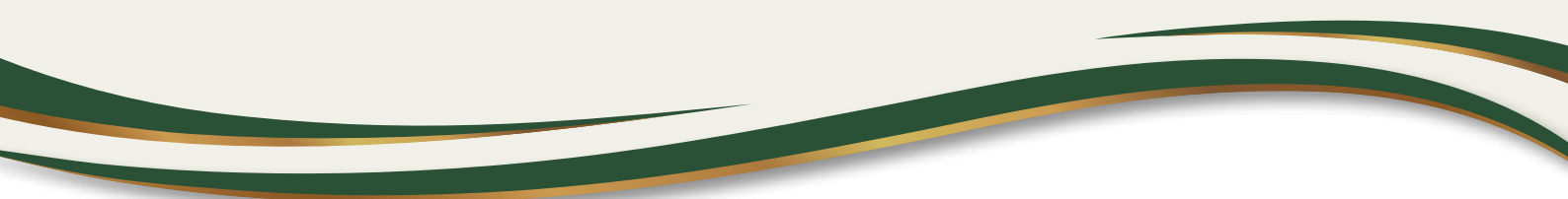




# OAKTREE GARDENS **ALLOA**

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3 & 4 BEDROOM HOMES



ALLANWATER  
HOMES

# Welcome to Oaktree Gardens, Alloa

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Experience the peak of family living at Oaktree Gardens, Alloa, a new development of beautifully designed 3 & 4 bedroom terraced, semi detached, and detached homes, offering a blend of comfort and style.



Sidlaw Showhome Interior



Nestled closely to the heart of Alloa town centre and north of the River Forth, you will find a selection of local amenities conveniently placed just a stone's throw away.

Each home at Oaktree Gardens possesses a charm that promises to captivate the eyes of the homebuyer. It seamlessly blends living space with stylish interiors and offers comfortable surroundings designed to make every moment spent indoors a loving experience.

Just a few steps from your front door, you will find attractive woodland trails and beautiful country walks, adding to this quiet rural location.

What sets Oaktree Gardens apart is its promise of a lifestyle that combines simplicity with splendour, where each day becomes a cherished memory.



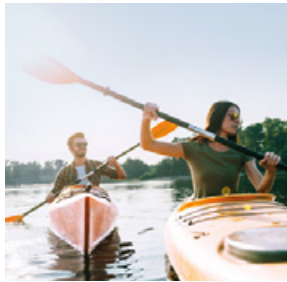




Kintail CGI Interior



Kintail CGI Interior



Photograph © Michael Garlick CC3.0

Alloa is a charming small town situated in the County of Clackmannanshire, conveniently located just 8 miles to the east of the City of Stirling.

Alloa grew up under the protection of Alloa Tower, now a famous landmark built before 1300 AD. An industrious town, Alloa was recognised in the early 19th century for its wool and continues to be known for its weaving and glassmaking. Associated with the brewing industry, Alloa once had at least nine breweries; however, today, only one remains, the Forth Brewery.

Though much has changed since its industrious heyday, Alloa remains a vibrant and growing town that continues to evolve and thrive.

This excellent location has excellent transport links to Glasgow, Edinburgh, and Dundee, as well as to nearby towns such as Falkirk, Dunfermline, and Stirling.

There are also some great leisure facilities including Gartmorn Dam Country Park and Inglewood House and Spa, making it an ideal location for residents.





## Phase 9 ONE



### KEY

#### 3 bedroom homes



**Kintail**  
terraced/semi detached villa



**Arrochar**  
semi detached villa



**Nevis**  
detached villa



**Cheviot**  
detached villa with garage



**Sidlaw**  
detached villa

#### 4 bedroom homes



**Ochil**  
detached villa with garage



**Fintry**  
detached villa

Please check with our Development Sales Manager for up-to-date details of your chosen property prior to reservation.





## Specifications

### KITCHENS

*Fully fitted kitchen complete with integrated appliances (as design dictates).*

- A selection of doors/handles designs in a range of colours choice. Coordinated in utility areas (as design dictates)
- Doors and drawers with soft close systems
- Worktop choices, with upstand to wall
- Stainless steel extractor hood & glass splashback to hob
- Single Oven
- 4 burner gas hob
- 1.5 bowl sink with chrome mixer tap
- LED chrome downlights
- Appliance spaces available in utility areas (as design dictates)

### BATHROOM/EN SUITE/WC

*Ideal standard contemporary white sanitaryware with chrome fittings and soft close seat.*

- Wide selection of wall tiling available\*
- Stylish bath including chrome waterfall shower mixer tap and handheld spray set (as design dictates)
- Thermostatic rainfall shower and handheld spray to En Suite cubicles and 9.5kw electric shower in bathroom cubicles (where design dictates)
- White shower tray on riser, with glass panel shower enclosure (as design dictates)
- Mixer bar shower over bath with shower screen and full height tiling to bath area (in house types without En Suite)
- Full height pedestal to WC
- White sink, vanity unit to En Suites and Bathrooms (as design dictates)

### INTERNAL DOORS/FINISHINGS

- **3 Bed Homes** – White moulded smooth 2 panel doors with contemporary polished chrome handles. Glazed doors (as design dictates)
- **4 Bed Homes** – Denta Seville white doors with contemporary polished chrome handles. Glazed doors (where design dictates)
- Wardrobe doors to match pass doors (as design dictates)
- Balustrade and handrail, with square profile newels and spindles

### DECORATION

- Internal walls and ceilings finished in white matt emulsion
- Woodwork finished in acrylic satin finish

### ELECTRICAL/PLUMBING/HEATING

- Double sockets with integral USB to Kitchen, Lounge and Principal Bedroom
- Dual control, individually programmable thermostats
- Central heating via highly efficient gas combination boiler
- Low energy white pendant light fittings
- White sockets, switches and appliance multi gang switch
- Mains wired heat and smoke detectors
- Mains powered carbon monoxide detector

### EXTERNAL

- Double socket, with option to upgrade to 7Kw EV charger. (Cost applies)
- PIR sensor porch light to front and low energy rear/side light (as design dictates)
- Photovoltaic solar panels
- Paved footpaths & patios
- Brindle monoblock driveways
- Turf to front gardens (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- 1.8m high single slat timber fence to rear garden boundaries (as design dictates)
- White UPVC double-glazed windows
- White Composite doors with multi point locking system to front/rear/side (as design dictates)
- White UPVC French doors to rear patio (as design dictates)
- Outside cold water tap (as design dictates)

### GARAGE

- Walls are Ames tape finished
- Integral power and lighting
- Up-and-over steel garage door (where applicable)

### GENERAL

- Open Reach fibre connection
- 10 year Premier Guarantee
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

### A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request from our options menu as soon as possible with your Sales Manager to avoid disappointment.

All homes...

Energy Efficiency Rating

**B**





FK10 1SH



## The Development

Oaktree Gardens is and continues to be one of our most popular developments. It is surrounded by stunning oak trees and beautiful grassed areas.

Highly regarded for its quality construction and stylish design, this new phase release takes interior specifications to a new level, in keeping with the requirements of modern family living.

With a selection of 3 & 4 bedroom homes to choose from you will find flexible living accommodation to suit families, couples, downsizers and first-time buyers who seek a balance between comfort, luxury and convenience.



Slide Show Interior





As a continually flourishing community,  
Oaktree Gardens is a testament to  
desirable modern living. ”



Allanwater Homes is dedicated to building energy-efficient homes with roof solar panels, energy-saving appliances, high-efficiency heating systems and double-glazed windows and French doors. All of which work towards keeping your utility bills lower.





## Discover what a new build home has to offer

Purchasing a new build home is an exciting journey, signifying a fresh start and a doorway to countless possibilities. Each corner provides an opportunity to create individualised spaces that reflect your personality and cater to your needs.

Every Allanwater home offers generous living space with lots of natural light and room to move around. From the choice of fully fitted designer kitchens with integrated appliances, bathrooms equipped with contemporary sanitaryware, and spacious built-in wardrobes to many bedrooms all finished in white emulsion walls and ceilings to let you personalise your home your way.



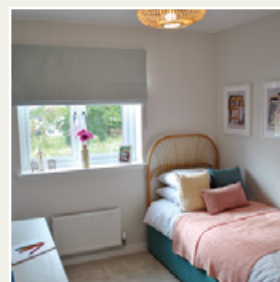
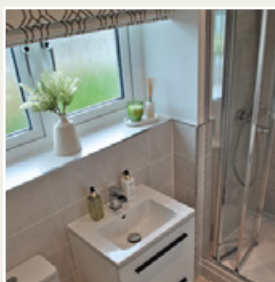
Kintail CGI Interior



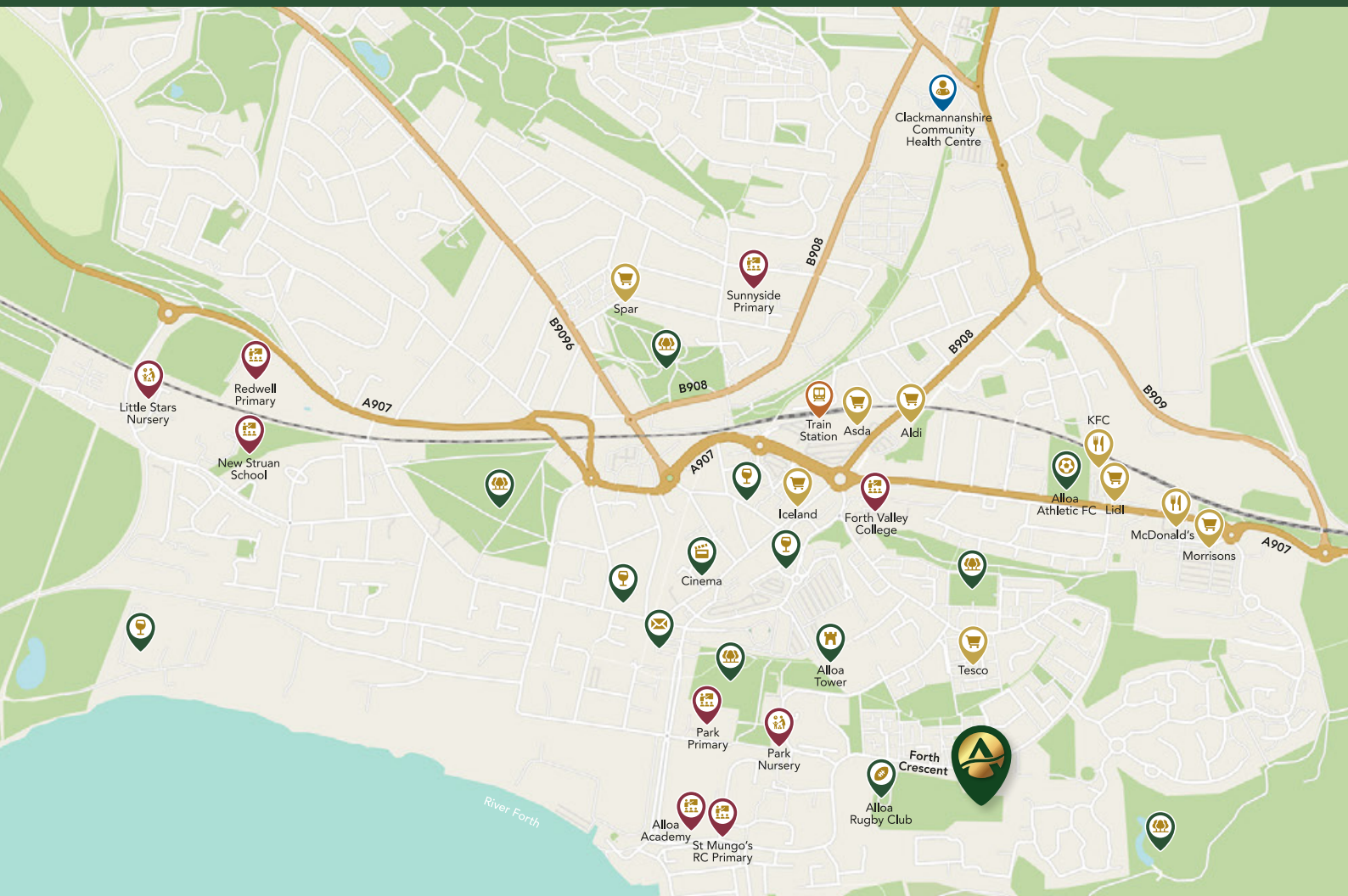
Buying a new home is not just a financial investment but an investment in your future, full of moments and memories awaiting to unfold.



Sidlaw Showhome Interiors







## Local Amenities

Alloa has excellent transport links to Glasgow, Edinburgh, and Dundee, including local towns such as Falkirk and Stirling.

There are also many tourist attractions to see, including The Kelpies, Alloa Tower, Black Devon Wetlands, and more.

Here is a list of the many local amenities close by.



### Education

|                              |           |
|------------------------------|-----------|
| Redwell Primary School       | 2.2 miles |
| Sunnyside Primary School     | 2.2 miles |
| St Mungo's RC Primary School | 1.2 miles |
| Alloa Academy                | 1.2 miles |
| Lornshill Academy            | 3.0 miles |
| Forth Valley College Alloa   | 1.2 miles |
| Stirling University          | 8.5 miles |

### Local Supermarkets & Takeaways

|           |           |
|-----------|-----------|
| Morrisons | 1.1 miles |
| Asda      | 1.4 miles |
| Tesco     | 1.2 miles |
| Lidl      | 1.2 miles |
| McDonalds | 1.2 miles |
| KFC       | 1.3 miles |

### Shopping & Leisure

|                               |            |
|-------------------------------|------------|
| Alloa Town Centre             | 1.5 miles  |
| Thistle Centre, Stirling      | 9.0 miles  |
| Howgate Centre, Falkirk       | 13.5 miles |
| Sterling Mills, Tillicoultry  | 5.0 miles  |
| Alloa Athletic Football Club  | 1.3 miles  |
| Inglewood House & Spa         | 2.8 miles  |
| Gartmorn Dam and Country Park | 3.5 miles  |
| Alloa Tower                   | 1.0 miles  |
| West End Park                 | 1.9 miles  |
| Alva Glen                     | 4.7 miles  |
| Dumyat Summit                 | 6.4 miles  |
| The Japanese Garden           | 12.1 miles |
| Stirling Castle               | 9.7 miles  |
| Wallace Monument              | 7.8 miles  |
| The Falkirk Wheel             | 14.6 miles |
| Helix Park and Kelpies        | 12.5 miles |

### Travel Links

|                       |            |
|-----------------------|------------|
| Stirling City Centre  | 8.4 miles  |
| Falkirk Town Centre   | 12.8 miles |
| Edinburgh City Centre | 36.3 miles |
| Glasgow City Centre   | 33.4 miles |
| Fife                  | 32.0 miles |

### Health

|  |            |
|--|------------|
| Clackmannan Community Health Centre          | 2.4 miles  |
| Stirling Community Hospital (Minor Injuries) | 9.6 miles  |
| Forth Valley Royal Hospital                  | 12.2 miles |







# Kintail

3 bedroom terraced/semi detached villa

## TOTAL AREA

83.5m<sup>2</sup> | 898 sq ft



The Kintail is a desirable three bedroom home, with a generous living room overlooking the front garden, separate kitchen/dining area and downstairs WC. Upstairs, the principal bedroom and bedroom 2 benefit from fitted wardrobes, a modern bathroom with contemporary sanitaryware and wall tiling. French doors in the dining area open on to the garden.

Plots

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12



# Kintail

3 bedroom terraced/semi detached villa

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 2.64 x 3.61 m | 8'8" x 11'10" |
| Bedroom 2         | 2.64 x 3.40 m | 8'8" x 11'2"  |
| Bedroom 3         | 2.14 x 3.11 m | 7'0" x 10'3"  |
| Bathroom          | 2.14 x 2.01 m | 7'0" x 6'7"   |



## GROUND

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3.74 x 4.66 m | 12'3" x 15'4" |
| Kitchen/Dining | 3.52 x 3.72 m | 11'7" x 12'3" |
| WC             | 1.20 x 1.80 m | 3'11" x 5'11" |



Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Interior photography for illustration purposes only. Consequently, these particulars do not form part of any contract.



# Arrochar

## 3 bedroom semi detached villa

### TOTAL AREA

82.7m<sup>2</sup> | 890 sq ft

The Arrochar is an attractive three bedroom home, that features an open-plan kitchen and dining area, and a separate living room and downstairs WC. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principal bedroom with en suite shower room and family bathroom. French doors in the dining area open on to the garden.

Plots

48

49

54

55



# Arrochar

3 bedroom semi detached villa

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.03 x 2.82 m | 9'11" x 9'3"  |
| En Suite          | 1.79 x 1.50 m | 5'10" x 4'11" |
| Bedroom 2         | 3.03 x 2.73 m | 9'11" x 8'11" |
| Bedroom 3         | 2.04 x 3.07 m | 6'8" x 10'1"  |
| Bathroom          | 2.04 x 1.89 m | 6'8" x 6'2"   |



## GROUND

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4.01 x 4.34 m | 13'1" x 14'3" |
| Kitchen/Dining | 5.17 x 2.79 m | 16'11" x 9'2" |
| WC             | 1.12 x 1.82 m | 3'8" x 5'11"  |



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# Nevis

## 3 bedroom detached villa

### TOTAL AREA

82.7m<sup>2</sup> | 890 sq ft

The Nevis is an attractive three bedroom home that features an open-plan kitchen and dining area, and separate living room and downstairs WC. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principal bedroom with en suite shower room and family bathroom. French doors in the dining area open on to the garden.

Plots

3

8



# Nevis

3 bedroom detached villa

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.02 x 2.82 m | 9'11" x 9'3"  |
| En Suite          | 1.78 x 1.50 m | 5'10" x 4'11" |
| Bedroom 2         | 3.02 x 2.73 m | 9'11" x 8'11" |
| Bedroom 3         | 2.04 x 3.07 m | 6'8" x 10'1"  |
| Bathroom          | 2.04 x 1.89 m | 6'8" x 6'2"   |



## GROUND

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4.00 x 4.34 m | 13'1" x 14'3" |
| Kitchen/Dining | 5.17 x 2.79 m | 16'11" x 9'2" |
| WC             | 1.12 x 1.82 m | 3'8" x 5'11"  |



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# Cheviot

## 3 bedroom detached villa with garage

### TOTAL AREA

98.6m<sup>2</sup> | 1061 sq ft

The Cheviot is an exceptional three bedroom family home, which benefits from a separate living room with French doors opening on to the rear garden and patio area, spacious kitchen/dining room with large picture window and downstairs WC. Upstairs all three bedrooms benefit from fitted wardrobes, bedroom 3 boasts a Juliet balcony, principal bedroom with en suite shower room, large family bathroom with bath and shower cubicle.

Plots

6

9

45



# Cheviot

3 bedroom detached villa with garage

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.69 x 3.41 m | 12'1" x 11'2" |
| En Suite          | 1.80 x 2.00 m | 5'11" x 6'7"  |
| Bedroom 2         | 3.33 x 2.85 m | 10'11" x 9'4" |
| Bedroom 3         | 3.01 x 3.20 m | 9'11" x 10'6" |
| Bathroom          | 2.78 x 2.10 m | 9'1" x 6'11"  |



## GROUND

|                |               |                |
|----------------|---------------|----------------|
| Lounge         | 3.90 x 4.63 m | 12'10" x 15'2" |
| Kitchen/Dining | 3.69 x 3.90 m | 12'1" x 12'10" |
| WC             | 1.12 x 2.12 m | 3'8" x 7'0"    |
| Garage         | 3.00 x 5.50 m | 9'10" x 18'1"  |



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# Sidlaw

## 3 bedroom detached villa

### TOTAL AREA

100.1m<sup>2</sup> | 1077 sq ft

The Sidlaw is an elegant three bedroom home that features double doors leading into a spacious lounge with dual aspect windows, a separate kitchen/dining room, WC and ample storage. Upstairs, all bedrooms benefit from fitted wardrobes, principal bedroom with en suite shower room, and family bathroom. French doors in the dining area open on to the garden.

Plots

1

4

7

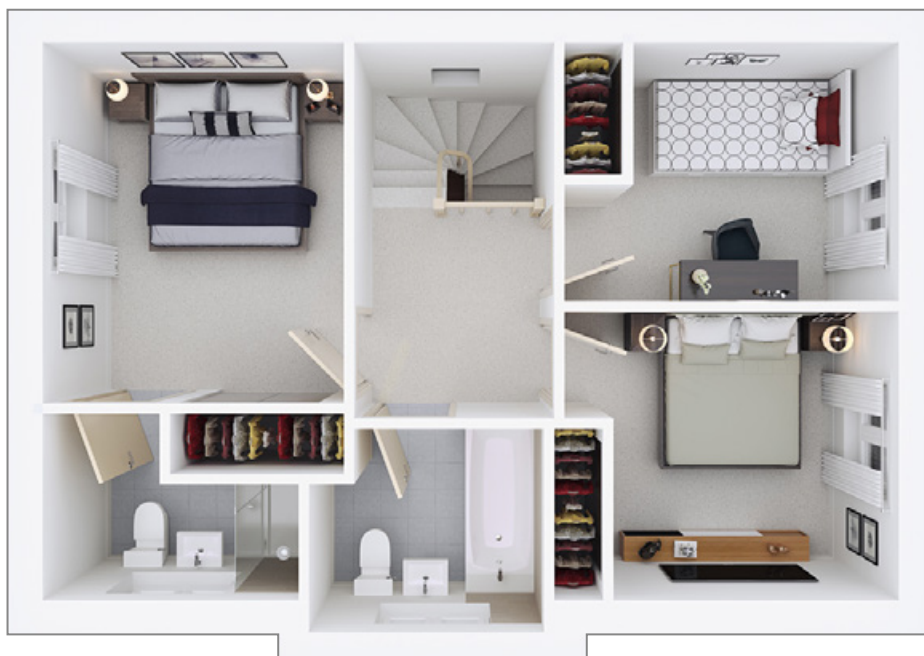
46

50

53

# Sidlaw

3 bedroom detached villa



## GROUND

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5.70 x 3.39 m | 18'8" x 11'1" |
| Kitchen/Dining | 5.70 x 3.05 m | 18'8" x 10'0" |
| WC             | 2.12 x 1.10 m | 7'0" x 3'8"   |

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.69 x 3.07 m | 12'1" x 10'1" |
| En Suite          | 1.91 x 2.61 m | 6'3" x 8'7"   |
| Bedroom 2         | 2.95 x 2.81 m | 9'8" x 9'3"   |
| Bedroom 3         | 2.65 x 2.71 m | 8'8" x 8'11"  |
| Bathroom          | 2.08 x 2.30 m | 6'10" x 7'7"  |

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# Ochil

## 4 bedroom detached villa with garage

### TOTAL AREA

106.1m<sup>2</sup> | 1142 sq ft

The Ochil is an impressive four bed home, with a generous living room overlooking the front garden and separate kitchen/dining area with French doors opening on to the rear garden and patio area, downstairs WC and utility area. The second floor boasts an attractive gallery landing, principal bedroom with en suite shower room and family bathroom. Principal bedroom and bedroom 2 benefit from fitted wardrobes.

Plots

5

51

# Ochil

4 bedroom detached villa with garage

## UPPER

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.03 x 4.10 m | 9'11" x 13'5" |
| En Suite          | 1.20 x 2.14 m | 5'11" x 7'0"  |
| Bedroom 2         | 2.53 x 3.26 m | 8'4" x 10'8"  |
| Bedroom 3         | 2.33 x 2.93 m | 7'8" x 9'7"   |
| Bedroom 4         | 2.83 x 2.98 m | 9'3" x 9'9"   |
| Bathroom          | 2.20 x 1.84 m | 7'3" x 6'0"   |



## GROUND

|                |               |                |
|----------------|---------------|----------------|
| Lounge         | 4.41 x 5.13 m | 14'6" x 16'10" |
| Kitchen/Dining | 5.36 x 2.91 m | 17'7" x 9'7"   |
| Utility        | 1.80 x 1.60 m | 5'11" x 5'3"   |
| WC             | 1.80 x 1.21 m | 5'11" x 4'0"   |
| Garage         | 2.65 x 5.26 m | 8'6" x 17'3"   |

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Interior photography for illustration purposes only. Consequently, these particulars do not form part of any contract.





# Fintry

## 4 bedroom detached villa

### TOTAL AREA

112.2m<sup>2</sup> | 1207 sq ft

The Fintry is a stunning four bed home, with a sizeable living room overlooking the front garden featuring double doors leading into a separate kitchen/dining area, with French doors opening on to the rear garden patio area, WC and separate utility area. Upstairs the principal bedroom and bedroom 2 benefit from fitted wardrobes. Principle bedroom with en suite shower room and family bathroom.

Plots

2

47

52

# Fintry

4 bedroom detached villa

## UPPER

|                   |               |                |
|-------------------|---------------|----------------|
| Principal Bedroom | 3.30 x 3.19 m | 10'10" x 10'6" |
| En Suite          | 1.73 x 1.76 m | 5'8" x 5'9"    |
| Bedroom 2         | 2.66 x 3.72 m | 8'9" x 12'3"   |
| Bedroom 3         | 2.57 x 3.20 m | 8'5" x 10'6"   |
| Bedroom 4         | 2.28 x 3.58 m | 7'6" x 11'9"   |
| Bathroom          | 2.11 x 2.00 m | 6'11" x 6'7"   |



## GROUND

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3.28 x 4.35 m | 10'9" x 14'4" |
| Kitchen/Dining | 7.18 x 3.85 m | 23'7" x 12'8" |
| Utility        | 1.50 x 2.09 m | 4'11" x 6'11" |
| WC             | 1.50 x 1.56 m | 4'11" x 5'1"  |

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# Why Buy New



10 year  
Premier Warranty



Energy-Efficient  
Homes



2 year  
Aftercare



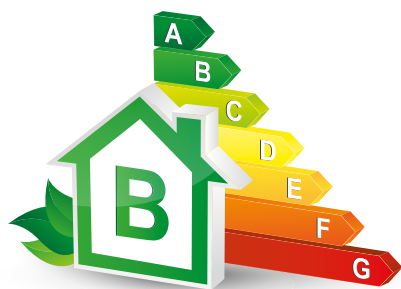
Low  
Maintenance



Save Money on  
Household Bills



Personalise Your  
New Home



## Energy-Efficient New Homes

Our eco-friendly homes are meticulously designed with state-of-the-art energy-saving appliances, significantly reducing energy consumption. This dedication to sustainability positively impacts the environment and promotes cost-efficiency for homeowners.

Together, we can build a greener future!

## Our Customer Service and Aftercare

At Allanwater Homes, we want to ensure our customers that they are in safe hands.

Our experienced Development Sales Managers are available to offer support throughout the buying journey and will provide information on progress throughout the construction process.

Prior to moving into a new build home, customers will be invited to attend a home demonstration, where our Construction Manager will explain how various aspects of your new home operate.

On move-in day we provided a handover pack, including certificates, warranties and a new home handbook full of practical information, hints and tips on how to care for a new build home.

But our Customer Service does not end there. Over the next two years, our customer care team will be available to provide guidance and support to our customers as they settle into their new homes.

We aim to deliver the best service possible to our customers.



## Community

Wherever we build, we like to give back to the community. Here are some of the projects we are involved in.



Hillfoots Vixens Rugby Club



Alloa Saints Football Club



Clackmannanshire Foodbank Appeal



Tulliallan Golf Club



Allanwater Homes is a local developer that has been building across central Scotland for over 40 years, with developments in Alva, Saline, Chryston, Stirling, and Haddington, to name just a few.

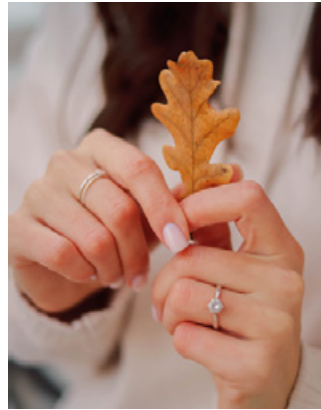
We continue to grow and evolve with many more exciting new locations on the horizon.



Protection for new-build home buyers

**ALLANWATER**  
HOMES





# ALLANWATER *Alloa*

Development Sales Manager: Lauren McNair



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[allanwaterhomes.co.uk](http://allanwaterhomes.co.uk)

Find us on

