

NEW BUILD

Holiday luxury in a lodge

Two Perthshire properties open the door to relaxing times, writes **Kirsty McLuckie**

THE well established holiday home development, Mains of Taymouth, at Kenmore in Perthshire, has just released two properties for sale, including the show lodge, which comes completely furnished.

The Estate on the banks of the River Tay is south-facing with uninterrupted views of the river, and the lodges sit within 120 acres of private land on the eastern shore of Loch Tay beside the 16th-century conservation village of Kenmore. With mountains, lochs and glens on its doorstep, it is situated in a popular holiday spot but the estate itself also has good leisure facilities, including a nine-hole golf course, riding stables, the Courtyard bar and restaurant, delicatessen and gift shop.

Designed and built by Island Leisure, this new generation of lodge property comes in large (50ft) and mid-sized (46ft) plots, with bespoke designs tailored to individual requirements with a choice of room layouts, fixtures, fittings and finishes to customise each one. Options include en suite facilities, sauna, an office with internet access or a children's playroom.

While the accommodation is custom designed, spacious open-plan living and dining areas and vaulted ceilings, luxurious fully fitted kitchens with a choice of integrated appliances and large family bathrooms are standard.

As well as designing the layout, buyers can personalise holiday homes with a choice of fittings and features such as stainless steel splash-backs, heated towel rails, walk-in wardrobes, feature lighting and oak doors. There is LPG gas central heating throughout, the homes are wifi enabled, and there is extensive decking to the front along with a patio, storage shed and private drive/ parking.

Tara Scott, Managing Director of Mains of Taymouth Estate, says: "This new generation of Riverside lodges has been designed to complement surrounding scenery and properties. There were only 16 lodges in the first phase, which is testament to the exclusivity of the development. We offer the highest quality of properties in one of the most desirable locations in Perthshire easily accessible to those in the Central Belt and Highlands. What makes these new lodges especially appealing is the customised design and layout. No two properties are the same."



Clockwise: exterior, living and dining area; one of the bedrooms; bathroom

The estate is committed to keeping the lodges exclusive, hence only two being released for sale at the moment. Buyers are likely to come from the family market who will be attracted to a reasonably priced holiday home, in an established area, with accessibility from the Central Belt.

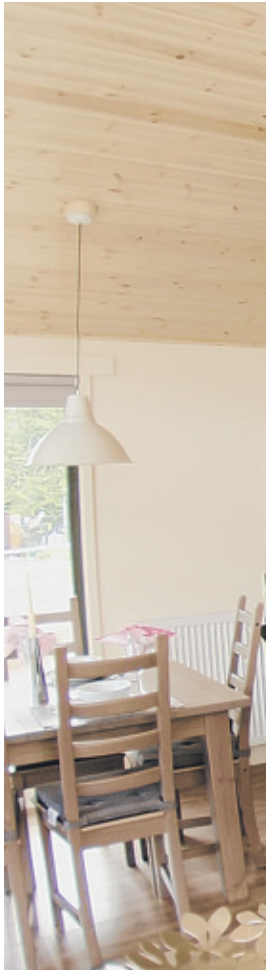
The unfurnished lodge is on the market for £150,000 with the fully furnished Show Lodge priced at £164,000.

For those who prefer not to design their own holiday home, the show lodge is a mid-sized property, with an open plan living room with dining area, fully fitted kitchen and floor to ceiling French doors, which open out onto a

large decked balcony. There is a large bathroom with shower and wet walled area, in-built vanity units and double cupboard, utility room and three spacious bedrooms including one with en suite facilities and one bunk room, which has the option to convert to study or sauna if preferred.

The lodge is being sold with furnishings including comfy sofas, dining table seating six people and all beds, furniture, curtains and blinds, and it is also fully decorated.

● For more information on available lodges for sale, call Mains of Taymouth on 01887 830 226, visit www.taymouthvillage.co.uk



City Quay from Miller Homes, above, and the firm's Varsity South, opposite

Buyers just can't let these homes

MILLER Homes is reporting more interest from potential investors at its city developments, particularly Varsity North and Varsity South in Edinburgh and City Quay in Dundee. The company put it down to Buy-to-lets becoming an increasingly attractive offer, leading to many investors turning to new build developments to add to their property portfolio.

With the number of people renting private properties in Scotland almost doubling over the past five years the rental market is buoyant and, in the current lending climate, likely to remain this way for some time.

With large student populations, Edinburgh and Dundee see a regular influx of would-be tenants, and returns in

these cities are seen as more profitable compared to other traditional investments.

Anne Marie Britton, Sales Director at Miller Homes East, says: "We are seeing a variety of buyers, from those who are buying a one-off flat, through to grandparents investing in their grandchild's education by buying their student accommodation and, at the other end, established investors snapping up multiple flats in each development."

"A good quality furnished property, with a good tenant, can command a rental figure that gives investors a 5 per cent return. Miller Homes offers a range of incentives, including furniture packs, equipping new investors with all they need to get into this growing market."

Varsity South, Miller Homes' flagship development in Edinburgh, offers a range of one, two and three-bedroom apartments starting from £149,999.

Varsity North is an eclectic mix of 209 one, two and three-bedroom apartments. Purchasers to date have included first-time buyers, investors, downsizers and those looking for a quality city apartment, in a good location and at a competitive price. Prices start from £124,000.

Both developments are located within walking distance of Edinburgh's Shore area, with its mix of bars, restaurants and shops. Princes Street, the universities and the old town are also within easy reach by road, with regular buses to and from all parts of the city.



alone

City Quay in Dundee is one of Miller Homes' newest developments and has one of the most stunning outlooks. Each of the stylish 58 two and three-bedroom apartments has views overlooking the River Tay, or the dock that is home to the frigate HMS Unicorn.

Prices start at £124,000, making City Quay popular with first-time buyers and investors. Close to restaurants, cafes and the City Quay Designer Outlet, the development is within convenient reach of the road and rail network, and only a short distance from the centre of Dundee.

● For more information on the three developments go to www.millerhomes.co.uk

KIRSTY McLUCKIE



NEWBUILD NEWS



Merchant Homes plan for Philipshill Gardens, left; a Taylor Wimpey Heartland home, bottom

Into the Heartland

TAYLOR Wimpey has launched a new project, Heartlands, a £650 million residential, business, retail, and leisure destination halfway between Edinburgh and Glasgow.

Heartlands is in a central location in West Lothian, and positioned to take advantage of a new motorway junction that's being constructed between junction four and five of the M8. A public transport interchange and park & ride facility is planned.

The 99 homes include two and three-bedroom terraced and semi detached homes, plus three and four-bedroom detached homes. Prices start from £142,000 for three-bedroom homes.

The Scottish Government-supported MI New Home scheme which offers up to 95 per cent loan to value mortgages on properties up to £250,000 is applicable. Also, on selected plots, Taylor Wimpey's part-exchange scheme is available.

Sales and marketing director Karen Armstrong says: "Our experience on other developments across West Lothian indicates there are buyers who want to get on the move and we're confident that Heartlands will prove a popular location."

● For more information visit www.taylorwimpey.co.uk/heartlands or visit the sales information centre, located off Polkemmet Road. Opening hours are Thursday to Monday from 10am-5.30pm, call 0845 239 8146, or see www.heartlands-scotland.com

Signature moves

CALA Homes (West) has launched a new development in Bishopbriggs. Set on the outskirts of the East Dunbartonshire town, Cotter's Way is a family-focused development featuring four and five-bedroom homes from the builder's Signature collection.

A selection of homes on the development will offer up to 100 per cent part exchange to help get buyers moving without having to wait to sell their old homes.

With easy access to Glasgow and the Central Belt, but set in picturesque scenery, Cotter's Way is well located too.

Liana Canavan of CALA Homes (West) says: "Bishopbriggs is an excellent location with superb local amenities. It has close proximity to a variety of excellent transport links, allowing for extensive travel across the country. This is a popular area

with homebuyers, and we look forward to providing potential customers with the deals to get them moving."

● To register interest in Cotter's Way, call 07879486209 or go to www.calahomes.co.uk

Fill up Philipshill

MEANWHILE, Merchant Homes has unveiled plans for five new luxurious villas in East Kilbride. Set in the rolling South Lanarkshire countryside, this bespoke development is set to start building in January 2013, following planning approval.

Philipshill Gardens will feature a selection of four-bedroom properties, accessible by a private entrance road, with each property having spacious living accommodation with the emphasis on large kitchen/family rooms. All the homes will have an en suite to master bedroom, balcony, garage and driveway parking for 2/3 cars.

The properties are well placed within range of the local amenities and schools.

● To be kept up to date, or for further information, call Merchant Homes on 0141-420 2026 or go to www.merchanthomes.co.uk

Get ahead

BARRATT Homes has announced that their Head Start shared equity scheme, designed for homebuyers who don't have the large deposit required by some lenders, is being offered to the first 40 buyers at selected developments in Scotland.

First-time buyers can purchase a new Barratt home for just 85 per cent of the asking price, with an 80 per cent mortgage and a five per cent deposit. The remaining 15 per cent is provided by Barratt and paid back, interest free, over 10 years or up until the property is sold - whichever comes sooner. The offer means that buyers can get on the property ladder with a deposit of under £5,000.

Barratt Homes is offering Head Start at: Meadowfield in Galston; Mayfield Manor, Stevenson; Hudson Bay, Gamekeepers Wynd, Ballerup Village all in East Kilbride; Crown Gardens, Toryglen; The Sidings, Baillieston; The Grammar and The Avenue both in Uddingston; Cathkin Rise, Cambuslang and Earls Gate, Earnock Glen and St John's Park, all in Hamilton.

● Call 0844 811 6699 or visit www.barratthomes.co.uk

