



Parklands, Marykirk

The Earn



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A modern countryside development situated in the charming village of Marykirk.

This modern collection of homes is the perfect setting for a family who love the great outdoors, but also want to be near to a town centre.

Twenty six properties make up this stylish and spacious community with a mixture of three and four bedroom detached homes on offer.

ABOUT THE AREA

Marykirk village is the perfect countryside setting. It is big enough to have a sense of community with a local pub, primary school, play park and an active village hall but also small enough to retain its peaceful rural charm.

The development consists of 26 homes, each thoughtfully positioned to maximise privacy and space. Within the collection of the 20 homes we have for sale, there is an offering of three and four bedroom detached houses, all freshly presented with our stylish grey and white exterior walls.

Taking a step inside, the rooms are spacious and flooded with natural light giving it a crisp, modern feel. As standard the homes, staircases, skirting and doors will be completed with detail that conveys our usual high quality finish. There will be a choice of oak from our new interiors collection consisting of painted skirting and facings with modern grey internal doors.

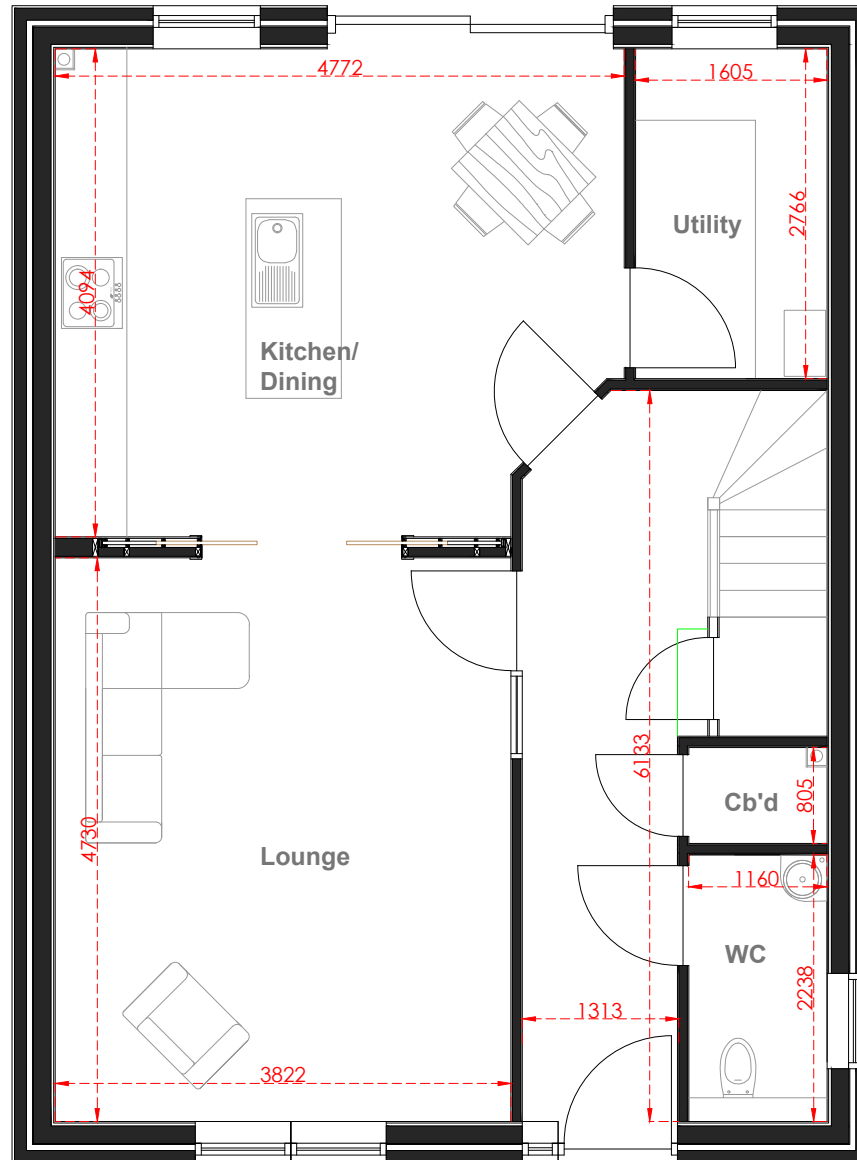
Have you been dreaming of a luxury kitchen? Well good news, all of these homes come with a beautiful designer kitchen including Siemens appliances. From the moment you reserve your property, we will introduce you to our partners Laings of Inverurie so that you can incorporate your style, making the home feel like yours from the start.

Outside, the gardens are generous but kept easy to maintain with a patio laid for you to enjoy many a summer BBQ on.



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Ground Floor Area - 58m²

Lounge: 3.8 x 4.8m

Kitchen/Dinning 4.0 x 3.8m

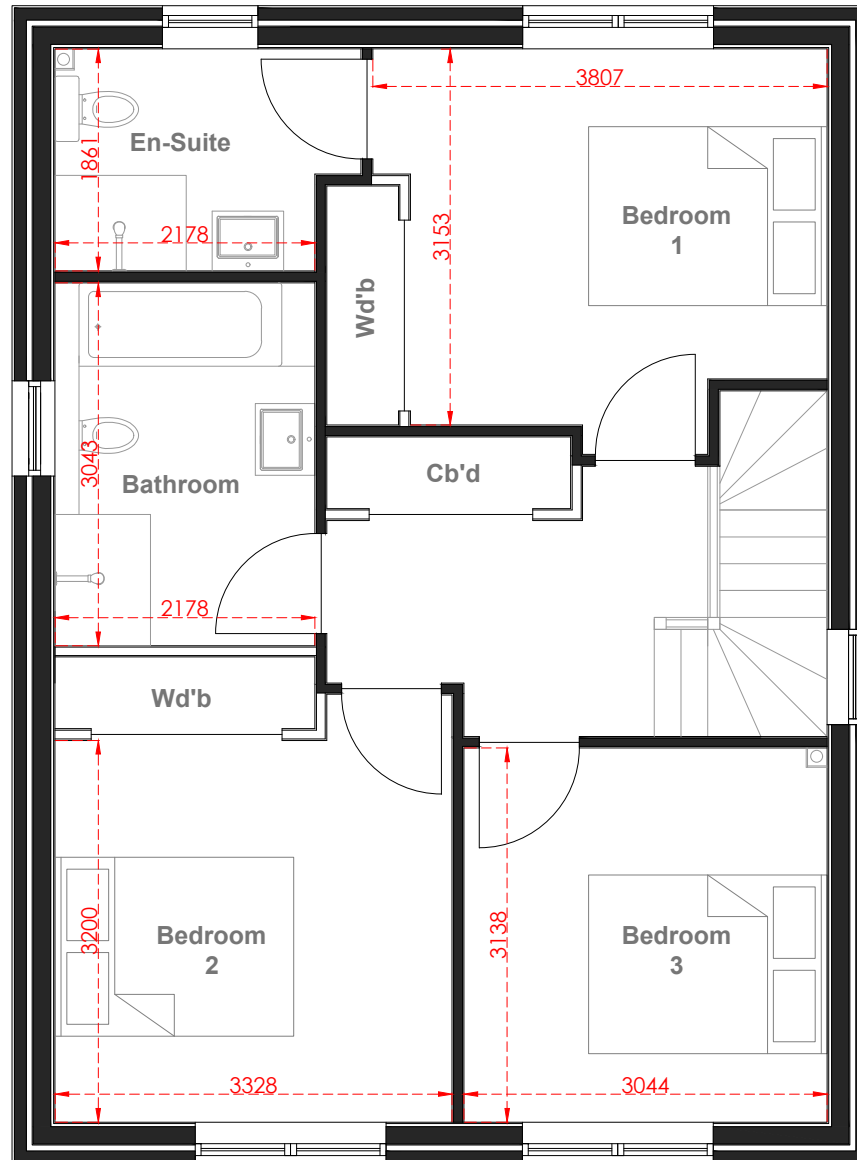
Hallway: 1.3 x 6.1m

Utility: 2.7 x 1.6m

WC: 1.1 x 2.2m

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First Floor Area - 58m²

Bedroom 1: 3.8 x 3.1m

- En-Suite: 2.2 x 1.7m

Bedroom 2: 3.3 x 3.2m

Bedroom 3: 3.0 x 3.1m

Bathroom: 2.1 x 3.0m

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Frequently Asked Questions: The Earn

When are you expecting completion of phase 1?

End of August 2020.

Estimated completion month for phase 2?

June 2021.

What warranties are offered with the home?

In the first year you are covered for all snagging issues, following this you are covered for 7 years for all structural concerns.

What are the standard finishes?

- High performance timber frame kits with superior insulation to lower insulation bills
- High performance PVC windows and doors
- Luxury fitted kitchens from Laings of Inverurie with Siemens appliances
- Designer branded bathrooms including Villeroy and Boch furniture and sanitary ware from Laings of Inverurie

- Wall and floor tiles to all bathrooms, supplied by Laings of Inverurie, stockists of high-end Spanish tiles
- Choice of oak or glass staircase
- TV points to all bedrooms and lounges, pre-wired for SMART TV and HDMI
- Automatic lighting to all built-in wardrobes
- Monoblock driveways
- Slabbed paths and patios

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.

Are we allowed to purchase our own appliances?

Yes, working with our partner Laings of Inverurie we can ensure any appliances are accounted for in the bathroom or kitchen design.

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 and accommodate changes, however 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.

Is the property timber frame?

Yes, the property is timber frame.

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Frequently Asked Questions: The Earn

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 moved in.

Who is the bathroom/kitchen partner?

Laings of Inverurie.

What schools are linked to the development?

There is a local primary school in Marykirk, which feeds into Mearns Academy in Laurencekirk.

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

Marykirk is a small village on the cusp of the Aberdeenshire & Angus border. Within the village itself there is a local pub, a village hall and primary school. Laurencekirk is located only 4.5 miles away and Montrose only 6.7 miles, and both have an array of independent shops, restaurants, supermarket facilities and a petrol station in Montrose.

There are plenty of farmshops nearby including the following:

- Balmakewan
- Castleton
- What's for Tea Tonight?

Are there places to walk a dog nearby?

Yes, located in the countryside there are some lovely walks nearby along the river, around Marykirk and up into the Garvock area. You can also pop into your car and take a short drive to enjoy endless coastal and glen trails.

Is there a kids playpark in the village?

There is a large playpark area just behind the village hall which is almost directly in front of the Parklands development

Can I buy the showhome?

Yes, the show home can be purchased – talk to us directly for more information.

What type of boiler is provided in the house?

It is an oil boiler, with photo voltaic panels positioned on the roof.

What is the SAP rating?

The SAP rating is B.

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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. Alternatively part-exchange can be offered on certain properties.

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: <https://www.revenue.scot/land-buildings-transaction-tax>

Do you work with the 'help to buy' scheme?

Yes. If you would like to discuss this with us please get in touch.



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 7 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 Parklands, Marykirk 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.



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