



# STRATHMORE MEADOWS MEIGLE

A beautiful collection of 2 - 6 bedroom homes





## Welcome to Strathmore Meadows: Luxury living in Meigle by Champion Homes

Champion Homes, an award-winning, family-owned builder with over 35 years of experience creating exceptional homes, proudly presents Strathmore Meadows. A stunning new development in the heart of the picturesque village of Meigle. Our beautifully designed homes are built with care and feature high quality finishes. If you are a first time buyer, growing family or looking for a peaceful place to retire, we have the perfect home for you.

### The Perfect Balance of Nature and Convenience

Set against the backdrop of Perthshire’s rolling hills and green spaces, Strathmore Meadows offers residents easy access to the natural beauty of Scotland. Whether you’re fishing on the nearby River Tay, enjoying a round of golf at St Andrews or Gleneagles, or skiing in Glenshee, life in Meigle provides endless opportunities for outdoor recreation.

Though nestled in peaceful countryside, Meigle offers easy commuting to Perth and Dundee, providing the best of both worlds, tranquil living with proximity to vibrant cities. Meigle features local amenities, including a primary school, local convenience store, cozy coffee shop, and the hospitality Kinloch Arms.

Families will find excellent education options with Meigle Primary School on the doorstep; while secondary education can be found at Blairgowrie High School or in Forfar.

The nearby villages of Blairgowrie and Forfar offer additional convenience where you can enjoy supermarkets, retail stores, and dining options for every taste.

### YOUR EXCLUSIVE INVITATION TO OUR CHOICES SUITE



The excitement doesn’t end when you reserve your new home in Meigle with Champion Homes. You will be invited to meet with one of our choices experts who will support you as you create a home “as individual as you are”.

At our Choices Suite based at our Head Office in Dunfermline, you will be greeted by an extensive selection of standard options included in your purchase with the opportunity to personalise further with optional upgrades.

Images depict standard specification & optional upgrades. Choices available subject to build stage.

# WHY BUY NEW

At Champion Homes we want you to fall in love with your home. Our focus is beyond bricks and mortar, we want to create spaces that suit the way you live and with 16 different house styles to choose from you are sure to find the perfect fit for you. The environment around you is equally as important, we build developments that enhance their surroundings in fantastic locations with so much to offer.

There are many benefits to buying new with Champion Homes:



**Energy Efficient** - your home is built to modern building standards and contains efficient features including Hive heating system and PV solar panels.



**Less Maintenance** - enjoy modern appliances, fixtures and fittings, all brand new and ready for you!



**Chain Free Move** - our homes are available to reserve at a fixed price and with no troublesome chains.



**A Fresh Canvas** - you can pack your new Champion home full of personality at our Choices Suite and no need to worry about renovation works.



**Warranties** - peace of mind through your 2 year Champion Homes builder warranty and 10 years NHBC build mark cover.



**Our team** - our experienced sales team are here to guide you at every step of your journey with us. Support will continue long after you get your keys as our customer care team are on hand for 2 years as part of your builder warranty.

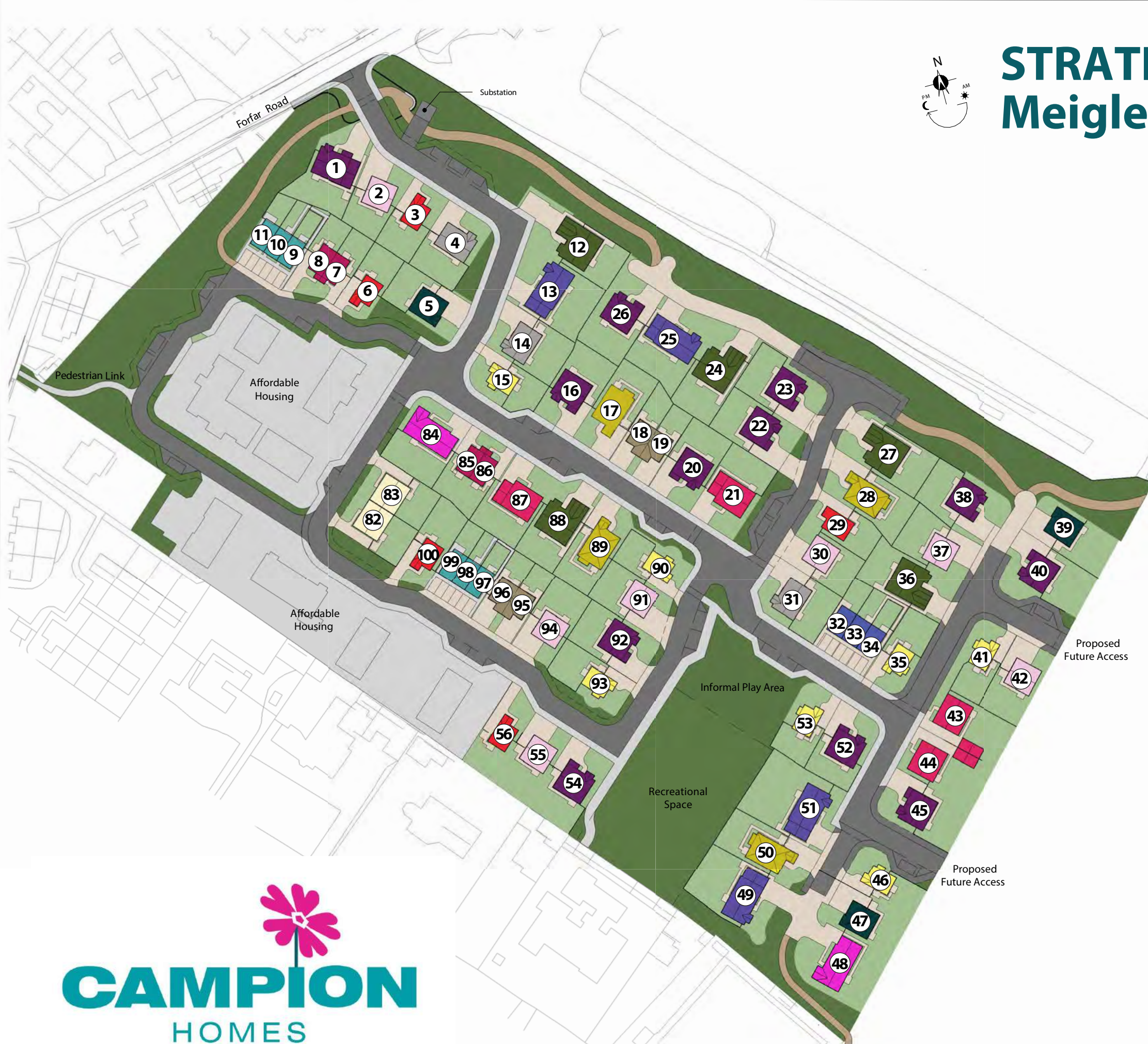






# STRATHMORE MEADOWS

## Meigle



- Camellia** - 6 Bedroom Detached - Double Garage  
Plots 13 / 25 / 49 / 51
- Azalea** - 5 Bedroom Detached - Double Garage  
Plots 12 / 24 / 27 / 36 / 88
- Japonica** - 5 Bedroom Detached - Garage  
Plots 17 / 28 / 50 / 89
- Orchid** - 5 Bedroom Detached - Garage  
Plots 43 / 44
- Orchid** - 5 Bedroom Detached - Garage  
Plots 21 / 87
- Jacaranda** - 5 Bedroom Detached - Garage  
Plots 4 / 14 / 31
- Oleander** - 4 Bedroom Detached - Double Garage  
Plot 1
- Oleander** - 4 Bedroom Detached - Garage  
Plots 16 / 20 / 22 / 23 / 26 / 38 / 40 / 45 / 52 / 54 / 92
- Laburnum** - 4 Bedroom Detached - Garage  
Plots 5 / 39 / 47
- Wisteria** - 4 Bedroom Detached - Garage  
Plots 2 / 30 / 37 / 42 / 55 / 91 / 94
- Lavender** - 3 Bedroom Detached  
Plots 15 / 35 / 41 / 46 / 53 / 90 / 93
- Alamanda** - 3 Bedroom Detached  
Plots 3 / 6 / 29 / 56 / 100
- Myrtle** - 3 Bedroom Semi Detached  
Plots 18 / 19 / 95 / 96
- Tamarisk** - 3 Bedroom - Bungalow  
Plots 48 / 84
- Holly** - 3 Bedroom Terrace  
Plots 32 / 33 / 34
- Hazel** - 3 Bedroom Semi Detached  
Plots 7 / 8 / 85 / 86
- Aster** - 2 Bedroom Semi Detached Bungalow  
Plots 82 / 83
- Mimosa** - 2 Bedroom Terrace  
Plots 9 / 10 / 11 / 97 / 98 / 99



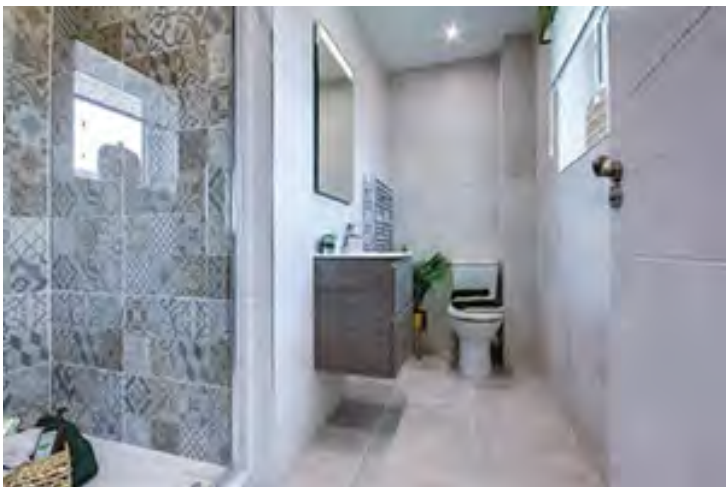


## KITCHEN & UTILITY ROOMS

- Contemporary, stylish kitchen designs
- Choose from a selection of door & drawer fronts
- A choice of handles including integrated\*
- Worktop with matching upstand
- Cooker hood \*\*\*
- Touch control induction hob
- Fan assisted single oven
- Glass splashback \*\*\*
- Integrated fridge/freezer\*\*
- Integrated dishwasher\*\*
- Integrated microwave oven\*\*
- Under-unit lighting
- Single mixer tap in kitchen and utility room \*\*\*
- 1½ bowl stainless steel sink in kitchen \*\*\*
- 1 bowl stainless steel sink in laundry room \*\*\*

## BATHROOMS & EN SUITES

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves



## GENERAL

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors & chrome handles
- Fitted wardrobe to primary bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint throughout the property



## EXTERNAL

- UPVC double glazed windows
- French doors to rear
- Door address plate
- External lights with sensors
- Turfed front garden \*\*\*
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- Monoblock driveways \*\*\*
- 1.8m high fencing between plots to rear gardens



\* integrated handles available as an optional upgrade

\*\* integrated fridge freezer, dishwasher and microwave oven only available as standard in all 4 & 5 bedroom homes. Available as an optional upgrade to 2 & 3 bedroom homes

\*\*\* as design dictates

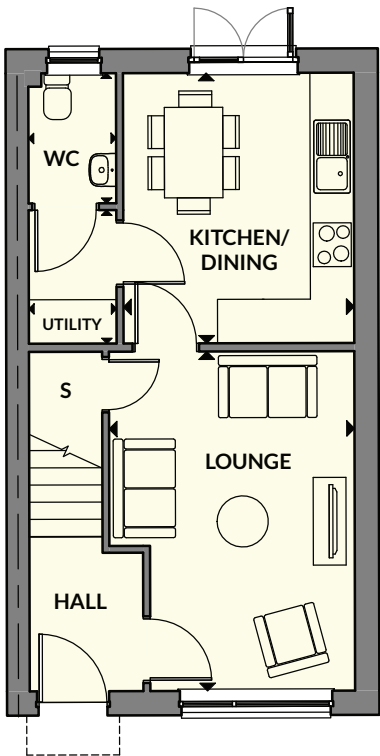


# MIMOSA

## 2 bedroom terraced home

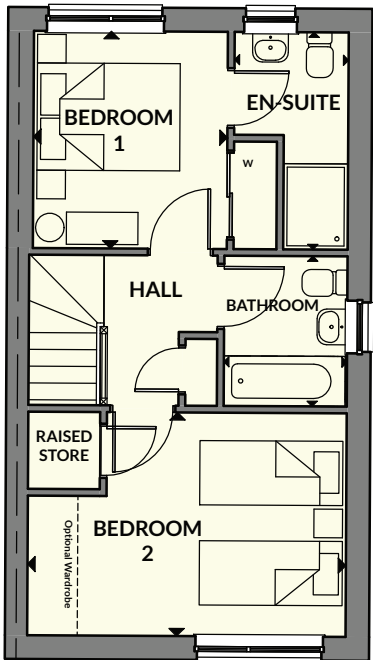
- Lounge
- Kitchen/Dining
- Utility
- 2 double bedrooms
- Family bathroom





GROUND FLOOR

Lounge	4.65 x 3.36m	15' 3" x 11' 0"
Kitchen / Dining	3.70 x 3.16m	12' 1" x 10' 5"
Utility	1.83 x 1.20m	6' 0" x 3' 11"
WC	1.78 x 1.20m	5' 10" x 3' 11"



FIRST FLOOR

Primary Bedroom	3.04 x 2.72m	9' 11" x 8' 11"
En-Suite	2.83 x 1.60m	9' 4" x 5' 3"
Bedroom 2	3.13 x 4.46m	10' 3" x 14' 7"
Bathroom	2.10 x 1.73 m	6' 11" x 5' 8"

Bathroom window end terrace only

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE





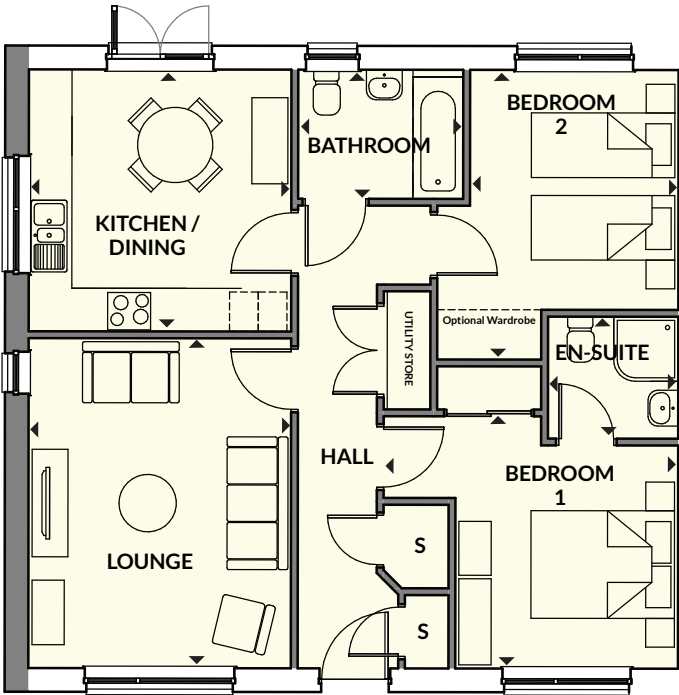
# ASTER

## 2 bedroom semi detached bungalow

- Lounge
- Kitchen/Dining
- Primary bedroom with En-Suite
- Family bathroom







Lounge	4.60	x	3.66m	15' 1"	x	12' 0"
Kitchen / Dining	3.65	x	3.66m	12' 0"	x	12' 0"
Bedroom 1	3.52	x	4.12m	11' 7"	x	13' 6"
En-suite	1.70	x	1.82m	5' 7"	x	6' 0"
Bedroom 2	4.04	x	3.36m	13' 3"	x	11' 1"
Bathroom	1.80	x	2.30m	5' 11"	x	7' 7"

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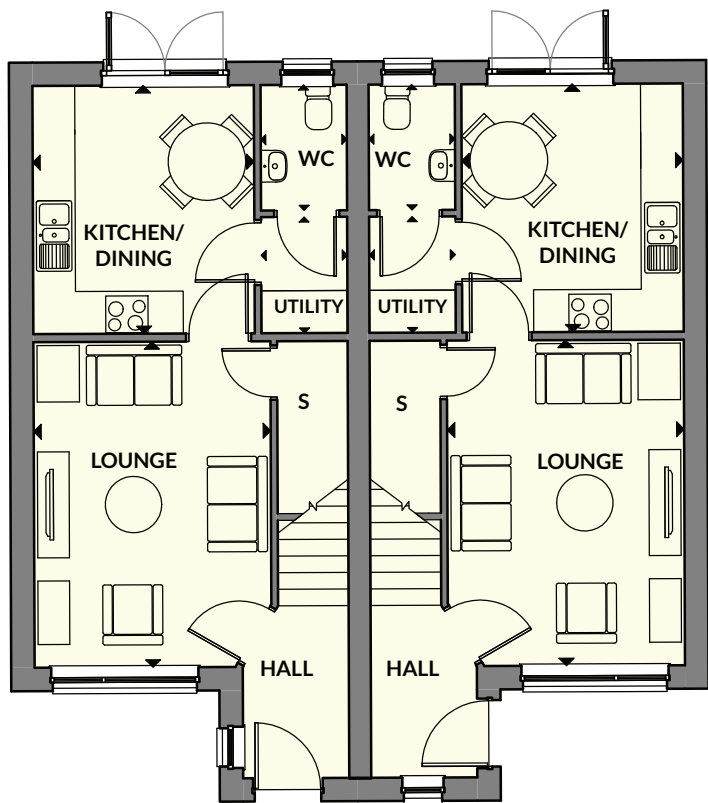


# HAZEL

## 3 bedroom semi detached home

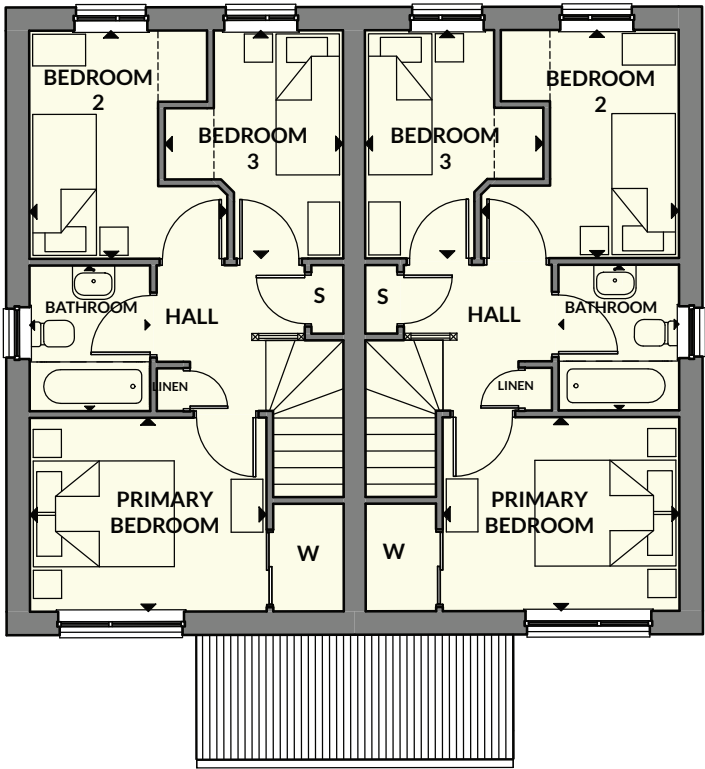
- Lounge
- Kitchen/Dining
- Utility
- 1 double bedroom
- 2 single bedrooms
- Family bathroom





GROUND FLOOR

Lounge	4.61 x 3.36m	15' 1" x 11' 0"
Kitchen / Dining	3.52 x 3.14m	11' 6" x 10' 3"
Utility	1.64 x 1.22m	5' 4" x 4' 0"
WC	1.78 x 1.22m	5' 10" x 4' 0"



FIRST FLOOR

Primary Bedroom	2.75 x 3.36m	9' 0" x 11' 0"
Bedroom 2	3.24 x 2.52m	10' 7" x 8' 4"
Bedroom 3	3.24 x 2.53m	10' 7" x 8' 3"
Bathroom	2.07 x 1.71m	6' 9" x 5' 7"

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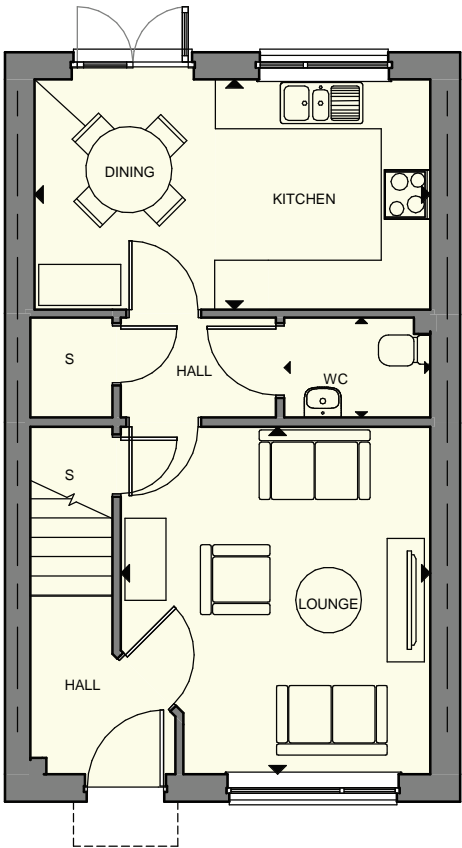




# HOLLY

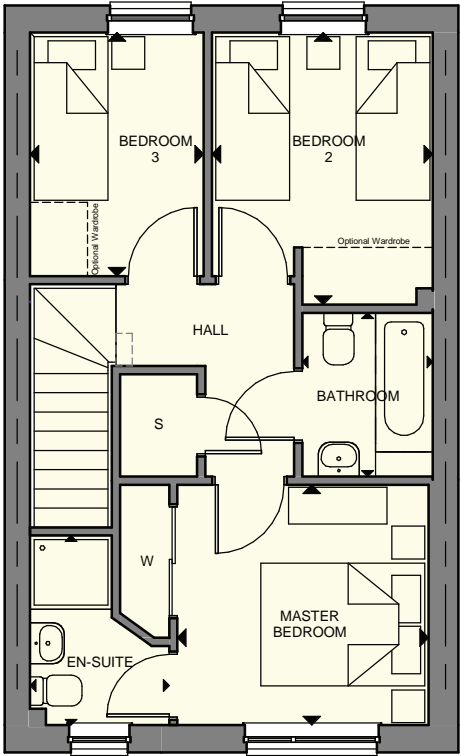
## 3 bedroom terraced home

- Lounge
- Kitchen/Dining
- Utility
- 2 double bedrooms
- 1 single bedroom
- Family bathroom



GROUND FLOOR

Lounge	4.24 x 3.82m	13'10" x 12' 6"
Kitchen / Dining	2.80 x 4.87m	9' 2" x 15'11"
WC	1.22 x 1.78m	4' 0" x 5' 10"



FIRST FLOOR

Master Bedroom	2.94 x 3.12m	9' 7" x 10' 3"
En-Suite 1	2.32 x 1.70m	7' 7" x 5' 7"
Bedroom 2	3.32 x 2.70m	10' 11" x 8' 10"
Bedroom 3	2.98 x 2.12m	9' 9" x 6' 11"
Bathroom	2.00 x 1.60m	6' 6" x 5' 3"

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# TAMARISK

## 3 bedroom detached bungalow

- Lounge
- Kitchen/Dining
- Primary bedroom with En-Suite
- Family bathroom







Lounge / Dining	5.76	x	3.70m	18' 11"	x	12' 2"
Kitchen	3.91	x	2.75m	12' 10"	x	9' 0"
Utility	2.12	x	1.72m	7' 0"	x	5' 8"
Bedroom 1	4.24	x	3.58m	13' 11"	x	11' 9"
En-suite	2.12	x	1.80m	6' 11"	x	5' 11"
Bedroom 2	3.80	x	2.85m	12' 6"	x	9' 5"
Bedroom 3	3.09	x	2.71m	10' 2"	x	8' 11"
Bathroom	3.80	x	1.93m	12' 6"	x	6' 4"
Garage	7.00	x	3.13m	22' 11"	x	10' 3"

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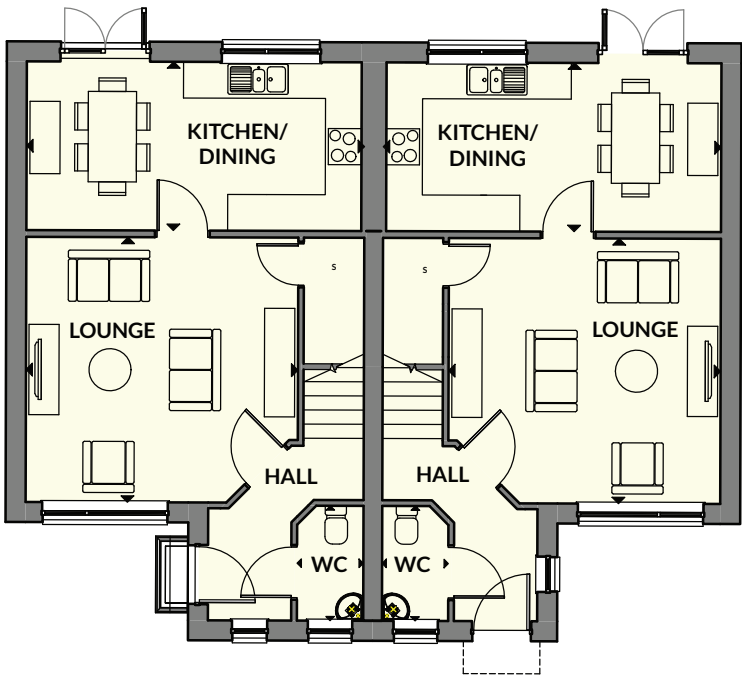


# MYRTLE

## 3 bedroom semi detached home

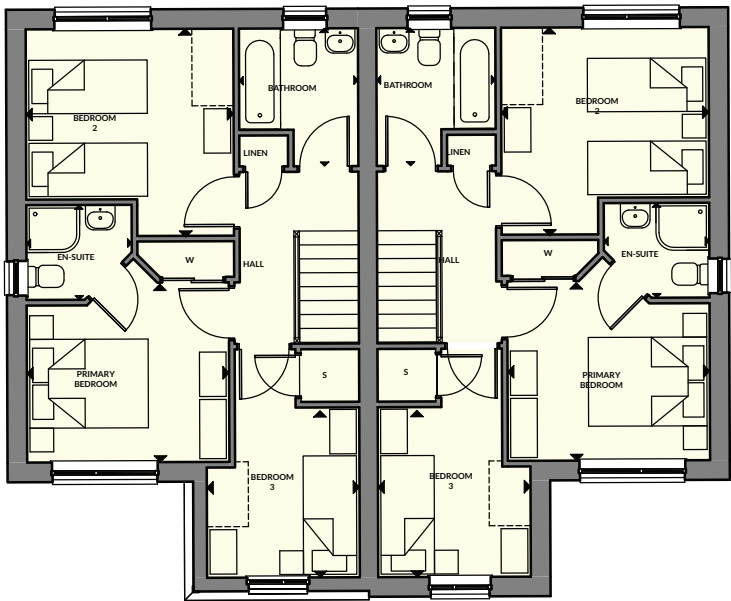
- Lounge
- Kitchen/Dining
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





GROUND FLOOR

Lounge	4.40 x 4.52m	14' 5" x 14' 10"
Kitchen / Dining	2.80 x 5.56m	9' 2" x 18' 3"
WC	1.91 x 1.10m	6' 3" x 3' 8"



FIRST FLOOR

Primary Bedroom	3.03 x 3.42m	9' 11" x 11' 2"
En-Suite 1	1.60 x 1.78m	5' 3" x 5' 10"
Bedroom 2	3.49 x 3.51m	11' 5" x 11' 6"
Bedroom 3	3.85 x 2.58m	12' 7" x 8' 5"
Bathroom	2.33 x 2.01m	7' 7" x 6' 7"

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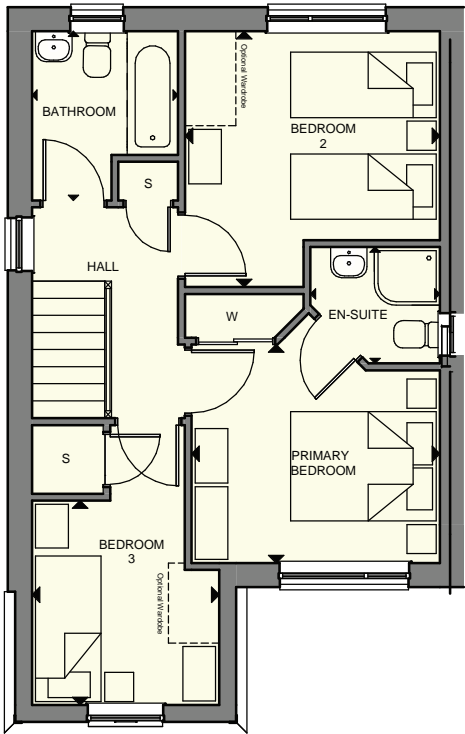
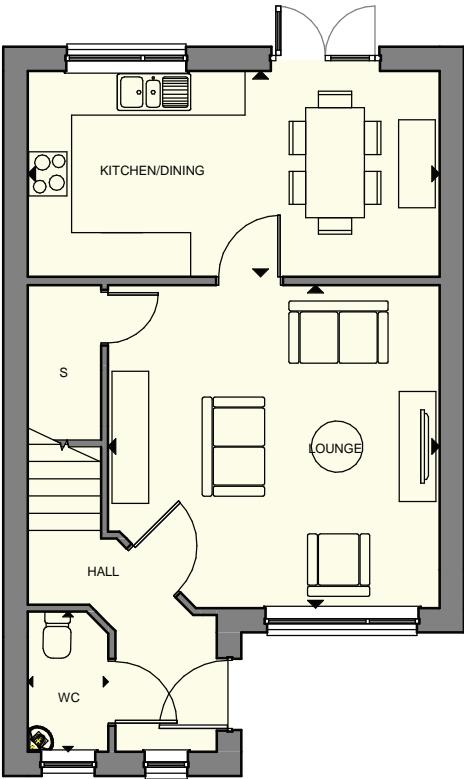


# ALAMANDA

## 3 bedroom detached home

- Lounge
- Kitchen/Dining
- 2 double bedrooms
- 1 single bedroom
- Family bathroom





## GROUND FLOOR

Lounge	4.40 x 4.52m	14' 5" x 14' 10"
Kitchen / Dining	2.80 x 5.61m	9' 2" x 18' 5"
WC	1.91 x 1.10m	6' 3" x 3' 7"

## FIRST FLOOR

Primary Bedroom	3.01 x 3.42m	9' 10" x 11' 2"
En-Suite 1	1.60 x 1.78m	5' 3" x 5' 10"
Bedroom 2	3.52 x 3.51m	11' 6" x 11' 6"
Bedroom 3	2.80 x 2.58m	9' 2" x 8' 5"
Bathroom	2.33 x 2.01m	7' 7" x 6' 7"

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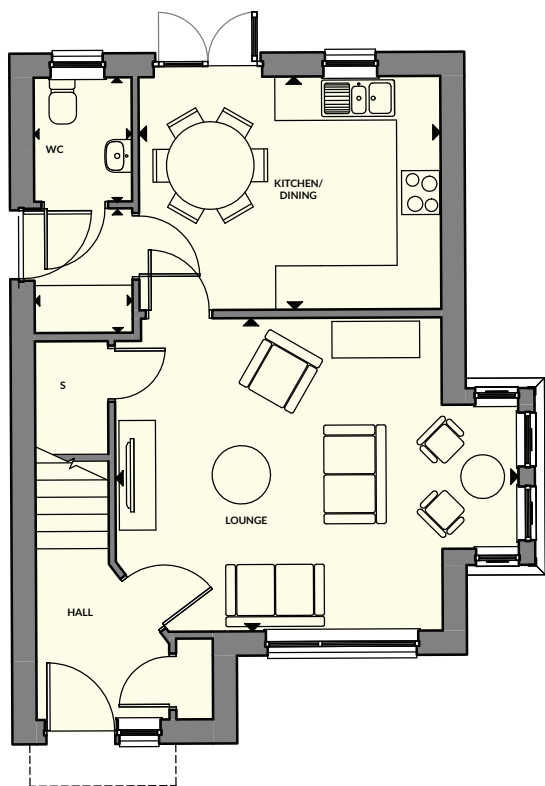
# LAVENDER

## 3 bedroom detached home

- Lounge
- Kitchen/Dining
- Utility
- 2 double bedrooms
- 1 single bedroom
- Family bathroom

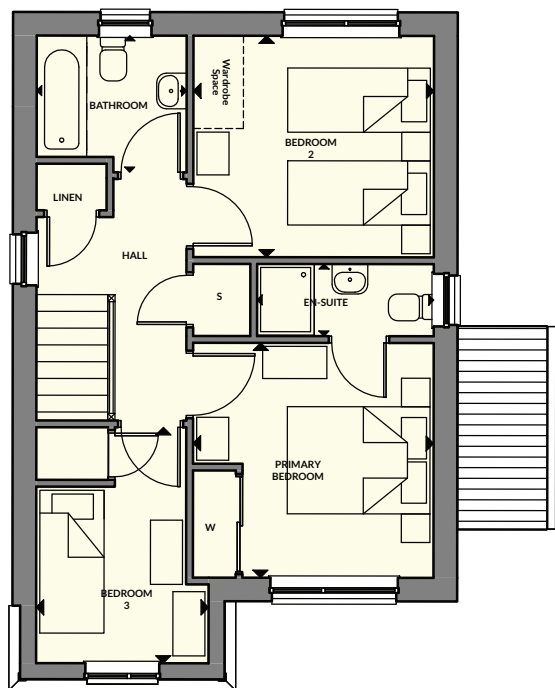






GROUND FLOOR

Lounge	4.29 x 5.48m	14' 1" x 18' 0"
Kitchen / Dining	3.19 x 4.13m	10' 6" x 16' 7"
Utility	1.63 x 1.34m	5' 4" x 4' 5"
WC	1.78 x 1.34m	5'10"x 4' 5"



FIRST FLOOR

Primary Bedroom	3.29 x 3.37m	10'10" x 11' 1"
En-Suite	1.01 x 2.47m	3' 4" x 8' 2"
Bedroom 2	3.10 x 3.37m	10' 2" x 11' 1"
Bedroom 3	3.30 x 2.42m	10'10" x 7'11"
Bathroom	1.91 x 2.10m	6' 4" x 6' 11"

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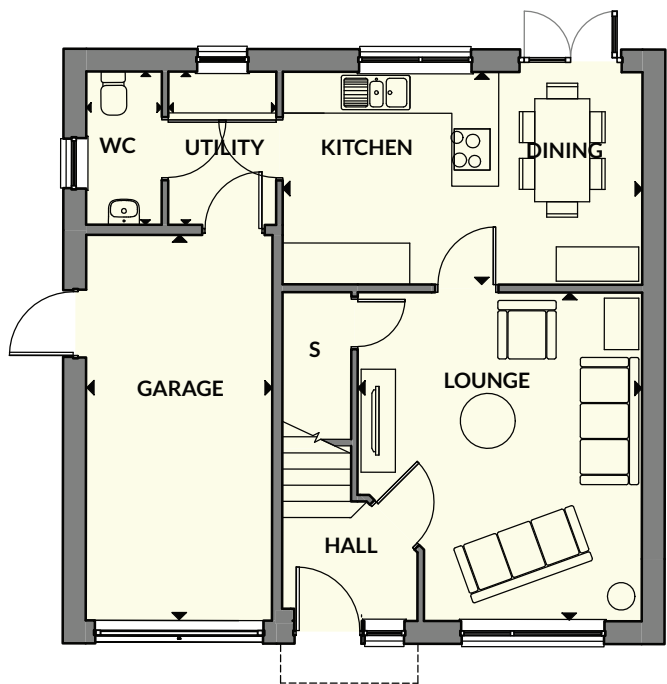


# WISTERIA

## 4 bedroom detached home

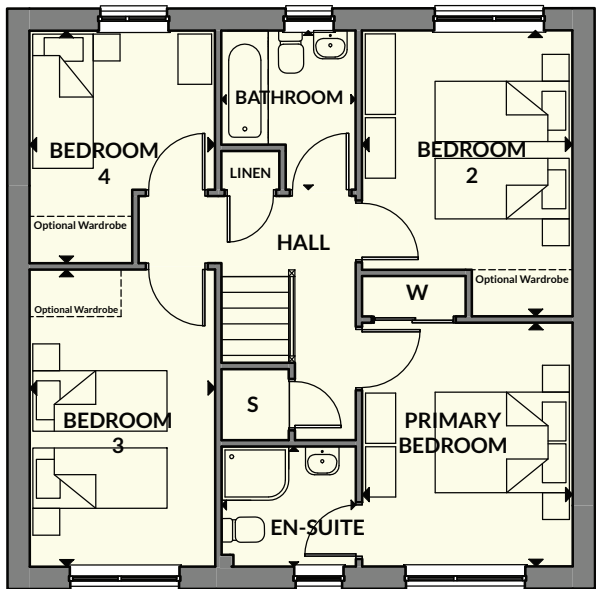
- Lounge
- Kitchen/Dining
- Utility
- 3 double bedrooms
- 1 single bedroom
- Family bathroom
- Integral garage





GROUND FLOOR

Lounge	4.78 x 4.14m	15' 8" x 13' 7"
Kitchen / Dining	3.09 x 5.23m	10' 1" x 17' 2"
Utility	2.23 x 1.57m	7' 3" x 5' 2"
WC	2.23 x 1.10m	7' 3" x 3' 7"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Primary Bedroom	3.63 x 3.14m	11' 11" x 10' 3"
En-Suite	1.79 x 2.00m	5' 10" x 6' 7"
Bedroom 2	4.26 x 3.14m	13' 11" x 10' 3"
Bedroom 3	4.43 x 2.76m	14' 6" x 9' 1"
Bedroom 4	3.47 x 2.77m	11' 4" x 9' 1"
Bathroom	2.37 x 2.00m	7' 9" x 6' 7"

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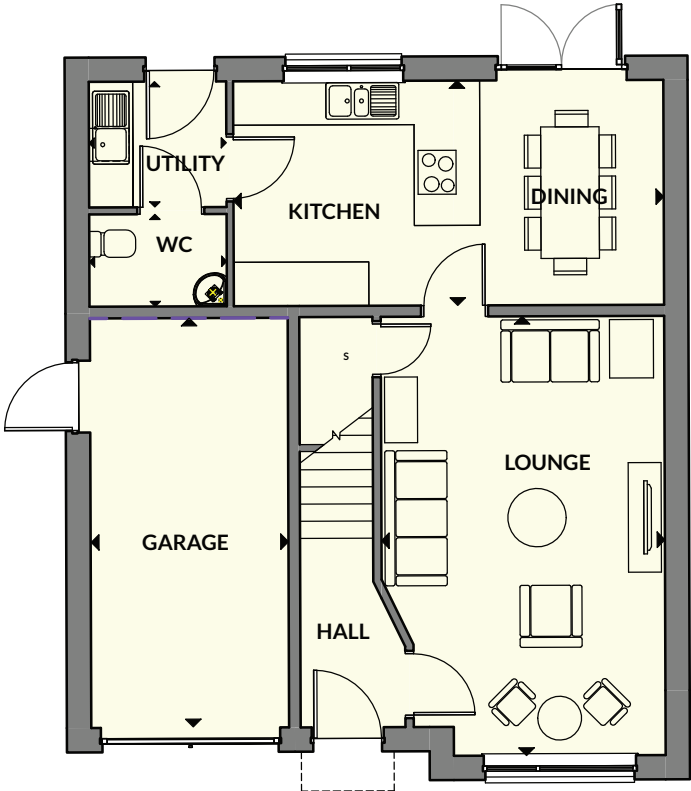
# LABURNUM

## 4 bedroom detached home

- Lounge
- Kitchen/Dining
- Utility
- 4 double bedrooms
- Family bathroom
- Integral garage

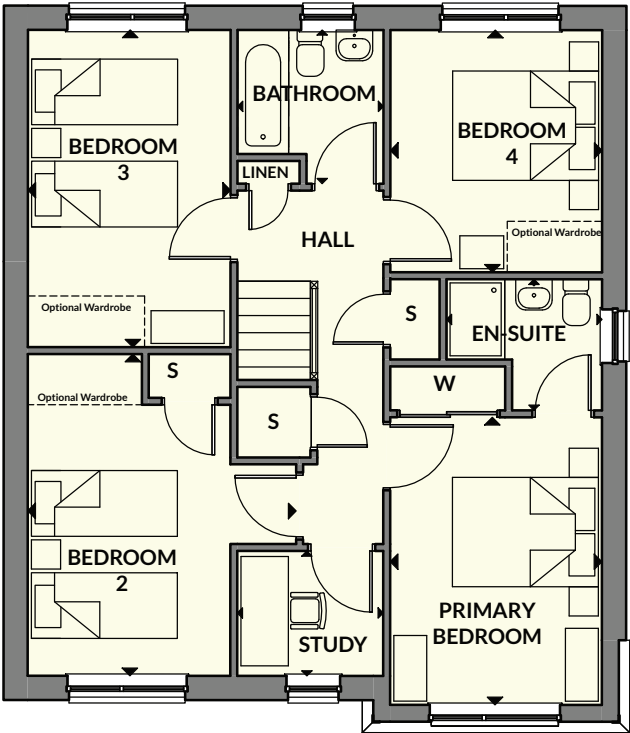






GROUND FLOOR

Lounge	6.02 x 3.90m	19' 9" x 12' 9"
Kitchen / Dining	3.08 x 5.89m	10' 1" x 19' 4"
Laundry	1.72 x 1.88m	5' 7" x 6' 2"
WC	1.27 x 1.88m	4' 2" x 6' 2"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Primary Bedroom	3.94 x 2.90m	12'11" x 9' 6"
En-Suite 1	1.80 x 2.13m	5' 10" x 7' 0"
Bedroom 2	4.41 x 3.69m	14' 5" x 12' 1"
Bedroom 3	4.35 x 2.78m	14' 3" x 9' 1"
Bedroom 4	3.32 x 2.90m	10' 10" x 9' 6"
Study	1.71 x 2.00m	5' 7" x 6' 7"
Bathroom	2.16 x 2.00m	6'11" x 6' 7"

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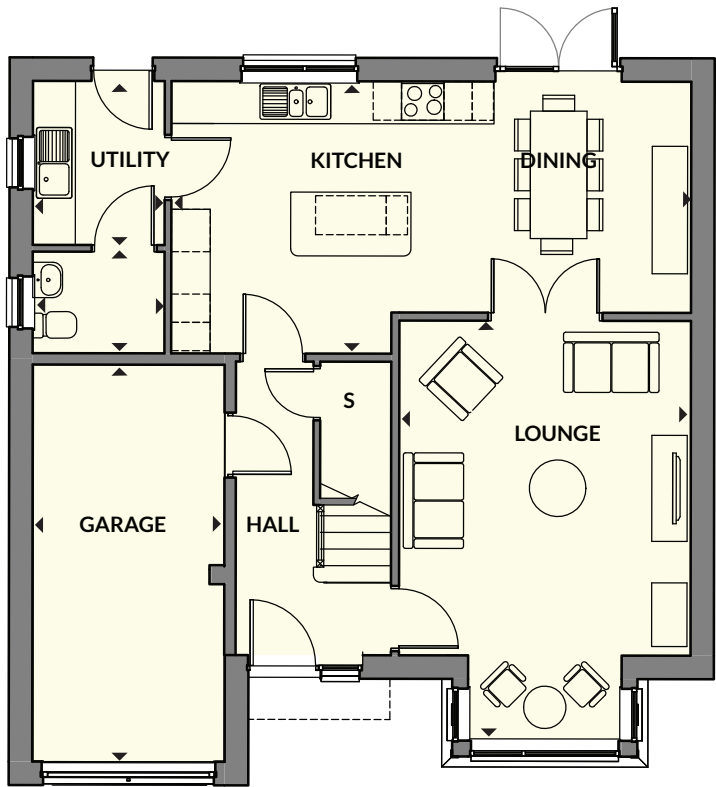


# OLEANDER

## 4 bedroom detached home

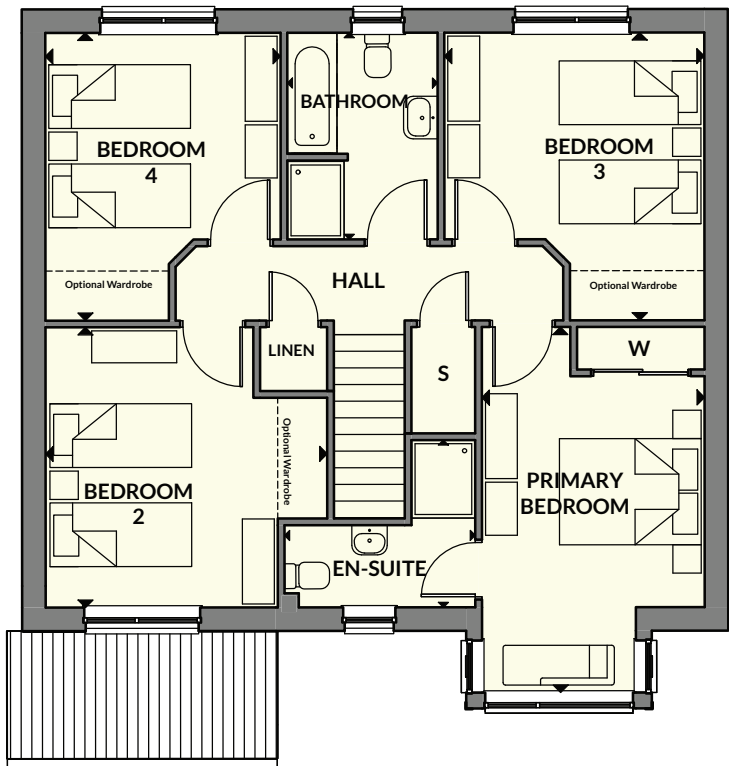
- Lounge
- Kitchen/Dining
- Utility
- Primary bedroom with En-Suite
- Family bathroom
- Integral garage





GROUND FLOOR

Lounge	5.97 x 4.12m	19' 7" x 13' 6"
Kitchen / Dining	3.85 x 7.35m	12' 8" x 24' 1"
Utility	2.32 x 1.86m	7' 8" x 6' 1"
WC	1.44 x 1.86m	4' 9" x 6' 1"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Primary Bedroom	5.20 x 3.12m	17' 0" x 10' 3"
En-Suite	2.36 x 2.72m	7' 9" x 8' 11"
Bedroom 2	3.96 x 3.98m	12' 11" x 13' 0"
Bedroom 3	4.06 x 3.67m	13' 4" x 12' 0"
Bedroom 4	4.06 x 3.32m	13' 4" x 10' 11"
Bathroom	2.92 x 2.12m	9' 7" x 6' 11"

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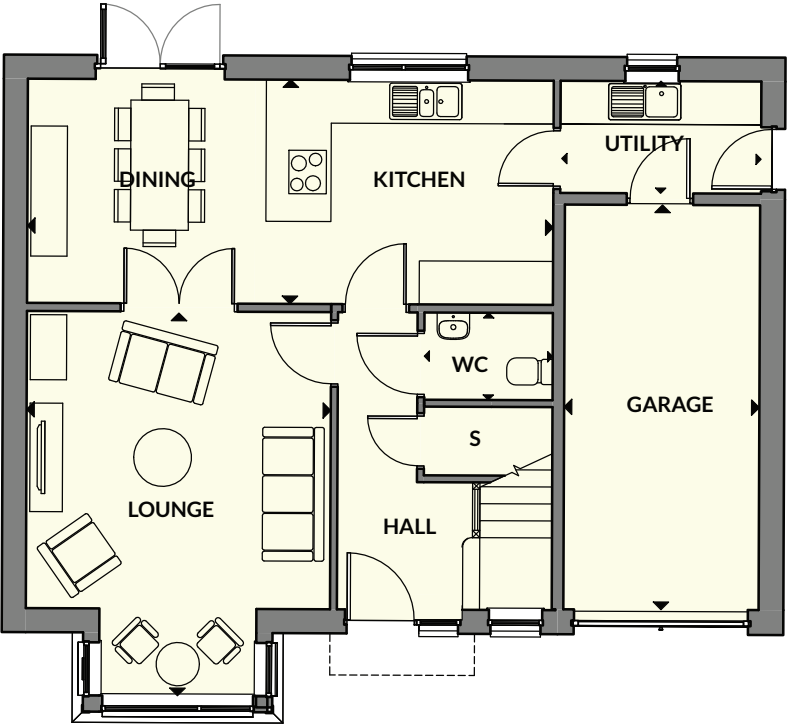
# JACARANDA

## 5 bedroom detached home

- Lounge
- Kitchen/Dining
- Laundry
- 4 double bedrooms
- Single bedroom
- Family bathroom
- Integral garage

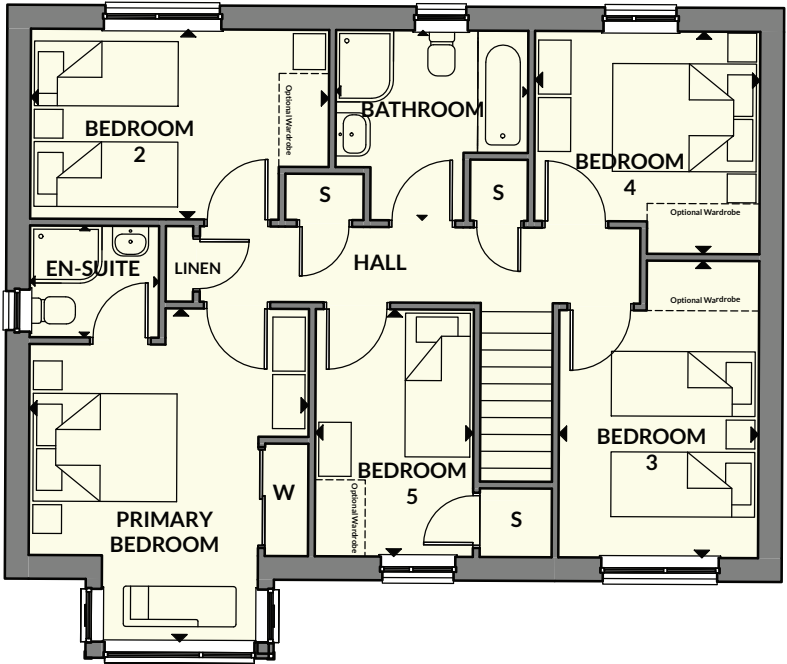






GROUND FLOOR

Lounge	5.31 x 4.21m	17' 5" x 13' 9"
Kitchen / Dining	3.10 x 7.28m	10' 2" x 23' 10"
Utility	1.55 x 2.78m	5' 1" x 9' 1"
WC	1.21 x 1.78m	3' 11" x 5' 10"
Garage	5.60 x 2.70m	18' 4" x 8' 10"



FIRST FLOOR

Primary Bedroom	4.64 x 3.89m	15' 3" x 12' 9"
En-Suite 1	1.55 x 1.80m	5' 1" x 5' 10"
Bedroom 2	2.65 x 4.15m	8' 8" x 13' 7"
Bedroom 3	4.13 x 2.79m	13' 7" x 9' 1"
Bedroom 4	3.10 x 3.13m	10' 2" x 10' 3"
Bedroom 5	3.44 x 2.20m	11' 3" x 7' 2"
Bathroom	2.68 x 2.65m	8' 9" x 8' 8"

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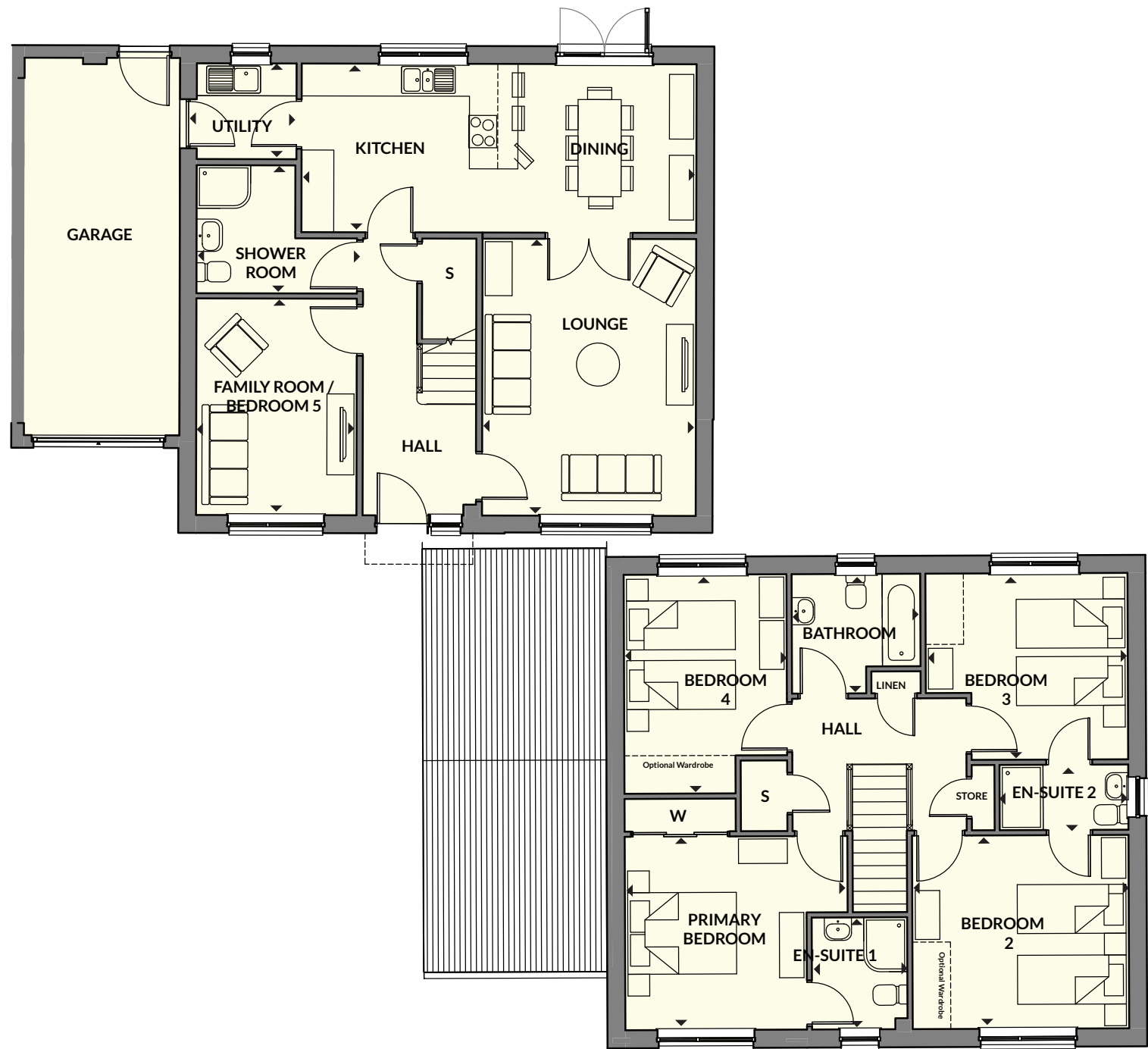


# ORCHID

## 5 bedroom detached home

- Lounge
- Kitchen/Dining
- Utility
- 5 double bedrooms
- Family bathroom
- Ground floor shower room





GROUND FLOOR

Lounge	5.14 x 3.96m	16'10" x 13' 0"
Kitchen / Dining	3.13 x 7.33m	10' 3" x 24' 0"
Utility	1.78 x 1.85m	5' 10" x 6' 1"
Shower Room	2.38 x 2.98m	7' 9" x 9' 9"
Fam Room / Bed 5	4.02 x 2.98m	13' 2" x 9' 9"
Garage	7.00 x 3.00m	22' 11" x 9' 10"

FIRST FLOOR

Primary Bedroom	3.56 x 4.10m	11' 8" x 13' 5"
En-Suite 1	2.06 x 1.76m	6' 9" x 5' 9"
Bedroom 2	3.56 x 3.98m	11' 8" x 13' 1"
En-Suite 2	1.20 x 2.37m	3' 11" x 7' 9"
Bedroom 3	3.43 x 3.72m	11' 3" x 12' 2"
Bedroom 4	4.03 x 3.00m	13' 2" x 9' 10"
Bathroom	2.20 x 2.37m	7' 2" x 7' 9"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

The plans, illustrations, photography and sizes are indicative. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form part of any contract



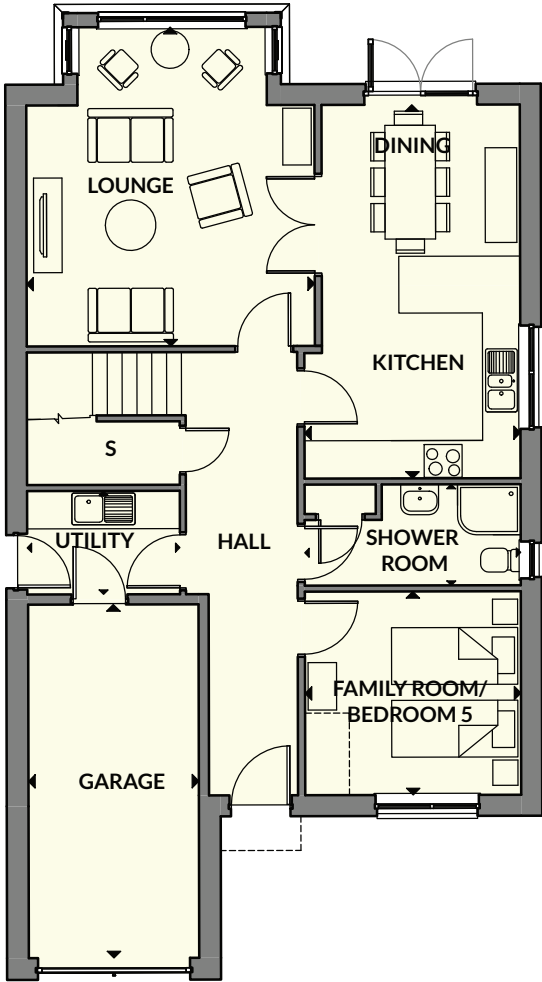
# JAPONICA

## 5 bedroom detached villa

- Lounge
- Kitchen/Dining
- Utility
- 5 double bedrooms
- Family bathroom
- Ground floor shower room
- Integral garage





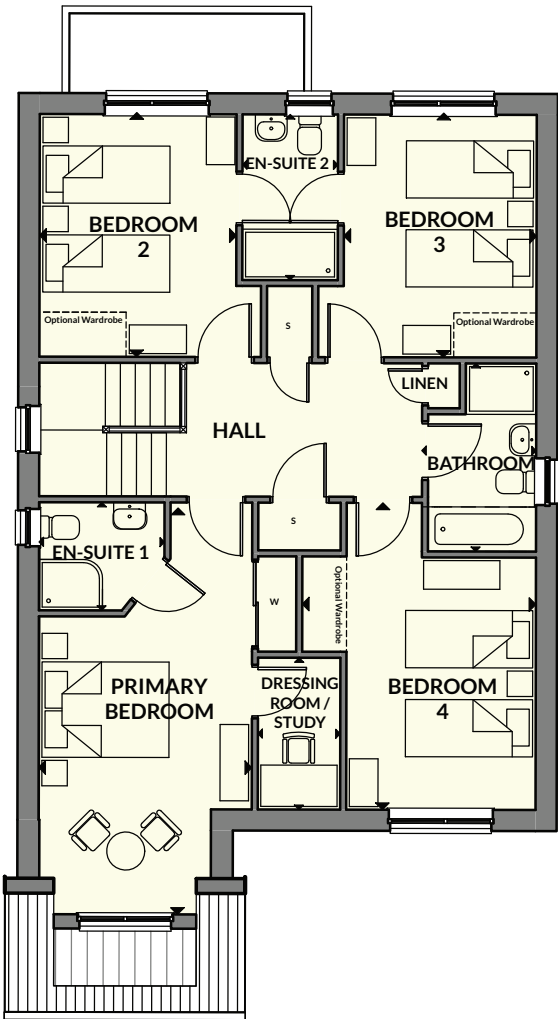


GROUND FLOOR

Lounge	5.05 x 4.56m	16' 7" x 14' 11"
Kitchen / Dining	5.92 x 3.42m	19' 5" x 11' 2"
Utility	1.64 x 2.42m	5' 4" x 7' 11"
Shower Room	1.60 x 3.42m	5' 3" x 11' 2"
Fam Room / Bed 5	3.23 x 3.42m	10' 7" x 11' 2"
Garage	5.60 x 2.70m	18' 4" x 8' 10"

FIRST FLOOR

Primary Bedroom	6.39 x 3.35m	20' 11" x 11' 0"
En-Suite 1	1.70 x 1.97m	5' 7" x 6' 5"
Dressing Room	2.39 x 1.30m	7' 10" x 4' 3"
Bedroom 2	3.82 x 3.49m	12' 6" x 11' 5"
En-Suite 2	2.60 x 1.50m	8' 6" x 4' 11"
Bedroom 3	3.82 x 3.43m	12' 6" x 11' 3"
Bedroom 4	4.83 x 3.68m	15' 10" x 12' 0"
Bathroom	3.00 x 1.80m	9' 8" x 5' 11"



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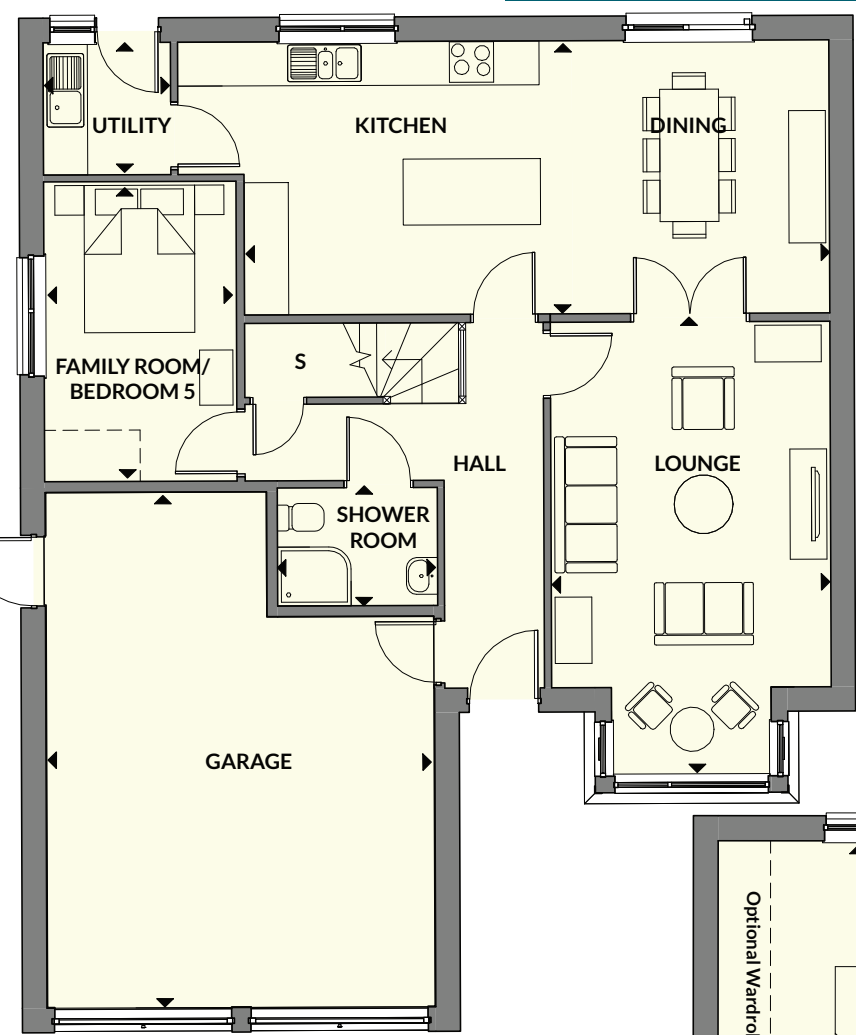


# AZALEA

## 5 bedroom detached home

- Lounge
- Kitchen/Dining
- Utility
- 5 double bedrooms
- Family bathroom
- Ground floor shower room
- Integral double garage



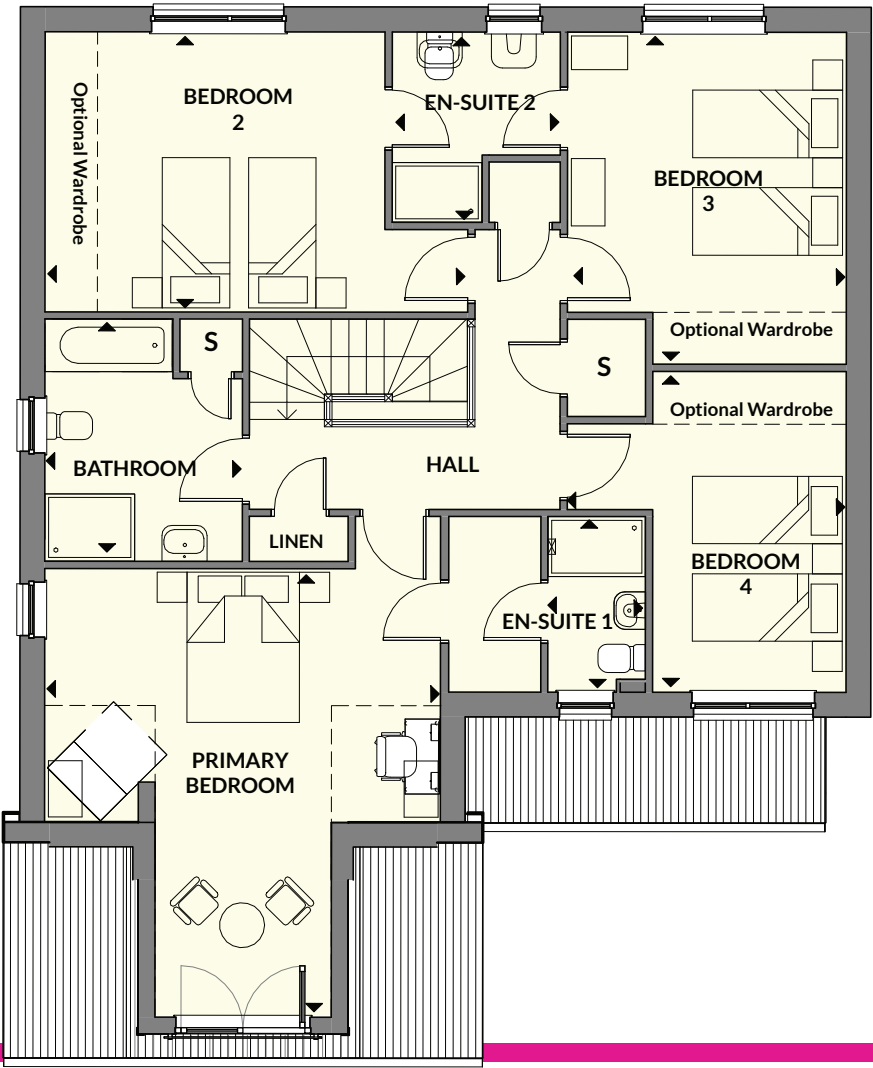


GROUND FLOOR

Lounge	6.17 x 3.80m	20' 3" x 12' 5"
Kitchen / Dining	8.86 x 3.72m	29' 0" x 12' 2"
Utility	1.80 x 1.73m	5' 11" x 5' 8"
Shower Room	1.61 x 2.18m	5' 3" x 7' 1"
Bedroom 5	4.08 x 2.61m	13' 4" x 8' 7"
Garage	7.00 x 5.27m	22' 11" x 17' 3"

FIRST FLOOR

Primary Bedroom	5.98 x 5.28m	19' 7" x 17' 3"
En-Suite 1	2.34 x 1.50m	7' 8" x 4' 11"
Bedroom 2	3.73 x 5.64m	12' 3" x 18' 6"
En-Suite 2	2.54 x 2.24m	8' 4" x 7' 4"
Bedroom 3	4.43 x 3.72m	14' 6" x 12' 2"
Bedroom 4	4.28 x 3.72m	14' 1" x 12' 2"
Bathroom	3.23 x 2.63m	10' 7" x 8' 7"



ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE ▲

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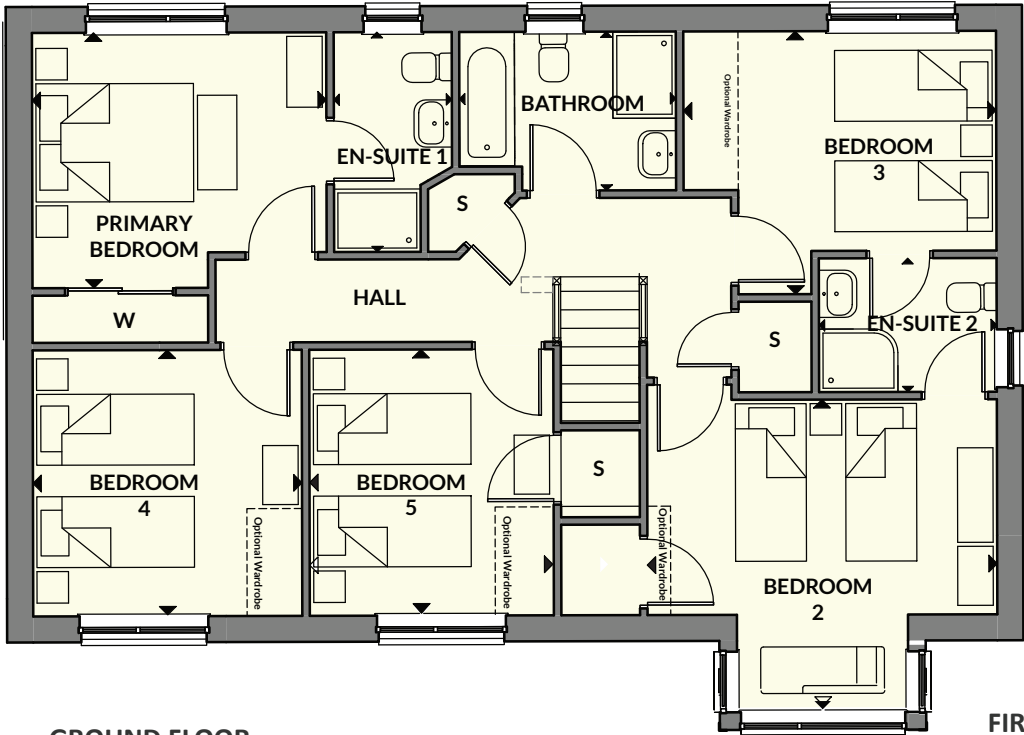
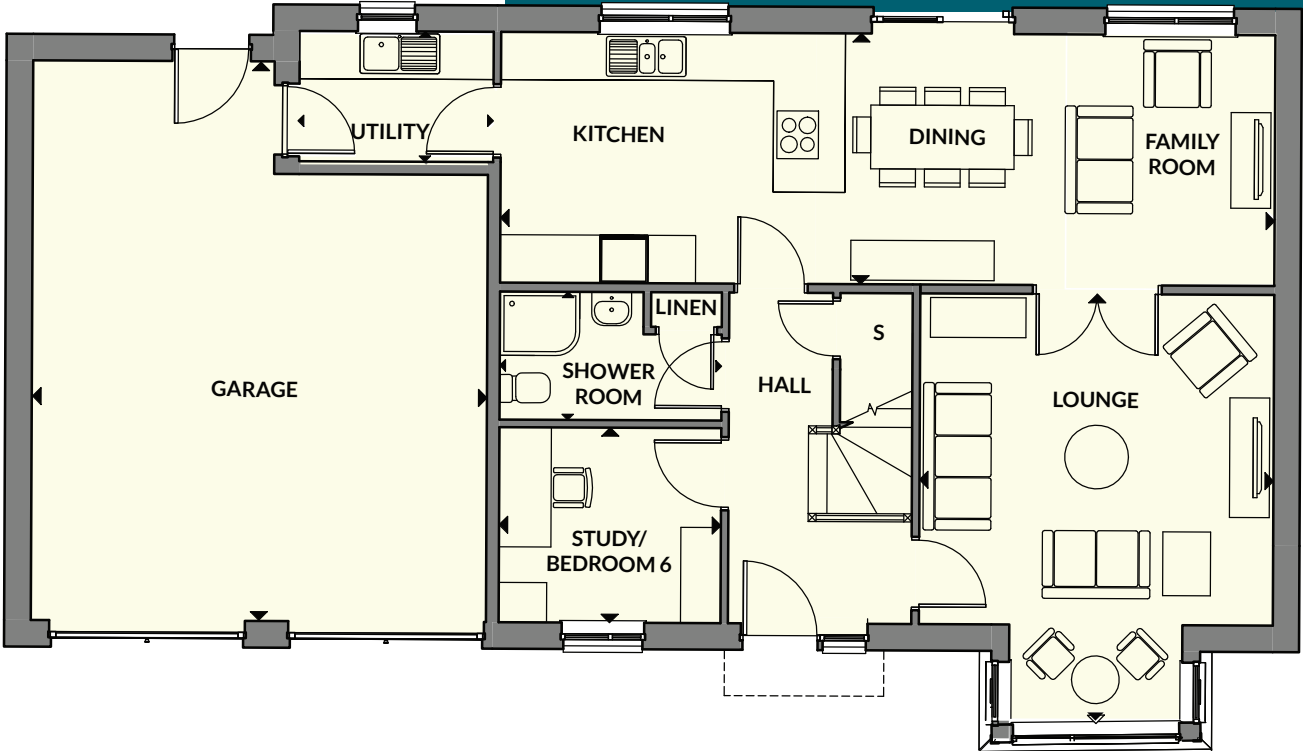
# CAMELLIA

## 6 bedroom detached home

- Lounge
- Kitchen/Dining/Family Room
- Utility
- 5 double bedrooms
- Study/Bedroom 6
- Family bathroom
- Ground floor shower room
- Integral double garage







GROUND FLOOR

Lounge	5.39 x 4.44 m	17' 8" x 14' 7"
Kit / Din / Fam	3.15 x 9.71 m	10' 4" x 31' 10"
Utility	1.63 x 2.43 m	5' 4" x 8' 0"
Shower Room	1.61 x 2.78 m	5' 3" x 9' 1"
Bedroom 6 / Study	2.45 x 2.78 m	8' 0" x 9' 1"
Garage	7.00 x 5.70 m	22' 11" x 18' 8"

FIRST FLOOR

Primary Bedroom	3.24 x 3.74m	10' 7" x 12' 3"
En-Suite 1	2.79 x 1.50m	9' 2" x 4' 11"
Bedroom 2	4.16 x 4.84m	13' 8" x 15' 10"
En-Suite 2	1.70 x 2.26m	5' 7" x 7' 5"
Bedroom 3	3.34 x 3.97m	10' 11" x 13' 0"
Bedroom 4	3.38 x 3.42m	11' 1" x 11' 2"
Bedroom 5	3.38 x 3.79m	11' 1" x 15' 5"
Bathroom	2.02 x 2.75m	6' 7" x 9' 0"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ABOVE

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# STRATHMORE MEADOWS MEIGLE

JUST OFF FORFAR ROAD, PH12 8RS

## STAY CONNECTED

(distance in miles by car)

BLAIRGOWRIE - 9  
FORFAR - 12  
DUNDEE - 13  
PERTH - 18  
EDINBURGH - 62  
ABERDEEN - 63  
GLASGOW - 80

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