Bedroom 3
3.05m x 3.94m (10'0" x 12'11")

Bedroom 4
3.05m x 2.80m (10'0" x 9'2")

Bedroom 5 / Office
2.42m x 2.80m (7'11" x 9'2")

Bathroom
2.49m x 1.93m (8'2" x 6'4")

The Dornoch

5-BEDROOM DETACHED WITH INTEGRAL GARAGE

The **Dornoch** offers flexible living for larger families. A bright **kitchen/dining/living area** opens to the garden via **French doors,** while a **separate sitting room** adds versatility for quiet time or entertaining. Upstairs, there are **two en-suite bedrooms**, including the **master,** plus three further bedrooms and a stylish family bathroom.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
143.20m² (1541 ft²)

Kitchen / Dining / Sitting
6.71m x 4.40m (22'0" x 14'5")

Living Room
3.33m x 4.50m (10'11" x 14'9")

Utility Room
2.03m x 1.83m (6'8" x 6'0")

WC
2.01m x 1.80m (6'7" x 5'11")

Master Bedroom
3.52m x 5.91m (11'7" x 19'5")

En-suite
1.95m x 1.80m (6'5" x 5'11")

Walk-in Wardrobe
1.93m x 1.60m (6'4" x 5'3")

Bedroom 2
4.00m x 2.99m (13'1" x 9'10")

En-suite
1.90m x 1.80m (6'3" x 5'11")

Bedroom 3
2.99m x 2.88m (9'10" x 9'5")

Bedroom 4
3.07m x 2.88m (10'1" x 9'5")

Bedroom 5
2.40m x 2.88m (7'10" x 9'5")

Bathroom
2.29m x 1.70m (7'6" x 5'7")

The Kingsbarns

5-BEDROOM DETACHED WITH INTEGRAL GARAGE

The **Kingsbarns** combines elegance with everyday practicality. Its **open kitchen/ dining/sitting area** forms the heart of the home, complemented by a **separate utility room** and a **spacious lounge** to the front. Upstairs, the **master bedroom** and a second double bedroom both feature **en-suites and walk-in wardrobes.** Large **bi-folding doors** open the living space to the garden to create an inviting atmosphere for entertaining and family life.

GROUND FLOOR

FIRST FLOOR

Gross Floor Area
174.57m² (1879 ft²)

Kitchen / Dining / Living
9.37m x 3.63m (30'9" x 11'11")

Lounge
3.49m x 4.89m (11'5" x 16'1")

Utility Room
3.60m x 1.70m (11'10" x 5'7")

WC
1.99m x 1.18m (6'6" x 3'10")

Master Bedroom
3.61m x 5.58m (11'10" x 18'4")

En-suite
1.95m x 2.36m (6'5" x 7'9")

Walk-in Wardrobe
2.42m x 2.06m (7'11" x 6'9")

Bedroom 2
3.60m x 3.60m (11'10" x 11'10")

Bedroom 3
3.63m x 4.12m (11'11" x 13'6")

Bedroom 4
3.01m x 3.60m (9'11" x 11'10")

Bedroom 5
2.58m x 3.60m (8'6" x 11'10")

En-suite
2.42m x 1.65m (7'11" x 5'5")

Bathroom
3.21m x 1.83m (10'6" x 6'0")

Specification

KITCHEN / UTILITY

- Choice of high-quality kitchen and/or utility cabinetry ✱ +
- Choice of laminate worktops ✱
- Choice of Silestone® quartz worktop ✱ ◆
- Integrated fridge/freezer
- Integrated dishwasher (where a utility is provided) +
- Integrated washing machine (where no utility is provided) +
- Single oven
- Single oven + combination oven ◆
- Induction hob
- 5-zone induction hob ◆
- Composite sink in kitchen; stainless-steel sink in utility
- Under-unit LED lighting to kitchen cabinetry
- French doors to garden
- Bi-fold doors to garden ◆

BATHROOM & EN-SUITE(S)

- Contemporary white sanitaryware with soft-close toilet seats
- Wall-hung toilets ◆
- Under-sink vanity units
- Heated towel rail to en-suites
- Glass shower screens and low-profile shower trays
- Thermostatic mixer shower and kit to showers
- Bath (size as per plan) with over-bath glass screen
- Full-height tiling to bath and shower areas; half-height tiling to remaining walls
- Shaver socket to master en-suite

WC / CLOAKROOM

- Close-coupled WC with soft-close seat
- Full pedestal WHB with mixer tap
- Tile above WHB
- Wall-hung toilets ◆
- Wall hung WHB ◆

INTERNAL

- White emulsion to walls and ceilings
- Contemporary internal doors with chrome ironmongery
- White facings, skirtings and window cills with satinwood finish
- Sliding mirrored wardrobe doors
- Walk-in wardrobe to master bedroom ◆
- Shelf and hanging rail to wardrobes

ELECTRICAL & CONNECTIVITY

- White downlights to kitchen, bathroom(s) and en-suite(s); low-energy LED lighting throughout
- White fittings with brushed-chrome faceplates to kitchen sockets and switches above worktops
- USB sockets: one in each bedroom, the kitchen and lounge; two in the master bedroom
- Satellite TV wiring to lounge (aerial not fitted)
- 7 kW EV charger point
- Sensor light at front door; external light at rear door
- Mains-powered smoke and heat detectors where required
- Carbon-dioxide monitor to master bedroom
- Ultrafast full-fibre broadband (FTTH) installed and available for activation

HEATING & ENERGY

- Time- and zone-controlled heating system
- Energy-efficient air-source heat pump
- Underfloor heating to the ground floor

PROPERTY EXTERNAL FINISH

- White dry-dash render
- Reconstituted stone basecourse and reconstituted stone to front elevation
- Charcoal-coloured roof tiles
- uPVC double-glazed windows and French doors - Anthracite Grey
- Aluminium bi-fold doors - Anthracite Grey ◆
- Composite front and rear doors - Anthracite Grey
- Up-and-over garage door - Anthracite Grey +
- uPVC fascias and soffits - Anthracite Grey
- uPVC rainwater goods - Black
- Precast window and door cills
- Private parking
- External tap and external double socket
- Top-soiled and rotavated rear gardens; turfed front gardens

✱ **DEPENDS ON BUILD STAGE** | ◆ **ON SELECTED PLOTS** | **+ WHERE APPLICABLE** (e.g., where that space/feature is provided)

Specifications vary by house type. Choices and selected features are subject to build stage and plot availability. Please speak with our sales advisor for full details.

GS Brown
CONSTRUCTION

Step into your tomorrow

At GS Brown, our 50+ years of experience goes into each and every home we create. We carry a legacy of exceptional craftsmanship that we build upon to create the luxurious, contemporary home you deserve. Superior specifications come as standard, along with elegant interiors, thoughtful design, and an unrivalled finish with a careful attention to detail. At every stage of the build and long after completion, we are committed to crafting luxury homes that exceed expectations, allowing you to safely step into your tomorrow.

Bringing people together

As a family-run business with over 50 years of experience, we firmly believe a home should offer more than bricks and mortar. It should provide belonging and connection. That is why every GS Brown development is designed with community at its heart.

Oudenarde Village reflects our vision: it is a place where neighbours become friends, green spaces invite connection, and everyday life feels shared. Whether you are starting out or settling down, this development is a village built for togetherness. We cannot wait for you to join us, so we can welcome you home.

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