



Keilton

STEADINGS

KETTINS • PERTHSHIRE



SIXTEEN CHARMING AND SPACIOUS HOMES IN AN OUTSTANDING LOCATION



MUIRFIELD

CONTRACTS LTD

Established in 1988, Muirfield (Contracts) Ltd have built a reputation based on providing distinctive homes of quality, combining innovative designs and traditional craftsmanship and where housebuyers can be assured of reliability, attention to detail and a total commitment to ensuring complete customer satisfaction.

Having completed a number of successful rural developments, Muirfield are skilled at retaining the original characteristics of these attractive homes whilst adding the many features and benefits required for modern-day family life.

Keillor Steadings, in its peaceful and tranquil setting, is the latest example of this skill.



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KEILLOR STEADING – TIMELESS QUALITY

Once in a while a development comes along which is quite exceptional, both in terms of the quality of the building and the charm of its location: Keillor Steadings is a perfect example.

Superbly located between the picturesque villages of Kettins and Newtyle and just ten minutes from bustling Dundee, the development is steeped in history and built to last.

The Steadings, complete with the original clock tower have been developed with imagination, sensitivity and skill to create a unique selection of luxurious three and four bedroom, two storey homes which sit happily in their magnificent rural setting. Here, with the majestic highlands on your doorstep, time moves slowly and yet every amenity for a convenient, modern lifestyle is to hand.

These elements don't come together often but they have here and the result is simply stunning.





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PERFECTLY PLACED

Keillor Steadings location lies between the pretty villages of Newtyle and Kettins. Keillor Steadings is in heart of genteel Strathmore county. Classic horse country, Strathmore is a lush, fertile region bounded by the Sidlaw Hills to the south and the Angus Glens to the north. Both Newtyle and Kettins have delightful village primary schools and a selection of shops which cater for everyday needs. In Newtyle you will find an award winning butcher and a library while Kettins has an old coaching inn and an ancient churchyard complete with Pictish standing stone and a 16th century Flemish bell named Maria Troon. Secondary schooling is to be found nearby while private schooling is available at Dundee High, Strathallan and Glenalmond.

This wonderful rural area is characterised by a strong community spirit with an active Rural Partnership working with the local estates to ensure that it is well served with excellent local health care, a library and bus links.



The artist's impressions have been prepared for illustrative purposes and are indicative only. They do not form part of any contract or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



PERFECTLY PRESERVED

The original Keillor Steadings date from circa 1850 and were originally part of Keillor Farm which still prospers today. They have been sympathetically converted into a range of beautiful three and four bedroom homes arranged over two storeys.

Every modern convenience has been considered and the highest quality of materials and workmanship used to create a supremely comfortable living environment.

At the same time, sympathetic design and the use of traditional materials such as slate and stone ensure that the intrinsic charm of these lovely buildings, with their soft coloured stone and original clock tower, has been preserved, whilst in addition blending with the modern sustainable materials of smooth render, timber lining and roofing tilings.

Extensive use of wood and glass add a modern touch while letting plenty of light flood into the generously proportioned interiors. Gorgeous rural views on all sides complete the tranquil picture.





PERFECT PEACE

Don't be fooled by Strathmore's air of tranquility - it's an area simply bursting with life and activity. Well known for its outdoor pursuits, there are three golf courses nearby including the championship course at Rosemount. The Perthshire Hills and Angus Glens are excellent hillwalking country and you can ski at Glenshee. There's great fishing in the Rivers Tay, Isla and Erich and shooting is available on several local estates. The Piperdam Golf and Leisure Resort, mid-way between Keillor and Dundee, offers a superb range of leisure, spa and sporting activities as well as gym membership and fine dining. The area is criss-crossed by pleasant cycling and rambling routes and studded with fascinating historical attractions. Glamis Castle, childhood home of the late Queen Mother and inspiration for Shakespeare's Macbeth, is moments away while Meikle, to the north, is Scotland's oldest town. Its museum is home to a world famous collection of Pictish Stones.

PERFECTLY CONNECTED

Keillor Steadings is within easy reach of both Perth and Dundee. Perth, often referred to as 'the gateway to the highlands' and less than 20 miles from Keillor, boasts a wide range of quality shops, supermarkets and professional services. Meanwhile, a fifteen minute drive brings you to the dynamic city of Dundee where you will find extensive sporting, leisure and cultural facilities.

From Perth and Dundee, you can access major road links to Edinburgh and Glasgow, while, from the nearby market town of Forfar you can join the dual carriageway to Aberdeen. There is a mainline railway station at Dundee as well as a small airport with links to London.

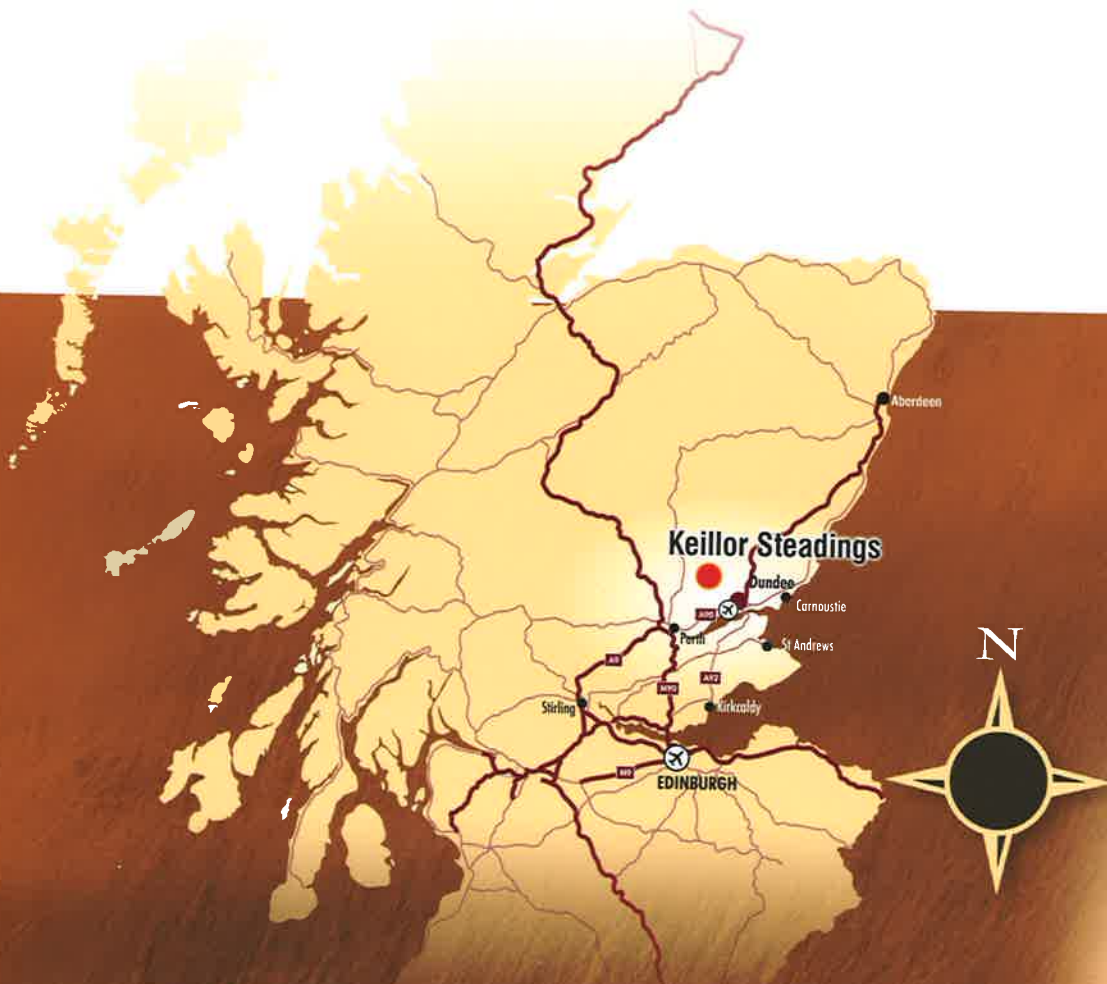
Even closer to hand are Coupar Angus, Royal favourite Glamis and the popular holiday destination of Blairgowrie, all of which offer a wide range of facilities



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DIRECTIONS

Dundee to Keillor Farm, Kettins

Exit the Kingsway onto the (A923) Coupar Angus Road, continue through Birkhill, at Muirhead keep right at fork junction - Newtyle Road (B954), continue approximately 6 miles, take second left in Newtyle. Site signposted thereafter.

Perth to Keillor Farm, Kettins

Exit Perth via Bridgend (A93), continue through Scone (A94) continue towards Coupar Angus, upon entrance to Coupar Angus take right turn at traffic lights onto (A923 - Signposted Dundee), left at crossroads onto (C16 - signposted Kettins), continue thereafter through Kettins, Site signposted thereafter.



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IMPORTANT NOTICE

Muirfield Contracts give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. The obligation remains with the Purchaser to satisfy themselves of all aspects of the purchase.

These particulars and plans were prepared from preliminary plans and specifications before completion of the properties and are intended only as a guide. They may have been changed during construction or finishes could vary. Prospective purchasers should not rely on this information but get their solicitor to check the plans and specification attached to their contract.

Development will be the subject of a "factoring agreement" to cover the maintenance of common areas.

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