



Garvocklea, Laurencekirk

# The Mulberry



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Laurencekirk, a beautiful rural setting with excellent commuter links on the A90

The perfect location for your next family home. Garvocklea, is a small Fotheringham Homes development in Laurencekirk within walking distance to highly regarded primary and secondary schools.

Benefitting from a rural backdrop along with quick and efficient transport links makes Laurencekirk the ideal commuting stop for those working in town but craving the countryside.

They will be a mixture of three bedroom bungalows along with three and four bedroom detached houses.

### ABOUT THE AREA

Flower fields, tasty cuisine, woodlands walks, local shops, play parks and a soft play for rainy days! Laurencekirk is a great place to stay for families.

Located just off the A90 the Dundee to Aberdeen dual-carriageway, Laurencekirk is the largest settlement in the Howe O' the Mearns with a population of just over 3,000 people.

With so much countryside to explore on its doorstep including the Flower Field, Denlethen Woods, the Rocks of Solitude near Edzell, Drumtochy Forest and the Garvock the location is suited to all generations looking to get outside.

After burning off some energy you'll be thankful of the local eateries including Gannets and Alma Indian Restaurant, while you can also easily enjoy a night out further afield and get the train home.

Local secondary school Mearns Academy is located on the community campus which is also home to the local

library, preschool, police and leisure facilities. There is also a purpose built primary school located just along from the Garvocklea development.

The town has a selection of local retailers and a substantial, recently revamped Co-Op supermarket. Montrose, Brechin and Portlethen are also all only a short-drive away for a more varied provision.

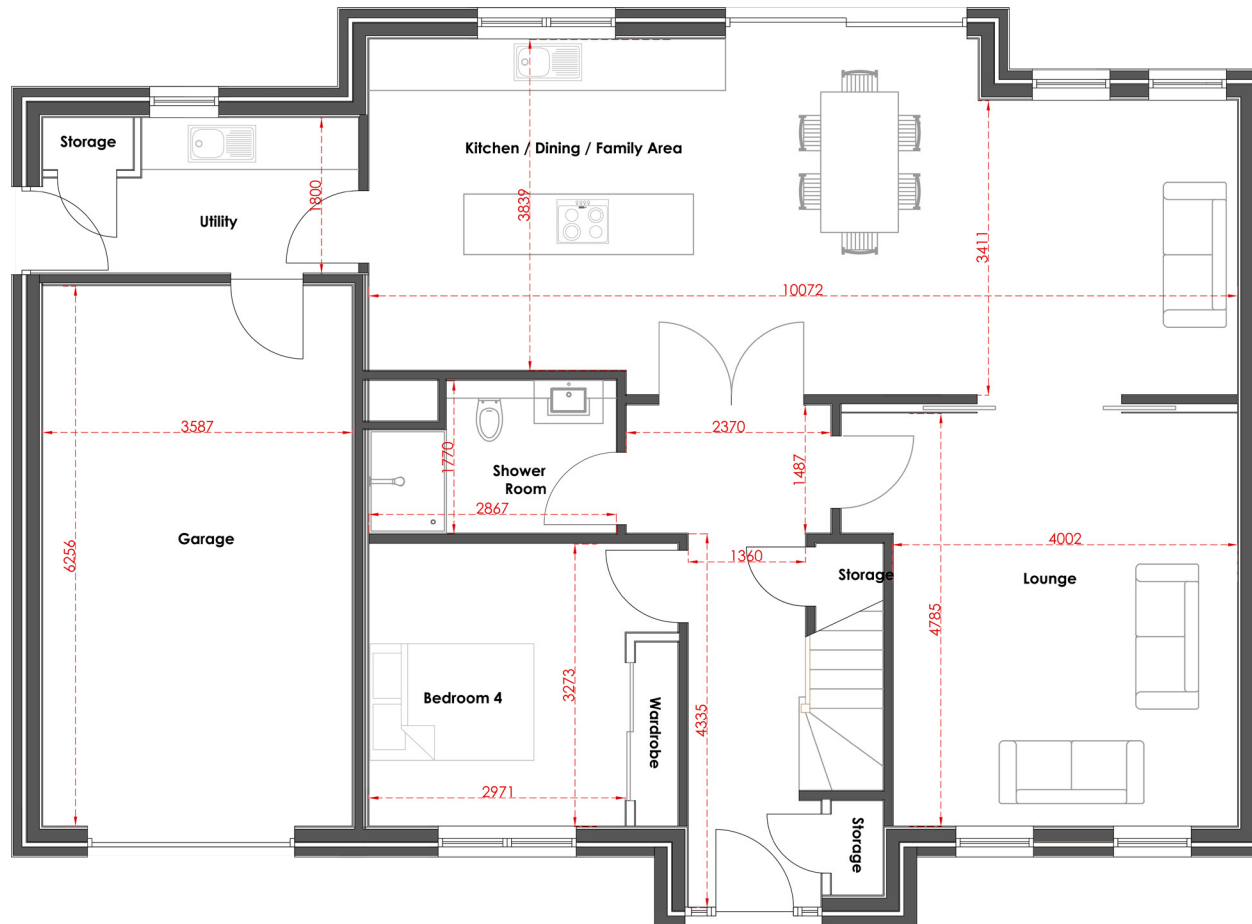
The Garvocklea development consists of 3 and 4 bedroom homes each enjoying an open plan layout ideal for modern family living.

Looking to put your own twist on your brand new home? That's exactly what we're known for, helping our excited clients who want to make their house feel like home from the start. Working with our designer you can customise features, decor and appliances for your stylish kitchen, before personalising your bathroom areas and the finishing details of the individual rooms and garden space.



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Ground Floor Area - 100m<sup>2</sup>

Kitchen/Diner/Family Area:  
10 x 3.4-3.8m

Lounge: 4.0 x 4.8m

Bedroom 4: 3.0 x 3.3m

Utility Room: 3.6 x 1.8m

Shower Room: 2.9 x 1.8m

Hallway: 1.3m-2.4m  
(at widest part) x 5.8m

Garage: 3.6 x 6.3m

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



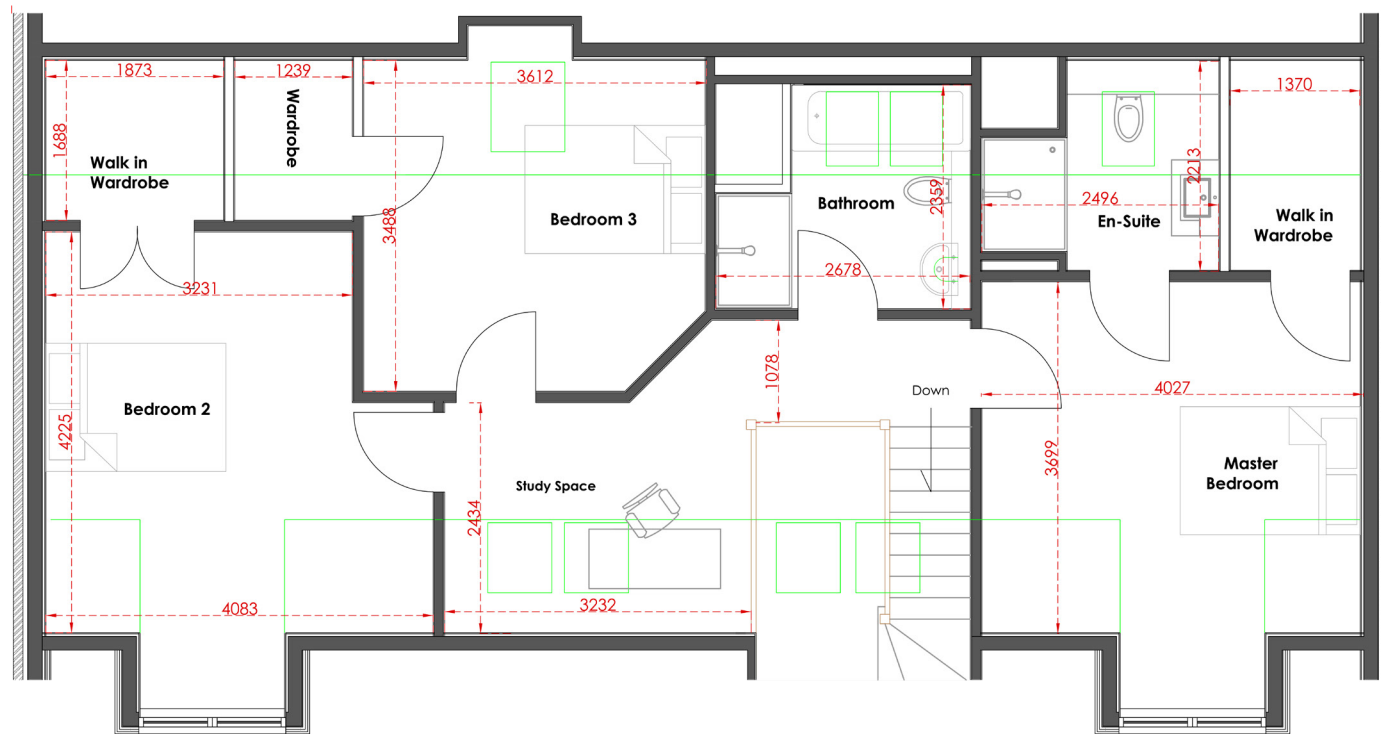
4 BEDROOMS



DETACHED

# Garvocklea, Laurencekirk

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### First Floor Area - 82m<sup>2</sup>

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

Bedroom 2: 4.1 x 4.2m  
- Walk-in Wardrobe: 1.9 x 1.7m

Bedroom 3: 3.6 x 3.5m  
- Wardrobe: 1.2m x 1.7m

Bathroom: 2.7 x 2.4m

Hallway: 2.6 x 1.1m

Study Space: 3.2 x 2.4m

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



**4 BEDROOMS**



**DETACHED**

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■ HOUSE TYPE = THE MULBERRY

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



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### Frequently Asked Questions: The Mulberry

#### When are you expecting completion of phase 1?

We will be releasing the first phase in June 2023, however first entries from May 2024.

#### 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 German kitchen
- 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
- Front gardens turfed
- Plots fully enclosed with fencing and a side gate
- Choice of internal doors – Light grey, anthracite or oak

#### Are we allowed to purchase our own appliances?

Yes, you will be able to work with our designer to ensure any appliances are accounted for in the bathroom or kitchen design.

#### 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 still allocating our designer partnership.

#### What schools are linked to the development?

Local secondary school Mearns Academy is located on the community campus which is also home to the local library, preschool, police and leisure facilities. There is also a purpose built primary school located just along from the Garvocklea development.

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

The town has a selection of local retailers and a substantial, recently revamped Co-Op supermarket. Montrose, Brechin and Portlethen are also all only a short-drive away for a more varied provision.

There are also local eateries including Gannets and Alma Indian Restaurant, and you can also easily enjoy a night out further afield and get the train home.

#### How can I view the property?

More details about our construction start date and showhome will follow in due course.

#### What is the SAP rating?

The SAP rating is B.

#### What type of boiler is provided with the house?

Air source heating.

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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





Garvocklea, Laurencekirk

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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.

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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 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](mailto:info@fotheringhamhomes.com)

Or by phone: +44 (0) 1561 362 299

To enquire about properties at Garvocklea, Laurencekirk,  
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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