



Linton Mews, Gourdon

The Mulberry



www.fotheringhamhomes.com



info@fotheringhamhomes.com



+44 (0) 1561 362 299

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Gourdon, a historic coastal fishing village within easy commuting distance of Aberdeen.

Coastal living at its best, with stunning scenery and a warm community spirit. The appealing new Fotheringham Homes development is located within the Gourdon village and consists of 49 stylish new homes which are perfect for both those looking to downsize and families needing more space. They will be a mixture of two and three bedroom bungalows along with three and four bedroom detached houses.

ABOUT THE AREA

Just two miles south of Inverbervie lies the historic fishing village of Gourdon with its 1820 working harbour and beautiful coastal walks.

Gourdon is known for its picturesque views, rich history and is famous for its fish and chips. Within the centre of the village lies the Maggie Law Maritime Museum which provides a detailed journey through time from the 1880s to present day.

Gourdon village has even appeared on the silver screen when the harbour was featured in the 2013 BAFTA Nominated film For Those in Peril.

With breathtaking views across the North Sea we are delighted to be bringing our newest development to the village of Gourdon, with 49 spacious properties on offer with a mixture of 2-3 bedroom bungalows, and 3-4 bedroom detached homes.

With natural light in abundance throughout the home, our house designs provide a modern living layout while standing in harmony with the surrounding area.

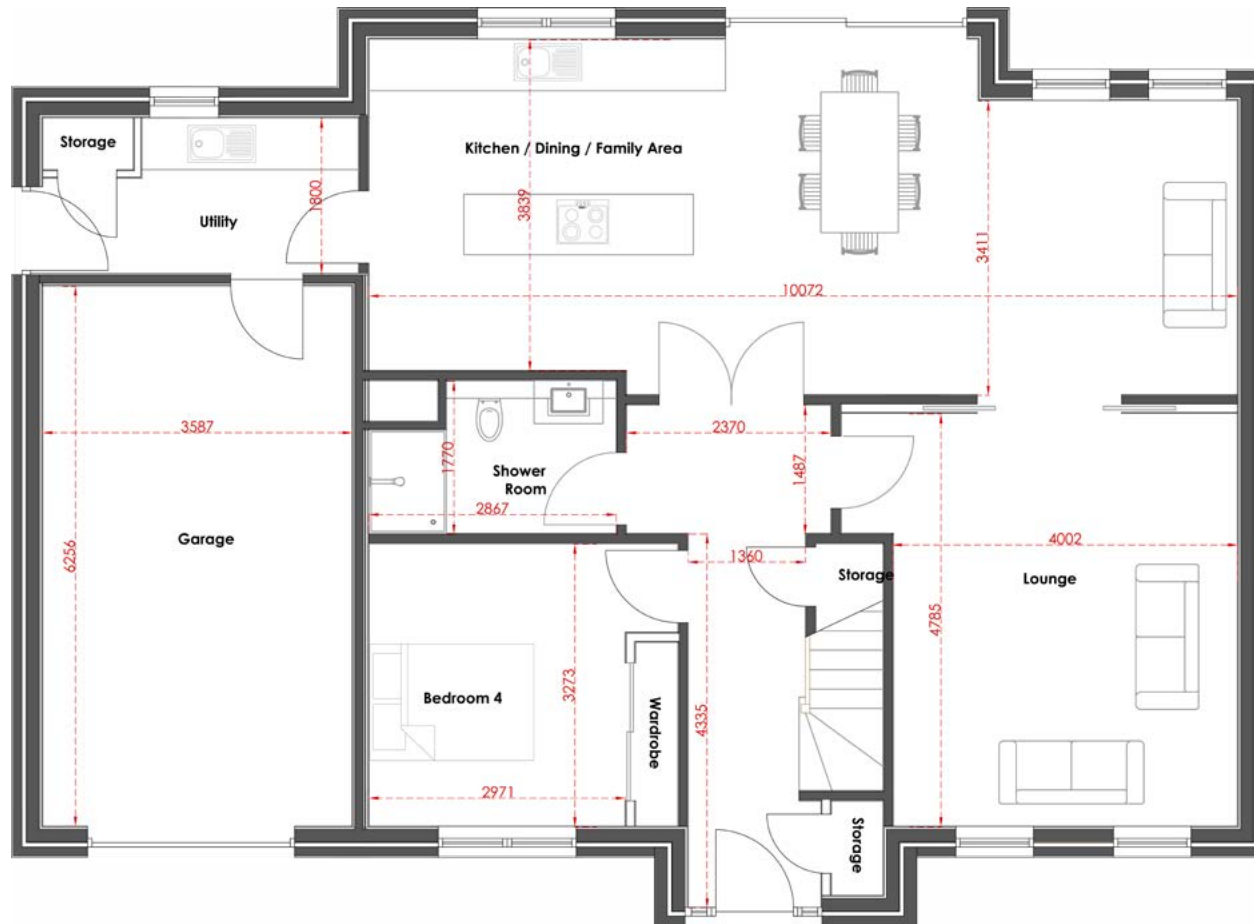
Property internals promote open plan living, with space saving pocket doors to optimise layout opportunities. Plot sizes are considerable with each property positioned in a way to maximise garden space, accessibility and privacy. External finishings use a white dash render with natural stone detailing as a nod to the historic fishing village.

Our clients rave about our customised approach to new homes.

Create your show-stopping kitchen with our designer, who will work with you to confirm layout, decor and finishings including high-quality branded appliances as standard. We continue this approach throughout the home with an array of stylish finishings to choose from for your bathroom suite, fixtures and fittings.



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Ground Floor Area - 100m²

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.

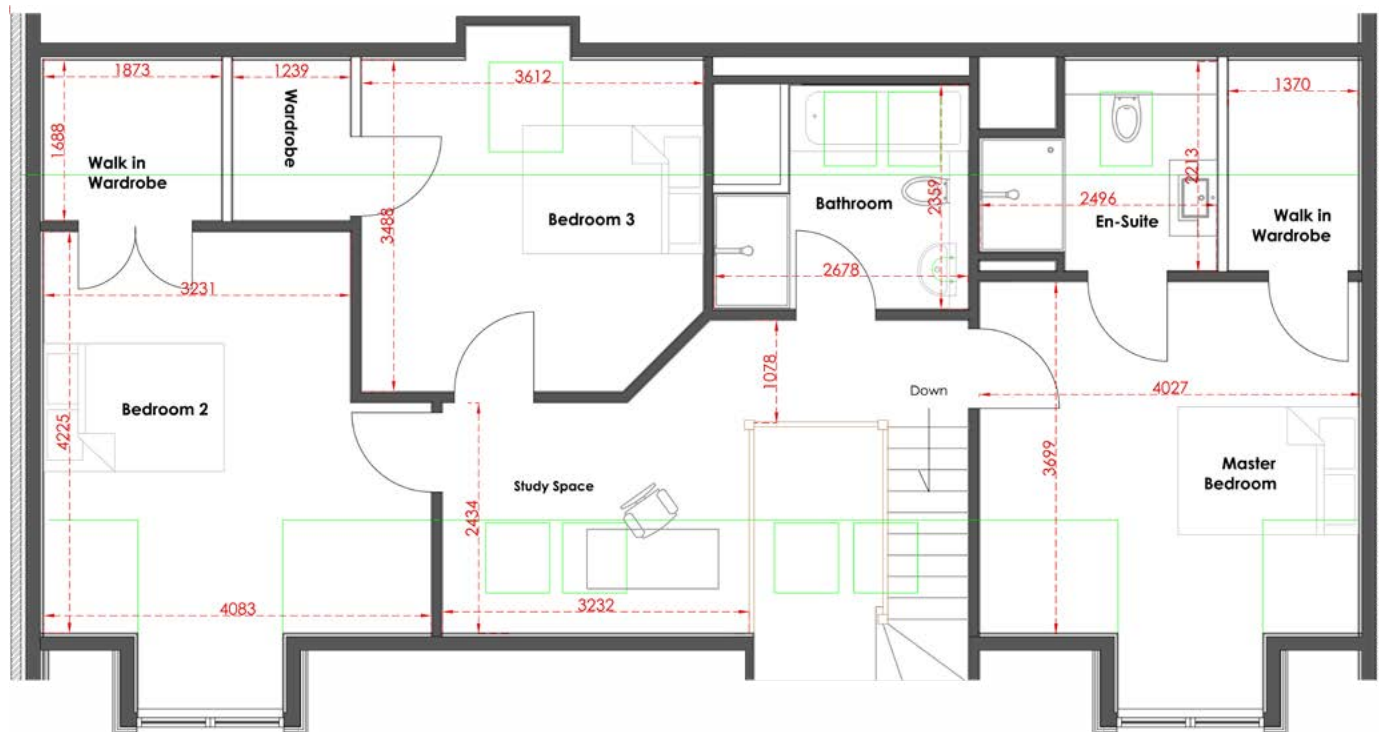


4 BEDROOMS



DETACHED

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First Floor Area - 82m²

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



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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

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 fitted kitchens with Siemens appliances from Laings of Inverurie
- 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?

The catchment school is currently Gourdon Primary School, which feeds into Mackie Academy in Stonehaven. Lathallan Independent School is also available just 7 miles south at the top of Johnshaven village which attracts pupils from across the globe.

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

The local food and drink offering is strong with the Harbour Bar, Quayside Restaurant and Fish Bar and independent fish merchants all nestled in the village itself, but a lot more are available only a short drive away.

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



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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

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

To enquire about properties at Linton Mews, Gourdon, 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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