



KINGDOM
Initiatives



Earlsgate, Scone



About Kingdom Initiatives

The main activity of Kingdom Initiatives is the management of Mid Market Rented Housing (MMR).

Kingdom Initiatives Limited was established as a non-charitable, wholly owned subsidiary of registered charity Kingdom Housing Association. Kingdom Initiatives provides opportunities to support and contribute to the work of Kingdom Housing Association.

Kingdom's mission is to provide more than a home and Kingdom Initiatives, through its involvement with unique projects such as The Kingdom Co-Housing Community for Over 55s at Earlsgate, Scone, help achieve this mission.

Life at Earlsgate

The Kingdom Co-Housing Community for Over 55s offers stylish age-exclusive living and brings a unique social dimension to your new home as the development includes common facilities to encourage group activities and social meetings of all residents. Private homes clustered around shared spaces offer privacy when you need it as well as a sense of belonging and community with your neighbours when you want it.

Earlsgate Scone also provides you with the opportunity to be actively involved in the management of your housing development, making sure you have a say on what happens where you live.

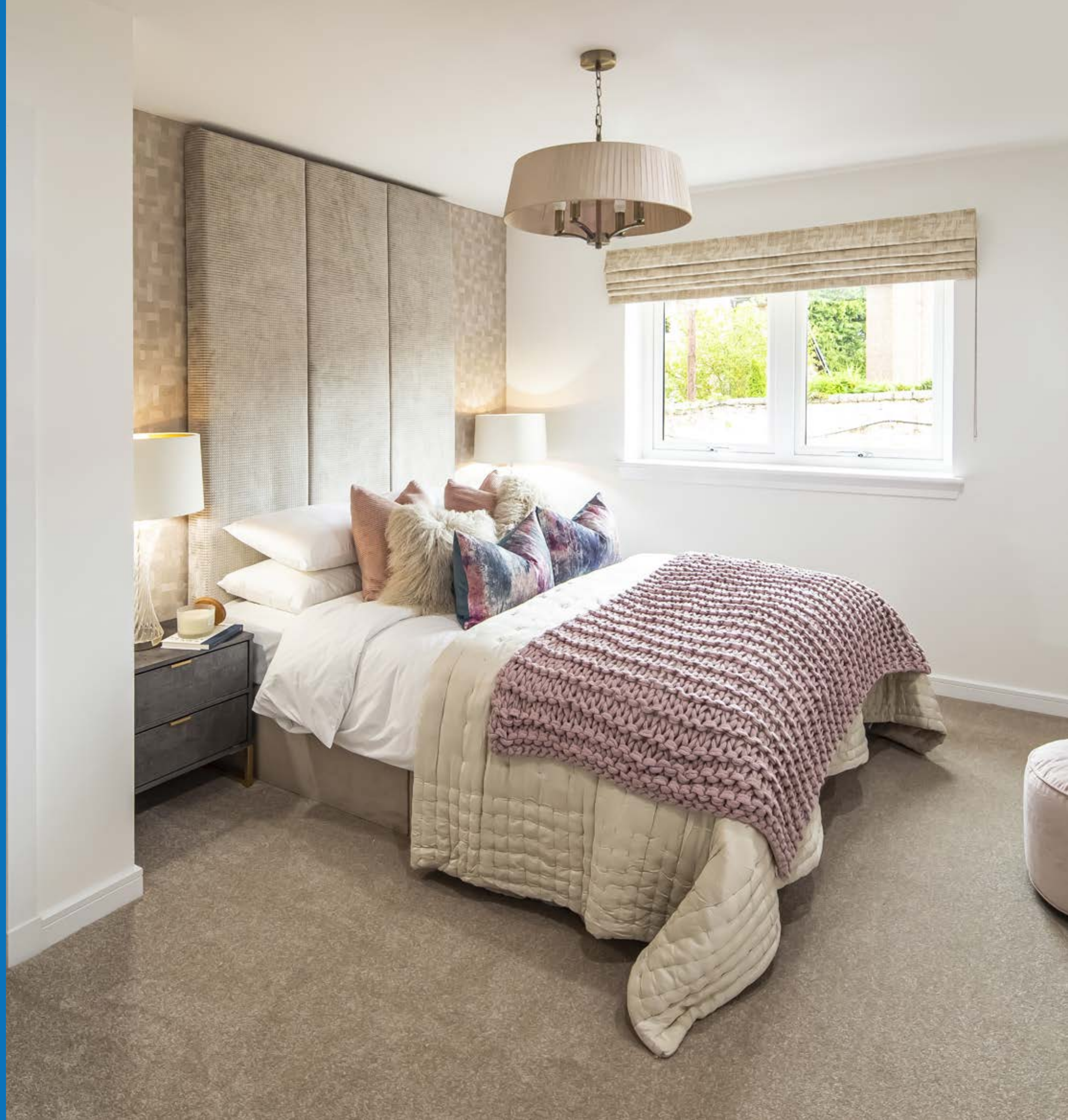
The Kingdom Co-Housing Community in Scone offers residents:

- Self-contained private apartments, as well as shared common spaces.
- Independent living within a supportive community, where residents interact with each other and take responsibility for managing elements of the development.
- Neighbourly support that can be missing in some modern housing schemes and the opportunity to provide companionship and address issues related to social isolation.

Residents at Earlsgate Scone will use some of their time to support their neighbours and help manage the Co-Housing Community through involvement with aspects of community living. Some examples of this might be:

- Mutual support and providing practical assistance to neighbouring residents
- Arranging and organising shared activities in the common facility
- Undertaking small repairs that are the tenant responsibilities
- Helping with decorating and housekeeping
- Running the finances for local budgets
- Tending the gardens and keeping the area tidy
- Running a shared car scheme

The range of services or activities will be agreed with the residents living at Earlsgate Scone. Co-Housing communities thrive on consensus decision making. All residents are encouraged to take part in decision making and everyone has an equal voice.



The Local Area

Scone is a historic village in the heart of Perthshire, surrounded by lush countryside and renowned for the quality of life enjoyed by its residents.

A characterful main street includes antique stores, sweet shops, chemists and vets. There are tennis and bowling clubs, tree-lined parks and picturesque walks along the Annaty Burn. Earlsgate borders Scone Surgery, and it's ideally placed for the buses that travel into Perth and Forfar along Angus Road.



The southern edge of Scone stands within sight of Perth, just a short 10 minute drive away along the A94. That places the varied attractions of Perth's well-appointed city centre within easy reach of Earlsgate, including the St John's Shopping Centre and the iconic Concert Hall. Perth's historic beauty is reflected in both its architecture and the North Inch and South Inch parks which frame the city centre. Between here and Earlsgate, the River Tay is also framed on both sides by stunning riverside walkways.



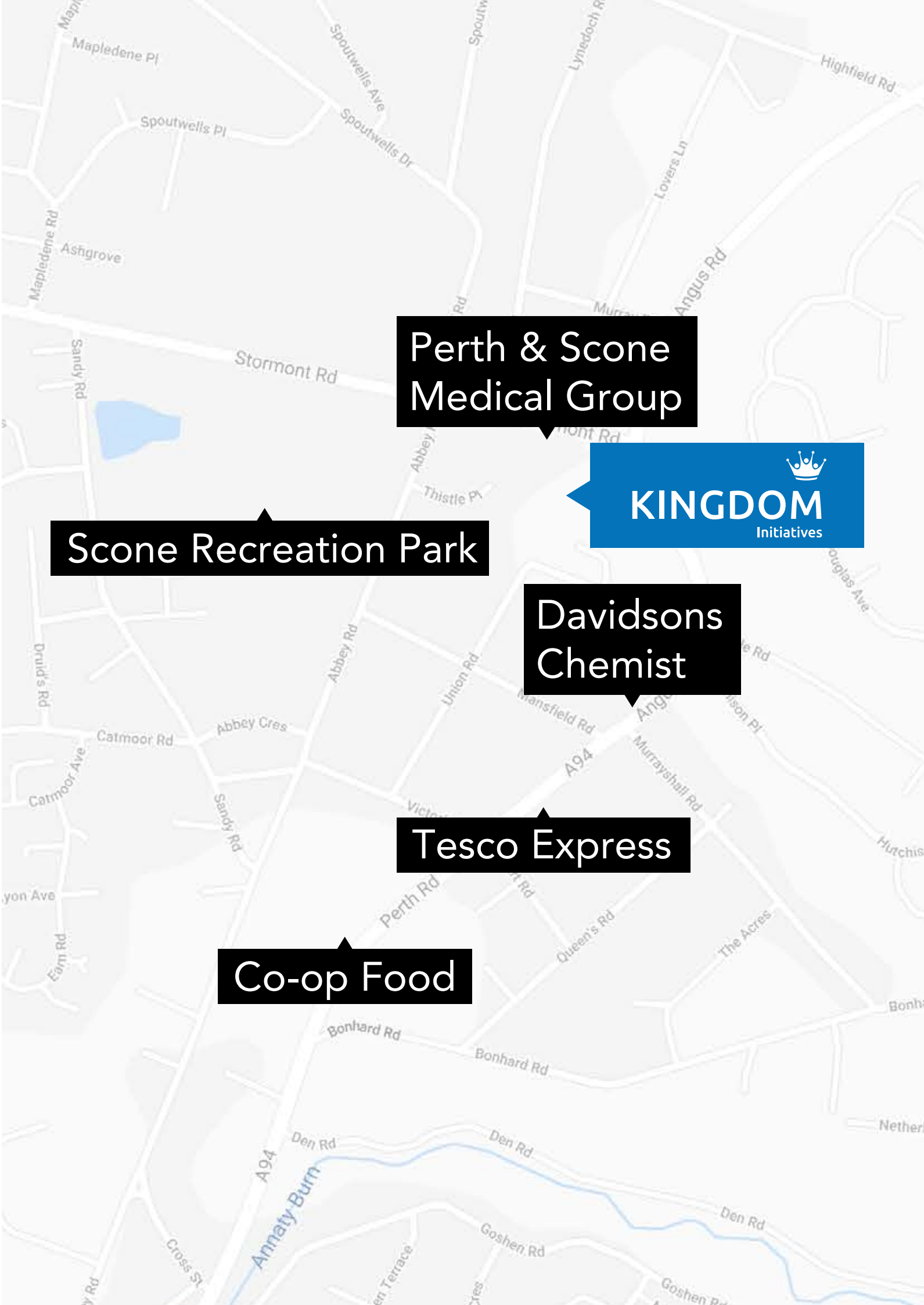
Location

Earlsgate
Angus Road
Scone
Perth
PH2 6RA

Perthshire is often described as the heart of Scotland, and this centrality means there are direct rail services to Glasgow, Edinburgh and Aberdeen. The A9 and M90 provide access to the north and central belt respectively, while Scone is home to Perth Airport, hosting a variety of private and business aircraft.

Journey times from Earlsgate:

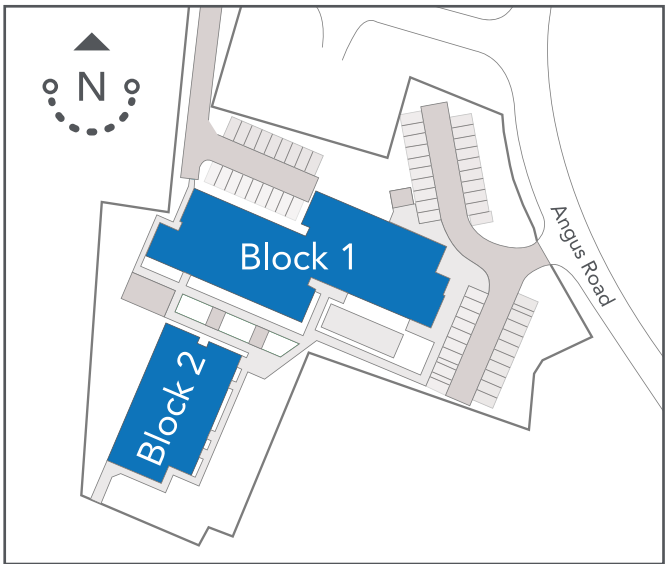
- Perth..... 2.7 miles
- Dundee..... 19.6 miles
- Stirling..... 39.4 miles
- Edinburgh..... 46.4 miles
- Glasgow..... 64.3 miles



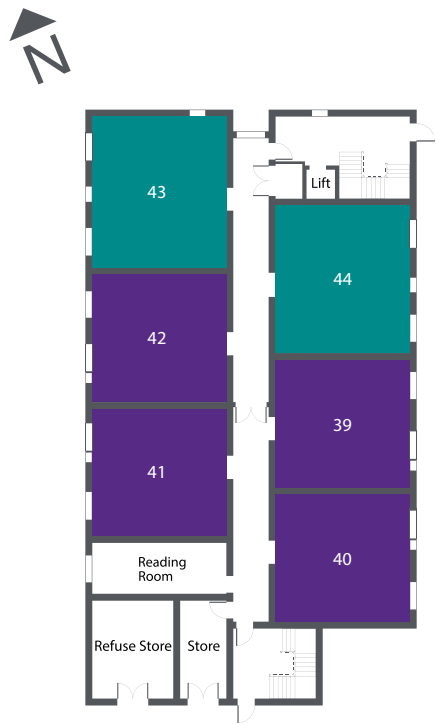


Siteplan

- Apartment Type 1
1 bedroom apartment
- Apartment Type 2A
2 bedroom apartment
- Apartment Type 2B
2 bedroom apartment
- Apartment Type 3
2 bedroom apartment



CUSTOMER NOTICE
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses.



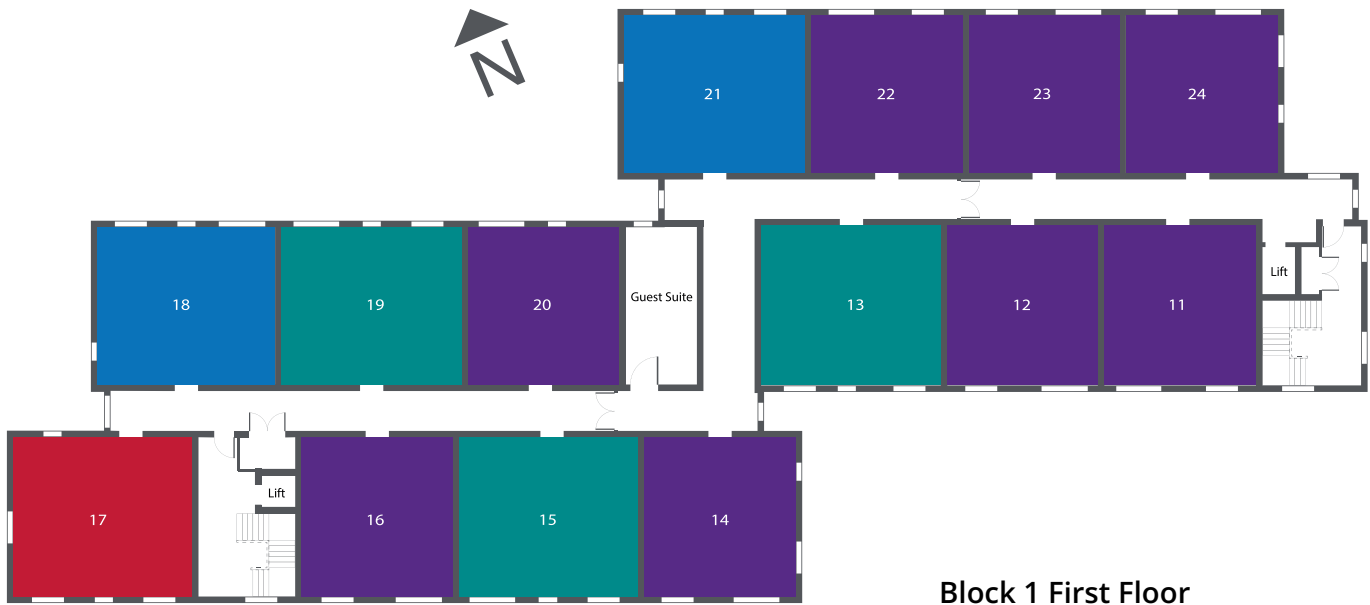
Block 2 Ground Floor



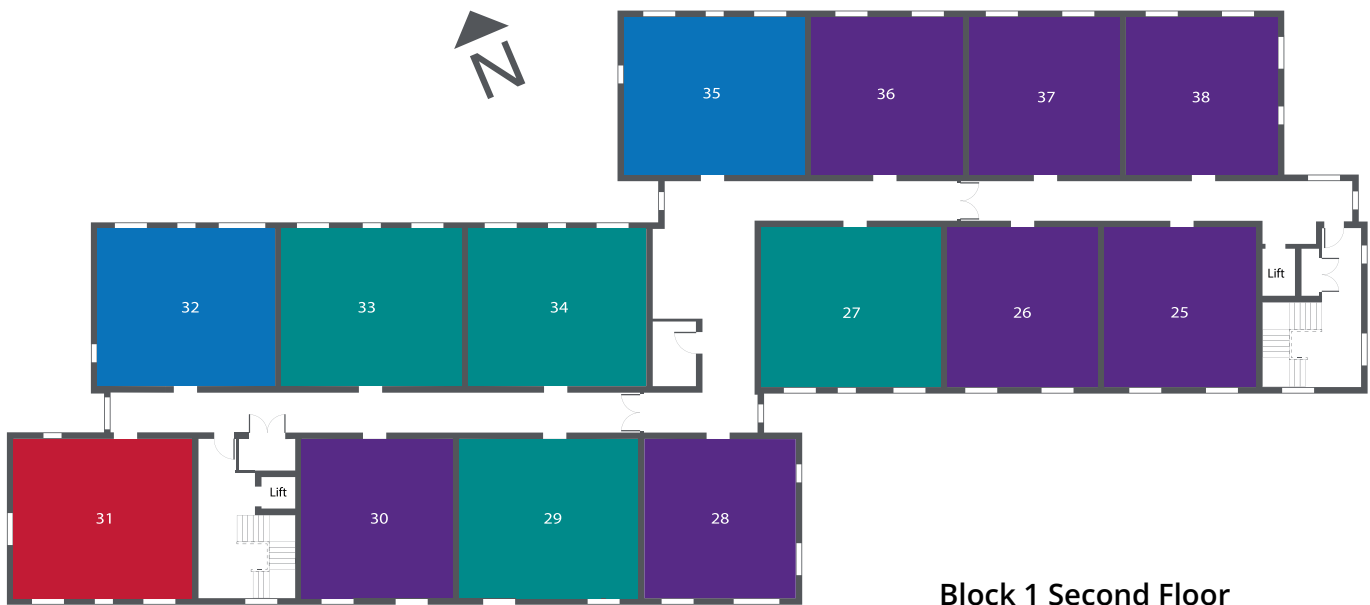
Block 2 First Floor



Block 1 Ground Floor



Block 1 First Floor



Block 1 Second Floor

Specification

You'll find thoughtful technologies incorporated into Earlsgate. You'll find electric vehicle charging points in the residents-only parking areas and facilities for charging mobility scooters too. Grain fibre broadband networks deliver the UK's fastest broadband to the development, and digital TV points are pre-cabled into every apartment. Within the properties, kitchens enjoy the latest top brand integrated appliances, including a fridge freezer and dishwasher, while bathrooms feature heated towel rails, chrome taps and beautiful ceramic tiling.

From solid core pass doors to satin chrome ironmongery and high-quality kitchen cabinets and worktops, everything about the homes at Earlsgate is elegant and tactile. At the same time, you'll notice thoughtful and very discrete touches, like raised sockets, comfort-height WCs and LED lighting to wardrobes.



Full Specification List

Kitchen

- A choice of stylish kitchen cabinets & worktops
- LED under unit lighting
- Bosch 4 zone ceramic hob with glass splashback
- Bosch integrated eye level electric single oven and microwave
- Bosch telescopic cooker hood or ceiling mounted extractor fan (dependent on layout)
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch Integrated washer dryer
- Single bowl stainless steel sink and drainer
- Chrome single lever mixer tap

Bathroom

- Stylish white sanitaryware
- Spacious easy access shower enclosure
- Comfort height WC
- Chrome taps and valves
- Mirrored vanity cabinet
- Ceramic floor and wall tiles
- Heated towel rail
- Shaver socket

Flooring

- Ceramic floor tiles to bathroom
- High quality vinyl floor covering to kitchen
- Twist pile carpets elsewhere

Heating

- Electric panel heating

Electrical

- 24/7 monitoring and alarm system
- Video entry system
- BT Fibre to the Home and Grain technology
- Satin chrome sockets/light switches to kitchen above worktop, white elsewhere
- Backlit light switches to bathroom and master bedroom
- Ample sockets throughout
- Single digital TV point to lounge and master bedroom
- Low energy light bulbs to all lighting points
- Downlights to bathroom
- 4 spot satin chrome track light to kitchen
- Pendant light fittings elsewhere

Decoration/Fixtures & Fittings

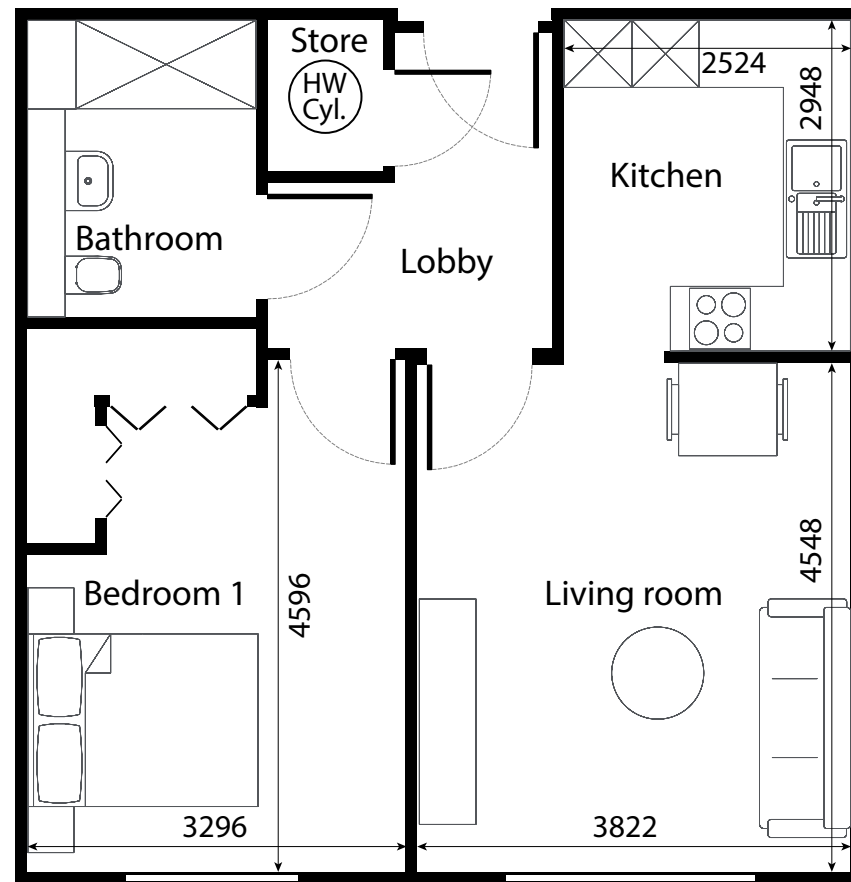
- White matt emulsion throughout
- White gloss to woodwork
- Security locks to all windows
- Solid core pass doors
- Satin chrome ironmongery
- UPVc windows
- Bi-fold wardrobes with LED lighting and drawer pack to master bedroom

External

- Wireless intruder alarm system and hard-wired sounder with LED light to ground floor apartments
- External light (to balcony or terrace where applicable)

Communal

- Residents' main lounge
- Reading lounge
- Multi-function room for wellness activities and clubs
- Visitor guest suite
- Lifts to all floors
- Landscaped gardens
- Garden seating area
- Parking
- Electric vehicle charging point
- Mobility scooter store
- Cycle Store
- CCTV
- Development manager



Apartment Type 1

1 bedroom apartment

Total floor area 55sqm 592sqft

Block 1

Ground floor plots - 1*, 2*, 3 & 5*

First floor plots - 11*, 12*, 14, 16*, 20, 22, 23 & 24

Second floor plots - 25*, 26*, 28, 30*, 36, 37 & 38

Block 2

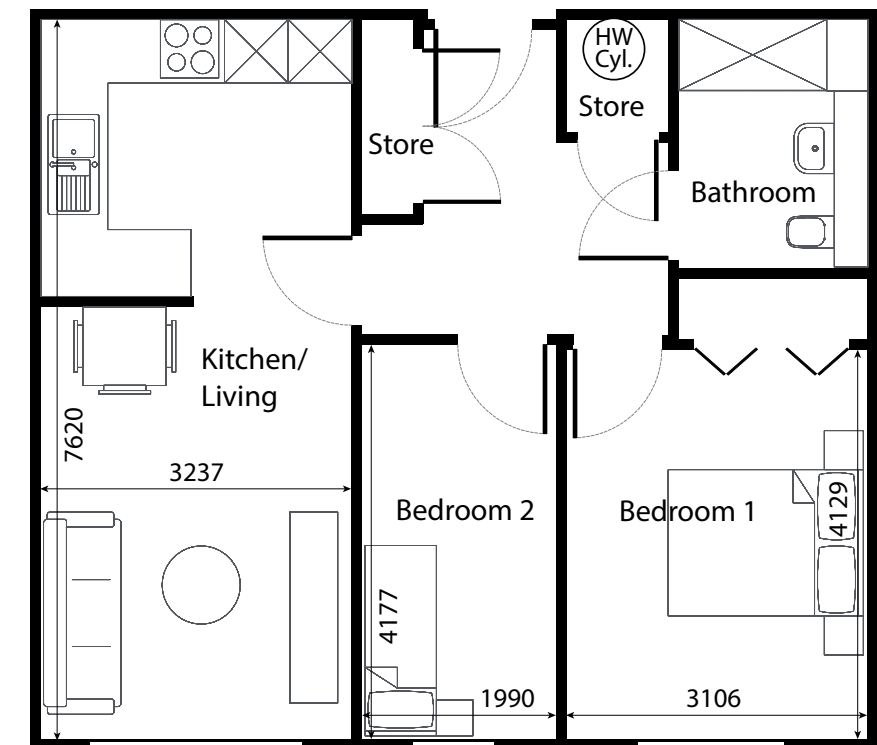
Ground floor plots - 39, 40, 41 & 42

First floor plots - 45, 46, 48 & 49

* These plots feature a terrace or balcony



The specification and layout of each plot may vary from the floor plan shown. Plot specific handing variances apply to this apartment type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales executive for current plot specific details prior to reservation.



Apartment Type 2A

2 bedroom apartment

Total floor area 66sqm 710sqft

Block 1

Ground floor plots - 4*, 8 & 9

First floor plots - 13, 15* & 19

Second floor plots - 27, 29*, 33 & 34

Block 2

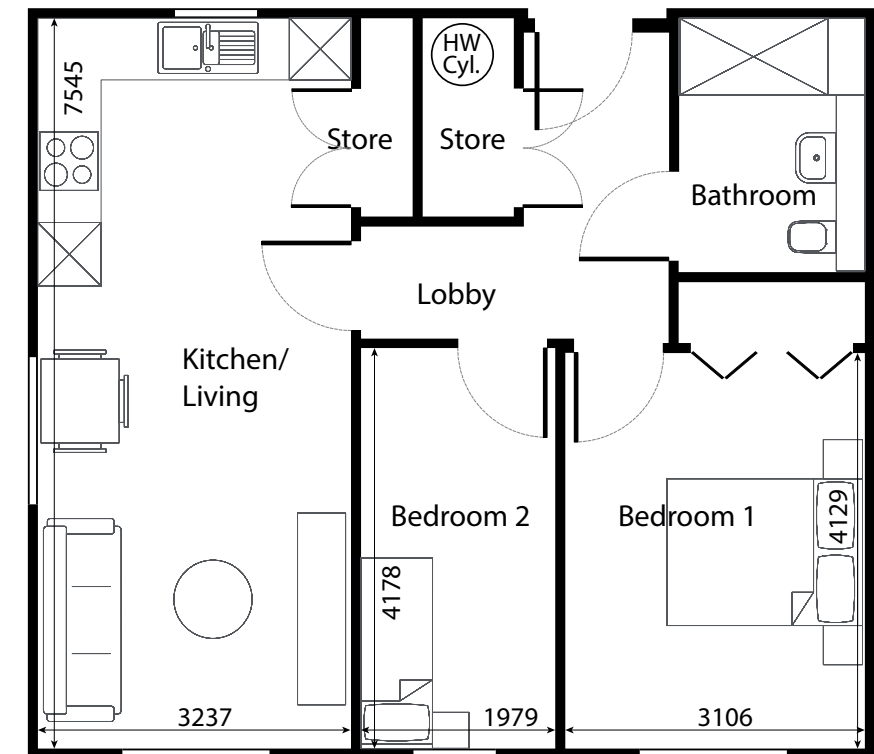
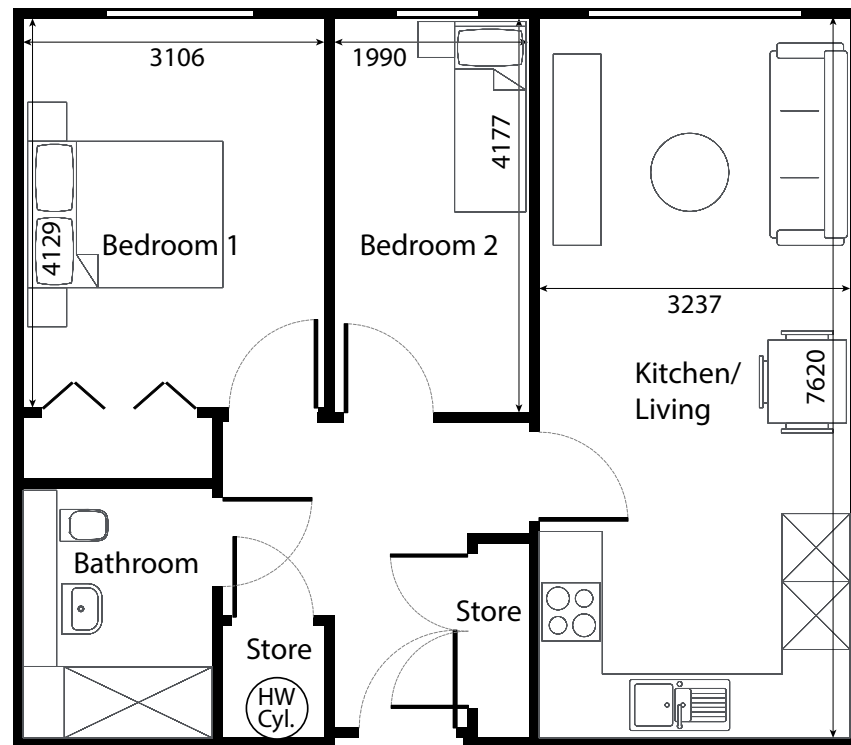
Ground floor plots - 43 & 44

First floor plots - 47, 50 & 51

* These plots feature a terrace or balcony



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Apartment Type 2B

2 bedroom apartment

Total floor area 66sqm 710sqft

Block 1

Ground floor plots - 7 & 10

First floor plots - 18 & 21

Second floor plots - 32 & 35



Apartment Type 3

2 bedroom apartment

Total floor area 66sqm 710sqft

Block 1

Ground floor plots - 6

First floor plots - 17

Second floor plots - 31



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CUSTOMER NOTICE

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Kingdom Initiatives. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.

