



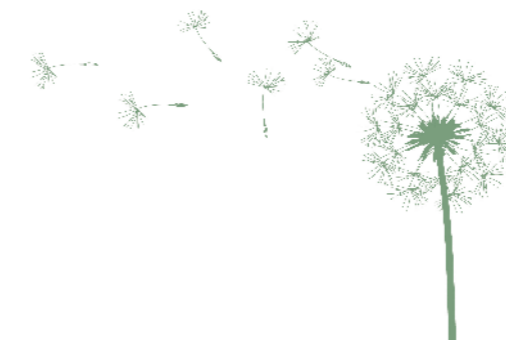
Fairview Gardens

C R I E F F

A luxury development of 38 three and four bedroom family homes

A N E W V I E W O N L I F E

www.fairviewgardenscrieff.co.uk



When you are looking for peace, nature is always the answer...

Welcome home to Fairview Gardens. A luxury development of 38 three and four bedroom family homes in the picturesque market town of Crieff, created by developer L&S Homes. Creating homes that people love in the place they really want to live...

This unique development offers a superior lifestyle for Crieff. Your new contemporary family home blends high-quality design and amenity in a picturesque natural setting, with community wellbeing at its heart. Everything you need is a walk away. From the local nursery and Crieff primary school to shops and supermarkets or green open spaces. Here at Fairview Gardens you can enjoy more moments with your family and make time for the things that really matter. With its unique, green and serene setting, this development offers you a rare opportunity to start a new life in a sensational and sought-after location. With views to the surrounding countryside, the development is conveniently located for access to the nearby Crieff high street and just 18 miles west of the city of Perth.



**Fairview
Gardens**
C R I E F F

Peace of mind

Your new house designed and built by L&S Homes, offers freedom of choice and peace of mind. You can enjoy premium living, brought to life through contemporary excellence in design and expert construction. Quality materials, finishes and carefully coordinated colour schemes by our talented interior designers, provide timeless interiors. Your new home will deliver long lasting style and comfort.

Everything you need in strolling distance of your front door

Computer generated image of proposed new development, for illustration purposes only.



Quality and care in every little detail...

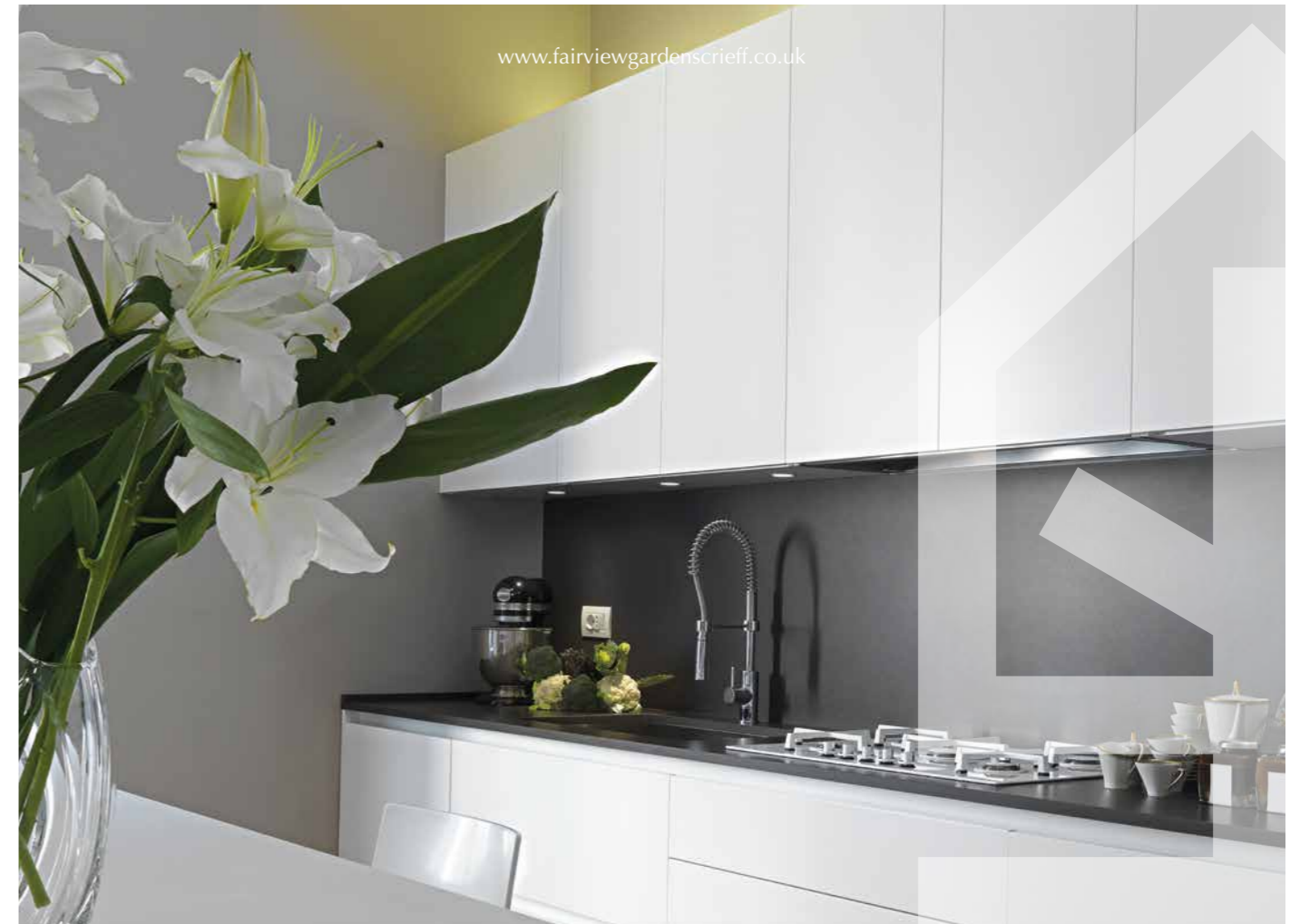
Here at Fairview Gardens we are creating exceptional living experiences through the pursuit of quality and care in every little detail. You'll come to appreciate our obsession with that, it's what makes your new home so special...

Your new home is full of personality and style, creating the perfect backdrop for your life. Whether first time buyers and new families or downsizers and retirees alike, whatever your stage of life, Fairview Gardens provides a way of living that is ideal for you and your family.

With contemporary styling, these three and four bedroom homes incorporate environmentally sound construction standards, that are strong, safe and sustainable. The properties benefit from ultra-efficient double glazing, A rated gas condensing boilers and solar panels.

In terms of design, each home is spacious, flexible and perfectly suited to modern life, with open plan spaces, large bedrooms and light-filled living areas, optional office space and ample storage. Everything you need is here. Interiors are finished to a good level of specification that includes designer kitchens, bathrooms and en suites boasting contemporary white sanitary ware and Porcelanosa tiling.

These homes have been expertly designed for you - by us - using our extensive expertise and knowledge and bringing all of this directly into your new home. The way you use your home has been considered down to the last detail.



Space to work time to play





Nature never goes out of style...



www.fairviewgardenscrieff.co.uk



Foothills to the highlands...

Positioned on the A85, some 18 miles west of Perth and enveloped by magnificent Perthshire scenery, the bustling country town of Crieff enjoys a long and rich history as the capital of Strathearn, as a centre for industry and commerce and as a favourite holiday destination for generations of Scots, not to mention visitors from around the globe. It's here the lowland landscape meets the highland terrain to create stunning natural surroundings.

The traditional market town supports a diverse array of local, independent shops, art galleries and businesses, as well as various cafes, traditional pubs and fine-dining restaurants. These are supplemented with Co-op and Aldi supermarkets, which are right on your doorstep at Fairview Gardens, plus more extensive retail in nearby Perth. The town has been a popular tourist spot since the nineteenth century, when it became a renowned wellness retreat nestled in the breathtaking countryside. Crieff Hydro first opened its doors in 1868 and is still owned and managed by descendants of its founder, Dr Meikle. Over the years it has been transformed from a hydropathic spa into one of Scotland's premier Highland resorts.

Crieff is also home to The Glenturret Distillery one of Scotland's oldest distilleries and The Innerpeffray Library (est. 1680) Scotland's oldest lending library. While the surrounding Highland and Lowland landscape is a playground for outdoor enthusiasts, the town also boasts various public parks and green spaces along the River Earn and Barwick Burn, as well as several prestigious golf courses. The world-famous Gleneagles Golf Resort is just a twenty-minute drive away. In addition to local bus services, the town is served by convenient rail links to all major cities from nearby Gleneagles station.

Stay Connected...

Fairview Gardens is perfectly placed for work and travel. Due to its unique location, the road network that connects to Scotland's six other cities meets in Perth. It is an easy driving distance to Edinburgh and Glasgow, as well as Aberdeen and Inverness, making it perfect for a daily commute. A reliable bus network connects local towns and nearby Perth and Dunblane where the train stations link you with the rest of Scotland and the UK. You can be wherever you need, or want to be.

A safe haven...

Your bedroom should be a welcoming sanctuary - a serene and calm space to retire to at the end of a busy day. That is why each room has been designed thoughtfully to make the most of each personal area.

Relax and unwind...

Whether getting ready for work or unwinding after a busy day, in every home the bathroom offers an added sense of relaxation. Complete with designer fixtures, wall tiling and powerful showers, these are the ideal spaces in which to relax. Finished to a high standard en-suites are elegant and restful in equal measure.

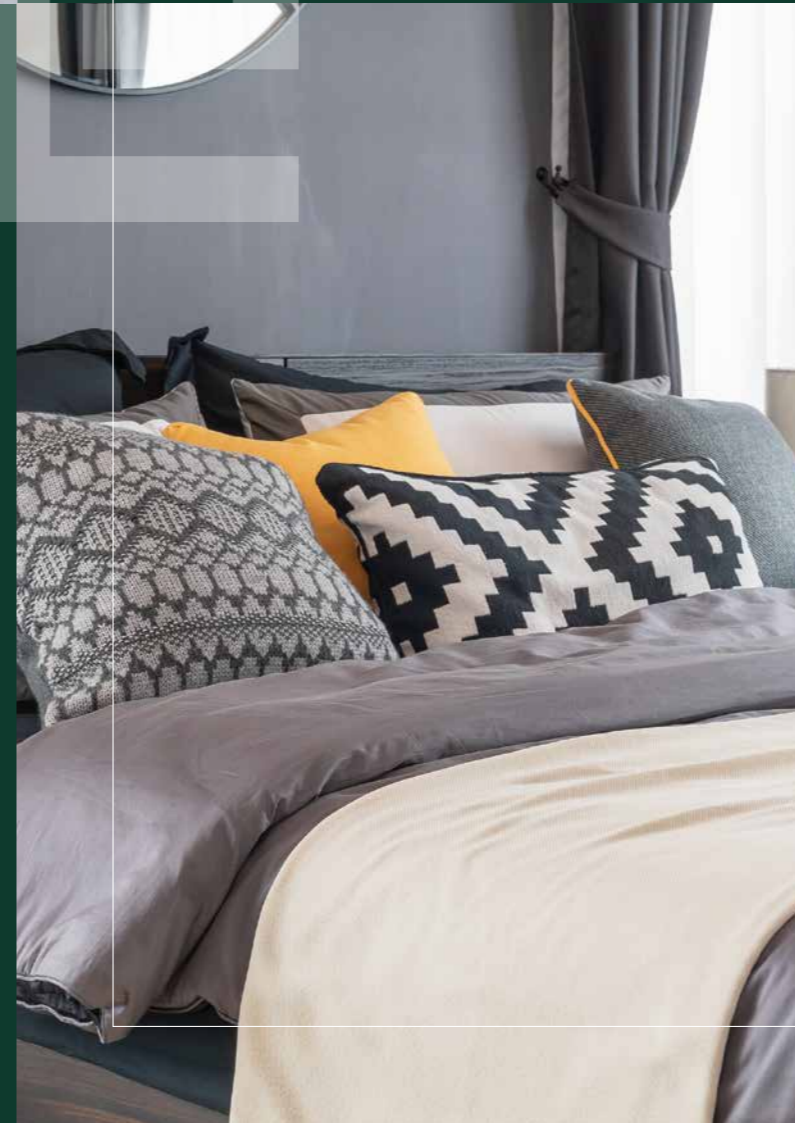
Indicative interior images shown are for illustration purposes only.
Please ask the Sales Advisor for accurate details of specification.

Sit back and relax...

Relaxation comes naturally at Fairview Gardens. From the spacious living areas, the large picture windows and french doors onto the garden ensure that you are still intimately connected to the natural environment beyond - creating a sense of peace and serenity.

A recipe for success...

As the heart of the home, kitchen and dining areas at Fairview Gardens strike the perfect balance between cooking and entertaining. Here form and function combine, allowing these open plan areas to bring family and friends together while offering you an orderly space.





Specification

The homes are constructed to the highest specification in accordance with the latest environmental standards and are covered by the approved 10 year structural warranty issued by Q Assure.

- Designer fitted kitchens
- Appliances including oven, hob and hood, fridge/freezer
- Fitted built in wardrobes
- Contemporary white sanitary ware that includes wall hung WCs and wash hand basins
- Fitted mirrors in all bathrooms and en suites
- Shaving points in all bathrooms and en suites
- Double glazing
- Internal oak veneer doors with chrome ironmongery
- Choice of kitchen unit colours and finishes*
- Choice of Laminate work tops and upstands*
- Choice of Porcelanosa tiling*
- Solar panels
- Gas combi boiler
- Turfed and mono blocked front gardens - rotivated to the rear

** Subject to build program - please check with the sales team for individual plot finishes.*

Ideal spaces in
which to relax...



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We have proudly been creating homes in Scotland for over 40 years. Quality is at the forefront of our business from choosing the right location to the selection of the specification. From cutting edge apartments to luxury family homes, meticulous attention to every detail, is the hallmark of every new development we build and create.

We have a reputation for design excellence. This is because design is the core of our business. Working in partnership with acclaimed architects and consultants ensures that our developments are of exceptional quality. Creating an outstanding legacy for local communities and new homeowners alike.

Our previous developments include:


Dalrymple Collection - Glasgow West End
 Kirklee Mansions - Glasgow West End
 Kirklee Modern Apartments - Glasgow West End
 Dowanside Apartments - Dowanhill Collection
 The Rectory - Dowanhill Collection
 Bowmont Gardens - Dowanhill Collection
 Dowanside House - Dowanhill Collection
 Victoria Apartments - Dowanhill Collection
 Space Apartments - Glasgow Green
 The Library - Glasgow Merchant City
 Virginia Galleries - Glasgow Merchant City
 St Nicholas Chambers - Newcastle
 Kinness Brook - St Andrews
 1 Belhaven Terrace - Glasgow West End
 Lilybank Terrace - Glasgow West End

Image shown of L&S previous development
 Dalrymple Collection in Glasgow's West End


Site Plan

A luxury development of 38 three and four bedroom family homes




The Malvi
 4 Bedroom Detached Home


The Galloway
 4 Bedroom Detached Home


The Angus
 3 Bedroom Semi Detached
 and Detached Home


The Shetland
 3 Bedroom Terraced Home

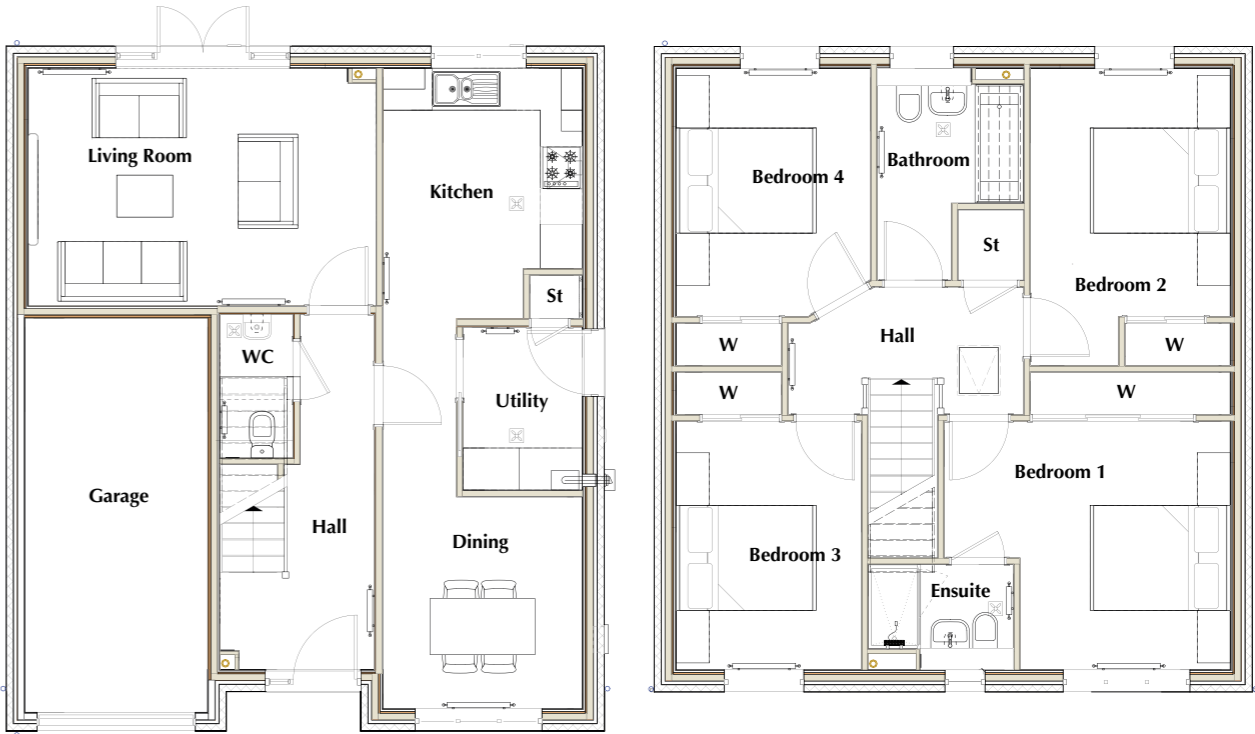
This site plan is correct at time of publication but could be subject to change.



Computer generated image of The Malvi house style, for illustration purposes only.

The Malvi

4 Bedroom Detached Home



GROUND FLOOR

FIRST FLOOR



Living Room	4.96m x 3.39m	16'3" x 11'1"
Kitchen	2.85m x 2.86m	9'4" x 9'4"
Dining	2.85m x 3.02m	9'4" x 9'10"
WC	1.03m x 2.05m	3'4" x 6'8"
Utility	1.70m x 2.32m	5'6" x 7'7"
Bedroom 1	4.07m x 3.55m	13'4" x 11'7"
Ensuite	2.07m x 1.50m	6'9" x 4'11"
Bedroom 2	2.85m x 4.23m	9'4" x 13'10"
Bedroom 3	2.64m x 3.55m	8'7" x 11'7"
Bedroom 4	2.77m x 3.02m	9'1" x 9'10"
Bathroom	2.15m x 3.02m	7'0" x 9'10"
Garage	2.61m x 5.63m	8'6" x 18'5"
Total Floor Area	123.24sqm	1326sqft

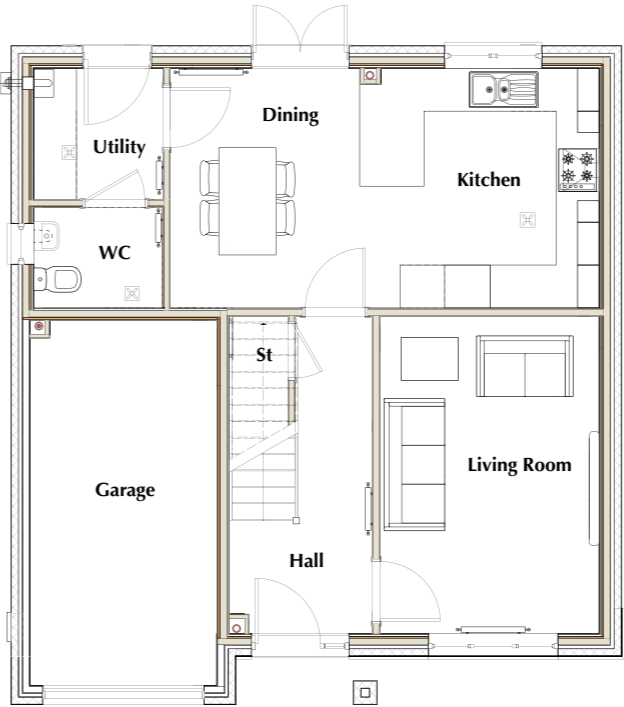
Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Some plots are handed (mirrored) layout variations. Please consult the sales team for more information.



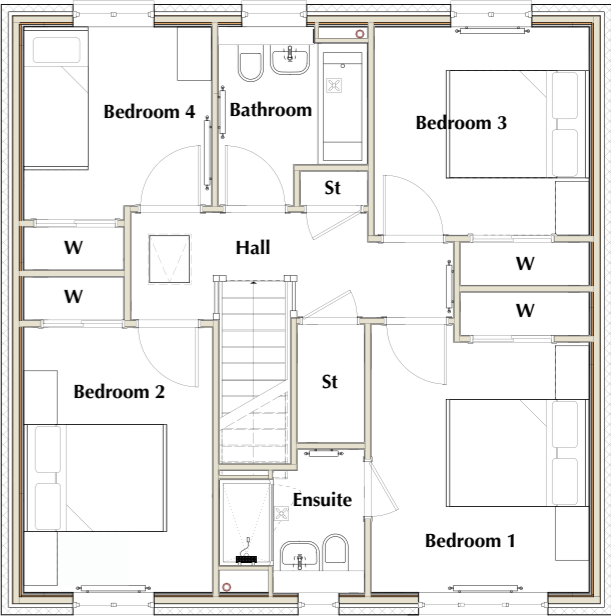
Computer generated image of The Galloway house style, for illustration purposes only.

The Galloway

4 Bedroom Detached Home



GROUND FLOOR



FIRST FLOOR



Living Room	3.06m x 4.43m	10'0" x 14'6"
Kitchen / Dining	5.99m x 3.35m	19'7" x 10'11"
WC	1.81m x 1.40m	5'11" x 4'7"
Utility	1.81m x 1.83m	5'11" x 6'0"
Bedroom 1	3.05m x 3.75m	10'0" x 12'3"
Ensuite	2.02m x 2.00m	6'7" x 6'6"
Bedroom 2	2.64m x 3.71m	8'7" x 12'2"
Bedroom 3	3.00m x 2.91m	9'10" x 9'6"
Bedroom 4	2.62m x 2.70m	8'7" x 8'10"
Bathroom	2.08m x 2.50m	6'9" x 8'2"
Garage	2.61m x 5.10m	8'6" x 16'8"
Total Floor Area	112.7sqm	1213sqft

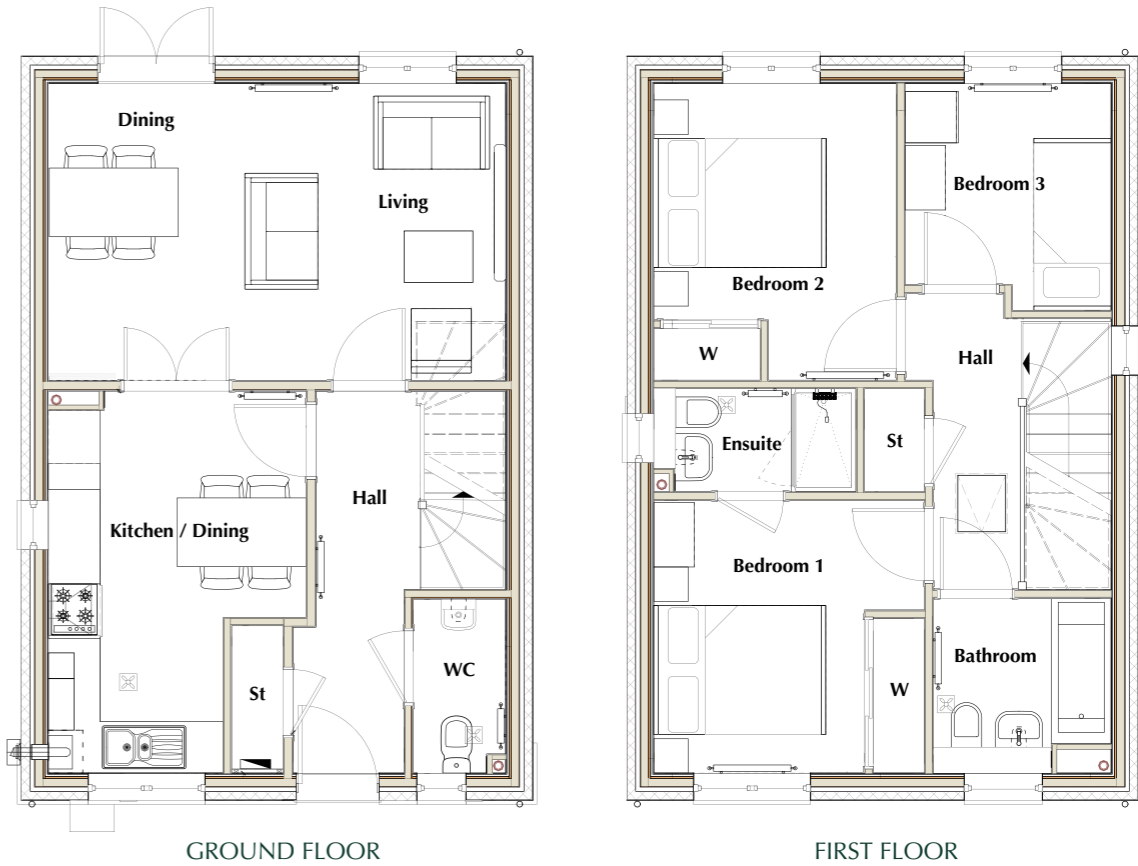
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Computer generated image of The Angus house style, for illustration purposes only.

The Angus

3 Bedroom Semi Detached and Detached Home



Living / Dining	5.32m x 3.46m	17'5" x 11'4"
Kitchen / Dining	2.99m x 4.48m	9'9" x 14'8"
WC	1.07m x 2.02m	3'6" x 6'7"
Bedroom 1	2.45m x 3.17m	8'0" x 10'4"
Ensuite	2.35m x 1.20m	7'8" x 3'11"
Bedroom 2	2.82m x 2.75m	9'3" x 9'0"
Bedroom 3	2.40m x 2.64m	7'10" x 8'8"
Bathroom	2.08m x 2.03m	6'9" x 6'8"
Total Floor Area	85.52sqm	920sqft

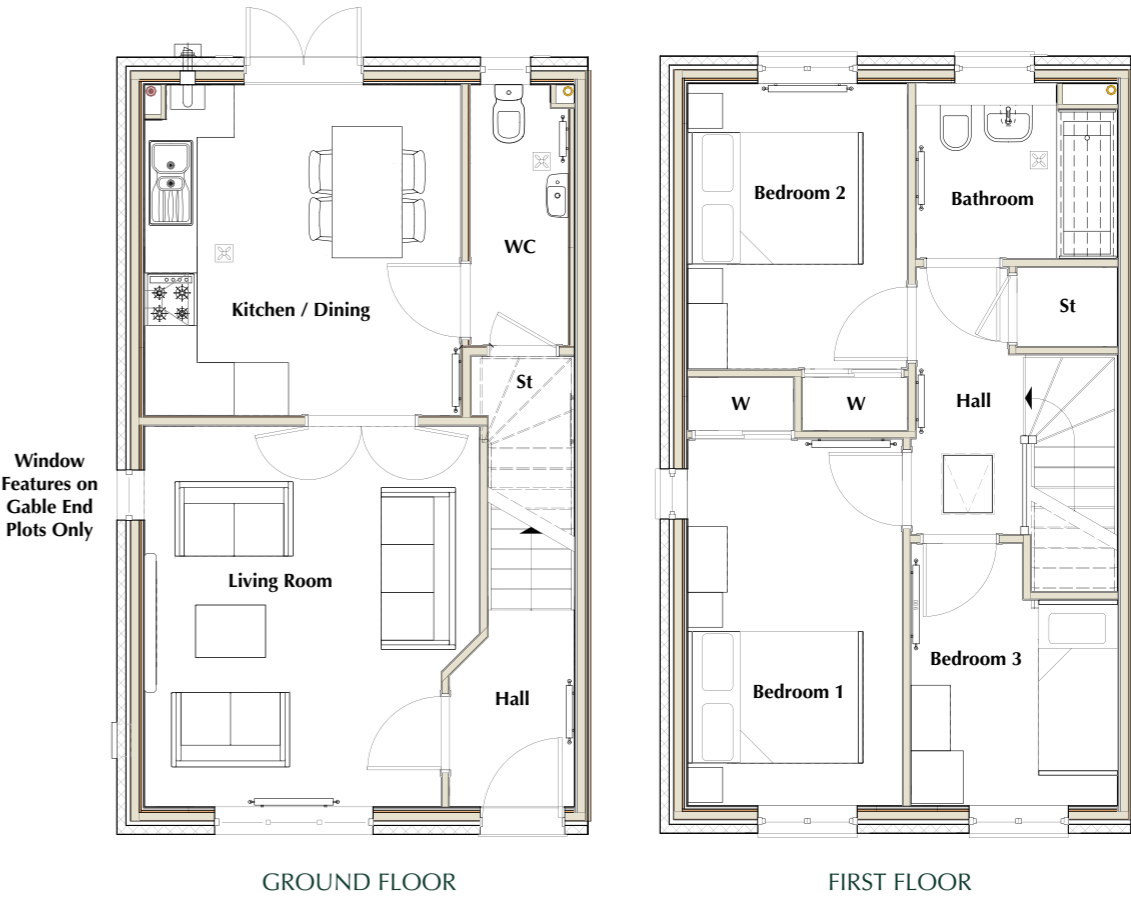
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Computer generated image of The Shetland house style, for illustration purposes only.

The Shetland

3 Bedroom Terraced Home



Living Room	3.82m x 4.35m	12'6" x 14'3"
Kitchen / Dining	3.61m x 3.77m	11'10" x 12'4"
WC	1.11m x 2.97m	3'7" x 9'8"
Bedroom 1	2.45m x 4.19m	8'0" x 13'8"
Bedroom 2	2.51m x 3.26m	8'2" x 10'8"
Bedroom 3	2.36m x 3.00m	7'8" x 9'10"
Bathroom	2.30m x 2.00m	7'6" x 6'6"
Total Floor Area	81sqm	871sqft

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Fairview Gardens

C R I E F F



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www.fairviewgardenscrieff.co.uk



For further information & to register your interest contact:

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