



Brownmuir, Fordoun
The Mulberry
with Sunroom



www.fotheringhamhomes.com



info@fotheringhamhomes.com



+44 (0) 1561 362 299

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Fordoun, a serene village with stunning rural surroundings and excellent commuter links to Aberdeen.

Looking to escape to the country? Find your dream family home in a beautiful rural setting, with local amenities only a stone's throw away.

Brownmuir, is a small Fotheringham Homes development in Fordoun, with just three exquisite family homes surrounded by stunning Aberdeenshire countryside.

Fordoun provides the best of both worlds, an ideal location for those craving country life within reasonable commuting distance of the city, only 5 miles north of Laurencekirk with easy access to Aberdeen via the A90 dual carriageway.

All houses in this development are large 5 bedroom detached homes, featuring a beautiful sunroom to take in those stunning views, and high-quality finishes throughout.

ABOUT THE AREA

Located between the historic settlement of Laurencekirk and the picturesque harbour town of Stonehaven, Fordoun is a small village that is ideal for families looking to escape the hustle and bustle, and enjoy life at a slower pace.

Embrace the tranquillity of a peaceful countryside location, in the heart of the Howe o' the Mearns whilst being within touching distance of city amenities, only 27 miles from Aberdeen and 17 miles northeast of Brechin.

There's a variety of walks and trails available to explore on the doorstep including Drumtochty Forest, Garvock Hill, the Rocks of Solitude located in the Angus Hills, alongside the many Glens which form the foothills of the magnificent Grampian Mountain range.

The North East of Scotland is notorious for being the home of golf, with several courses nearby including Auchenblae, Edzell and the 5th oldest course in the world, Montrose.

For those who are looking to relax by the coast, why not take a stroll along Inverbervie beach or take a trip to the beautiful 3-mile long St Cyrus Beach and Nature Reserve where you can spot birds, butterflies and sometimes even dolphins and seals.

There are two local primary schools, Redmyre and Auchenblae, alongside Mearns Academy, a secondary school located on a community campus in Laurencekirk, with

additional facilities including library, leisure centre and a preschool making it an ideal area to raise a family.

Within the village itself, there's the Redhall Arms Hotel where you can enjoy a meal or a pint as well as a Post Office and Fordoun Memorial Hall where local community events are held throughout the year.

Pick up the essentials at the nearest shop only one mile away in Auchenblae, with several local farm shops nearby, and a selection of independent shops and supermarkets a short drive away in Laurencekirk, Brechin or Montrose.

Let the kids run wild at Dizzy Rascals soft play area in Laurencekirk, pick their own fruit and vegetables at Westerton Farmers, or taste fresh, local produce with a family-friendly lunch at Castleton Farm - perfect for all ages.

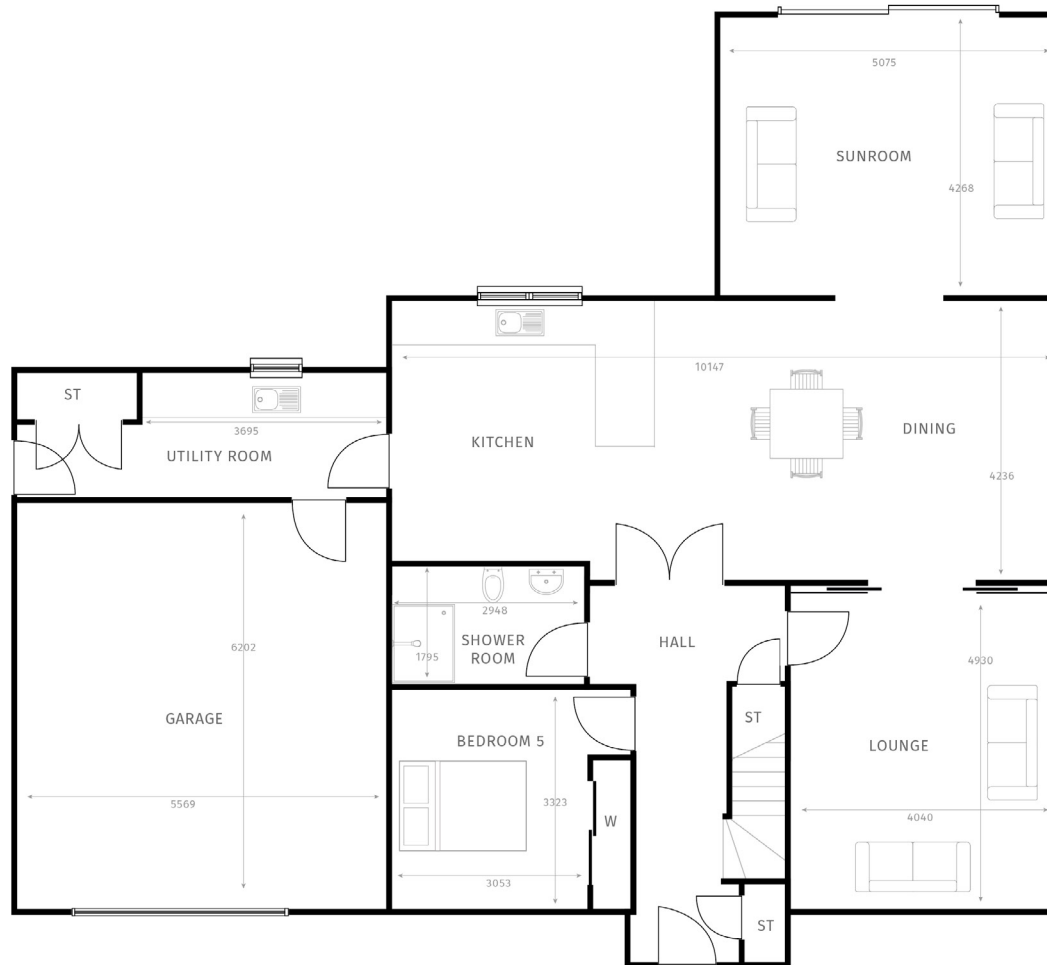
The Brownmuir development consists of three impressive 5 bedroom homes with family living in mind, featuring an open plan layout and modern finish.

We'll help you to design your ideal home. Our custom approach allows you to make your home truly your own from the very start of the process. Personalise each room to match your taste, with a wide selection of high quality finishes and the help of our expert designer, so you feel excited to move into your new home.



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Ground Floor Area - 127m²

Kitchen/Diner/Family Area:
10 x 4.2m

Utility Room: 3.6 x 1.8m

Lounge: 4.0 x 4.9m

Bedroom 5: 3.3 x 3.0m

Shower Room: 2.9 x 1.8m

Sunroom: 5.1 x 4.2m

Garage: 5.6 x 6.3m

PLEASE NOTE: Measurements are approximate - please see floor plan for exact specifications.



5 BEDROOMS



DETACHED

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First Floor Area - 94m²

Master Bedroom: 4.0 x 3.7m
- En-Suite: 2.5 x 2.2m
- Walk-in Wardrobe: 1.4 x 2.2m

Bedroom 2: 3.1 x 3.0m

Bedroom 3: 3.8 x 2.9m

Bedroom 4: 3.6 x 3.5m

Bathroom: 2.7 x 2.4m

Study Space: 4.2 x 2.5m

PLEASE NOTE: Measurements are approximate - please see floor plan for exact specifications.



5 BEDROOMS



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■ HOUSE TYPE = THE MULBERRY WITH SUNROOM

To view the availability of these properties, please visit the [Fotheringham Homes website](#).



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Frequently Asked Questions: The Mulberry

What warranties are offered with the home?

In the first year you are covered for all snagging issues, following this you are covered for 10 years for all structural concerns.

Can I suggest finishes such as tiles from alternative suppliers?

We do not offer the use of alternative suppliers as we have hand selected our suppliers to ensure quality of our finishings and that the process is smooth as possible for you.

What are the standard finishes?

- High performance timber frame kits with superior insulation to lower insulation bills
- High performance windows and doors
- Luxury kitchens
- Designer branded bathrooms
- Wall and floor tiles to all bathrooms, supplied by Porcelanosa

- Choice of wood or glass staircase
- Solar PV6 Panels
- Satin chrome sockets and switches in reception areas
- TV points to all bedrooms and lounges, pre-wired for SMART TV and HDMI
- Automatic lighting to all built-in wardrobes
- Tar driveways
- Slabbed paths and patios
- Plots fully enclosed with fencing and a side gate
- Choice of internal doors – Light grey, anthracite or oak

Is the property timber frame?

Yes.

Can we make changes to the property's layout?

Yes, If you purchase the property off-plan, or during construction, we are more than happy to try to accommodate changes, these are dependent on architectural approval and how far we are along in construction.

Is landscaping included and can we choose finishes for the garden?

We are really flexible in working around what you'd like to do, including pavers, lawn, and gravel to name a few. Your garden layout will form part of our design conversations for your home.

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Frequently Asked Questions: The Mulberry

What do I do if something is wrong with the property?

For the first year in your home, all snagging is covered by ourselves. Following this structural issues are covered for 10 years. After this point, we can still come to your aid, it would just fall as an additional cost.

What council tax band does the property fall into?

We're afraid this information isn't decided until after construction has been completed and our clients have moved in.

Who is the bathroom/kitchen partner?

We are working with Stable Kitchens for our kitchen design and William Wilson for our bathrooms.

What schools are linked to the development?

There are two local primary schools, Redmyre and Auchenblae, alongside Mearns Academy, a secondary school located on a community campus in Laurencekirk, with additional facilities including library, leisure centre and a preschool making it an ideal area to raise a family.

What facilities which are within a 5 mile radius of the development?

Within the village itself, there's the Redhall Arms Hotel where you can enjoy a meal or a pint as well as a Post Office and Fordoun Memorial Hall where local community events are held throughout the year. Pick up the essentials at the nearest shop only one mile away in Auchenblae, with several local farm shops nearby, and a selection of independent shops and supermarkets a short drive away in Laurencekirk, Brechin or Montrose. Let the kids run wild at Dizzy Rascals soft play area in Laurencekirk, pick their own fruit and vegetables at Westerton Farmers, or taste fresh, local produce with a family-friendly lunch at Castleton Farm - perfect for all ages.

How can I view the property?

You can view our showhome The Cedar at our [Beaches development in Johnshaven](#). Although this is a slightly smaller housetype, it will give you an idea of the finishes and quality you can expect from Fotheringham Homes.

What is the SAP rating?

The SAP rating is B.

What type of boiler is provided with the house?

Air source heating with underfloor heating on the ground floor and radiators are fitted to the first floor.

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We create beautiful spaces that people really want to call home.

Whether you are making your first steps onto the property ladder or you are an experienced buyer looking for their forever home, we thought it would be helpful to understand what the typical journey looks like for buying one of our new development homes.

The order of some of the earlier stages may vary slightly depending on your circumstances. If you would like to discuss the process in more detail, or if you have any other questions, feel free to get in touch and a member of our team can provide the advice that you are looking for.

THE BUYING PROCESS



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Frequently Asked Questions: Buying a Fotheringham Homes Property

Where can I find your new home developments?

Our homes are generally found in South Aberdeenshire, North Angus and Perthshire.

Is there a reservation fee? How much? How can this be paid?

When buying one of our development properties, there is a reservation fee to secure the plot prior to its completion. Following this the financials will then be handled through a conveyancer. For more details in the buyer process read on here: [Our Buying Process](#)

What is buying off-plan?

Buying off-plan is purchasing one of our homes prior to construction being completed. Entering into an agreement early, you will have far more opportunity to customise layouts and interiors, you may also benefit from a discount if prior to the development going on the open market.

What aftercare do you offer?

One of our team will personally welcome you into your new home, this will be someone you have got to know throughout the development process. They will give you a detailed hand-over explaining all the key features and functionalities including heating control, appliance warranties, water shut off points and more.

A custom, home manual containing all the important information on your home, and details on the local area that will help you settle in.

Snagging carried out by a member of our team one week after move in, we will then continue to provide support where required up to 1 year from entry date. Structural issues are covered for the first 7 years.

I'm yet to sell my home, how do I know when to do that?

As part of the initial discussions we will discuss expected completion dates to help you plan ahead. We are also able to be flexible with these where required, should you need more time to sell.

Can I alter the design of my home before it is built?

Yes, we want to ensure the layout of your new home suits your needs perfectly. Whether it's moving a doorway, adding a sunroom or adapting the kitchen to suit your needs we will try our best to accommodate your requests.

What stamp duties/fees should I expect?

In Scotland, you are liable to pay Land and Building Transaction Tax (LBTT) when you buy a residential property, or piece of land costing more than £145,000 (or more than £40,000 for second homes). For up to date information see: www.revenue.scot/land-buildings-transaction-tax

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Frequently Asked Questions: Buying a Fotheringham Homes Property

Does my home come with any warranty in case something goes wrong?

Upon completion of your home, it will be covered for snagging for the first year and thereafter for structural repairs.

Do you provide any landscaping/garden work before I move in?

We are really flexible in working around what you'd like to do, including pavers, lawn, and gravel to name a few. Your garden layout will form part of our design conversations for your home.

Do you allow for the 'snagging' process?

Yes, a week after you move in we are in touch to gather any initial snags. In addition for the first year you can then contact us for any additional issues that may arise, and you will be covered for 10 years for any structural concerns.

Is there a variety of house types in each development?

Most of our developments have a variety of house types on offer to accommodate the different needs of people. For more details visit [the developments page on our website](#).

Do your homes come with fitted kitchens?

Yes all of our developments are provided with luxury fitted kitchens. If you purchase the home before construction is complete, you can work with us to select the layout, worktops, splashbacks and appliances.

Are there showhomes that I can see before reserving a property plot?

We love when we get the chance to design a show home for people to tour around. However this very much depends on the development and the requirements for it. If one isn't available for your development, we will provide you with alternative sites or past clients to talk to.

How long in advance should I be looking to reserve my property?

We would advise that you reserve your property as soon as you have found the one you love. The feeling of losing out on your dream house because you didn't get in quick enough can be devastating.

Our homes are very often sold before construction is completed with many of those being sold off plan.

Although we aim to keep our website up to date with reservations it is always worth asking the team just in case.

Contact us by email: info@fotheringhamhomes.com
Or by phone: +44 (0) 1561 362 299

To enquire about properties at Brownmuir, Fordoun,
please get in touch — we would love to hear from you.
Other properties are also available and can be found at
the Fotheringham Homes website.



Fotheringham Homes
Linton Road,
Gourdon,
DD10 0NH,
Scotland



www.fotheringhamhomes.com



info@fotheringhamhomes.com



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