

*Marlee Loch
Residential Park*



Luxury Park Homes
Blairgowrie, Perthshire



MARLEE LOCH RESIDENTIAL PARK

THE WELCH FAMILY
MARLEE LOCH
Residential Park

**STUNNING NEW DEVELOPMENT
OF LUXURY RESIDENTIAL PARK HOMES**

CHOICE OF PLOTS AND HOMES AVAILABLE
FOR DETAILS CALL NATHAN ON
07475205750 OR EMAIL
marlee-loch@outlook.com
SHOWHOME NOW OPEN





MARLEE LOCH RESIDENTIAL PARK



Marlee Residential Park Homes are designed to cater for the over 50's on a private residential secure development. The park owners pride themselves in having the best-designed homes in today's market, these homes offer luxury living in a popular Perthshire location. The park has a mixture of owners from working and retired professionals to overseas workers that require a UK base. Many current owners have downsized and enjoyed their beautiful homes that provide a turnkey situation.

Park Homes are a modern approach to affordable living providing contemporary and traditional styles that offer luxury, functional living for all. These homes offer an intelligent approach to layout and fittings that create a remarkable sense of space with an elegant aesthetically pleasing atmosphere. The park enjoys a pleasant setting set in a semi-rural area in the hamlet of Kinloch. All amenities are in nearby Blairgowrie and a convenient bus halt is opposite the entrance to the park. These residential park homes fulfil the requirements of a modern home whilst appealing to every budget. All homes are built to residential specifications (BS3632) and are designed to be lived in all year round. The Stately Warranty - Structure 10 years, appliances 2

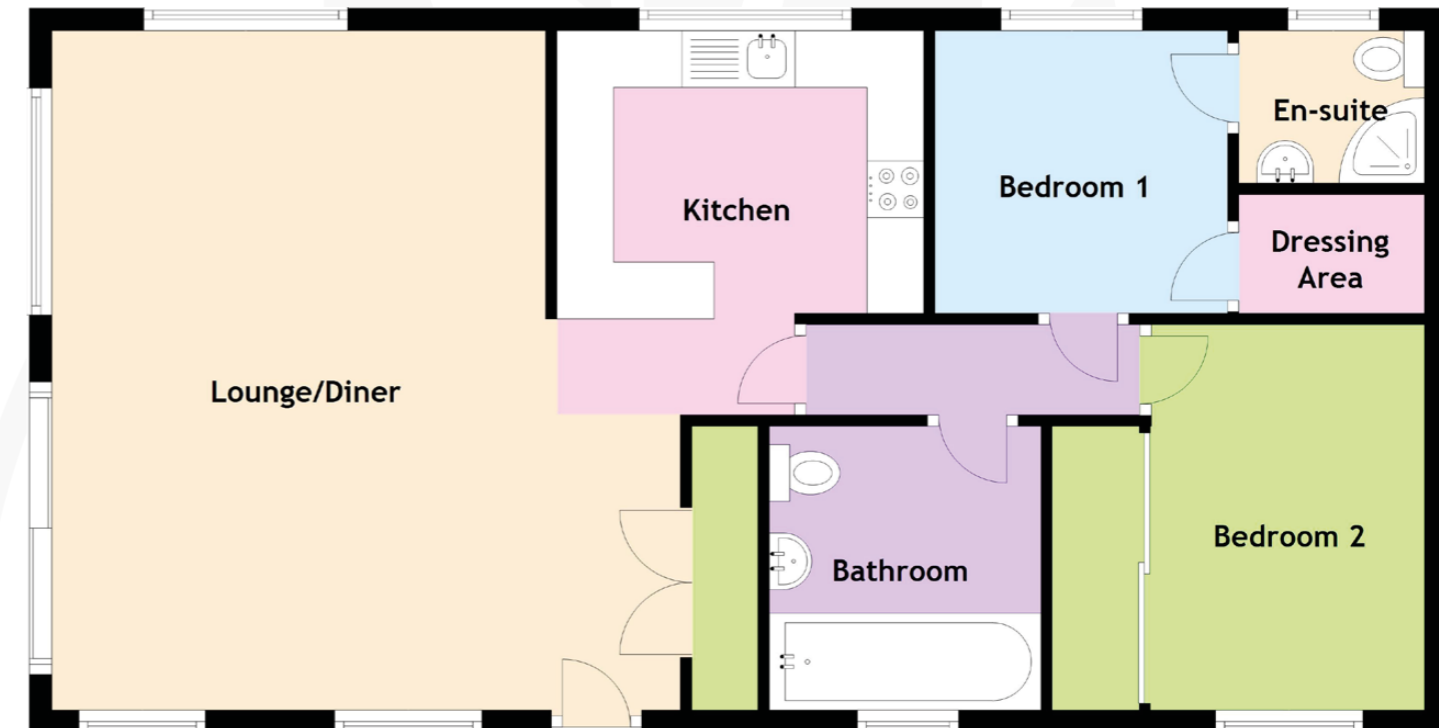
years, roof tiles 40 years, boilers 2 years, windows and doors 5 years. The Willerby Residential Warranty - 12 year chassis, 5 year structural (doors, windows, ceilings, roofs carpets, boilers), 3 year parts (furniture, soft furnishings, kitchen sink, shower and cubicle, sanitary-ware, sockets, gutters. All homes come fully furnished and are available in different model sizes, some models can have 3 bedrooms, an office/study or utility area.

Stately Albion offers bespoke homes which can be designed and customized by you with excellent energy efficiency ratings, choice of exterior cladding on new Willerby homes and the cost of siting the home is included in the price. Marlee Loch Residential Park Homes offer private residential homes in a secure development with free fishing on Drumellie Loch. Each plot has space for two cars on the drive with ample visitor parking available.

You will enjoy a choice of Stately Albion or Willerby homes on the plot of your choice in an environment of similarly minded residents, mostly retired. Open grass spaces with stunning views of the loch, surrounded by woodland, still close to Blairgowrie, Dunkeld and Perth.



 **WILLERBY CLEARWATER**



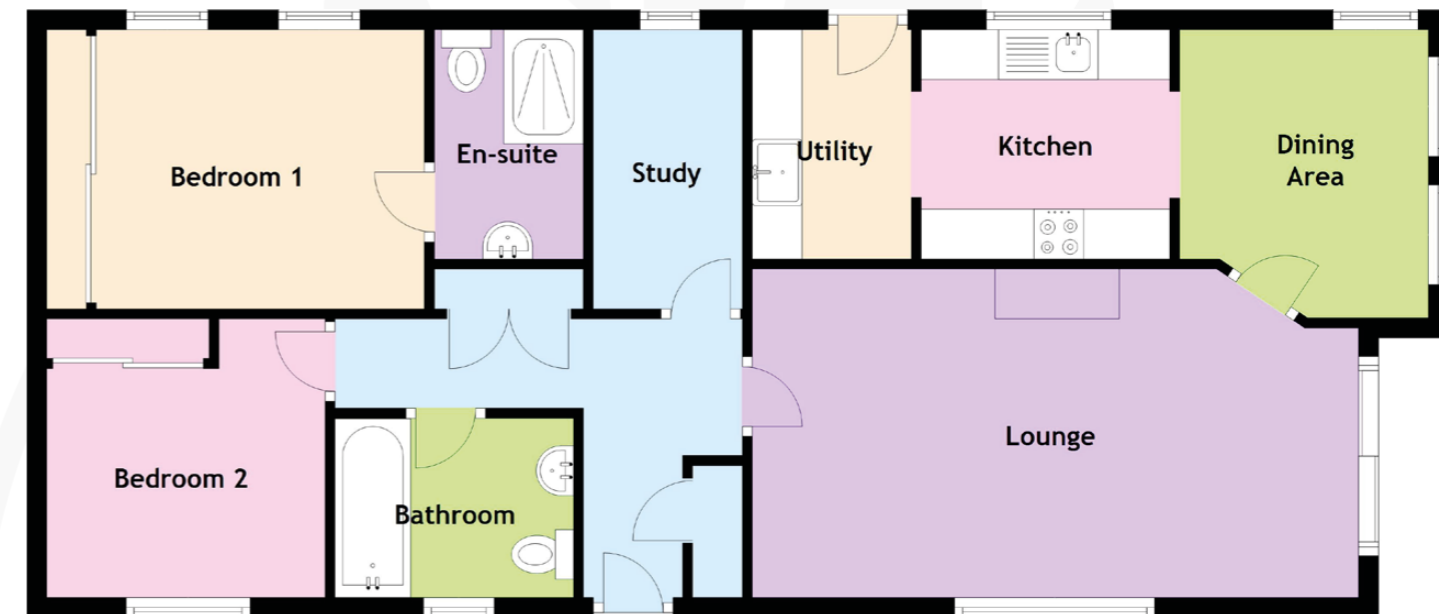
The fantastic value Clearwater is the perfect choice with a new neutral colour scheme for 2017, comfortable soft furnishings and a wide range of useful features as standard. With a lounge that provides direct access through sliding patio doors to your outdoor space and a large dining area that benefits from windows to two aspects, the Clearwater offers a sense of freedom and relaxation.

This lodge offers style and comfort with a combination of plush fabrics, generous homely seating and classic oak wood tones. The spacious modern kitchen, which can be arranged to include a wide variety of optional appliances to meet your requirements, is at the heart of the open plan living space. The main bedroom features a fantastic walk-in wardrobe space and spacious en-suite shower room, while the large twin bedrooms can accommodate double beds if required. Clearwater brings the dream of lodge ownership well within reach.





THE WINDSOR

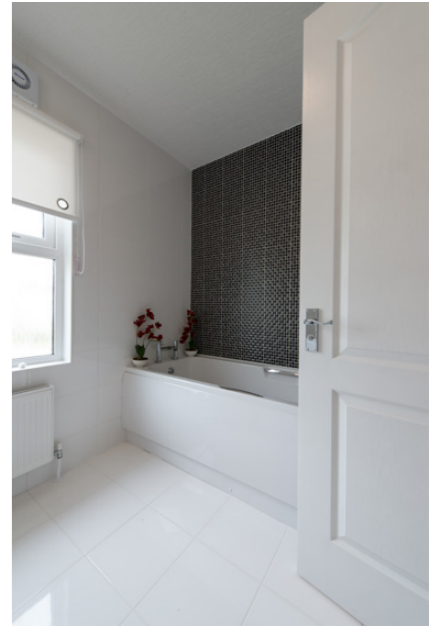


The Windsor, a name with a long and fruitful history among the collection of park homes, has been re-imagined to meet the needs of today's park home lifestyle.

From the exterior, the Windsor is certainly something to be admired. Its features benefit from a combination of render and cladding which help to emphasise the bay windows. Combine that with decorative corner brick stones and the feature clad gable complete with diamond window, the Windsor park home is sure to charm those who set their eyes on it.

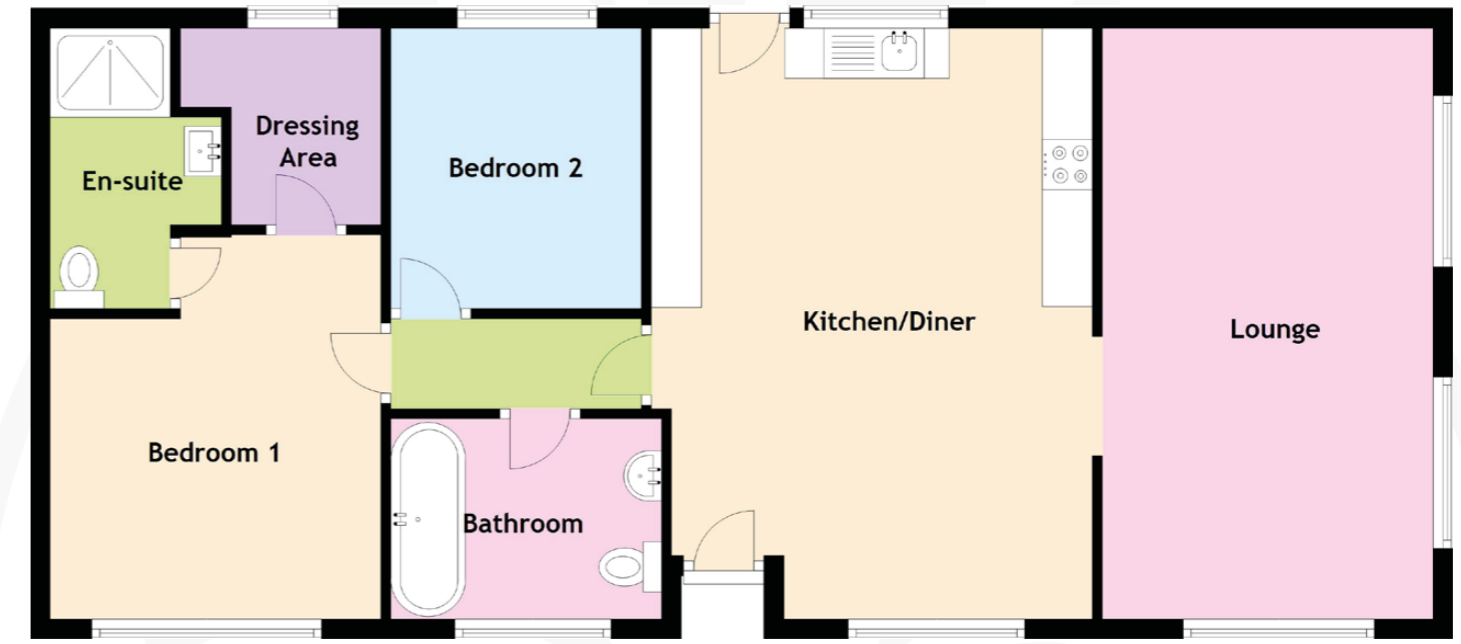
Light streams into the dining room via the large fully glazed walk-in bay. Vaulted ceilings to the lounge, diner and kitchen, create a desirable and spacious atmosphere in the home. If luxury is on your agenda, then the fully tiled bathroom and en-suite are sure to please you.

As with all park homes, there are a wide range of options for you to choose from designed to help make your home unique to you.





THE KENSINGTON



Immediately establishing itself as the flagship of the latest modern line of Park homes, the 'Kensington', launched in 2016, rivals the long-established 'Topaz' for indulgent grandeur and stylish design, while appealing to a younger and more contemporary customer-base, it's huge windows, clean unfussy lines and vaulted ceilings leading to a light and airy environment that ultimately creates the impression of immense interior space. The beautifully equipped designer kitchen creates a stunning welcome as you enter and the sensationally furnished main bedroom oozes class.

The Kensington is an eye-catching, impressively appointed home that makes a statement by it's sheer presence and beauty, while using clever and innovative attributes to ensure that no space is wasted and every opportunity for inventive and clever design has been considered.

For those looking for high-end luxury, combined with contemporary and modern design, an alternative is now available in an impressively spacious and modern package... the Kensington.





LOCH DRUMELLIE



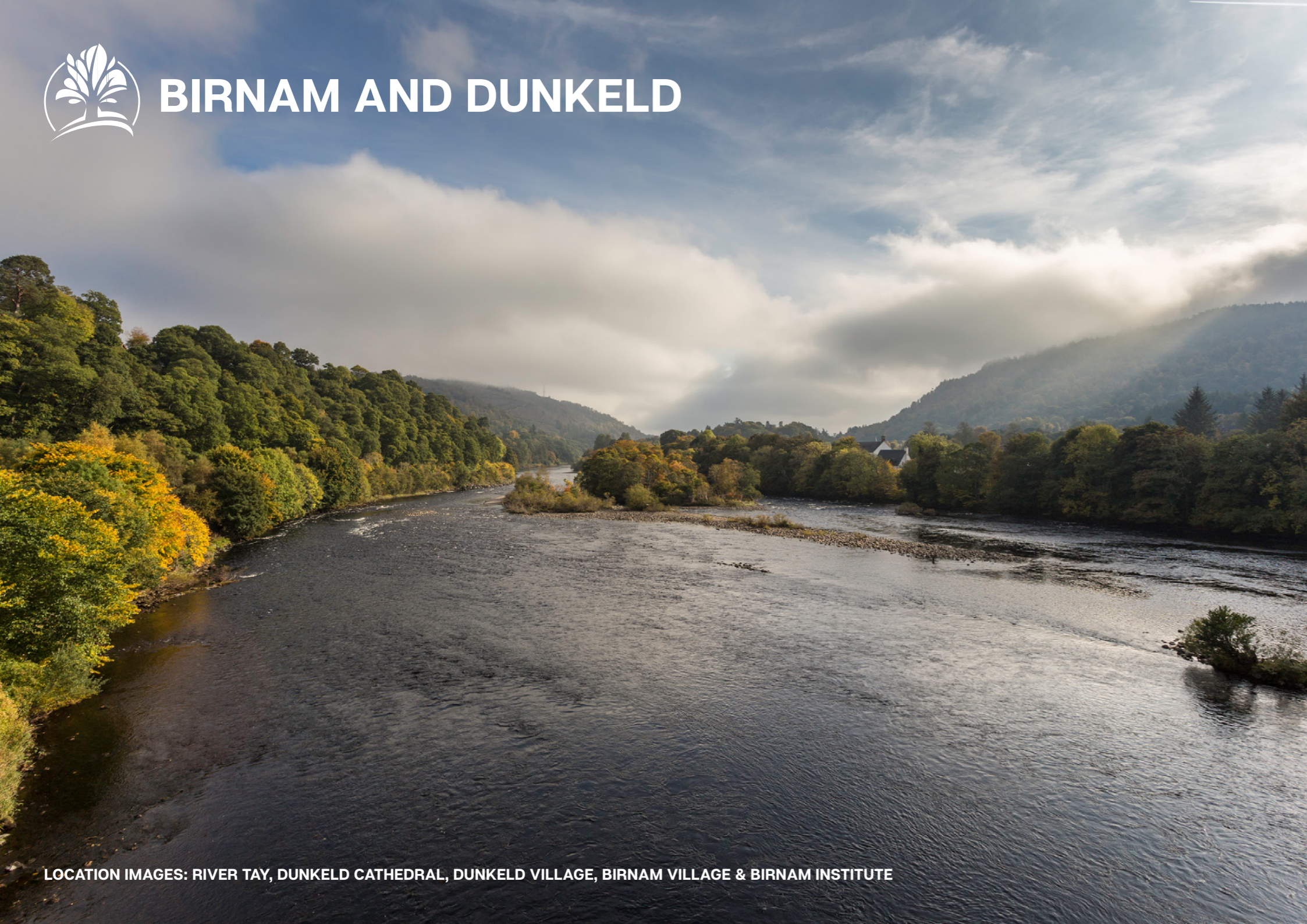
With Loch Drumellie as a spectacular backdrop to the hamlet, Marlee Loch Residential park is situated within the Hamlet of Kinloch which lies where between the two Highland Perthshire tourist towns of Dunkeld and Blairgowrie, (approximately 2 miles from the town of Blairgowrie) with the Highland theatre town of Pitlochry within close proximity. Blairgowrie and East Perthshire offer you landscapes of terrific variety, rolling fields of soft fruit, quiet glens, peaceful lochs, rushing rivers and the dramatic mountains of Glenshee.

The successful cultivation of raspberries has made this area the raspberry capital of the world. 'Blair' as it is known locally, sits with its sister community Rattray on the banks of the River Ericht, a major tributary of the River Tay considered to have outstanding salmon fishing. Sporting activities and natural heritage are among some of this area's attractions. The riverside itself has a well-interpreted woodland walk amidst spectacular scenery, including Cargill's Leap and children's play area. An idyllic picnic location. By the riverside you will also find an old corn mill, now Cargill's Visitor Centre, an antique warehouse, picture gallery and bistro. The luxurious surroundings and facilities at Kinloch House hotel are on your doorstep.

With so much to do and see in the area surrounding Marlee Loch Residential Park, you will be spoilt for choice. Retirement has never been so good. Here are a few of the places to visit around Marlee Park.



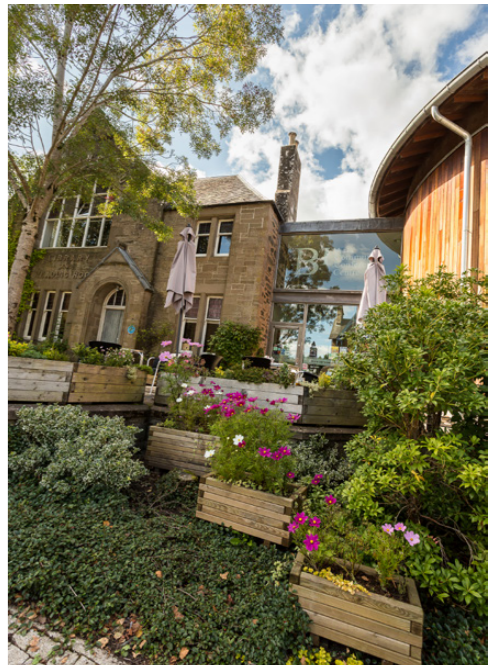
BIRNAM AND DUNKELD



The picturesque adjoining villages of Birnam and Dunkeld are situated at the heart of beautiful Perthshire and are easily accessed via the A9, around ten miles north of Perth.

Summerhill is located on an elevated site on the outskirts of Dunkeld, which offers a wide range of activities in the surrounding area. The Birnam Institute and Art Centre depicts the story of Beatrix Potter and her family, Birnam Wood is mentioned in Shakespeare's Macbeth and one of Dunkeld's main attractions is its beautiful Cathedral, which was the original Seat of Kings.

Along with these excellent tourist sites attracting many visitors all year round, there is an abundance of outdoor activities including walking, fishing for salmon and trout along the River Tay, cycling, golfing and much more. The Dunkeld Hydro is nearby offering many leisure opportunities. Overall, Dunkeld is an ideal location to enjoy all Perthshire has to offer by way of village life yet ideal for commuters with its own train station and easy access to the A9.





BLAIRGOWRIE



Blairgowrie's main feature and centrepiece is the Wellmeadow, a grassy area in the middle of town which hosts regular markets and outdoor entertainment. Other parks include Rattray's Davie Park, Blairgowrie's JJ Coupar Sports Ground and Lochy Park. Live Active Blairgowrie is a council funded recreation centre on Beeches Road. This excellent facility provides training, sports facilities and a swimming pool. Golfers are well catered for by Blairgowrie Golf Club, with two eighteen hole courses which recently held the junior Ryder Cup in 2014. For skiers and snowboarders, the Glenshee Ski Centre is eighteen miles to the north.



LOCATION IMAGES: BLAIRGOWRIE TOWN CENTRE, BLAIRGOWRIE WELLMADOW, BLAIRGOWRIE GOLF COURSE, WHITE LOCH & FINGASK LOCH.



LOCATION IMAGES: SCONE PALACE, KINNOUL HILL, BLACK WATCH CASTLE & MUSEUM, PERTH CONCERT HALL & PERTH MUSEUM AND ART GALLERY



Perth is the nearest city to Marlee Loch and is around 17 miles from the park. Perth is excellent for both shopping and sightseeing. Just outside of Perth is historic Scone Palace and also one of the Industrial Revolution's best-preserved relics at Stanley Mills. The actual city of Perth has some excellent gardens, galleries and museums such as Branklyn Gardens, Perth Museum and Art Gallery, The Black Watch Castle and Museum and also The Fergusson Gallery. Perth Racecourse is also one of the finest in Scotland and is an excellent day out.





PITLOCHRY



LOCATION IMAGES: QUEENS VIEW, PITLOCHRY DAM, BLAIR CASTLE, PITLOCHRY THEATRE & PITLOCHRY TOWN CENTRE.



Pitlochry is a 20-mile drive up the A9 and is a beautiful town nestled in Highland Perthshire. Some of the features include Pitlochry Festival Theatre, offering a wide variety of shows throughout the year, and Faskally Wood which is an excellent spot for walking. Slightly further up from Pitlochry is historic Blair Castle and the Blair Atholl Distillery. Other places of interest include the Pitlochry Dam and Fish Ladder.



GENERAL INFORMATION

- Photos are examples of the homes available. Layouts and designs are available by request.
- Plots are available for reservation now, priced from £120,000, these can be designed to your individual needs.

SITE FEES

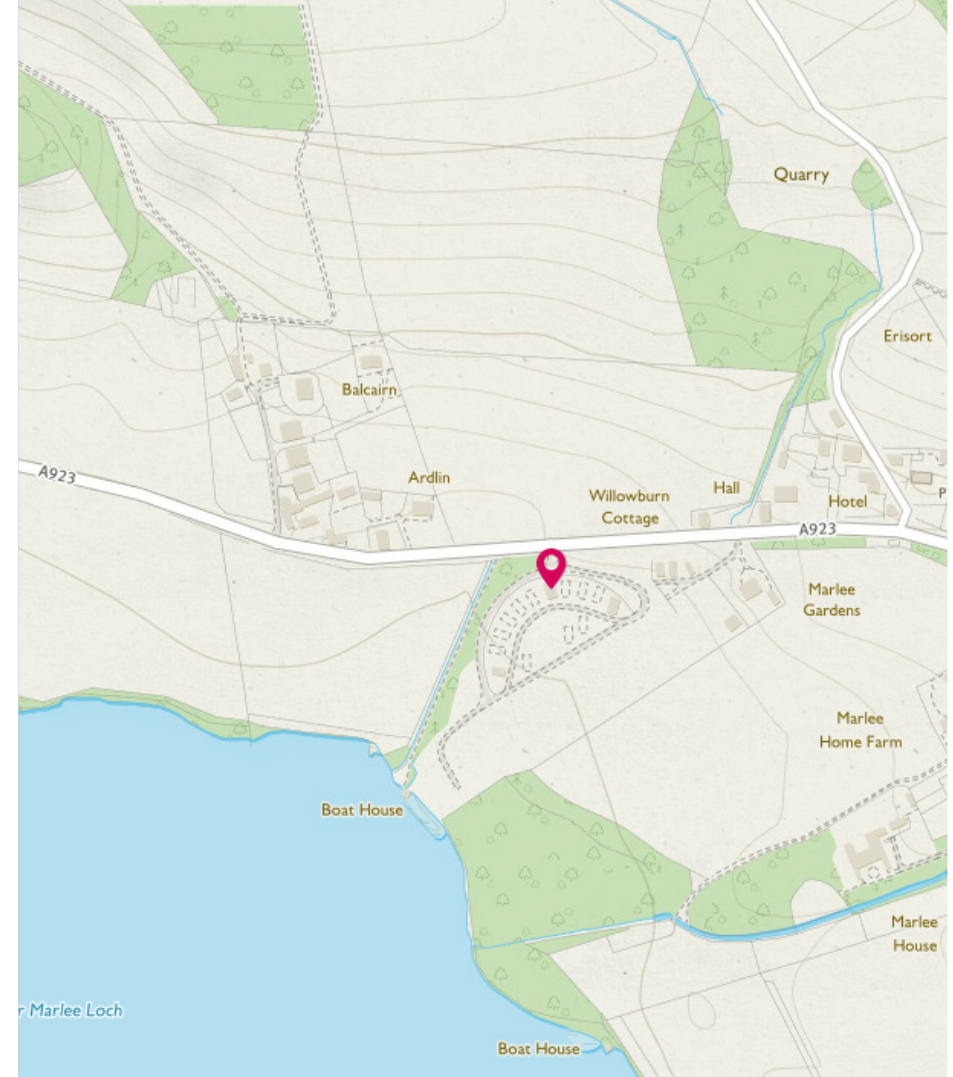
- £1614.00 per year, interest-free. Paid in instalments of £134.60 on the 1st of every calendar month.
- Site fees include water, waste and general of the park.

COUNCIL TAX

- All properties are council tax band B, which is £898.00 per year paid directly to the council.
- Single person discount applies to council tax, which is a 25% discount.

GAS AND ELECTRIC

- Billed quarterly by Marlee Loch Residential Park. Taken by meter reading.




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Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer