

Bridgeton Cottage

ALMONDBANK



clydeproperty.co.uk

Innovative, architecturally designed, low energy eco home with private gardens in the picturesque country village of Almondbank, close to Perth on the banks of the river Almond.

 **clyde**
PROPERTY

Bridgeton Cottage

Designed and constructed by JML SIPs, an award-winning and experienced family-owned house builder. This superb home is exceptionally thermal efficient with triple glazed windows and will require minimal ongoing running costs.



The property has been constructed using BBA approved Structural Insulated Panels (SIPs), a high-performance building system ideally suited to new builds. SIPs are used throughout Europe and North America, and are regarded by many in the UK as the future of the house building industry. SIPs are formed with a high thermal performance rigid Polyurethane core of insulation sandwiched between two outer skins of oriented strand board. The panels provide an extremely durable, strong and energy-efficient

building option that easily meets and exceeds the more stringent building regulations now being introduced, and are set to replace traditional construction methods such as timber framing and insulation. Once installed, SIPs deliver unrivalled insulation and air tightness, which reduces energy costs over the building's lifetime. They are known to be around 50% more energy efficient than traditional timber kits and lend themselves ideally to Passivhaus and Low Energy building standards.



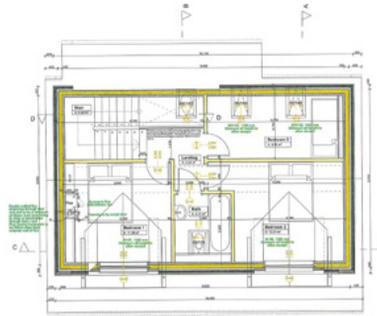
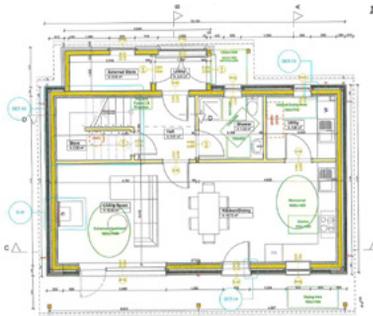
Accommodation is formed over two floor levels, measuring 1115 sqft and in full comprises; entrance vestibule with large storage cupboard/bootroom, welcoming reception hallway, impressive open plan living and dining kitchen with integrated appliances and access to the external decking area with feature canopy. There is also a useful utility room and contemporary shower room downstairs. Stairs from the hallway lead to the upper landing which gives access to the three bedrooms and family bathroom.

Externally the driveway leads to a private parking area providing parking for at least two vehicles. There is an immediate feeling of privacy in the garden which has recently been turfed by the developers. One of the main features of the property is the raised sun deck which is accessed from the living area and provides the perfect spot for outdoor entertaining and shelter from the elements.

- Triple glazing
- Gas fired boiler with underfloor heating throughout ground floor
- 210 litre hot water tank
- Mechanical Ventilation and Heat Recovery system to circulate air within the house
- LED lighting throughout
- Kitchen with integrated dishwasher, electric oven, gas hob & recirculating extractor hood
- Mains shower in ground floor shower room
- Mains shower over bath in bathroom upstairs
- LED mirror light with shaver point in both shower room and bathroom
- High quality Moduleo flooring throughout ground floor and carpets upstairs



Bridgeton Cottage is perfectly positioned within the village to take advantage of the excellent amenities including a well-stocked general store, well regarded primary school, excellent local pub which serves food, and fantastic countryside walks. Almondbank is 4 miles from Perth and there is easy access to all major motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow. Further amenities, including the theatre, concert hall, café quarter, restaurants and excellent shopping facilities, are all found in the town.



 **clyde**
PROPERTY

26 George Street, Perth, Perthshire PH1 5JR T 01738 507070

