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## Bertha Park

2, 3, 4 & 5 bedroom homes





Springfield  
.co.uk

Bertha Park



**Development of the year**

# GREAT LOCATION BEAUTIFUL HOMES

Countryside living in the city of Perth. Find out more about Springfield's collection of contemporary 2, 3, 4 & 5 bedroom family homes.













## THE VILLAGE

Bertha Park has been designed to include everything a community needs to grow and thrive.

The village has already started to pick up prestigious accolades, including winner of the Scottish Home Awards Development of the Year, take a look around Bertha Park and you'll see why this development is held in such high regard. Home to an award-winning pond and a beautifully designed play park, a brand new, state of the art high school and a local shop for all the essentials.

As the village develops there will be opportunities for restaurants, shops, health facilities, and open public spaces. This, together with easy access to the wider community, makes Bertha Park a vibrant and desirable place to live.

## BERTHA LOCH AND ANCIENT WOODLANDS

The local countryside is one of Bertha Park's great attractions with the scenic beauty of Bertha Loch and the surrounding ancient woodland, ideal for a dog walk or evening stroll.

The village also sits on the number 77 national cycle route. This runs along the banks of the Almond and Tay right into the city centre and, if you fancy a challenge you can even cycle all the way to Dundee or Pitlochry.





## SPORT AND FITNESS

Perth has excellent sporting facilities. Bell's Sport Centre and the impressive North Inch Park, with its rugby fields and acres of green space, are just over 10 minutes by car or 20 minutes on bike using cycle route 77.

The city is also the home of Scottish Curling with regular competitions hosted within the Dewars Centre.

The Leisure Pool is a great place to introduce kids to the water with amazing flumes and slides as well as dedicated swimming lanes.

If football is your thing, then McDiarmid Park is just 2 miles away if you want to catch some Scottish Premiership action with local club, St Johnstone.

## TRANSPORT

When it comes to transport, Bertha Park is second to none. It has its own dedicated bus service which runs into the heart of the city. If you want to travel further afield, the local train station is your gateway to the rest of the UK. If you need to take the car, the A9 is your route to all of Scotland's great cities and is only a few minutes away. The village will also benefit from the Cross Tay Link Road.







## EDUCATION

Bertha Park High School, which opened in 2019, was the first purpose built secondary school in Scotland for 20 years and is one of only 17 Microsoft flagship schools. This is a high-tech learning facility that encourages student driven innovation.

For younger children, there are plenty of quality primary schools within the local catchment area.

## SHOPPING, DINING AND RECREATION

High Street shopping in Perth boasts many household names. While you're out, you can choose from a selection of cafés to grab a coffee or a cake. Enjoy a cold beverage at any number of historic bars or treat your taste buds at one of Perth's top restaurants.

Nearby, St Catherine's Retail Park adds to your shopping options with designer outlets, homeware and sports shops. For your weekly groceries you're spoiled for choice. Just down the road, by the Inveralmond roundabout, and slightly further afield you can choose between a number of well known supermarkets.

Take a stroll down by the River Tay and try some fresh local produce at the Perth Farmers Market. The outdoor enthusiasts will enjoy the nearby Willowgate Activity Centre where the family can take part in a wide range of things from water sports to bush craft. Just over the River Tay you will find Scone Palace, host to a variety of events and seasonal festivities year round. For a bit of culture, you can visit Perth Theatre or the Concert Hall to take in a show or enjoy one of the latest exhibitions at the Museum and Art Gallery.







**Springfield Properties** has been building homes since the early 1990s. We have grown steadily ever since and now build homes across Scotland from the Highlands to the Borders. Wherever you're looking to live and whether you're taking your first step on the property ladder, looking for the perfect family home or choosing a place to downsize – we're sure to have a home you'll love.





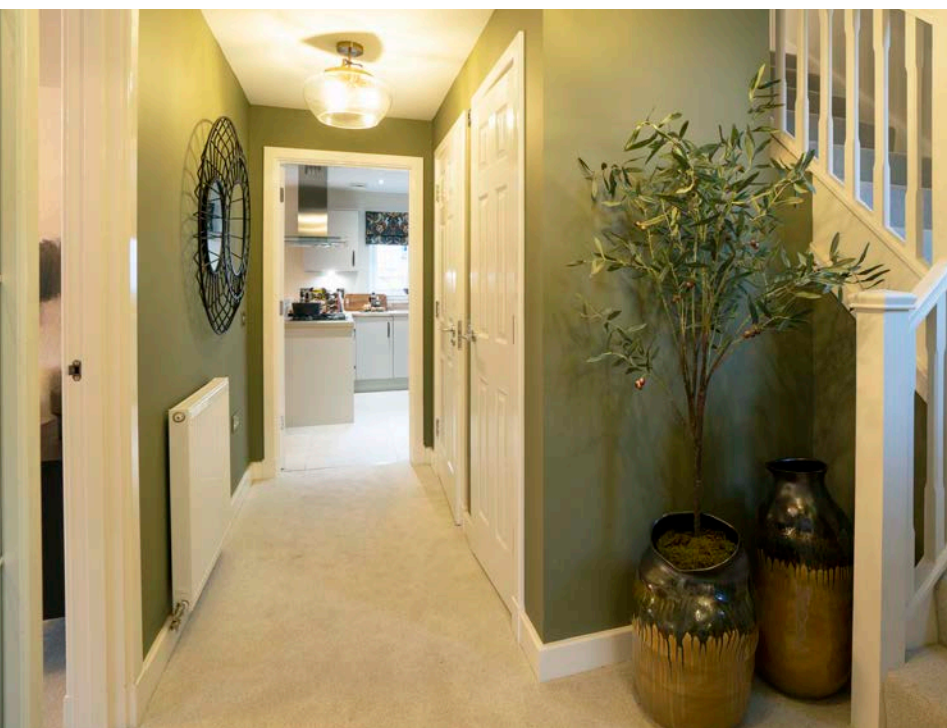


## QUALITY SERVICE AND AFTER SALES

Springfield is always striving to find out what really matters to home owners and we work hard together every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example, each Springfield home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts which means minimal wastage.

We'll take care of you well after your move in date. With every Springfield property we offer an after sales service for the first two years.



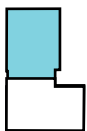




## DEVELOPMENT PLANS

As you can see from the development plan, Springfield Bertha Park (West Village) is a relatively small but spacious area of the development. A carefully considered selection of two, three, four and five bedroom homes with a choice of apartments, terraced, semi-detached and detached, makes this a perfect development for growing families.





**Finavon**  
2 bedroom



**Glamis**  
3 bedroom



**Balloch**  
2 bedroom



**Dallachy**  
3 bedroom



**Ardmore**  
3 bedroom



**Doune**  
3 bedroom



**Cupar**  
3 bedroom



**Roslin**  
4 bedroom



**Arden**  
4 bedroom



**Balerno**  
4 bedroom



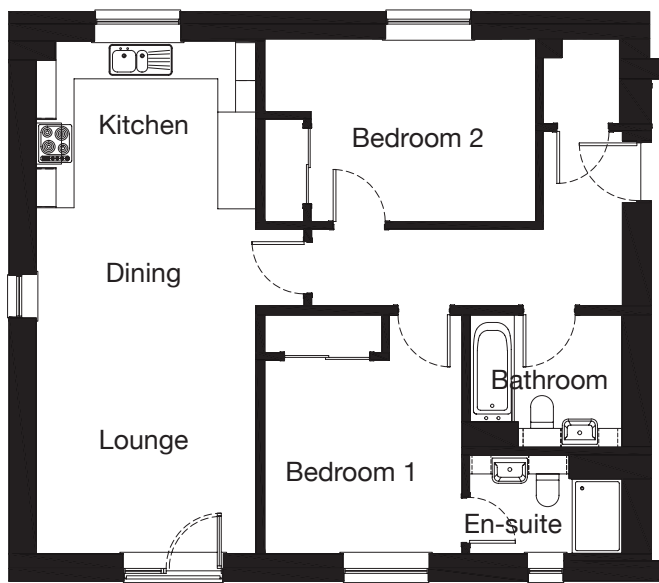
**Cramond**  
4 bedroom



**Melford**  
5 bedroom



**Culbin**  
4 bedroom



# FINAVON

## 2 bedroom apartment

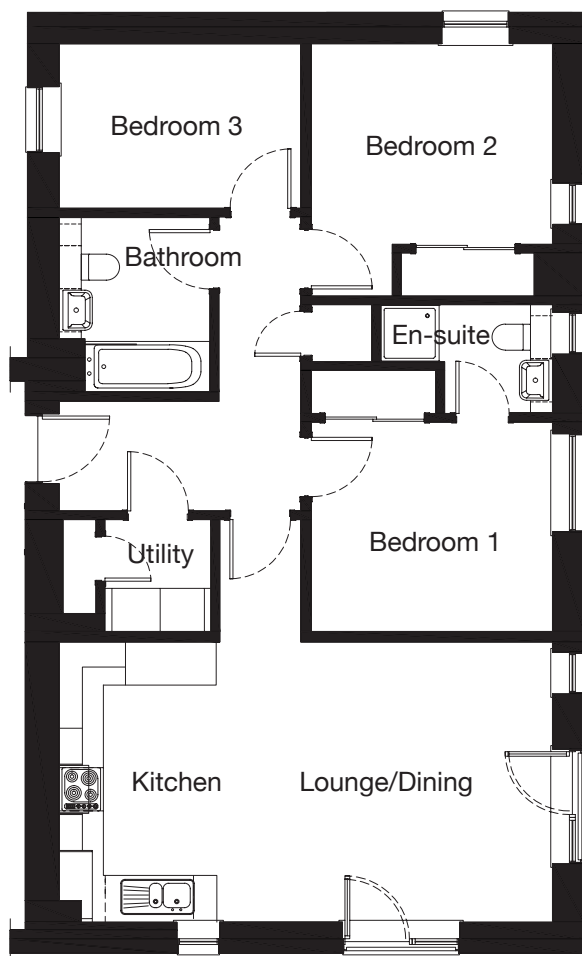
### Ground Floor

Room	Metric	Imperial
Lounge/Dining	5149 x 3479 mm	16' 11" x 11' 5"
Kitchen	3479 x 2983 mm	11' 5" x 9' 9"
Bedroom 1	3125 x 3071 mm	10' 3" x 10' 1"
En-suite	2425 x 1568 mm	7' 11" x 5' 2"
Bedroom 2	4292 x 2900 mm	14' 1" x 9' 6"
Bathroom	2405 x 2103 mm	7' 11" x 6' 11"

**Total floor Area: 75.9m<sup>2</sup> / 817ft<sup>2</sup>**

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## GLAMIS

### 3 bedroom apartment

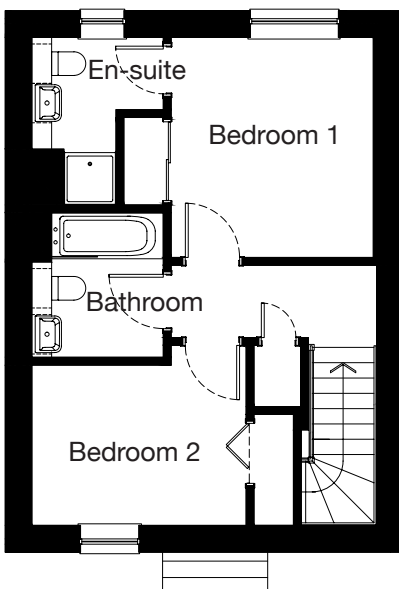
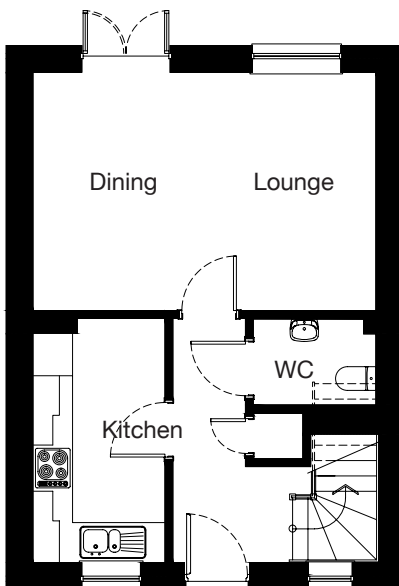
#### Ground Floor

Room	Metric	Imperial
Lounge/Dining	4524 x 3898 mm	14' 10" x 12' 9"
Kitchen	3898 x 2183 mm	12' 9" x 7' 2"
Bedroom 1	3283 x 2912 mm	10' 9" x 9' 7"
En-suite	2339 x 1513 mm	7' 8" x 5'
Bedroom 2	3279 x 2792 mm	10' 9" x 9' 2"
Bedroom 3	3283 x 2290 mm	10' 9" x 7' 6"
Bathroom	2424 x 2050 mm	7' 11" x 6' 7"
Utility	1558 x 1442 mm	5' 1" x 4' 9"

**Total floor Area: 81.94m<sup>2</sup> / 882ft<sup>2</sup>**

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# BALLOCH

## 2 bedroom terrace

### Ground Floor

Room	Metric	Imperial
Lounge	2984 x 3611 mm	9' 9" x 11' 10"
Kitchen	2000 x 3820 mm	6' 7" x 12' 6"
Dining	2214 x 3611 mm	7' 3" x 11' 10"
WC	1908 x 1302 mm	6' 3" x 4' 3"

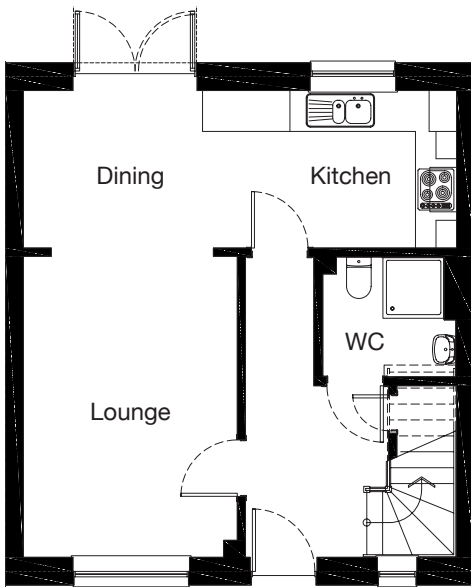
### First Floor

Room	Metric	Imperial
Bedroom 1	3078 x 3351 mm	10' 1" x 11'
En-suite	2000 x 1701 mm	6' 7" x 5' 7"
Bedroom 2	3262 x 2441 mm	10' 8" x 8'
Bathroom	2000 x 2200 mm	6' 7" x 7' 3"

**Total floor Area: 78m<sup>2</sup> / 835ft<sup>2</sup>**

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# DALLACHY

## 3 bedroom terrace & semi-detached

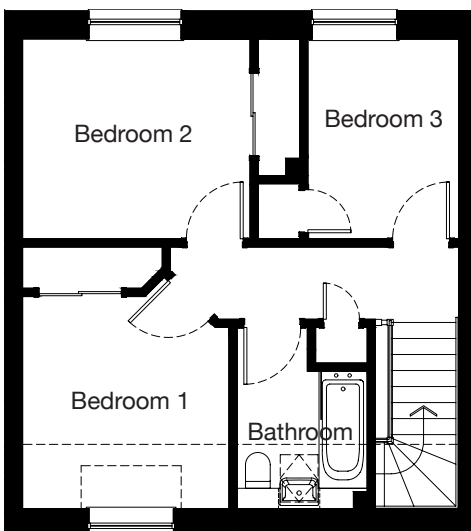
### Ground Floor

Room	Metric	Imperial
Lounge	3132 x 4407mm	10'3" x 14'6"
Kitchen	3717 x 2307mm	12'2" x 7'7"
Dining	2622 x 2307mm	8'7" x 7'7"
WC	1947 x 1755mm	6'5" x 5'9"

### First Floor

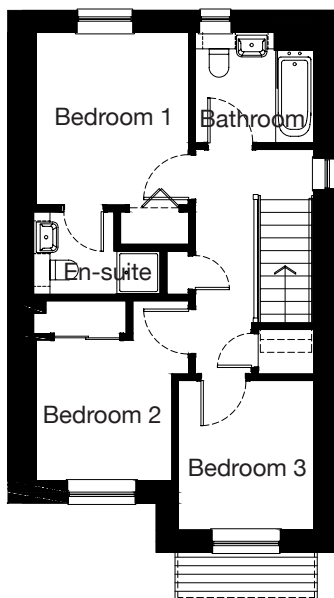
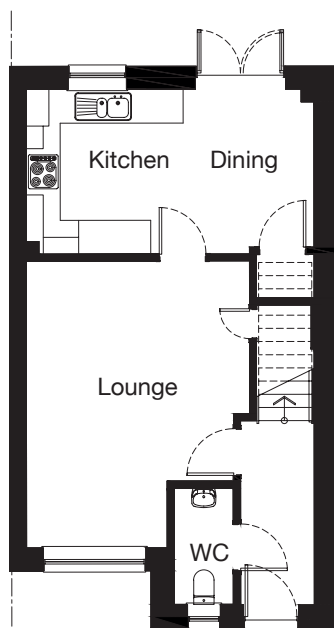
Room	Metric	Imperial
Bedroom 1	3000 x 3087mm	9'10" x 10'2"
Bedroom 2	3307 x 2907mm	10'10" x 9'6"
Bedroom 3	2192 x 2907mm	7'2" x 9'6"
Bathroom	1889 x 2637mm	6'2" x 8'8"

**Total Floor Area: 86m<sup>2</sup> / 932ft<sup>2</sup>**



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# ARDMORE

## 3 bedroom terrace

### Ground Floor

Room	Metric	Imperial
Lounge	3945 x 5183 mm	12' 11" x 17'
Kitchen	2775 x 2916mm	9' 1" x 9' 7"
Dining	2310 x 2916 mm	7' 7" x 9' 7"
Cloaks	1040 x 2062 mm	3' 5" x 6' 9"

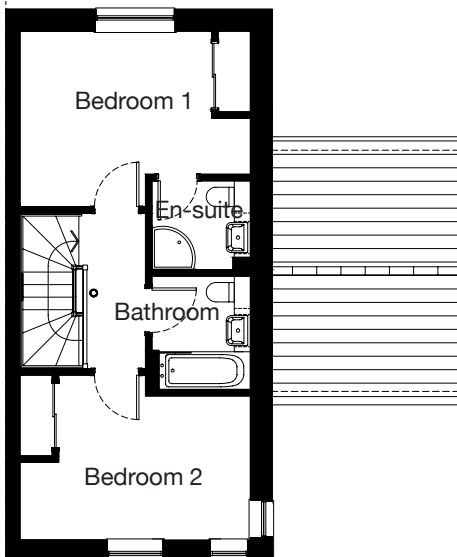
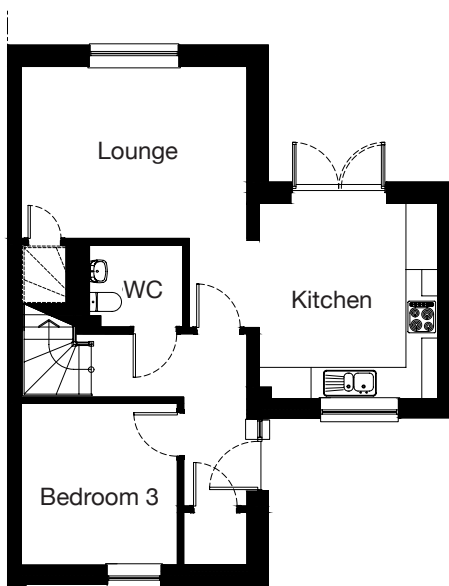
### First Floor

Room	Metric	Imperial
Bedroom 1	2792 x 3165 mm	9' 2" x 10' 5"
En Suite	2323 x 1513 mm	7' 7" x 5'
Bedroom 2	2483 x 2581 mm	8' 2" x 8' 6"
Bedroom 3	2481 x 2739 mm	8' 2" x 9'
Bathroom	2173 x 2025 mm	7' 2" x 6' 8"

**Total Floor Area: 88m<sup>2</sup> / 949ft<sup>2</sup>**

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# DOUNE

## 3 bedroom linked detached

### Ground Floor

Room	Metric	Imperial
Lounge	4281 x 3260 mm	14' 1" x 10' 8"
Kitchen	3379 x 3709 mm	11' 1" x 12' 2"
WC	1765 x 1550 mm	5' 10" x 5' 1"
Bedroom 3	2961 x 3067 mm	9' 9" x 10' 1"

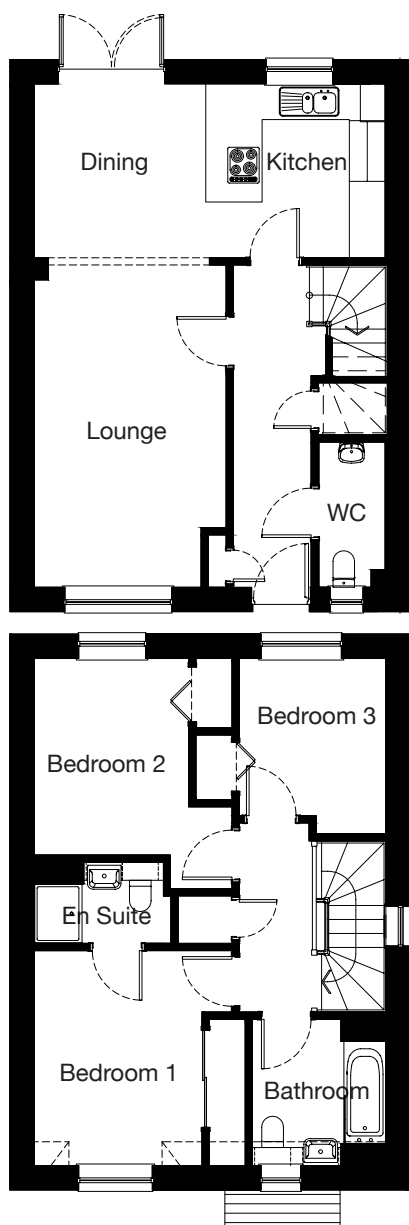
### First Floor

Room	Metric	Imperial
Bedroom 1	3561 x 3256 mm	11' 8" x 10' 8"
En-suite	1830 x 1651 mm	6' x 5' 5"
Bedroom 2	4282 x 3067 mm	14' 1" x 10' 1"
Bathroom	1830 x 2105 mm	6' x 6' 11"

**Total Floor Area: 94m<sup>2</sup> / 1016ft<sup>2</sup>**

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# CUPAR

## 3 bedroom end-terrace & semi-detached

### Ground Floor

Room	Metric	Imperial
Lounge	3219 x 5526mm	10'7" x 18'2"
Kitchen	3008 x 2917mm	9'10" x 9'7"
Dining	2878 x 2917mm	9'5" x 9'7"
WC	1112 x 2437mm	3'8" x 8'

### First Floor

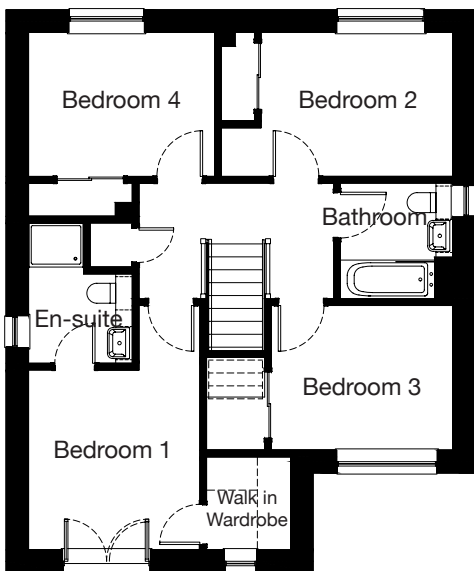
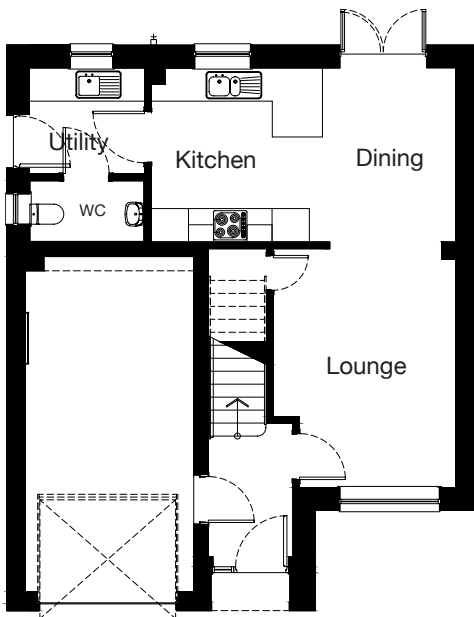
Room	Metric	Imperial
Bedroom 1	2812 x 3579mm	9'3" x 11'9"
En-suite	2272 x 1351mm	4'5" x 7'5"
Bedroom 2	2592 x 3273mm	8'6" x 10'9"
Bedroom 3	2454 x 2918mm	8'1" x 9'7"
Bathroom	2262 x 2436mm	7'5" x 8'

**End-Terrace Total Floor Area: 99m<sup>2</sup> / 1067ft<sup>2</sup>**

**Semi-Detached Total Floor Area: 100m<sup>2</sup> / 1073ft<sup>2</sup>**

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# ROSLIN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	3273 x 4294mm	10' 9" x 14' 1"
Kitchen	3075 x 3130mm	10' 1" x 10' 3"
Dining	2392 x 3130mm	7' 10" x 10' 3"
Utility	2070 x 1900mm	6' 9" x 6' 3"
WC	2050 x 1090mm	6' 9" x 3' 7"

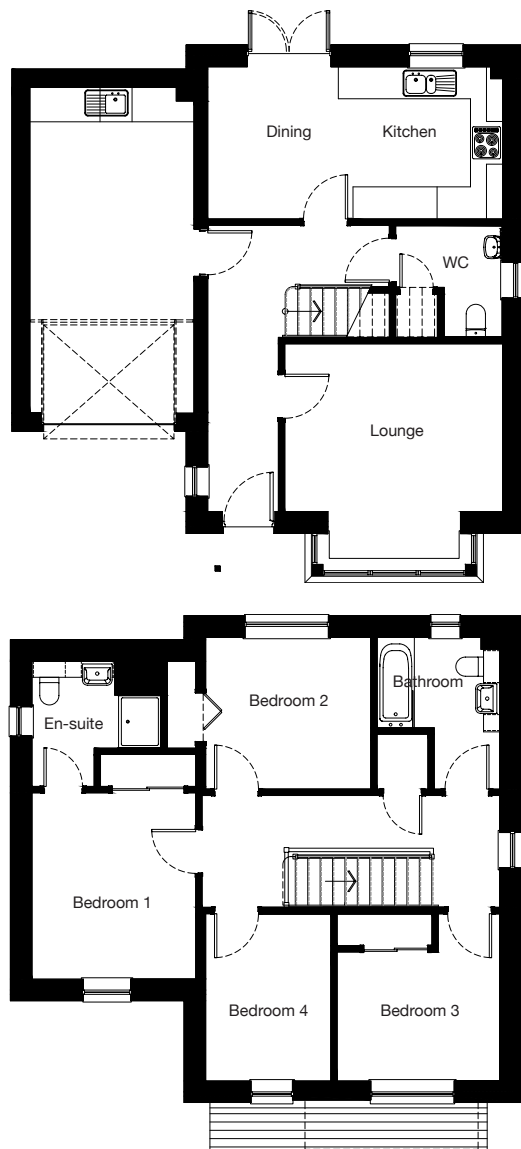
### First Floor

Room	Metric	Imperial
Bedroom 1	3094 x 3250mm	10' 2" x 10' 8"
En-suite	1874 x 2534mm	6' 2" x 8' 4"
Bedroom 2	4176 x 2600mm	13' 8" x 8' 6"
Bedroom 3	3273 x 2613mm	10' 9" x 8' 7"
Bedroom 4	3360 x 2600mm	11' x 8' 6"
Bathroom	2025 x 2091mm	6' 8" x 6' 10"

**Total Floor Area: 111m<sup>2</sup> / 1202ft<sup>2</sup>**

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# ARDEN

## 4 bedroom detached

### Ground Floor

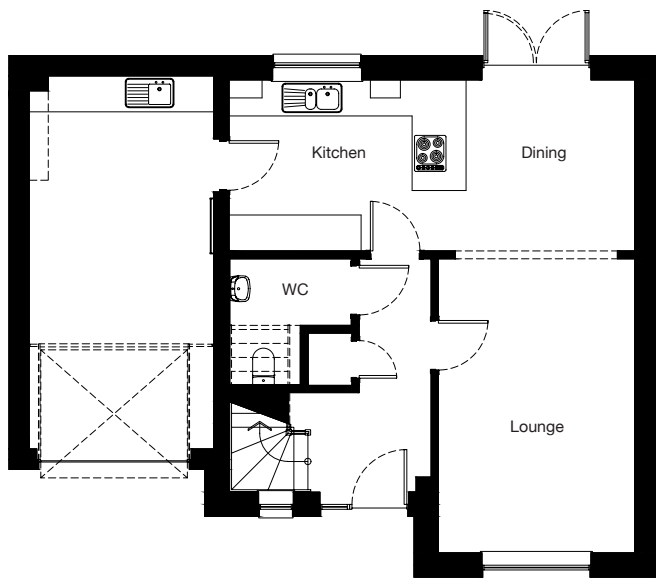
Room	Metric	Imperial
Lounge	4077 x 4041mm	13'5" x 13'3"
Kitchen	3075 x 2850mm	10'1" x 9'4"
Dining	2444 x 2850 mm	8' x 9' 4"
WC	1990 x 2080mm	6'6" x 6'10"

### First Floor

Room	Metric	Imperial
Bedroom 1	3075 x 3499mm	10'1" x 11'6"
En-suite	2422 x 2350mm	7'11" x 7'9"
Bedroom 2	3099 x 2850mm	10'2" x 9'4"
Bedroom 3	3050 x 2421mm	10' x 7'11"
Bedroom 4	2349 x 3141mm	7'8" x 10'4"
Bathroom	2300 x 2850mm	7'7" x 9'4"

**Total Floor Area: 113m<sup>2</sup> / 1224ft<sup>2</sup>**

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# BALERNO

## 4 bedroom detached

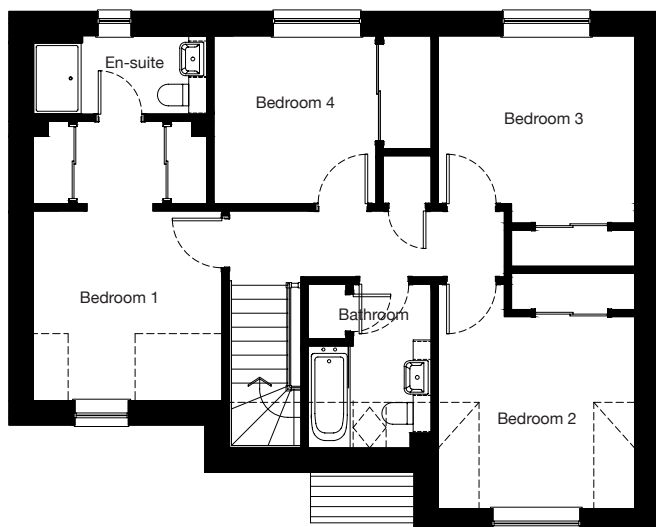
### Ground Floor

Room	Metric	Imperial
Lounge	3269 x 4902mm	10'9" x 16'1"
Kitchen	3950 x 2850mm	13' x 9'4"
Dining	2807 x 2850mm	9'2" x 9'4"
WC	2028 x 2100mm	6'8" x 6'11"

### First Floor

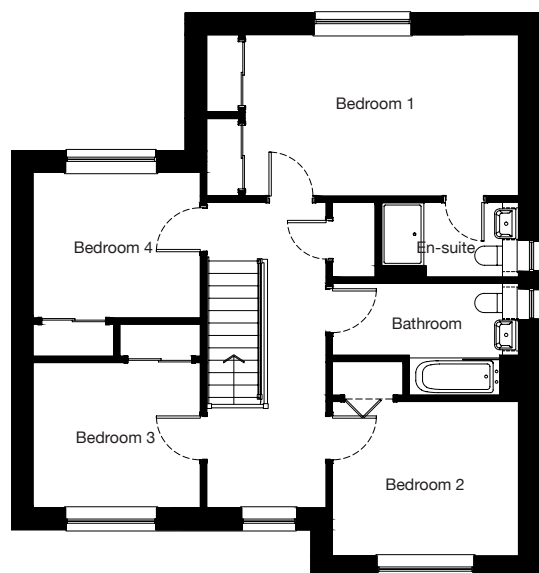
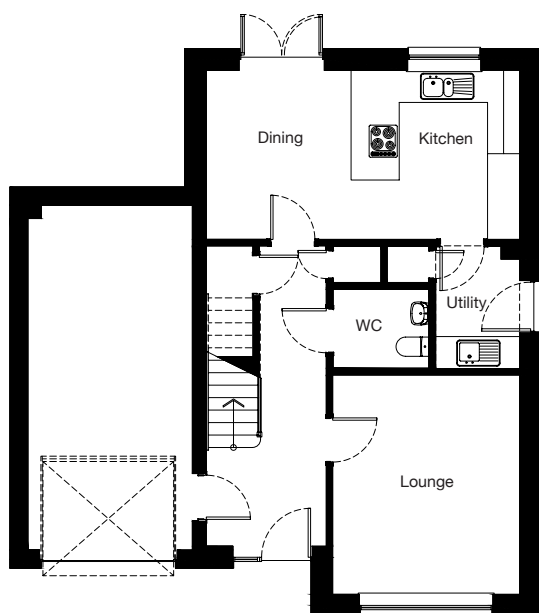
Room	Metric	Imperial
Bedroom 1	3142 x 3162mm	10'4" x 10'4"
En-suite	2890 x 1308mm	9'6" x 4'3"
Bedroom 2	3269 x 3200mm	10'9" x 10'6"
Bedroom 3	3269 x 3122mm	10'9" x 10'3"
Bedroom 4	2700 x 2800mm	8'10" x 9'2"
Bathroom	2050 x 2729mm	6'9" x 8'11"

**Total Floor Area: 120m<sup>2</sup> / 1284ft<sup>2</sup>**



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# CRAMOND

## 4 bedroom detached

### Ground Floor

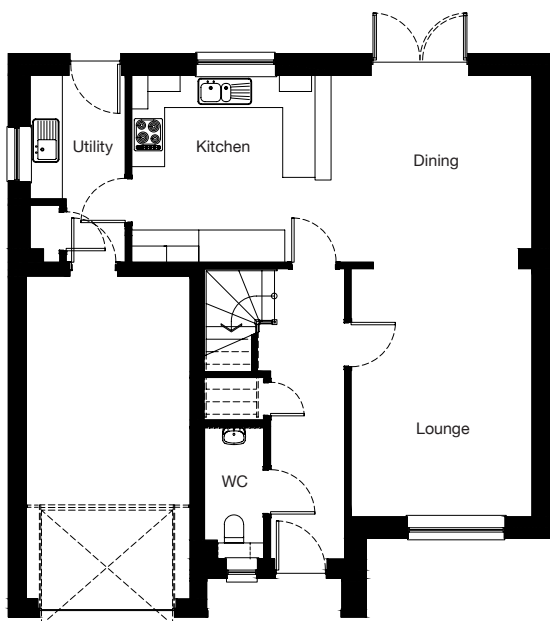
Room	Metric	Imperial
Lounge	3494 x 4099mm	11'6" x 13'5"
Kitchen	3150 x 3160mm	10'4" x 10'4"
Dining	2706 x 3160mm	8'11" x 10'4"
Utility	1569 x 2285mm	5'2" x 7'6"
WC	1785 x 1470mm	5'10" x 4'10"

### First Floor

Room	Metric	Imperial
Bedroom 1	5136 x 3032mm	16'10" x 9'11"
En-suite	2574 x 1400mm	8'5" x 4'7"
Bedroom 2	3494 x 2902mm	11'6" x 9'6"
Bedroom 3	3142 x 2733mm	10'4" x 9'
Bedroom 4	3142 x 2733mm	10'4" x 9'
Bathroom	3494 x 2100mm	11'6" x 6'11"

**Total Floor Area: 131m<sup>2</sup> / 1410ft<sup>2</sup>**

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# MELFORD

## 5 bedroom detached

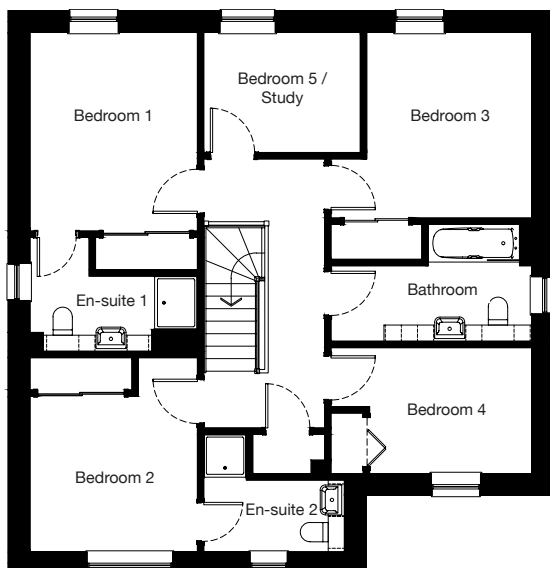
### Ground Floor

Room	Metric	Imperial
Lounge	3367 x 4619mm	11'1" x 15'2"
Kitchen	3713 x 3480mm	12' 2" x 11' 5"
Dining	3739 x 3480mm	12' 3" x 11' 5"
Utility	1772 x 3480mm	5'10" x 11'5"
WC	1100 x 2470mm	3'7" x 8'1"

### First Floor

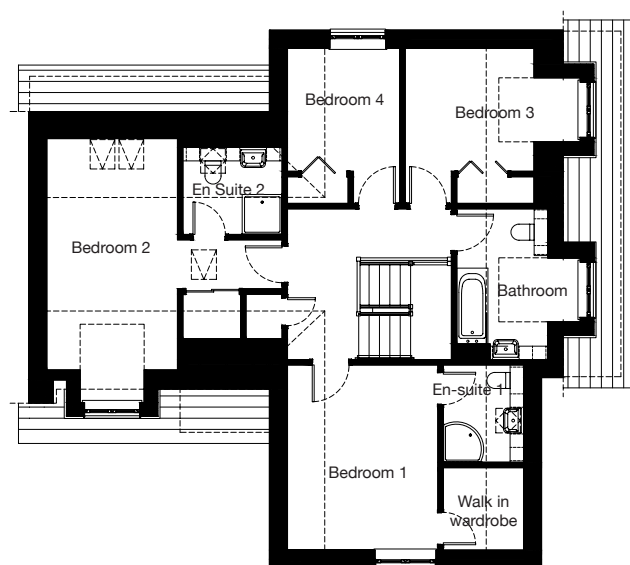
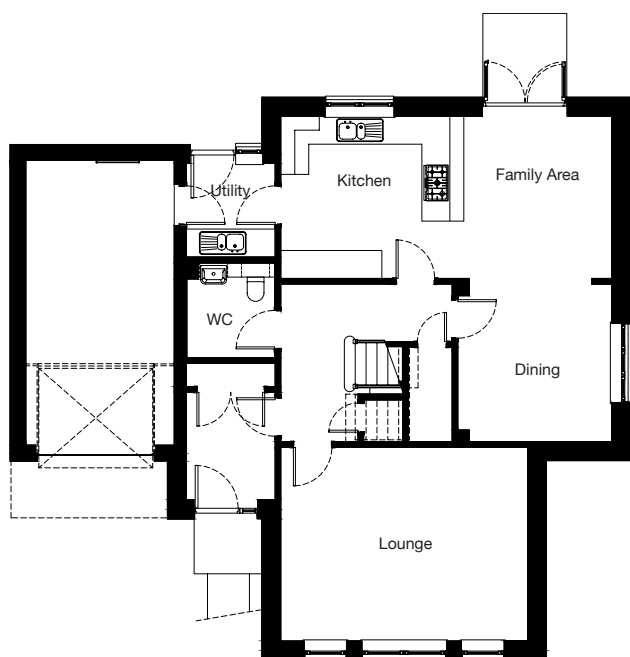
Room	Metric	Imperial
Bedroom 1	3117 x 3700mm	10' 3" x 12'2"
En-suite 1	2321 x 1400mm	7'7" x 4'7"
Bedroom 2	3117 x 3622mm	10' 3" x 11'11"
En-suite 2	2619 x 1343mm	8'7" x 4'5"
Bedroom 3	3072 x 3458mm	10'1" x 11'4"
Bedroom 4	3737 x 2346mm	12'3" x 7'8"
Bedroom 5	2915 x 2238mm	9'7" x 7'4"
Bathroom	3737 x 2175mm	12'3" x 7'2"

**Total Floor Area: 148m<sup>2</sup> / 1602ft<sup>2</sup>**



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# CULBIN

## 4 bedroom detached

### Ground Floor

Room	Metric	Imperial
Lounge	5294 x 4155mm	17'4" x 13'8"
Kitchen	3926 x 3480mm	12'11" x 11'5"
Dining	3297 x 3381mm	10'10" x 11'1"
Family Area	3168 x 3480mm	10'5" x 11'5"
Utility	1905 x 2009mm	6'3" x 6'7"
WC	1885 x 2030mm	6'2" x 6'8"

### First Floor

Room	Metric	Imperial
Bedroom 1	3374 x 4155mm	11'1" x 13'8"
En-suite 1	1800 x 2185mm	5'11" x 7'2"
Bedroom 2	2932 x 5190mm	9'7" x 17'
En-suite 2	2228 x 1950mm	7'4" x 6'5"
Bedroom 3	3927 x 2760mm	12'11" x 9'1"
Bedroom 4	2519 x 2760mm	8'3" x 9'1"
Bathroom	2769 x 3382mm	9'1" x 11'1"

**Total Floor Area: 179m<sup>2</sup>/1921ft<sup>2</sup>**

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# SPECIFICATION



FINAVON	GLAMIS	BALLOCH	DALLACHY	ARDMORE	DOUNE	CUPAR	ROSLIN	ARDEN	BALERNO	CRAMOND	MELFORD	CULBIN
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	FINAVON	GLAMIS	BALLOCH	DALLACHY	ARDMORE	DOUNE	CUPAR	ROSLIN	ARDEN	BALERNO	CRAMOND	MELFORD	CULBIN
<b>ELECTRICAL &amp; HEATING</b>													
Hybrid air source heat pump, hot water system	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabling for electric car charging point (driveway only)*	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point in all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Network connection point for router	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WARDROBES</b>													
Standard specification includes sliding mirrored doors or bi-fold wardrobe doors. All soft close.													
Wardrobes to bedroom 1 with hanging rail and shelf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2 with hanging rail and shelf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3 with hanging rail and shelf	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 4 with hanging rail and shelf	-	-	-	-	-	-	-	✓	-	✓	✓	✓	✓
<b>INTERNAL DOORS &amp; IRONMONGERY</b>													
Choice of door to public rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors in home white 6 panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATION</b>													
Choice of paint colour to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WINDOWS</b>													
Grey externally, white internally	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL DOORS</b>													
Grey externally, white internally with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL ITEMS / PLOTWORKS</b>													
Monoblock driveway / parking space	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off street parking / factor allocated parking space	✓	✓	-	-	-	-	-	-	-	-	-	-	-
Turf to front and rear garden	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear garden	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m gate	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plug in door bell	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap at rear	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light at front and rear of home	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage doors: colour grey	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Facias and soffits: colour grey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas boxes painted grey	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Executive for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Executive for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Executive. All dimensions are approximate and are not shown to scale. Client Choices are dependant on build stage.











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