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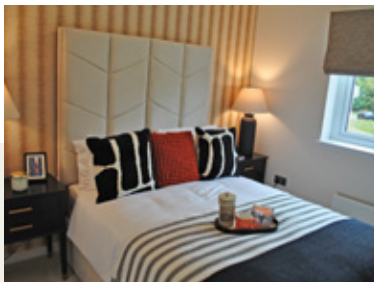
3 Bedroom Semi Detached and
3 & 4 Bedroom Detached Villas



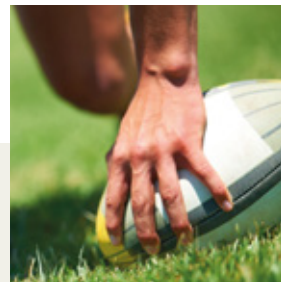
ALLANWATER
HOMES

Welcome to Oaktree Gardens, Alloa

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



Arisaig Showhome Interior



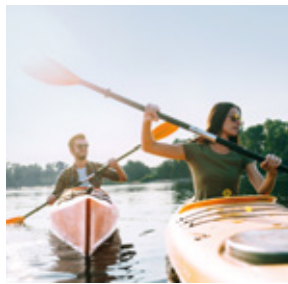
Sidlaw Showhome Interior



Photograph © Michael Garlick CC3.0



Sidlaw Showhome Interior



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 TWO



KEY

3 bedroom homes

-  **Arrochar**
semi detached villa with driveway
-  **Nevis**
detached villa with driveway
-  **Cheviot**
detached villa with garage
-  **Sidlaw**
detached villa with driveway

4 bedroom homes

-  **Ochil**
detached villa with garage
-  **Fintry**
detached villa with driveway
-  **Cuillin**
detached villa with garage

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



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.



Slidew Showhome 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.

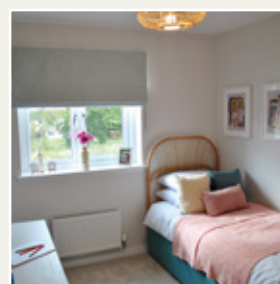
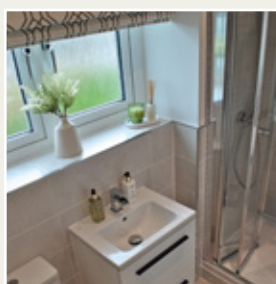
Every Allanwater home offers generous living space with lots of natural light and room to move around. From the choice of fully fitted designer kitchens with integrated appliances, bathrooms equipped with contemporary sanitaryware, and spacious built-in wardrobes to many bedrooms all finished in white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



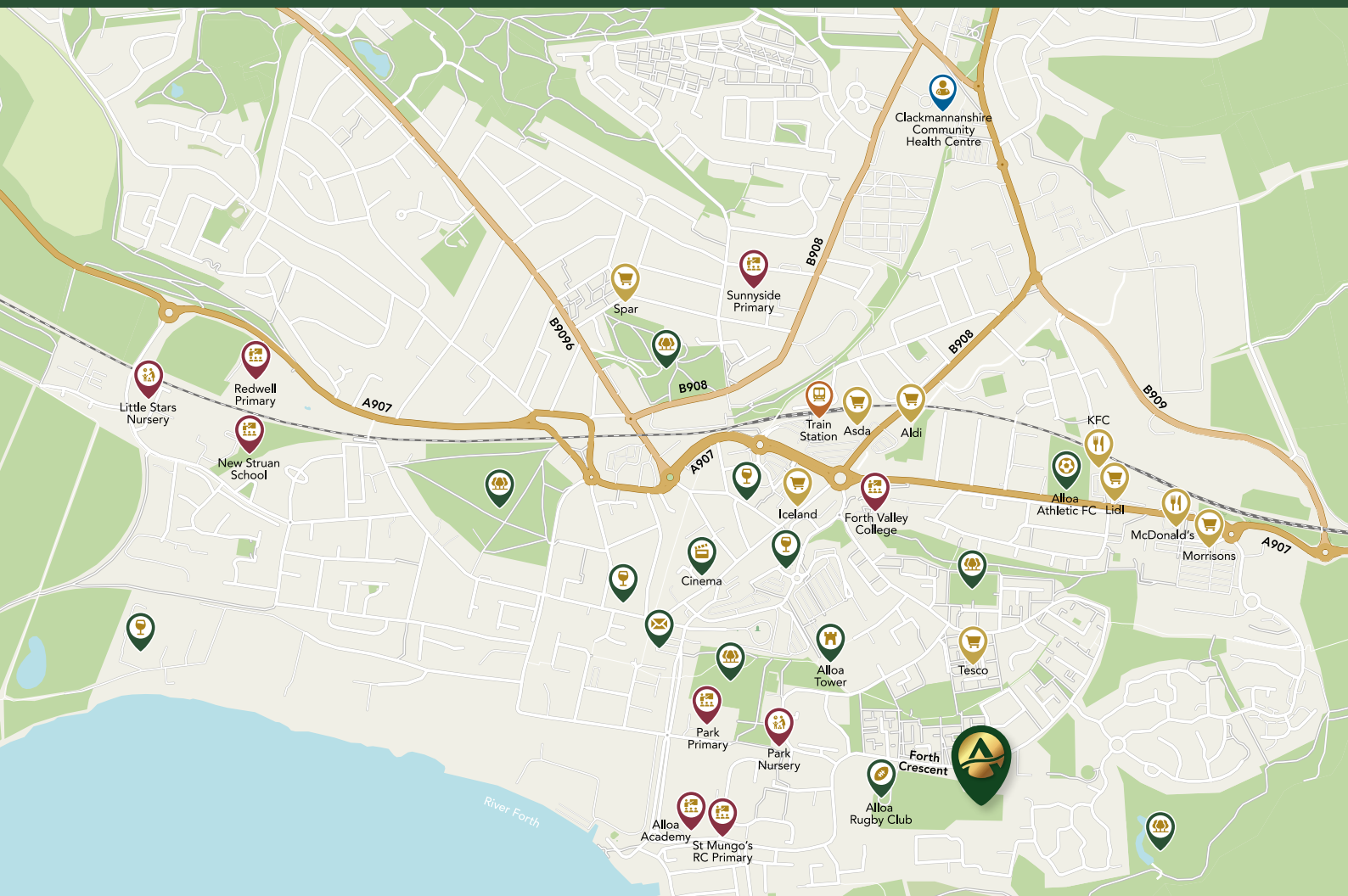
Arisaig Showhome Interior



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



Sidiaw 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

Morissons	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





Arrochar

3 bedroom semi detached villa with driveway

TOTAL AREA
82.7m² | 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

60

61

Arrochar

3 bedroom semi detached villa with driveway

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"



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.



Nevis

3 bedroom detached villa with driveway

TOTAL AREA
82.7m² | 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

12

14

15

43

Nevis

3 bedroom detached villa with driveway

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

98.6m² | 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

21

22

40

41

58

62

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 with driveway

TOTAL AREA

100.1m² | 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

16

18

44

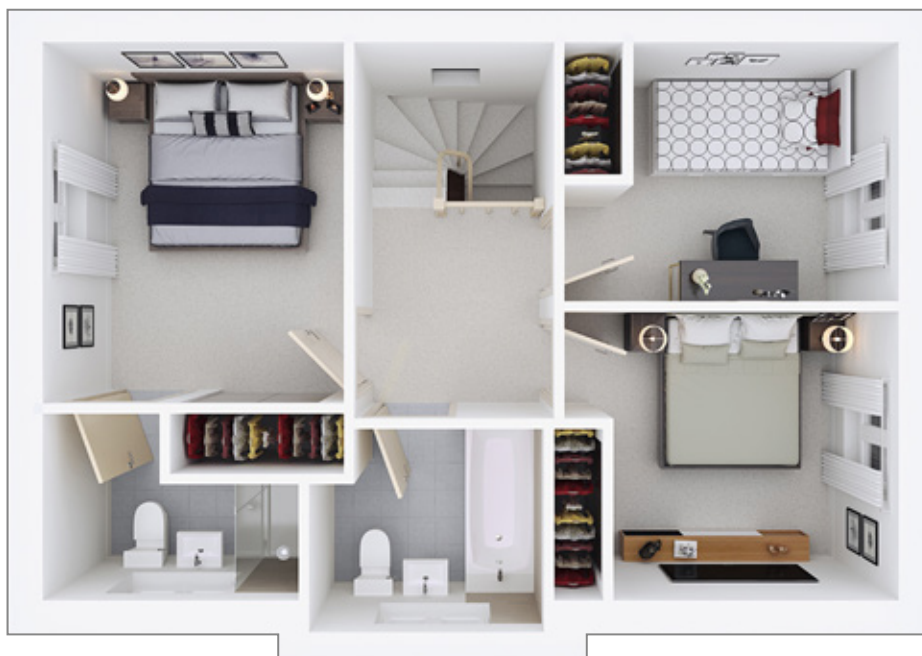
63

65

66

Sidlaw

3 bedroom detached villa
with driveway



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

106.1m² | 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 upper 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

20

57

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"

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Fintry

4 bedroom detached villa with driveway

TOTAL AREA

112.1m² | 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

11

59

64

67

4 bedroom detached villa with driveway

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"





Cuillin

4 bedroom detached villa with garage

TOTAL AREA

121.9m² | 1312 sq ft

The Cuillin is a stunning four-bedroom detached villa with an integral garage, designed for modern family living. The spacious open plan kitchen and living area opens onto the rear garden through elegant French doors. A separate utility room adds convenience, while the front facing dining room with a bright bay window enhances natural light. Upstairs, are four generous bedrooms including an en suite to bedroom one and fitted wardrobes to bedrooms 1, 2 and 3, complemented by a stylish family bathroom leading off the hall.

Plots

17

19

39

42

56

Cuillin

4 bedroom detached villa with garage

UPPER

Principal Bedroom	3.90 x 3.50 m	12'10" x 11'8"
En Suite	2.74 x 1.40 m	8'12" x 6'7"
Bedroom 2	2.79 x 4.15 m	9'2" x 13'7"
Bedroom 3	2.63 x 3.03 m	8'8" x 9'11"
Bedroom 4	2.23 x 3.03 m	7'4" x 9'11"
Bathroom	2.74 x 2.00 m	8'12" x 6'7"



GROUND

Lounge	4.95 x 3.50 m	16'3" x 11'8"
Kitchen	2.82 x 3.50 m	9'3" x 11'8"
Dining Room	2.82 x 2.91 m	9'3" x 9'7"
Utility	1.71 x 1.80 m	5'11" x 9'7"
WC	1.15 x 1.86 m	3'9" x 6'1"
Garage	2.67 x 5.39 m	8'8" x 17'7"

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Why Buy New



10 year
Premier Warranty



Energy-Efficient
Homes



2 year
Aftercare



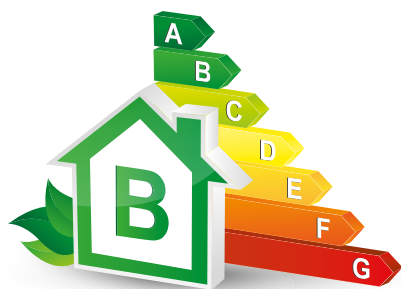
Low
Maintenance



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 Alloa, Alva, Carluke, Chryston, Glenrothes, Haddington and Stirling, 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



Specifications

KITCHENS

Fully fitted kitchen complete with integrated appliances

- A selection of doors/handles designs in a range of colours choice. Coordinated in utility areas (where applicable)
- 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
- Integrated fridge-freezer
- Integrated washing machine or washer-dryer (as design dictates)
- Integrated dishwasher (Arrochar, Nevis, Cheviot, Ochil, Cuillin, Fintry)
- 1.5 bowl sink with chrome mixer tap
- LED chrome under unit lighting
- 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
- Full height pedestal to WC and featuring a chrome waterfall mixer tap
- White sink, chrome waterfall mixer tap and vanity unit to En Suites and Bathrooms
- White close coupled back to wall toilet with soft close seat to bathroom, WC and En Suite

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 (as design dictates)
- Wardrobe doors to match pass doors
- 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)
- Outside cold water tap
- 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
- Top soiled and rotovated rear garden
- 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

GARAGE

- Walls are Ames tape finished
- Integral power and lighting
- Up-and-over steel garage door

GENERAL

- Open Reach fibre connection
- 10 year warranty with Premier Guarantee
- 2 year warranty with Allanwater Homes
- 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

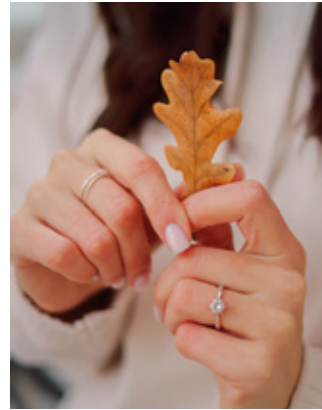
Options are subject to build stage. Full payment is required at time of order. Please discuss any request from our options menu as soon as possible with your Development Sales Manager to avoid disappointment.

All homes...

Energy Efficiency Rating

B





ALLANWATER *Alloa*

Development Sales Manager: Lynn McNair



Off Dunlin Drive, Alloa

Telephone: 07710 304482 | Email: alloa@allanwater.co.uk

Sat Nav: FK10 1SH | what3words: [///rockets.arrow.affirming](#)

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