



KAMES
— *Ochtertyre* —

BUILDING YOUR DREAM HOME

www.wsdunsire.co.uk

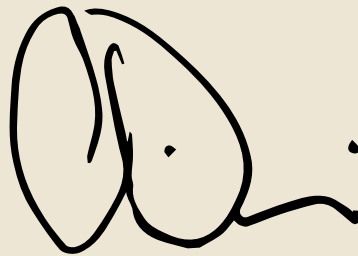
Imagine designing your own dream home in the country. For most it remains just a dream, put off by the thought of securing a plot of land and managing architects, builders and spiralling costs.

That's where we can help. Our new Kames development at Ochertyre incorporates all the personality of a self-build house with none of the hassles. We've already done much of the hard work: we've identified plots for six houses within a courtyard setting and created two different styles of traditional family house from which to choose. Locally sourced stone, timber and slate ensure your home fits perfectly into its new surroundings from the very start.

So how does it work? We've made it as easy as possible. First of all, you buy one of the plots of land. You then sit down with our architects and builders to decide on the house style you prefer. Now it's the fun part where you work with our experts to design the interior layout which best suits your family's needs. Our goal is to create your family home, not just for your lifestyle but for a lifetime. Once you've settled on a final plan, your price is fixed so no nasty surprises further down the line.

Building your dream country house this way is not only easy, it is much quicker too given a lot of the planning work has already been attended to. Your journey will be less stressful and WS Dunsire's team of specialists are on call to help you every step of the way if you decide to proceed with the construction package.

We look forward to helping you make your dream a reality.



Chris Dunsire, Director

WS DUNSIRE
& SONS LIMITED
JOINERS & BUILDERS



David and Chris Dunsire

"Our goal is to create your family home, not just for your lifestyle but for a lifetime."

Chris Dunsire, Director



Bridge of Allan



Great rail links
From Stirling, Bridge of Allan or Dunblane



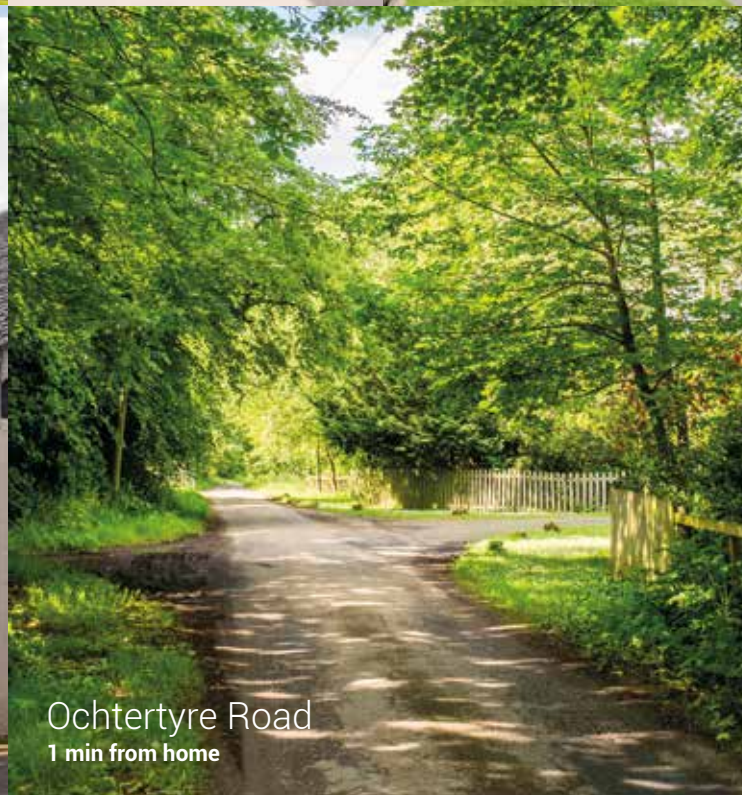
Stirling
10 mins to Stirling



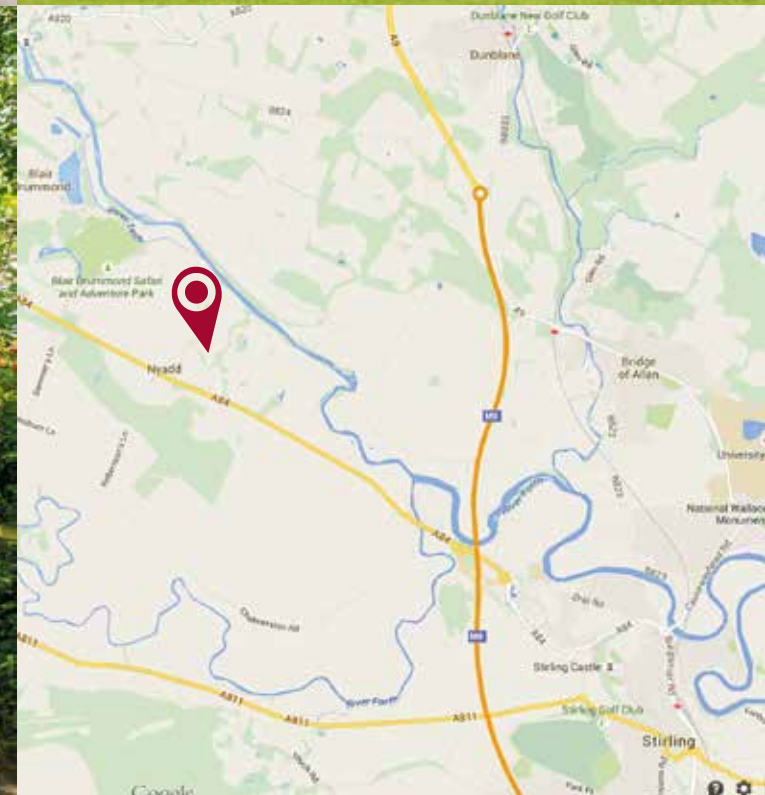
Dobbies
5 mins away



Great eateries
Bridge of Allan, 12 mins



Ochertyre Road
1 min from home



THE OUTDOOR LIFE

A new rural life for your family doesn't mean cutting yourselves off from the wider world. The quiet country lanes and hedgerows around Kames make it easy to forget main roads to Stirling, Edinburgh and Glasgow are just five minutes away.

Local train stations at Stirling, Dunblane and Bridge of Allan give you fast connections to Edinburgh, Glasgow and Perth for your daily commute or family days out. The local area is rich in farmland so expect to discover local farm shops and independent stores selling produce grown or reared nearby. The proximity of the city of Stirling means you've always got high street names and well-known supermarkets at hand when you need them.

Buying a family home at Kames puts you in a perfect position for the excellent schools in the region, including Dollar Academy and Beaconsburst School, Bridge of Allan.

Family days out can take in safari parks, medieval castles, famous battlegrounds, national monuments and visitor attractions – all close to home at Kames. You can also take an active interest in cycle paths, nature trails and outdoor pursuits as part of your new country lifestyle.



Kames
Ochertyre Road
Stirling, FK9 4UN

Rail links

Trains from nearby Dunblane, Stirling and Bridge of Allan connect regularly with Glasgow Queen Street and Edinburgh's Haymarket and Waverley stations.

Close to Edinburgh and Glasgow

From your Kames home you can quickly and easily access the M9 (5 mins) south to Glasgow (30 miles) or Edinburgh (43 miles)

Blair Drummond Safari Park

A world of wildlife and adventure awaits just down the road from Kames at Blair Drummond.

Stirling

With a medieval castle at its heart, historic Stirling has evolved into a modern, flourishing city.

Schools

Most schools in and around Stirling have seen a recent programme of updating and upgrading. Renowned Dollar Academy and Beaconsburst School, Bridge of Allan are both easily accessible to Kames.



Where we build is just as important to us as what we build."

Chris Dunsire, Director



THE BIGGER PICTURE

WS Dunsire & Sons is very much a family concern: each generation builds on the success of the last. Where we build is just as important to us as what we build. That's why we take time to find the best location for your home, both in terms of its setting and its relation to the wider area.

Our development at Kames will create six new family houses: two already purchased and near completion and four further new-build properties. Each new-build takes its architectural cue from local traditional construction to create a new community of homes.

Each property has accommodation over two floors. We've crafted hand-drawn plans of two house styles: both include contemporary touches such as large glazed screens for maximum light and picture views.

We will use local stone throughout at Kames, as well as for connecting walls and entrance pillars. Natural slate roofs and timber batten finishes help the new homes fit seamlessly into their rural environment. Each property benefits from large private gardens and the site is surrounded by large mature trees.

A sense of community

Our development at Kames is a breath of fresh air, instantly at home near the city of Stirling and popular towns such as Dunblane, Bridge of Allan and Dollar.

At home in the country

We design houses to fit in with their surroundings. Kames reflects the natural elements of the countryside setting of your new home.

A balanced way of life

Combine the peace and quiet of a home in the country with easy access to city life in Stirling, Edinburgh, Glasgow and Perth. Kames really does offer the perfect balance.



"We take time to find the best location for your home."

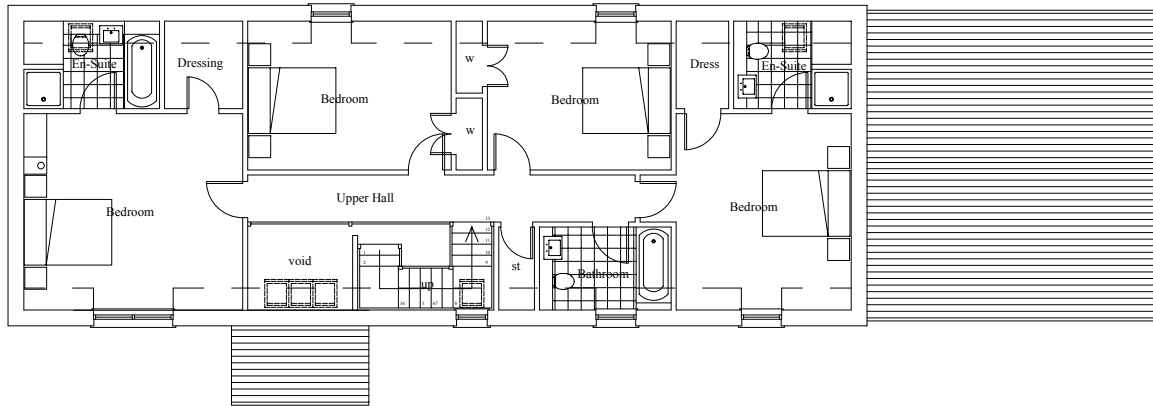
Chris Dunsire, Director



THE TEITH

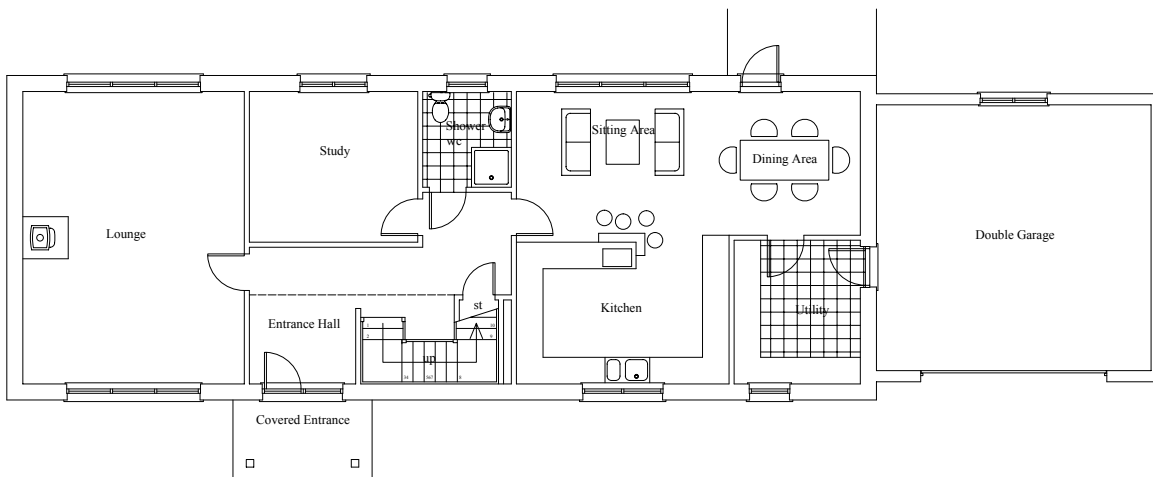
Plot 2 & 5

5 bedrooms **Floor area 270 m² / 2905ft²**



First floor

	Metric	Imperial
Master bedroom	4.5 x 5m	14' 9" x 16' 5"
M/bedroom en-suite	3.1 x 2m	10' 2" x 6' 7"
Dress	1.8 x 2m	5' 10" x 6' 7"
Bedroom 2	4.6 x 3.4 m	15' 1" x 11' 2"
Bedroom 3	4.2 x 3.4m	13' 9" x 11' 2"
Bedroom 4	4.5 x 4m	14' 9" x 13' 1"
Bedroom 4 en-suite	2 x 2.7m	6' 7" x 8' 10"
Dress	1.2 x 2m	3' 11" x 6' 7"
Bathroom	3 x 1.9m	9' 10" x 6' 3"
Store	0.8 x 1.9m	2' 7" x 6' 3"



Ground floor

	Metric	Imperial
Lounge	6.6 x 5m	21' 8" x 16' 5"
Kitchen/dining /sitting	7.7 x 6.6m	25' 3" x 21' 8"
Study	3.8 x 3.4m	12' 5" x 11' 2"
Utility	3.2 x 2.9m	10' 6" x 9' 6"
Entrance hall	5.9 x 3m	19' 4" x 9' 10"
Shower wc	2.2 x 2m	7' 3" x 6' 7"
Garage	6.2 x 6m	20' 4" x 19' 8"



THE ALLAN

Plot 1 & 6

5 bedrooms **Floor area 330 m² / 3550ft²**

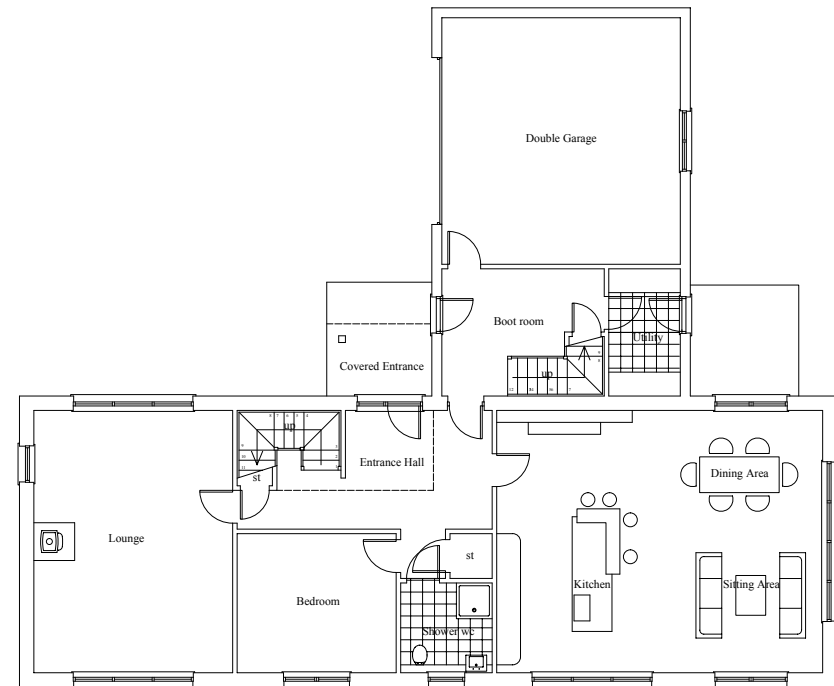
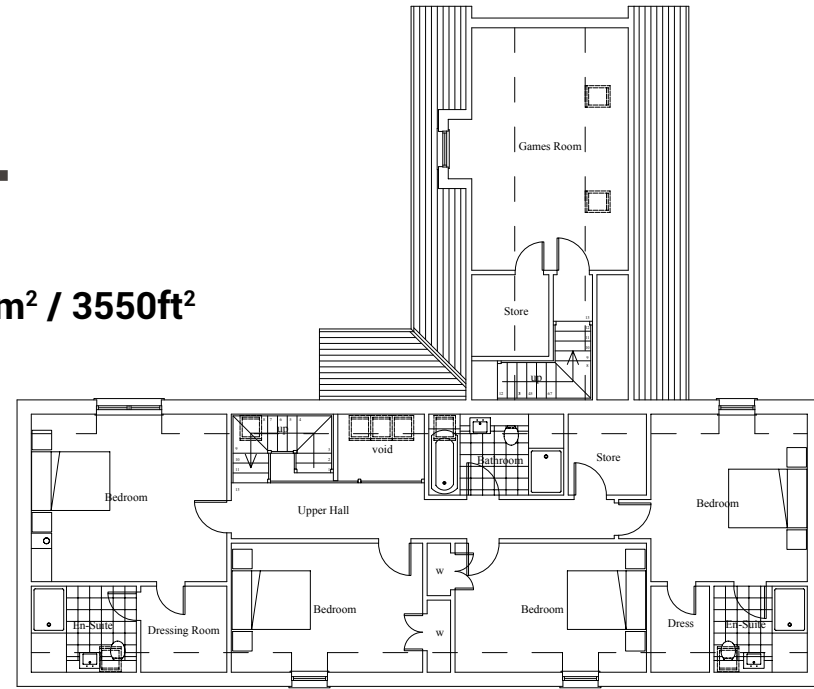


First floor

	Metric	Imperial
Master bedroom	4.3 x 5m	14' 1" x 16' 5"
M/bedroom en-suite	2.7 x 2.2m	8' 10" x 7' 3"
Dress	2.2 x 2m	7' 3" x 7' 3"
Bedroom 2	4.9 x 3.3m	16' 1" x 10' 10"
Bedroom 3	4.9 x 3.3m	16' 1" x 10' 10"
Bedroom 4	4.3 x 4m	14' 1" x 13' 1"
Bedroom 4 en-suite	2.4 x 2.2m	7' 10" x 7' 3"
Dress	2.2 x 1.5m	7' 3" x 4' 11"
Bathroom	3.5 x 2.1m	11' 6" x 6' 11"
Store	2 x 2.1m	6' 7" x 6' 11"
Games room	4 x 6.2m	13' 1" x 20' 4"
Games room store	2 x 2m	6' 7" x 6' 7"

Ground floor

	Metric	Imperial
Lounge	6.6 x 5m	21' 8" x 16' 5"
Kitchen/dining /sitting	8.2 x 6.6m	26' 11" x 21' 8"
Study/bedroom	4 x 3.5m	13' 1" x 11' 6"
Utility	3.2 x 1.8m	10' 6" x 5' 11"
Boot room	3.2 x 4m	10' 6" x 13' 1"
Entrance hall	6.4 x 3m	20' 11" x 9' 10"
Shower wc	2.3 x 2.3m	7' 6" x 7' 6"
Store	1.1 x 1m	3' 7" x 3' 3"
Garage	6.2 x 6m	20' 4" x 19' 8"



THE FINE DETAIL

House plot specification

- Planning Permission
- Bio Disk Drainage system out with the house and drains run to plot.
- Surface Water drainage and soak away
- Electrical Supply
- Water Supply
- Fencing
- Hedges (double beech)
- All communal areas (roads, access, courtyard, lighting)
- Top soil levelled to gardens ready for landscaper.

House outline specification

Exterior

- Structural raft foundations
- High efficient insulated Timber Kit Construction
- Mix of local stone and timber linings to reflect the agricultural history of the location
- Windows, external doors and screens from renowned Danish manufacturer Rationel
- Natural Slate Roof Coverings from Cupa H3
- Lead flashings
- Lindab aluminium gutters and downpipes
- Gravel driveways
- Indian Stone Paving's
- External lighting to building

Heating

- Heated by High Efficiency Worcester Bosch Oil Boilers with unvented hot water cylinders
- Underfloor heating to ground floor
- Radiators to 1st floor
- Upper floor bathrooms to have underfloor heating mats.

Kitchens

- Kitchens by Kitchens International, Leicht
- Sile Stone Worktops
- Glass Splashbacks
- All Siemens appliances,
- All kitchens have Falcon Wine Cooler
- Utility rooms by Kitchens International to compliment to kitchen

Bathrooms

- All bathrooms have generous allowance for supply of sanitary ware and ceramic tiles
- underfloor heating fitted as standard to all bathrooms

Fixtures and fittings

- Oak Framed Bound and lined internal doors with Stainless Steel Hinges
- Garage Doors Horman Rollmatic electrically operated doors
- Stoves – To client's choice, all works (flues, hearths, surrounds, etc) all included within the provisional sum (£4,500.00 per stove)
- Timber finishes all large format for paint finish
- Oak stairs (for carpet treads)
- Combination of floor coverings to clients choice.
- Brushed Chrome electrical fittings to ground floor – white to upper floors
- All spot downlighters fitted with LED bulbs
- No allowance for feature light fittings.
- TV Ariel and TV Points to clients choice
- Security Alarm
- Smoke and fire alarms all hardwired
- Plaster finish to walls and ceilings
- Internal & External decoration

SIEMENS

SILESTONE
BY COSENTINO

 kitchens
INTERNATIONAL

LEICHT®

rationel™
WINDOWS & DOORS



Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and any show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name Kames is the marketing name for the development. The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agent before making a purchasing decision. The illustrations, plans and sizes (metric and imperial) are indicative. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at the discretion of WS Dunsire, but only to a similar or higher standard. Consequently, these plans do not form part of any contract.

For all enquiries please
contact the selling agent



WS DUNSIRE
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