



G r a n g e   o f   E r r o l

Coming in 2023 by the award-winning

T H E   G O O D   H O U S E   C O M P A N Y

[www.thegoodhousecompany.co.uk](http://www.thegoodhousecompany.co.uk)

01577 208 204



Grange of Errol  
Perthshire  
PH2 7SZ







Grange of Errol is an exclusive rural development of 8 homes, combining luxury living with an environmentally conscious approach. The houses are of a traditional Perthshire design, but with a state-of-the-art structure and interior.

In addition to the quality of finish that our name has come to show, Grange of Errol will feature:

- A-rated for energy efficiency, giving very low fuel bills
- Superinsulated and heated by low-carbon technology
- Home working spaces aided by superfast broadband
- Garden office pods and raised growing beds
- Carefully considered landscaping for enhancing the biodiversity of the area



## LOCATION

Grange is a pretty hamlet situated in East Perthshire. It is a short drive from Errol, a picturesque village with shops, amenities, and a highly respected Primary School.

The development was a former farm and enjoys beautiful views.

The Carse of Gowrie is regarded as one of the most attractive areas in lowland Scotland, making it an ideal place for family living.



Just minutes to the A90, you can quickly connect to the rest of Central Scotland. There is a bus stop less than a minutes' walk from the development.

Dundee and Perth are within 30 minutes' drive, and Edinburgh airport is reachable within the hour. Both cities offer a rich cultural, shopping and dining experience.

Living in the countryside has its benefits - the peace, proximity to nature, and also lots of opportunities for outdoor pursuits. The River Tay flows nearby, offering a large range of water sports and activities, together with a very popular cycle route.











We offer a truly bespoke service, priding ourselves on being customer-led. Our customers have the freedom to change and tailor their homes to suit their family needs and lifestyle.

We can accommodate changing floorplans, extra bathrooms, attic rooms, games rooms, and much more. We can also fit out rooms to suit your needs, be it adding CAT 6 cabling, specialised lighting circuits, or smart technology – we will do our best to meet your individual requirements.

We believe that our clients should enjoy the experience of creating a custom-made house.









## FEATURES

The Good House Company has become synonymous with quality in terms of finish and design, and the homes are built to exceptionally high standards.  
All our homes offer a fully bespoke design service.

Grange of Errol reflects its rural setting with traditional architecture which has existed in Perthshire for many centuries, incorporating the use of natural materials such as slate roofs, timber windows and sandstone paving.

The plots and gardens are set out to create a private haven, with the common areas designed for residents to share stories over a dog-walk, or swap tips in a community orchard.

All of our homes have integrated garages, and include a host of features, such as:

- A large budget to spend on kitchens and bathrooms
- Stunning views come as standard
- Triple glazed, high-efficiency timber windows
- Each house is fully covered by an architect's guarantee and our warranty
- Wood burning stoves to keep you cosy on those Scottish winter nights
- A+++ Grants Aeronair air-source heat pumps
- Solar panels providing free hot water
- Superfast Fibre Broadband





## OUTSIDE

- Slate and clay tile roofs
- Triple-glazed window which 'lock in' heat to promote solar gain
- Private gardens with turfed lawn to the front, and seeded to the rear
- Sandstone patio areas
- Motion activated external lights
- Garden pods for homeworking, cosy library or hobby room
- Raised garden bed areas







- Underfloor heating to downstairs
- Selection of oak doors throughout with a choice of handles
- Choice of skirtings, door facing, etc.
- Feature staircases with a choice of finishes
- Oak flooring to all reception rooms.
- Budget for a high spec Alan Johnstone Studios kitchens and bathrooms
- Fitted wardrobes and furniture



## I N S I D E

- Wide choice of bathrooms and tiles
- Woodburning stove in main living area
- Hall cupboard with shelves and coat rail
- Smart home-ready with CAT 6 cabling
  - Digital television aerial fitted
  - Security alarm
- Generous budgets included for every element





## OUR STORY

Since our founding in 2006, we have built over 100 beautiful luxury homes using the latest on energy saving techniques and smart technology.

We pride ourselves in offering a truly bespoke service for our customer.

Whether they are buying a house in one of our developments, or have asked us to build them their dream home on a plot of land they already own; our flexibility to deliver what a client wants is key to our success.

We are passionate about the environment and as such we prefer re-developing brownfield sites.

We feel that it is time to get serious about making all houses environmentally friendly, from limiting the damage new-build houses do to our world, and reducing the fuel bills our customers have to pay.







We are working towards our first carbon-neutral home and we are proud to be building our second Code 6 passive home at the moment, which is proving to be a great testbed for future ideas.

We want to make eco-houses the only house you can buy and feel it is important that you should not have to compromise on the bespoke nature of your home, nor the quality of the finishes in order to be 'eco'. You can have both, if you have a Good House Company house.

We have 50 staff qualified in all aspects of the building trade; our managing director is a trained joiner. This allows us full control over the process and the quality of the houses we build. We only build around 16 houses every year, which allows us to focus on delivering the best, and most individual homes we can

All our work is warranted and insured, and you can be assured that it exceeds any current Building Standards requirement – whether that be insulation, sound or structural integrity.





## V I E W I N G S

A deposit of £7500 will secure the property for a period of six months whilst it is being built.

On conclusion of missives a further deposit of £5000 shall be paid.

The deposit will be non-returnable in the event of the purchasers failing to complete the sale for reasons not attributable to the seller or their agents.

### **Important notice**

These particulars have been prepared in good faith to give an overall view of the property.

The layout plan is indicative only of the development and does not show boundaries etc accurately.

Any sizes are to be viewed as a guide only.

If the accuracy of a particular dimension is important; please seek clarification from a member of sales staff.

All viewings should be made via appointment.

Please contact our Perth office on  
(01577) 208204 or email  
[newhomes@thegoodhousecompany.co.uk](mailto:newhomes@thegoodhousecompany.co.uk)