



McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression



Retirement Living
Platinum Range

Premium retirement apartments
in the most desirable locations

at Conachar Bank, Perth





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Premium Retirement apartments in sought-after locations

Welcome to the Platinum Range by McCarthy & Stone, apartments built to the highest standards featuring some of the most desirable postcodes in the UK.

From the beautifully landscaped gardens to the exclusive Homeowners' Lounge, our Platinum Range provides the perfect spaces for socialising. For luxury, comfort and privacy, retreat to stunning apartments designed around your needs.

Featuring oak veneered doors, chrome door furniture and high-spec kitchens, the apartments reflect all the attention to detail that has seen McCarthy & Stone awarded a 5 star rating for customer satisfaction 10 years in a row.

With a dedicated House Manager and support on hand if required, the Platinum Range is a collection of retirement apartments that allow homeowners to live life surrounded by the luxury they deserve.





Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Apartments at Conachar Bank sit within our Platinum Range collection and offer you premium standards and design. Conachar Bank is a contemporary development of 25 one and 25 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having a walk in wardrobe, as well as the clever room design that makes the most of the natural light. Your new apartment brings you so much more than just a stunning new home.



We've paid attention to the things that matter most to you. There's a House Manager and Homeowners' Lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.

Designed around you

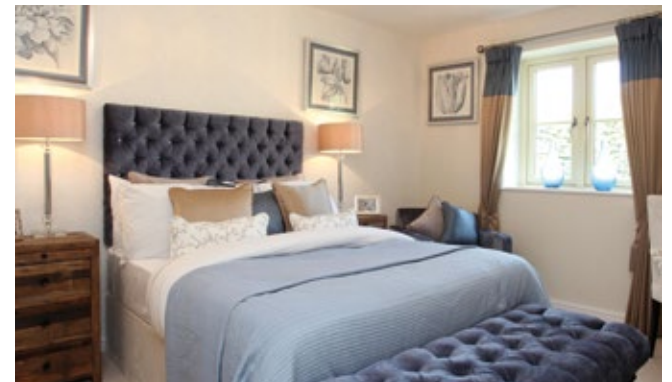
"The lounge has a clubroom feel to it that's very comfortable and stylish as well as welcoming at any time of day. In fact there's a communal jigsaw in there and we're always popping in to add in a few pieces."

*Mrs. Richardson,
Homeowner – Edinburgh*

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. Nestled in beside the River Tay, Conachar Bank has been thoughtfully designed to complement the local architecture of Perth.

Our developments are energy efficient, with electric heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Conachar Bank offers en-suite guest accommodation at a modest charge, with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too.



*Subject to availability.



Little things mean a lot

The development also features a mobility scooter store and charging point, and private car parking*.

The Homeowners' Lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.

Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things.



"There's a lovely social buzz at the development and there are regular events that we've enjoyed getting involved with, including the weekly coffee morning which is a lovely opportunity to catch up with everyone."

*Mr Aitken,
Homeowner – St. Andrews*





“What’s incredible is that, within a very short time, our good neighbours have become lovely friends.”

*Mr & Mrs Nerrie,
Homeowners – Aberdeen*



Life in Perth

Perth, affectionately nicknamed The Fair City by Sir Walter Scott, is a picturesque city in central Scotland on the banks of the River Tay. Given city status in 2007 yet still retaining its town like charm, Perth is a host to an excellent selection of independent boutiques, high street shops and amenities not far from Conachar Bank.

Homeowners at Conachar Bank can enjoy access to a wide range of leisure facilities, with indoor and outdoor bowling, a swimming pool and both North Inch and King James VI Golf Clubs within a couple of miles. For those with a passion for history, there is an excellent museum as well as a number of historic sites nearby to explore.

With regards to transport links, Perth's locals boast that 'you can reach anywhere in mainland Scotland within two hours'. With excellent road and rail connections, it is easy to see why Perth is considered a transport hub for journeys across Scotland.

Living in Perth, our homeowners will have access to some of the most beautiful natural scenery Scotland has to offer, from rich agricultural fields to the stunning views of the mountains in the Southern Highlands.



St John's Kirk, Perth

A scenic view of the River Tay in Perth, Scotland. On the left, historic buildings with multiple stories and windows are reflected in the calm water. A stone bridge with several large, rounded arches spans the river, also reflected in the water. The sky is a clear, pale blue.

Next steps...

To register your interest or to find out the latest on Conachar Bank call us on 0800 201 4106.

Features at Conachar Bank

General

- Double glazing
- Balconies or terraces to selected apartments
- Walk in wardrobe
- Telephone and television points in the living room and bedrooms
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge/freezer, Neff ceramic hob and ivory or cashmere gloss Woodbury kitchen units
- Neff Slide & Hide stainless steel oven
- Neff integrated stainless steel microwave
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting
- Integrated dishwasher

Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments
- Fitted illuminated mirror
- Heated ladder towel rail
- Extractor ventilation

Heating and finishes

- Electric heating to apartments and communal areas
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



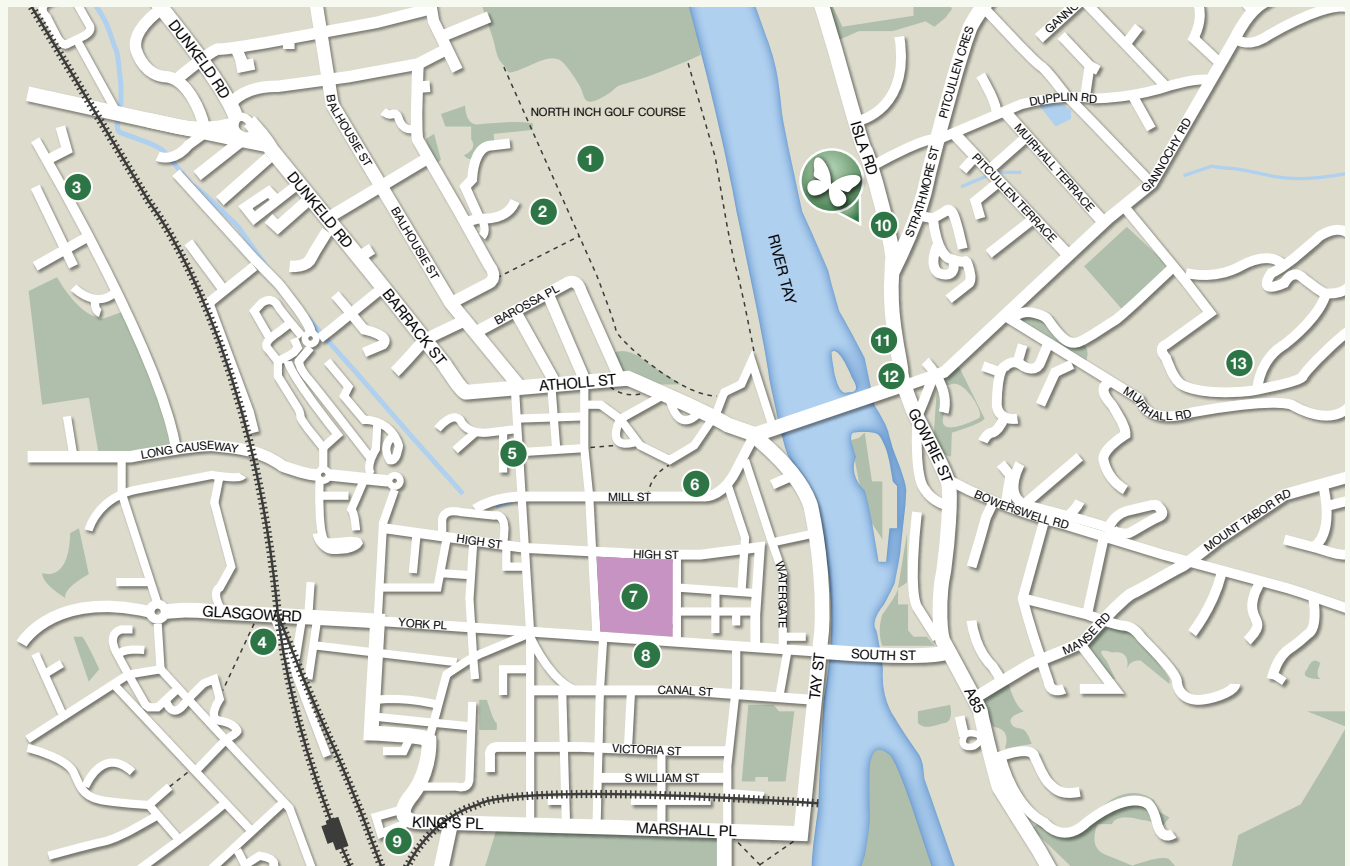
Development features

- Homeowners' Lounge
- House Manager
- Guest suite
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging area
- Car parking available on site to resident permit holders
- Laundry room

Site location and local amenities

- | | |
|------------------------------|-----------------|
| 1 Golf club | 8 Supermarket |
| 2 Bowling club | 9 Train station |
| 3 Post Office | 10 Bus stop |
| 4 Leisure centre | 11 Supermarket |
| 5 Doctor surgery | 12 Pharmacy |
| 6 Concert hall | 13 Hospital |
| 7 St. John's Shopping Centre | |

Conachar Bank, Perth



Map not to scale. Contains Ordnance Survey data ©Crown copyright and database right 2015.



Enjoy peace of mind

Living at a Platinum Range Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features.

These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the Homeowners' Lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can also assist you in selling your existing home by liaising with solicitors and estate agents and arranging packing, removals and a de-clutter service.

Next steps...

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How to find Conachar Bank

**Isla Road
Perth
Perthshire
PH2 7HG**

From the M90

- Head northeast on M90
- At junction 11, take the A85 exit to Perth/Coupar Angus/Blairgowrie/Braemar
- Turn right onto A85/Dundee Rd/A90
- Slight right to stay on A85/Dundee Rd/A90
- Continue straight onto Main St/A93 and then onto Isla Road where you will find Conachar Bank on the left hand side

From the A9

- Head south on A9
- At the roundabout, take the 1st exit onto A912
- At the roundabout, take the 3rd exit onto Dunkeld Rd/A912
- At the roundabout, take the 1st exit onto Dunkeld Rd
- Continue onto Barrack St
- Barrack St turns left and becomes Atholl St/A989
- Turn left onto West Bridge St/A85
- Turn left onto Main St/A93 and continue onto Isla Road where you will find Conachar Bank on the left hand side



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/conacharbank**



Retirement Living
Platinum Range

Computer generated images – development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print.

A development by McCarthy & Stone Retirement Lifestyles Limited Scotland, 11000 Academy Park, Glasgow G51 1PR • Tel: 0141 420 8300

September 2015