



No1

OLD BELLSDYKE
ROAD



OCHILVIEW
DEVELOPMENTS



NO.1 OLD BELLSDYKE ROAD

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MODERN LUXURY APARTMENTS

IN LARBERT



OCHILVIEW
DEVELOPMENTS

About the developers and the architects

Based in Falkirk, Ochilview Developments specialise in creating modern homes that are architecturally interesting and unique, building properties with a keen eye for detail and a flair for originality. In collaboration with Arka Architects, consistent award-winners from 2009, the two companies bring together an experienced team of experts who deliver quality workmanship and outstanding homes centred on Scandinavian-inspired open plan designs. No.1 Old Bellsdyke Road is their most ambitious project to date further cementing the two companies' reputations for providing luxury contemporary homes built to impeccably high standards for modern day living.

Luxury living in sought-after Larbert

No 1. Old Bellsdyke Road is a prestigious new development of 25 exclusive apartments and penthouse suites offering the ultimate contemporary lifestyle. Brought to you by an award-winning team, Ochilview Developments and Arka Architects, these striking, ultra-modern homes feature Scandinavian-inspired layouts, focusing on sociable open plan living and the interplay of space and light.

They all boast stylish interior design and generous floorplans brightly illuminated by oversized triple-glazed windows. Each home is completed to a very high-specification and with deluxe fixtures and fittings, including bespoke kitchen designs by Porcelanosa. Furthermore, the apartments come with two allocated parking spaces and visitors' parking, in addition to shared lockable bike stores and vast communal garden greens.

To suit a variety of needs and lifestyles, No 1. Old Bellsdyke Road offers a selection of apartments varying in size and layout, from two-bedroom cottage apartments, to three-bedroom penthouse suites and elegant duplex penthouse apartments.

Buyers will enjoy the added benefit of being able to tailor the finish to their property, choosing their own flooring, kitchen units, worktops and tiling, along with a wealth of optional upgrades, to create a truly bespoke home. These exclusive homes also come with a highly regarded 10-year warranty certificate, plus Ochilview Builders are registered with the Help to Buy Scheme – ideal for first-time buyers.

Located in the sought-after central town of Larbert, directly between Edinburgh and Glasgow, with excellent transport links, including a mainline railway station and the M9/M876 motorway networks, No 1. Old Bellsdyke Road offers both an ideal setting and an outstanding lifestyle.



2 BED COTTAGE APARTMENTS & TOWER APARTMENTS

There are six cottage apartments available, split equally across the ground and first floors, as well as the tower apartments, which span the ground, first, and second floors. These executive two-bedroom properties all provide spacious accommodation and sumptuous contemporary interiors, including a generous open-plan kitchen, living, and dining area which spans the depth of the property. Designed for everyday living, each property features distinct zones for relaxing and socialising, plus an area by the kitchen for seated dining and entertaining.

Whilst the ground floor homes feature large glazed doors to outside, bathing the living area in warm sunlight, select first and second floor apartments benefit from sunny balconies or French doors to a Juliet balcony to bring the outside in and to make the most of the elevated views. The kitchens are individually designed by Porcelanosa, fitted with stylish cabinetry and complementary worktops, further enhanced by a range of seamlessly integrated Siemens appliances for that sophisticated and streamlined look (electric double oven, fridge-freezer, and dishwasher).





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The two-bedroom cottage apartments, as well as the second floor tower apartments, provide spacious accommodation and sumptuous contemporary interiors, including a generous open-plan kitchen, living, and dining area which spans the depth of the property.

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The two bedrooms are generous doubles that foster a bright and airy ambience with large windows and fashionable spotlighting. Both provide built-in wardrobes with suave sliding doors and ample floor space for bedside furnishings. With the larger proportions, the principle bedroom also enjoys the luxury of an en-suite shower room completed to an extremely high standard with a contemporary three-piece suite. A similar styled three-piece family bathroom completes the accommodation. For the en-suite and the bathroom, buyers can choose the finish selecting from the exquisite Porcelanosa tile range to get the desired styling that suits their sense of interior design.

The cottage apartments further boast their own private front door, with those on the ground level warmed by cosy underfloor heating. All of the properties on the first and second floors are heated by radiators for optimal comfort. In addition, there are two exclusive corner apartments that boast unique designs and stylish layouts, positioned to capture those all-important expansive views. All apartments enjoy uPVC triple glazing for outstanding warmth and efficiency.

Externally, each apartment comes with two allocated parking spaces and access to the communal bike stores and garden grounds. The expected completion date for the cottage apartments is approximately June 2021, subject to change. A deposit of just £2,000 is required to reserve an apartment.

COTTAGE APARTMENT & TOWER APARTMENT FEATURES

- Spacious, light-filled accommodation
- Sumptuous contemporary interiors
- Open plan kitchen, living, and dining room
- Individually designed Porcelanosa kitchen
- Principle bedroom with luxury en-suite
- Second generous double bedroom
- High-spec three-piece family bathroom
- Choice of Porcelanosa tile range
- Two allocated parking spaces



PENTHOUSE APARTMENTS

Located on the third floor, the exclusive penthouse apartments offer the choice of two or three-bedroom accommodation, completed to the exceptional standards that you would expect of this prominent development.

The penthouse suites offer desirable open plan living, this time with a greater floorplan for the living, dining, and kitchen area for the best contemporary lifestyle. Here, oversized windows flood the living space with warm sunlight throughout the day, capturing the expansive open views enjoyed from this elevated position. Ambient lighting and a clever design reinforce the ultra-modern layout, which affords distinct bays for unwinding, socialising, and dining.



PENTHOUSE APARTMENT FEATURES

- The very best in contemporary living
- Generous floorplan & oversized windows
- Expansive open views & elevated position
- Private balconies with glass balustrades
- Ultra-modern layout & open-plan design
- Bespoke Porcelanosa kitchen design
- Master bedroom with luxury en-suite
- Second/third generous double bedroom(s)
- Large family bathroom with 3pc suite
- Choice of Porcelanosa tile range
- Two allocated parking spaces



The kitchen area, offered with a neat breakfast bar in the three-bedroom apartment, is once again bespoke designed by Porcelanosa, with a high-specification finish, modern cabinetry, and generous workspace. It also incorporates a range of high-quality integrated Siemens appliances to suit the contemporary aesthetic of these deluxe homes. Both penthouse apartments further benefit from sunny balconies to enjoy the outstanding views.



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In the double bedrooms, full-height glazing captures the open outlook, enriching a light-filled, airy atmosphere, whilst generous proportions allow a range of bedside furnishings.

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Elegant built-in wardrobes in all of the bedrooms provide added convenience and allow greater floor space for freestanding items, such as relaxed seating or window desks for working from home. The master suite boasts the largest dimensions, able to host a super king-size bed and a wide selection of furniture to suit the needs and style of the owner. It has the added benefit of a luxury en-suite shower room too, fitted with a fashionable three-piece suite, including a walk-in shower unit. A large family bathroom completes the outstanding accommodation on offer, housing a contemporary three-piece suite with a deep bathtub, a storage-set washbasin, and a hidden-cistern toilet.

Buyers can select the finish of the bathroom and the en-suite choosing from the lavish Porcelanosa tile range to set the right interior tone. The penthouse apartments have uPVC triple glazing and gas central heating for optimal comfort and efficiency. Externally, each apartment comes with two allocated (monoblock) parking spaces and access to the communal bike stores and vibrant garden grounds.





DUPLEX PENTHOUSE APARTMENTS



The two exclusive duplex penthouse apartments represent the ultimate in luxury living, offering three generous double bedrooms, multiple bathrooms, and unrivalled reception areas - all spread across two levels. Accessed from the second floor, both apartments open into an inviting hallway with the three bedrooms extending across this level; a staircase leads to the third floor where the vast living areas and breath-taking views await.

In the first duplex penthouse suite the living room is self-contained, providing a generous footprint for a varied selection of comfortable lounge furniture. It is the ideal setup for those who prefer a more intimate locale whilst unwinding and socialising. An open-plan dining room and kitchen is directly opposite for dinner parties and entertaining.

The second duplex apartment, on the other hand, offers a full open-plan kitchen, living and dining room for those who like to utilise a vast combined floorplan as a single space. Either way, the reception rooms in both penthouse suites are outstanding, with contemporary layouts and exquisite features, like floor-to-ceiling windows which emphasise the breath-taking views, bringing the outside in and bathing the interiors in warm sun. They come with private balconies offering magnificent far-reaching views all the way to the Ochil Hills - ideal for entertaining and unwinding. Both also benefit from state-of-the-art fitted kitchens with bespoke designs from Porcelanosa, centred on a modern floating island which incorporates a breakfast peninsula for morning coffee. It helps create distinct zones within the open plan layout and adds extra appeal to the immaculate styling. Sleek handle-less cabinets and down-lit worktops, bordered by crisp splashbacks, create a statement look that is streamlined and sophisticated. A range of integrated Siemens appliances complete the suave aesthetic.



Downstairs, on the second floor, all the bedrooms are exquisitely proportioned and finished to impeccable standards, providing the owners with a canvas that allows the very best in contemporary interior design. Immense master bedrooms enjoy lavish en-suites, whilst all the rooms come with modern fitted wardrobes, creating greater floor space for bedside furnishings, relaxed seating, or desks for working from home.

The first duplex penthouse apartment offers an en-suite, a family shower room, and a third-floor family bathroom serving the reception areas, whereas the second apartment boasts two en-suites and two WC suites, one of which serves the open-plan living space.

Buyers can choose the finish to these bathroom areas, selecting from the Porcelanosa tile range to continue the high-quality theme throughout the home. The inspiring duplex penthouse apartments also enjoy uPVC triple glazing and gas central heating for outstanding year round warmth. Externally, each apartment comes with two allocated (monoblock) parking spaces and access to the communal bike stores and sprawling garden grounds.

DUPLEX PENTHOUSE APARTMENT FEATURES

- Two exclusive duplex penthouse suites
- Vast floorplans across the second & third floors
- Unrivalled reception areas & exquisite features
- State-of-the-art fitted kitchens from Porcelanosa
- Immense master bedrooms with lavish en-suites
- Two additional & generous double bedrooms
- Multiple bath/shower rooms &/or WC suites
- Choice of Porcelanosa tile range
- Two allocated parking spaces

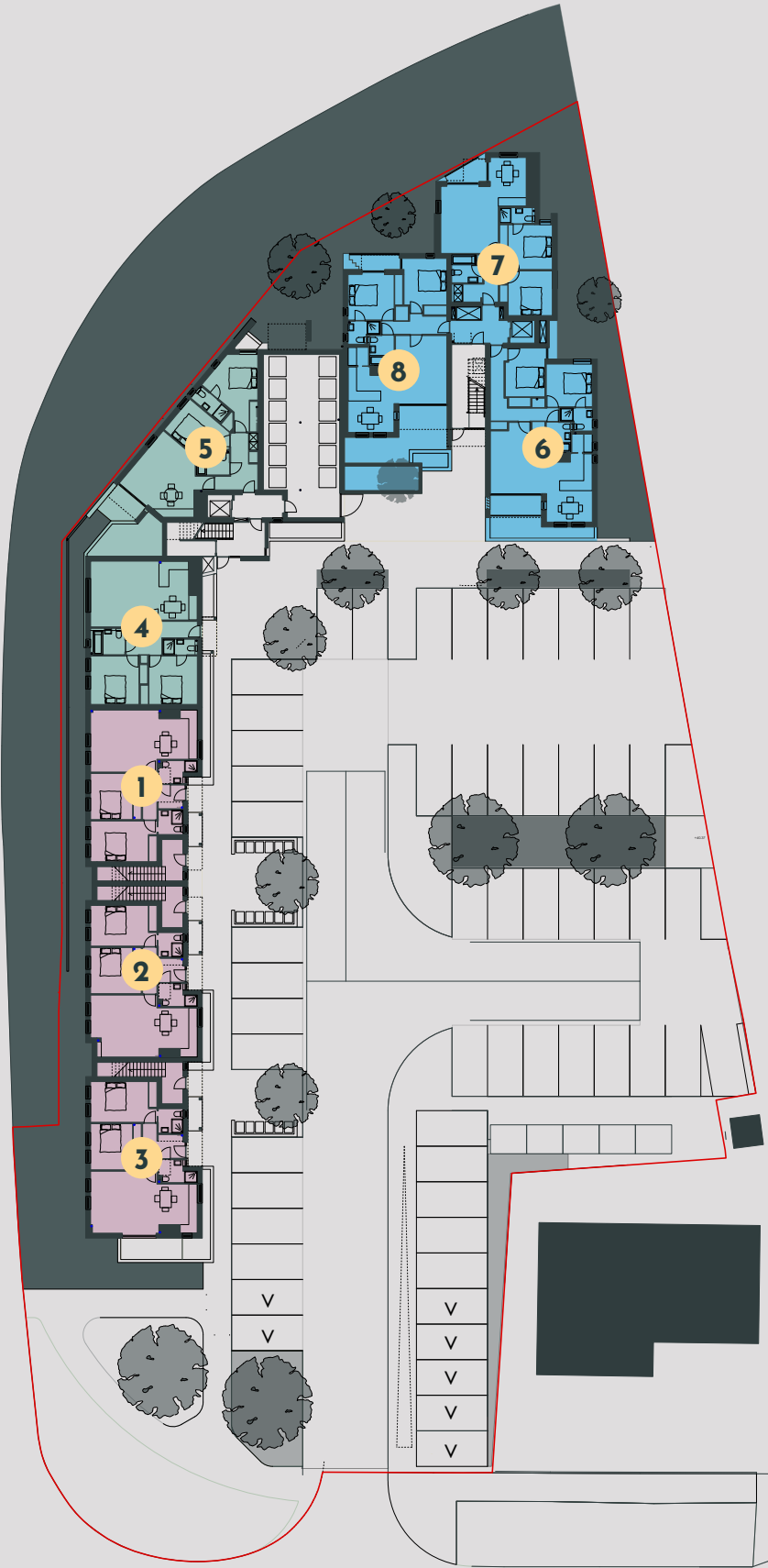
APARTMENT REFERENCE

TYPE	PLOT	APARTMENT	LIFT	FLOOR	SQM
Cottage	1	CG-1	N	Ground	70
Cottage	2	CG-2	N	Ground	69.5
Cottage	3	CG-3	N	Ground	70
2 Bed	4	BG-1	N	Ground	75.5
2 Bed	5	BG-2	N	Ground	65.5
2 Bed	6	AG-1	N	Ground	72.9
2 Bed	7	AG-2	N	Ground	69.9
2 Bed	8	AG-3	N	Ground	76
Cottage	9	C1-1	N	1st Floor	84.5
Cottage	10	C1-2	N	1st Floor	83.9
Cottage	11	C1-3	N	1st Floor	84.5
2 Bed	12	B1-3	Y	1st Floor	58
2 Bed	13	B1-2	Y	1st Floor	65.5
2 Bed	14	B1-1	Y	1st Floor	75.5
2 Bed	15	A1-1	Y	1st Floor	76
2 Bed	16	A1-2	Y	1st Floor	69.9
2 Bed	17	A1-3	Y	1st Floor	72.9
Penthouse	18	B2-3	Y	Duplex	119
Penthouse	19	B2-2	Y	Duplex	133
2 Bed	20	B2-1	Y	2nd Floor	75.5
2 Bed	21	A2-1	Y	2nd Floor	76
2 Bed	22	A2-2	Y	2nd Floor	69.6
2 Bed	23	A2-3	Y	2nd Floor	72.9
Penthouse	24	A3-1	Y	Top Floor	100
Penthouse	25	A3-2	Y	Top Floor	65

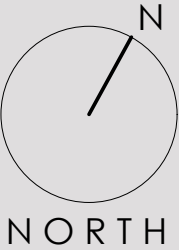
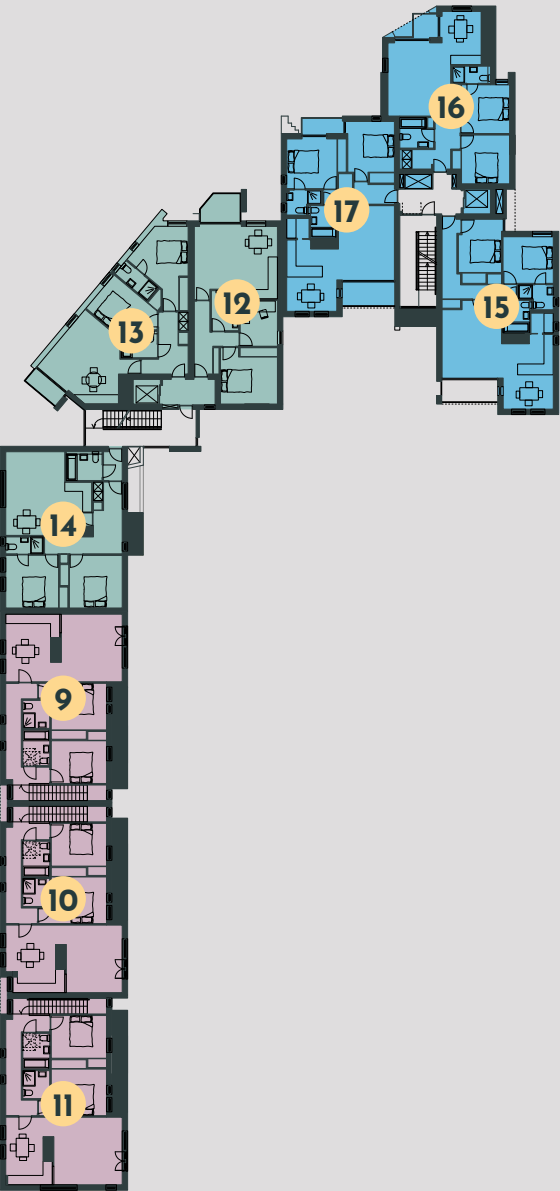
PARKING PROVIDED AT:

2 Spaces / 3 bed apartment
2 Spaces / 2 bed apartment
Visitor parking at 25% of apartment no.
Total parking : 56 spaces
Cycle storage provided in covered
Lockable units : Total number 30 cycles

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



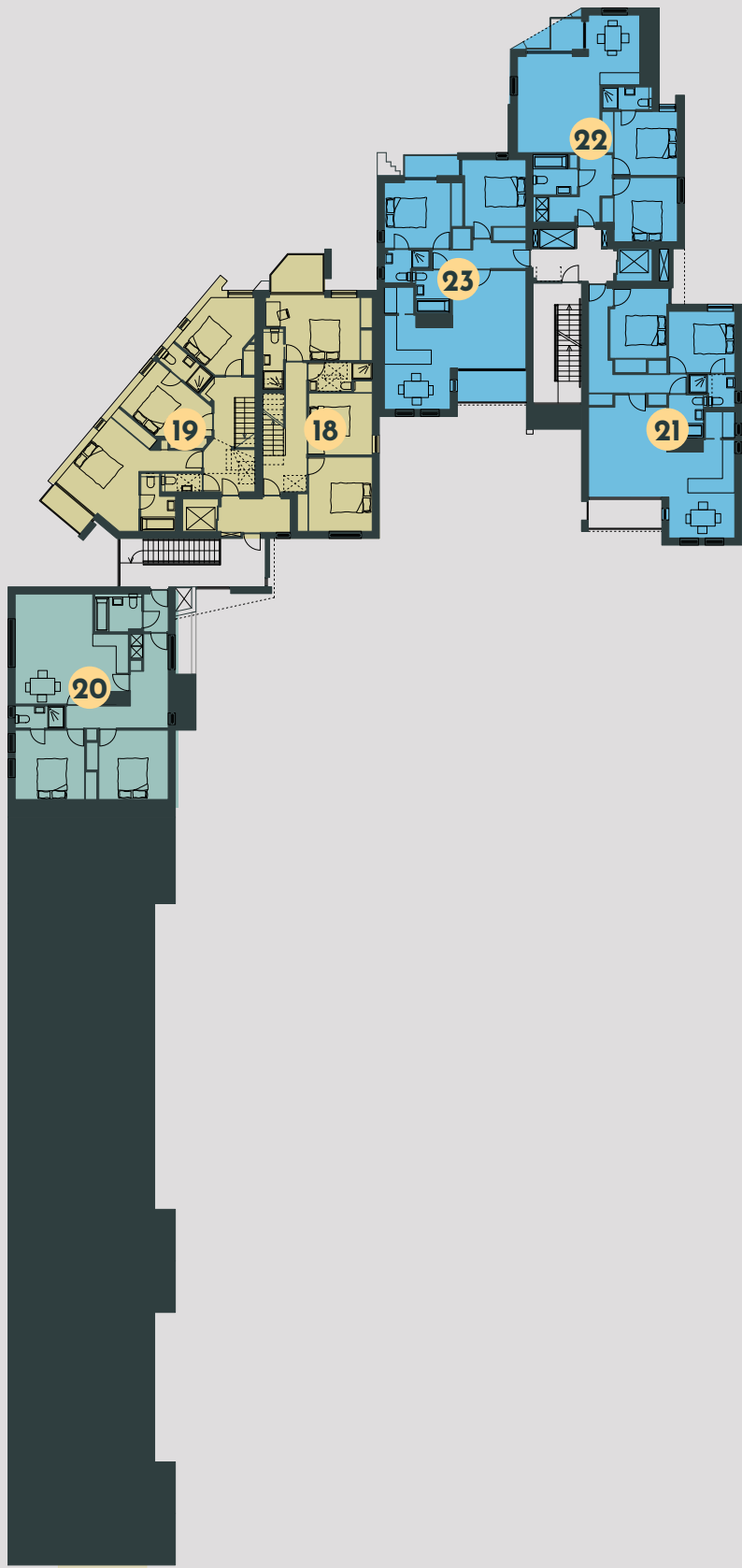
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TYPE	PLOT	APARTMENT	LIFT	FLOOR	SQM
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Cottage	2	CG-2	N	Ground	69.5
Cottage	3	CG-3	N	Ground	70
2 Bed	4	BG-1	N	Ground	75.5
2 Bed	5	BG-2	N	Ground	65.5
2 Bed	6	AG-1	N	Ground	72.9
2 Bed	7	AG-2	N	Ground	69.9
2 Bed	8	AG-3	N	Ground	76
Cottage	9	C1-1	N	1st Floor	84.5
Cottage	10	C1-2	N	1st Floor	83.9
Cottage	11	C1-3	N	1st Floor	84.5
2 Bed	12	B1-3	Y	1st Floor	58
2 Bed	13	B1-2	Y	1st Floor	65.5
2 Bed	14	B1-1	Y	1st Floor	75.5
2 Bed	15	A1-1	Y	1st Floor	76
2 Bed	16	A1-2	Y	1st Floor	69.9
2 Bed	17	A1-3	Y	1st Floor	72.9
Penthouse	18	B2-3	Y	Duplex	119
Penthouse	19	B2-2	Y	Duplex	133
2 Bed	20	B2-1	Y	2nd Floor	75.5
2 Bed	21	A2-1	Y	2nd Floor	76
2 Bed	22	A2-2	Y	2nd Floor	69.6
2 Bed	23	A2-3	Y	2nd Floor	72.9
Penthouse	24	A3-1	Y	Top Floor	100
Penthouse	25	A3-2	Y	Top Floor	65

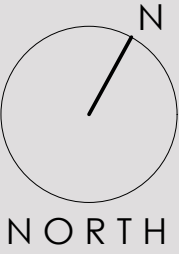
PARKING PROVIDED AT:

2 Spaces / 3 bed apartment
2 Spaces / 2 bed apartment
Visitor parking at 25% of apartment no.
Total parking : 56 spaces
Cycle storage provided in covered
Lockable units : Total number 30 cycles

PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



APARTMENT ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



The peaceful town enjoys an unrivalled location that is very appealing to city professionals and families alike.



LARBERT

A COMMUTER TOWN WITH A DIFFERENCE

Ideally placed in the central belt, the highly desirable town of Larbert is just west of the Firth of Forth and north of the River Carron and Falkirk, neighbouring popular Stenhousemuir. The peaceful town enjoys an unrivalled location that is very appealing to city professionals and families alike, thanks to its position directly between Edinburgh and Glasgow and the beautiful surrounding countryside, which is home to a wealth of activities and idyllic walks. The exemplary No.1 by Ochilview Developments is situated on Old Bellsdyke Road, within easy strolling distance of Larbert Railway Station and the Forth Valley Royal Hospital, where you can enjoy a selection of shops, a Starbucks, and stunning surroundings with mature woodland walks and landscaped garden grounds. The nearby M9/M876 motorway network also provides swift access across the central belt and beyond – perfect for commuting to Falkirk and the cities of Edinburgh and Glasgow, as well as Stirling (via the A9). In addition, the town is served by fantastic public transport links and regular rail services, which can instantly connect you to the heart of the capital or to the centre of Glasgow in approximately thirty minutes.

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The nearby M9/M876 motorway network also provides swift access across the central belt and beyond - perfect for commuting to Falkirk and the cities of Edinburgh, Glasgow, and Stirling.

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WORLD-RENOWNED ATTRACTIONS AND A RICH HISTORY

When it comes to the great outdoors, Larbert is again well-placed to make the most of the picturesque countryside and local tourist attractions. Within easy driving distance, residents can enjoy both Helix Park which is home to the Kelpies (the world's largest equine statues) and the Falkirk Wheel, a spectacular rotating boat lift that connects the Union Canal to the Forth and Clyde Canal – a marvellous feat of engineering and the only one of its kind in the entire world. Within the surrounding area, numerous historic buildings also provide a rich tapestry to explore, from the 16th century ruins of Torwood Castle, to the aptly named The Pineapple (a very unique pineapple-shaped Georgian building), to the magnificent, French chateau-style 14th century Callendar House and Park, which is a nationally-important historic site containing a section of the Antonine Wall World Heritage Site. All these places offer idyllic walks, whilst further outdoor strolls can be enjoyed around Larbert Woods, with a tranquil loch, and the pretty enclosed gardens at Dollar Park. Fantastic bike rides can be enjoyed at Callendar Estate, with various cycle trails to suit all ages, and Canada Wood, which is also home to an excellent café. For golfers, the greens at Falkirk Tryst Golf Club, Falkirk Golf Club, and the championship course at Glenbervie Golf Club are all less than five minutes by car. For those who like to exercise indoors, the nearby Mariner Centre offers a large swimming pool, health and fitness classes, a state-of-the-art gym, sports facilities such as squash courts, and a child's pool and soft play area.

OUTSTANDING LOCAL AMENITIES

Larbert is an established residential area that is well-served by various convenience stores, supermarkets, and eateries, including the Tea House, a popular Chinese restaurant. More extensive shopping facilities can be enjoyed at Falkirk Central Retail Park and Howgate Shopping Centre, where a wide selection of fashionable high street stores can be found. Nearby Falkirk is also home to a wonderful selection of independent stores and local boutiques. For world-class shopping and leisure, both of Scotland's largest cities are within easy reach due to the outstanding transport links of Larbert.

EXCEPTIONAL EDUCATION OPTIONS

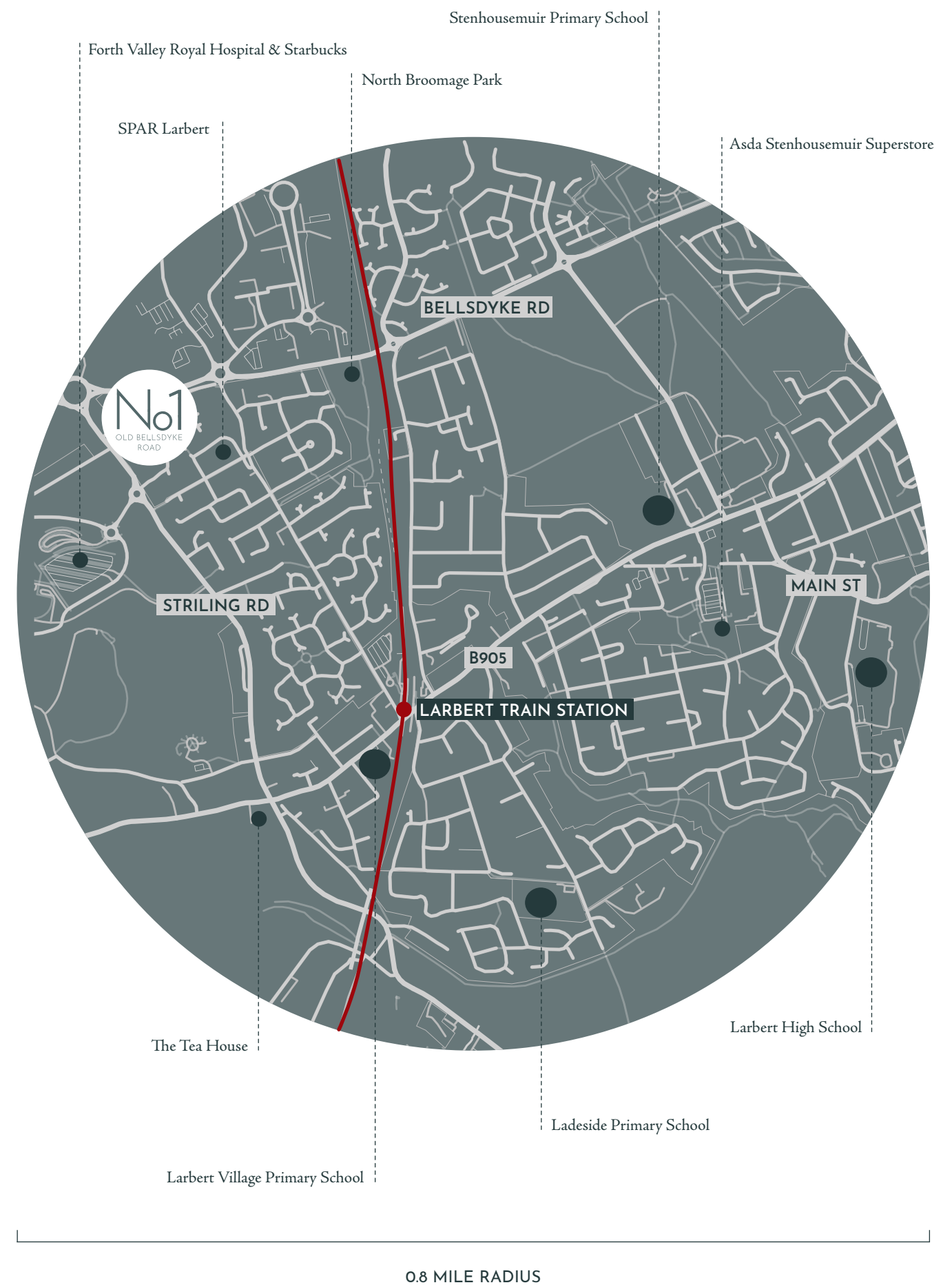
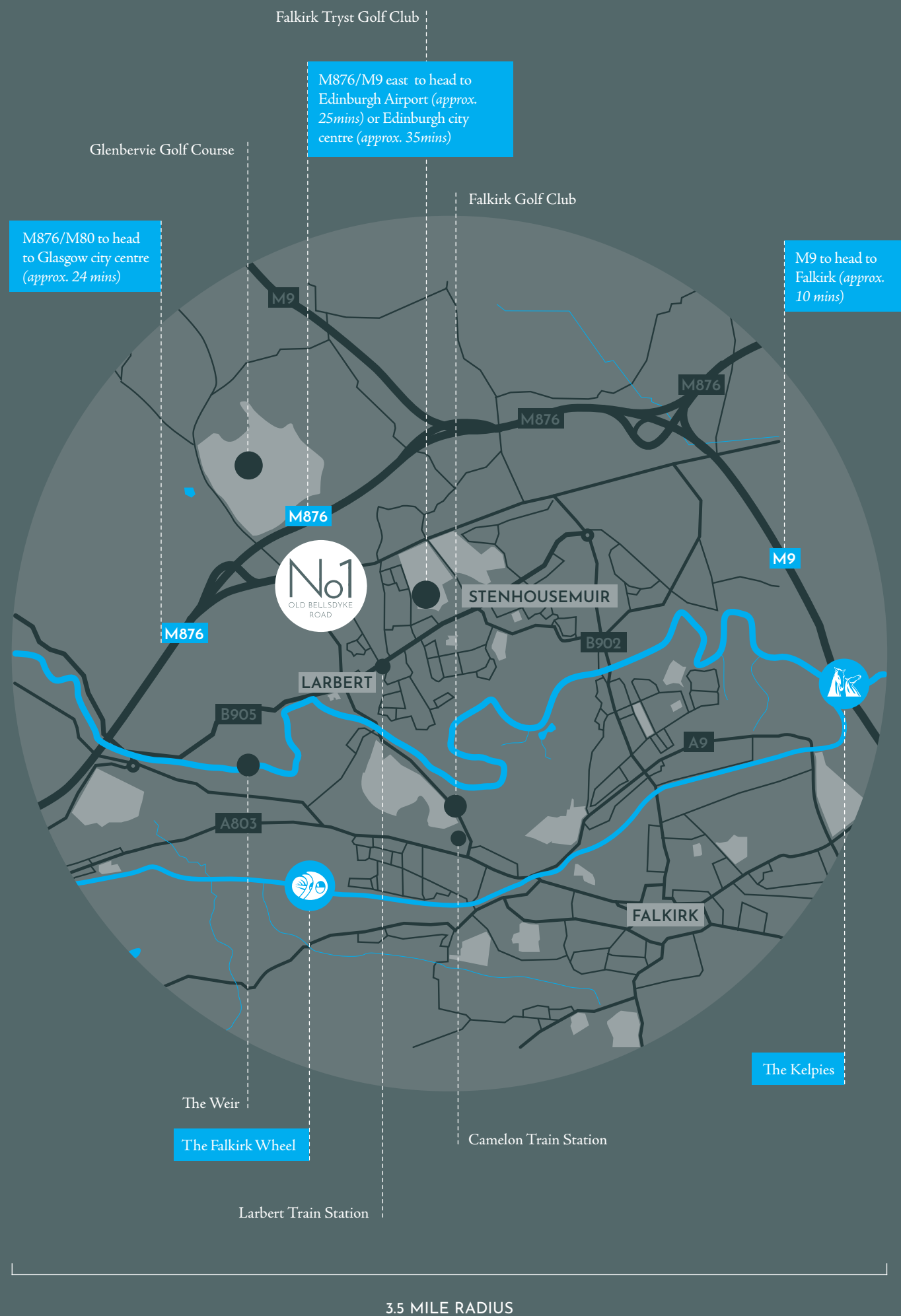
Larbert offers exceptional schooling with the excellent Larbert Village Primary School and Larbert High School - ranked in 2020 as one of the top 60 high-performing secondary educational facilities in Scotland. With its central location, Larbert puts the renowned private schools nearby Dollar, Edinburgh and Glasgow within reach, in addition to the famous universities of both principle cities – providing a broad selection of educational opportunities.



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Within easy driving distance, residents can enjoy both Helix Park which is home to the Kelpies (the world's largest equine statues) and the Falkirk Wheel, a spectacular rotating boat lift that connects the Union Canal to the Forth and Clyde Canal - a marvellous feat of engineering and the only one of its kind in the entire world.

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No1

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ROAD

To reserve an apartment contact
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