



Designs for
your Lifestyle

CUSTOM TIMBER FRAME HOMES



At Scotframe all of our house types have been designed with comfort and quality in mind, and all can be customised to suit your lifestyle and taste.

Find out more about why you should self-build?





At Scotframe we give you the freedom to completely customise your new home to suit your individual tastes and lifestyle, down to the smallest detail.

Customise Your Home

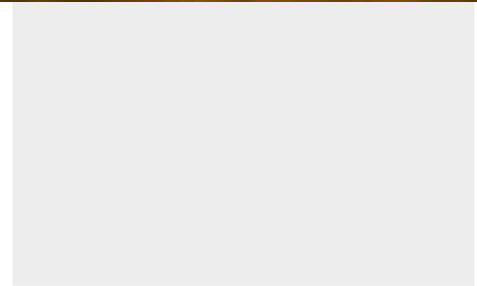
We provide our customers with a unique service, not only for the coordination, manufacture, and delivery of your timberframe structure, but we also supply, as part of your package, windows, external doors, insulation, plasterboard, stairs, internal door sets, architrave, skirtings & finishings.



We have a number of display facilities at our sales and manufacturing sites to assist you in choosing the ideal products for your new home, so why not make an appointment to see what we have to offer?

Our in-house team of professionals will be pleased to discuss with you how we can tailor your house style, finishes and products, down to the smallest detail to meet with your personal requirements.





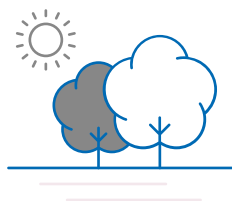
Design

High quality design must be integral to new development and local area differences must be respected. Traditionally, local climate and available materials have had a profound influence on the design of houses and have helped to create local area characteristics.

Likewise, features and finishes can help connect, or disconnect, a house to its surroundings. Increasingly, however, design has been standardised across the countryside.

The natural choice

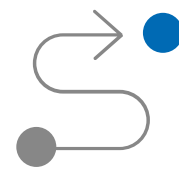
The overall aim should be to ensure that your new home is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.



Landscape

It is essential that the proposed location and siting of new housing considers the impact on the landscape, in terms of both immediate and wider surroundings. If a proper fit in the landscape is not achieved, then even a well designed building can fail.

Overall, a well designed house must reflect the landscape in which it is set. It must be informed by and respond to it, rather than being a house which is designed without regard to the context and place within a site.



Where should you locate and site your house and what should it look like?

The location and siting of your house is just as important as what it looks like. To help you, the broad meanings of location, siting and design have been set out below.

This is followed by a table which provides detailed information on the key design considerations relating to each term.

Location

Careful positioning within the wider landscape. New build should try to fit into the landscape and respect traditional settlement patterns.

Consideration should also be given to constraints on locations such as local development plan policies, the potential for flooding and proximity to utilities.

Siting

Responding to the character of your site to achieve a well designed layout. This is important because a poor layout can detract from good design. Layout considerations relate particularly to topography and site levels, and how best to use these to create an attractive and practical site.

Creating a well designed site, with careful consideration of where and how the house is placed on site can also save money - from extensive site preparation works to running costs. For example, orientating the house to enhance shelter and solar gain can help retain heat and reduce energy consumption.

Consideration must also be given to access (driveways), drainage and hard surfacing (parking), as well as to landscaping which can be used to integrate your house into its surroundings.


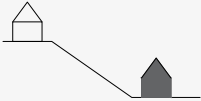
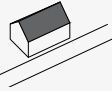
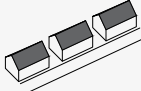
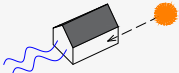



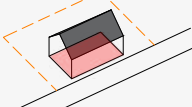
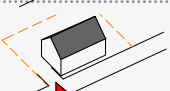
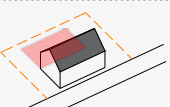

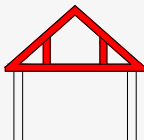
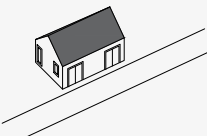
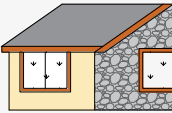

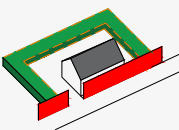
Design

What your house looks like. This can be described as the choice of building materials and colours. It also includes details such as the style of windows, doors, dormers, chimneys, porches and conservatories.

The Scottish Government strongly supports good rural house design. In November 2011, it published a document called Rural Design: Future Landscapes. This brings together a range of rural design initiatives which have been carried out by the Government in conjunction with two rural local authorities.

In particular, there was collaboration between Scotframe, Proctor & Matthews Architects and Comhairle nan Eilean Siar on a kit house re-design exercise.

The idea behind the project was to create a new portfolio of houses, more in-keeping with Scotland's rural vernacular.

CATEGORY	KEY CONSIDERATIONS		MAIN AIM
<div></div> <div>LOCATION</div> <div>Careful Positioning in the wider landscape.</div>	LANDSCAPE		Nestle into the landscape
	ORIENTATION ROAD		Assess proximity and relationship to the road
	BUILDINGS		Look at the orientation of surrounding buildings
	CLIMATE		Maximise sunshine and minimise wind
<div></div> <div>SITING</div> <div>Respond to the character of your site</div>	SLOPE This refers to the ground levels		Use sloping sites to create a difference in level for the house
	SIZE The size of your house in relation to your site		Ensure your house fits well within your plot
	SHAPE The form and shape of the house's footprint		Create the right shape and proportions
	ACCESS		Create an access from existing entrance points
	PARKING		Ensure safe and low profile parking
<div></div> <div>DESIGN</div> <div>Create the right style and features for your house</div>	ROOF		Use strong plain roof pitches
	WINDOWS		Keep windows vertical
	MATERIALS		Use natural materials
	ORNAMENTATION		Avoid excess decoration and embellishments
	BOUNDARIES		Ensure sensitive and in-keeping

HOW TO ACHIEVE	
>	Site the house in the natural lie of the land.
>	Avoid dominating the skyline or the waterline.
>	Build close to the road if this has been established as the traditional pattern.
>	Build either parallel or perpendicular to the road following the established pattern.
>	Follow the established building lines – look at the direction the front door and main elevation face on existing houses.
>	Following the traditional lines for the positioning of your house in relationship to roads and buildings will often maximise solar gain and minimise wind-chill. If you wish to build on a more isolated site, you will need to orientate the house in response to the climate.
>	Avoid mounding your site i.e. creating an over engineered platform.
>	Balance cutting into and filling the site, if groundworks are essential.
>	Avoid any excessive or uneven block underbuild.
>	Ensure your house does not dominate the plot, leaving no space around it.
>	Sufficient open garden space should be considered as an integral part of your development.
>	Carefully consider the siting and design of garages and outbuildings so as not to be as prominent as the house.
>	Break up the mass of your house to create the right footprint.
>	Consider using an access that already exists. Ensure safe and sufficient access is provided to the development.
>	Lower the visual impact of car parking by allowing for it to be positioned at the rear of the house.
>	Avoid hard surfaces dominating the plot.
>	Use a pitch of 40-45 degrees, where possible, with a simple layout.
>	Opt for dual pitch roofs with gables.
>	Try to have all the pitches in the roof structures the same pitch.
>	Generally avoid mono pitch, mansard and complex roof structures.
>	Only use a hipped roof if it works with the proportions of the house.
>	Ensure that windows generally have a vertical emphasis and a simple design.
>	Consider using dormer windows that are of the same style, proportion and roof pitch as the main house design.
>	Ensure that window proportions are consistent throughout the house.
>	Have a definite lintel so that windows are clear of the eaves.
>	Allow for finishes, like natural stone, wet dash render and slate.
>	Timber, artificial slates, profile sheeting or turf roofs are alternatives.
>	Try to use sustainable building materials.
>	Avoid complex porch designs; set out or slender chimney stacks; feature panels; quoins and arches.
>	Avoid high fences or concrete block walls where a simpler approach would work better.

Sustainability and your self-build

We understand that creating your dream home isn't just about it looking the part now - it needs to be designed to be just as beautiful and functional, 50 years from now.

That's where sustainable design comes in.

By choosing sustainable options when designing and building your home, you will end up with a durable, energy-efficient home that will save you money in running costs for as long as you live there, and also drastically reduces waste at the point of construction.

Off-site timber frame construction allows your home to be built faster and to a higher sustainability standard compared with traditional construction methods, making it more cost-effective to build and live in. We call this "Fabric First".



Fabric first - why it's so important

We believe in a 'Fabric First' approach to construction. That means we design homes with long-term energy-efficiencies built in from the start.

A Fabric First approach focusses on insulation and airtightness for its wall, floor, and roof panels, and using high performance doors and windows to create airtight structures that prevent draughts and retain heat with a high comfort factor.

Focusing on the building fabric is generally considered to be more sustainable than relying solely on energy saving products, or renewable technologies.

Although solutions, such as air source heat pumps and underfloor heating, can be easily introduced into your timber frame home to improve your overall comfort and reduce energy consumption further, when used correctly. Scotframe's unique Valutherm+ wall, roof and floor panels are designed to last for the life of the building, and are durable for a minimum of 60 years.

So, you get outstanding energy efficiency, which means that your bills will be significantly lower than for a traditional, brick-built home.



What comes with a Scotframe kit?

When you choose a Scotframe timber frame kit you get certain things as standard. Your Scotframe advisor will be able to talk you through every aspect of your build and help you make decisions on the styles, colours and materials that will suit your taste and lifestyle.

House Kit Inclusions

GROUND FLOOR

- Sole Plate

FIRST FLOOR

- Joists
- Floor
- Dwargs
- Flooring
- Ceiling Plasterboard
- Acoustic Insulation

WALLS

- External Panels/ Insulation
- Load Bearing Partitions
- Sill Plates
- Head Binder
- Firestops
- Vent Pipe Framing
- Plumbing/Electrical Dwargs
- Internal Partitions
- Plasterboard
- Acoustic Insulation

IRONMONGERY

- Structural
- Ironmongery

ROOF

- Roof Trusses at 600 centres
- Roof Support Beams
- Loose Infill Rafters
- Apex Panels
- Gable Ladders
- Roof Truss Bracing
- Sarking
- Roofing Felt
- Tilting Fillet
- Fascia Boards
- Soffit Plywood
- Soffit Framing
- Eaves Vents
- Plasterboard Dwargs
- Counter Battens
- Tiling Battens
- Plasterboard
- Insulation

ROOFLIGHTS

- -1*, 2*, 3* Double Glazed
- -4*, 5* Triple Glazed

WINDOWS

- -1*, 2*, 3* Double Glazed
- -4*, 5* Triple Glazed

EXTERNAL DOORSETS

- Front
- Rear
- Sidelights
- Patio Doors (if applicable):
- -1*, 2*, 3* Double Glazed
- -4*, 5* Triple Glazed French Doors
- (if applicable):
- -1*, 2*, 3* Double Glazed
- -4*, 5* Triple Glazed

FINISHES

- Internal Screens
- Internal Doorsets
- Door Furniture
- Wardrobes
- Finishings
- Stairs
- Shelving
- Sundries
- Cornice



Remember - much of what we supply can be chosen by you or modified to suit your needs. Everything from the bespoke design of your home to the thickness of the wall panels and insulation, and from the window openings to the handles on your doors.

House Types

Bungalows

All of our house types have been designed with comfort and quality in mind, and all can be customised to suit your lifestyle and taste. Need more space, or an extra room? We'll be happy to work with you to amend any design to fit your requirements.

These designs show you some of the cladding and rendering options you have, including our suggestions, and alternative finishes. However, please note that you can finish the outside of your home in the materials and colours that match your preferences, you are not restricted to the options shown in these pages.



Find out more from architect Piers Taylor and his tips to self-build.

1&2 BED



Aird p18

Floor Area 57.24m²



Blackbird p19

Floor Area 74.88m²



Calder p20

Floor Area 79.56m²

3 BED



Marden p21

Floor Area 82.80m²



Goldcrest p22

Floor Area 91.08m²



Alwen p23

Floor Area 93.77m²

3 BED /Cont



Almond p24

Floor Area 117.13m²



Cannich p25

Floor Area 125.28m²



Robin p26

Floor Area 129.60m²



Talisker p27

Floor Area 138.24m²



Ure p28

Floor Area 140.76m²



Clyde p29

Floor Area 147.06m²



Nene p30

Floor Area 167.86m²

4 BED



Don p31

Floor Area 114.21m²



Glenmore p32

Floor Area 122.22m²



Starling p33

Floor Area 154.98m²



Wren p34

Floor Area 155.52m²



Medway p35

Floor Area 162.28m²



Teviot p36

Floor Area 179.46m²



Derwent p37

Floor Area 187.38m²



Kennet p38

Floor Area 178.33m²

House Types

1.5 Storey

House Types

1.75 Storey

2 BED



Soay *p44*
.....
Floor Area
108.74m²

4 BED



Darent *p51*
.....
Floor Area
145.17m²

3 BED



Eamont *p62*
.....
Floor Area
134.64m²

5 BED



Nairn *p67*
.....
Floor Area
220.41m²

3 BED



Grouse *p45*
.....
Floor Area
136.62m²



Spey *p52*
.....
Floor Area
164.86m²

4 BED



Ord *p63*
.....
Floor Area
172.82m²



Leith *p68*
.....
Floor Area
238.81m²



Mersey *p46*
.....
Floor Area
138.53m²



Sark *p53*
.....
Floor Area
177.68m²



Kent *p69*
.....
Floor Area
267.44m²



Avon *p47*
.....
Floor Area
140.22m²



Severn *p54*
.....
Floor Area
178.75m²



Swale *p64*
.....
Floor Area
186.38m²



Eider *p70*
.....
Floor Area
289.12m²



Partridge *p48*
.....
Floor Area
152.88m²



Dee *p55*
.....
Floor Area
245.61m²



Caroy *p65*
.....
Floor Area
221.51m²



Pheasant *p49*
.....
Floor Area
175.07m²



Clunie *p56*
.....
Floor Area
195.99m²



Kilbride *p66*
.....
Floor Area
211.95m²



Deveron *p50*
.....
Floor Area
196.81m²

House Types

2 Storey

4 BED



Leven *p72*
.....
Floor Area 172.62m²



Orrin *p73*
.....
Floor Area 200.52m²

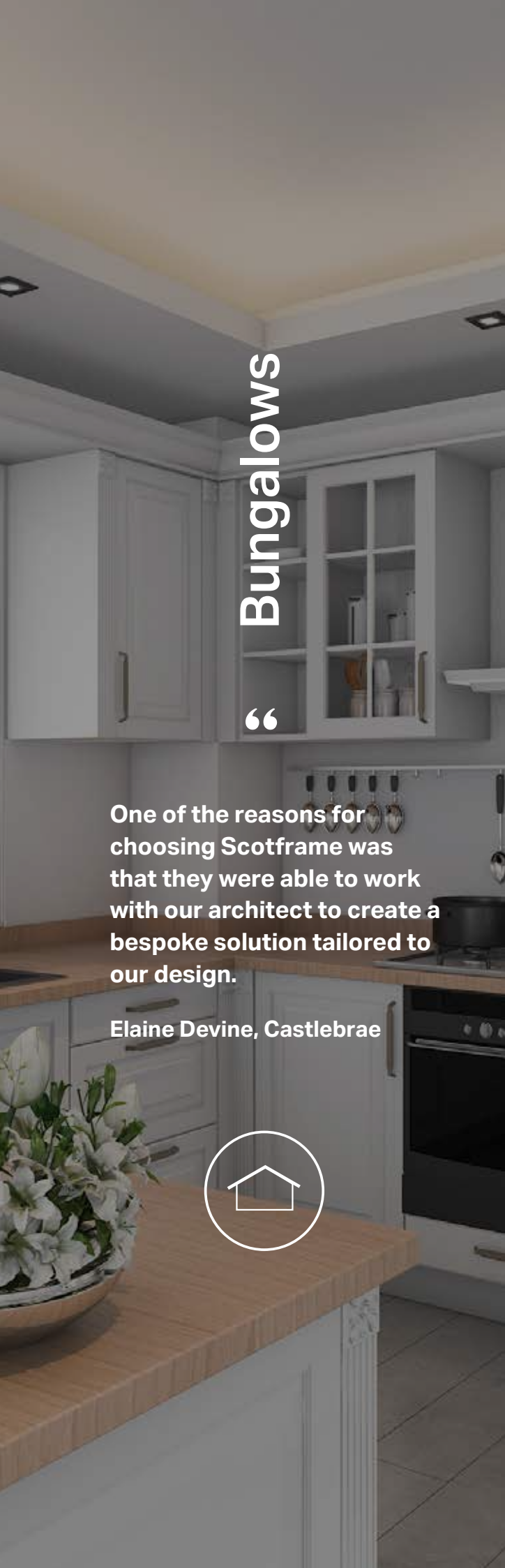
5 BED



Forth *p74*
.....
Floor Area 246.78m²



Foss *p75*
.....
Floor Area 165.24m²



Bungalows

One of the reasons for choosing Scotframe was that they were able to work with our architect to create a bespoke solution tailored to our design.

Elaine Devine, Castlebrae



Choose from a stylish range of bungalow house styles.

Our comprehensive range of single storey homes has been carefully designed with your comfort and needs in mind.

Bungalows

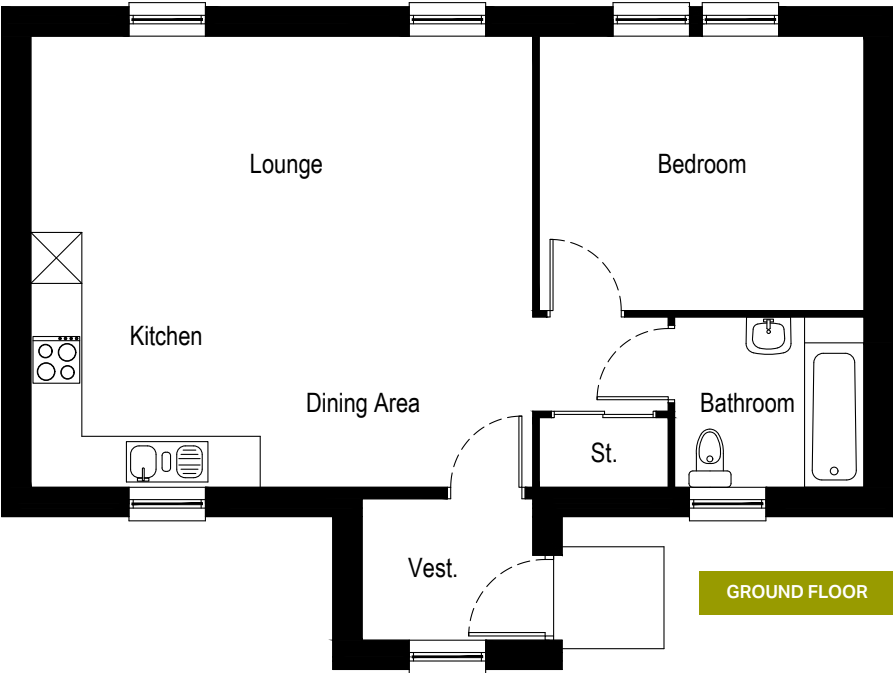
Bungalows

1 BED



Aird

Step into a charming 1-bedroom bungalow that combines a cosy open-plan kitchen, lounge, and dining area, perfect for relaxed living. You'll also find a cleverly designed storage area for all your belongings, along with a delightful porch entrance that welcomes you home. Enjoy the comfort and convenience packed into this compact yet inviting retreat!



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
57.24m ² (616ft ²)	10.500m (34'5")	5.404m (17'9")

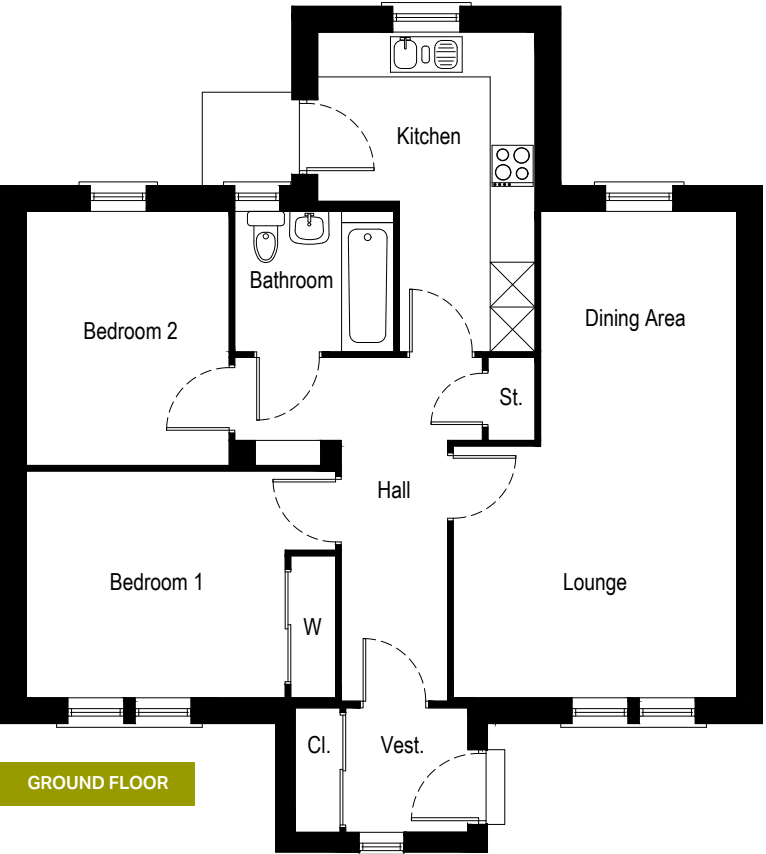
Room	Metres	Feet
Lounge/Kitchen/Dining	5.880 x 5.280	(19'3" x 17'4")
Bedroom	3.795 x 3.200	(12'5" x 10'6")
Bathroom	2.200 x 1.975	(7'3" x 6'6")

2 BED



Blackbird

Introducing a charming 2-bedroom bungalow featuring an inviting open-plan lounge and dining area. With all rooms conveniently accessed from the central hallway, this smart layout optimises space for comfortable living. Embracing a simple yet thoughtful design, this bungalow maximises the potential of its plot, offering a cosy and functional living space.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
74.88m ² (806ft ²)	10.200m (33'6")	5.908m (19'5")

Room	Metres	Feet
Lounge	3.765 x 3.340	(12'4" x 10'11")
Dining Area	2.595 x 3.140	(8'6" x 10'4")
Kitchen (Widest)	2.880 x 4.250	(9'5" x 13'11")
Bedroom 1	3.435 x 3.005	(11'3" x 9'10")
Bedroom 2	2.685 x 3.370	(8'10" x 11'1")
Bathroom	2.100 x 1.850	(6'11" x 6'1")



Alternative finishes are available for all house types. Choose the cladding to suit your style.

Bungalows

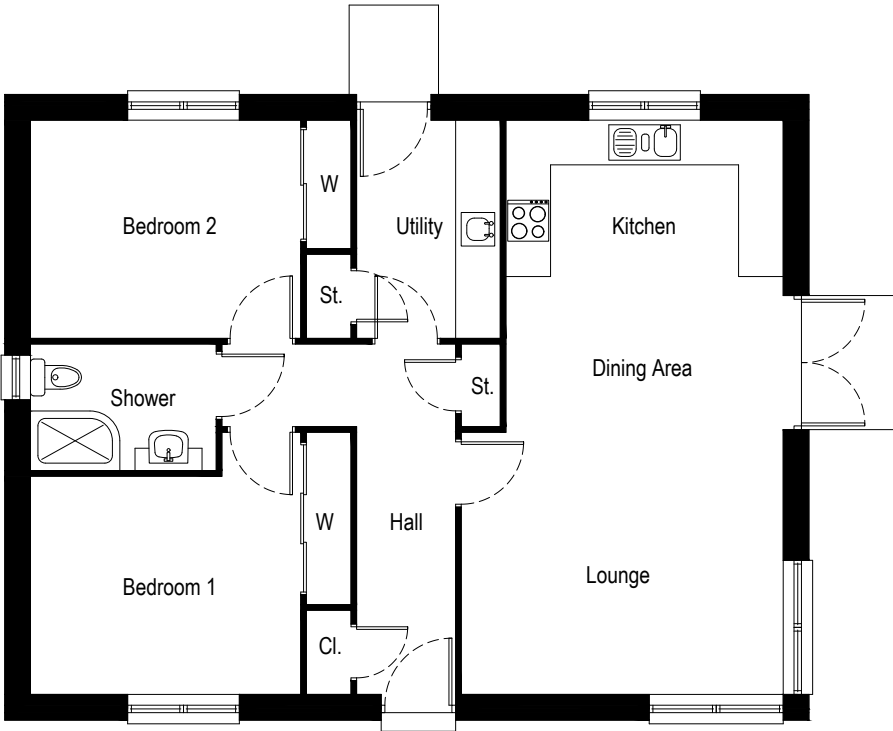
Bungalows

2 BED



Calder

Discover a bungalow that brilliantly utilises its modest floorplan. Boasting two comfortably sized bedrooms and an inviting open-plan lounge, kitchen, and dining area, this home is crafted to exude a sense of spaciousness and natural light throughout.



FLOOR AREA: 79.56m² (856ft²)
FRONTAGE: 10.800m (35'5")
RIDGE HEIGHT: 5.954m (19'6")

Room	Metres	Feet
Lounge	4.295 x 3.490	(14'1" x 11'6")
Kitchen/Dining Area	3.695 x 4.190	(12'1" x 13'9")
Utility	1.900 x 2.900	(6'3" x 9'6")
Bedroom 1	3.600 x 2.900	(11'10" x 9'6")
Bedroom 2	3.600 x 2.900	(11'10" x 9'6")
Shower Room	2.465 x 1.670	(8'1" x 5'6")

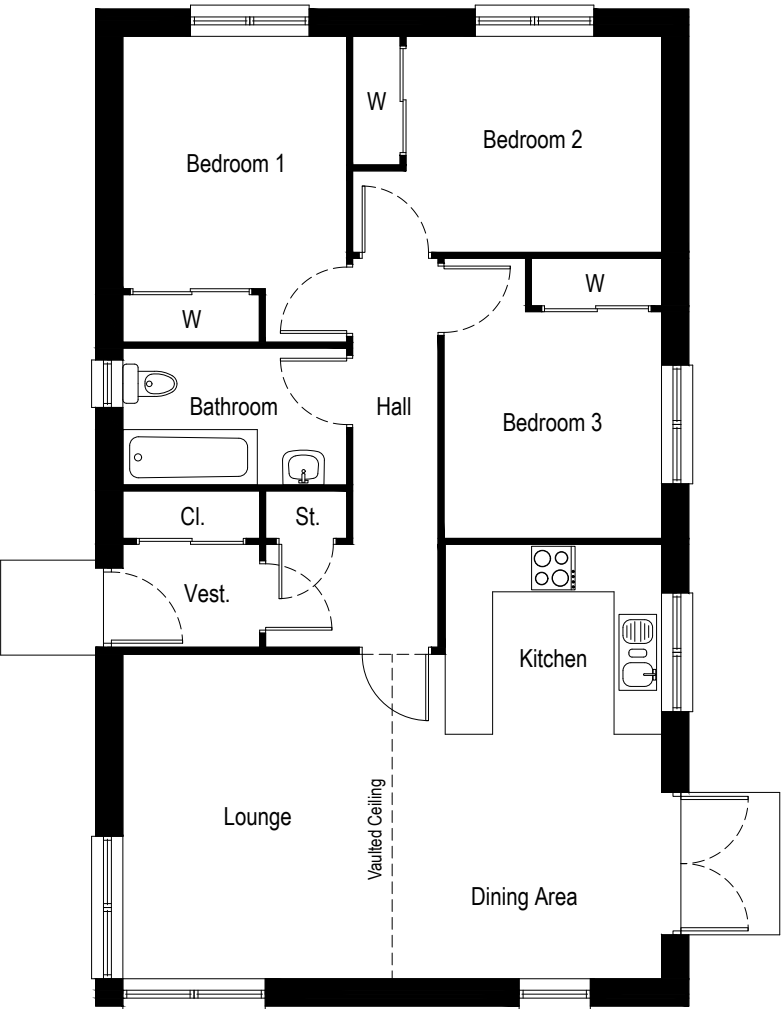
GROUND FLOOR

3 BED



Marden

The Marden is a thoughtfully crafted 3-bedroom bungalow with a simple design. This home boasts a spacious open-plan lounge, kitchen, and dining area that seamlessly connects to the garden through double doors. Enjoy an airy atmosphere created by the stunning vaulted ceiling and floor-to-ceiling window, illuminating the space with abundant natural light.



FLOOR AREA: 82.80m² (891ft²)
FRONTAGE: 7.500m (24'7")
RIDGE HEIGHT: 6.191m (20'4")

Room	Metres	Feet
Lounge	4.045 x 4.070	(13'3" x 13'4")
Kitchen/Dining Area	2.705 x 5.460	(8'10" x 17'11")
Bedroom 1	2.800 x 3.160	(9'2" x 10'4")
Bedroom 2	3.200 x 2.700	(10'6" x 8'10")
Bedroom 3	2.720 x 2.835	(8'11" x 9'4")
Bathroom	2.800 x 1.700	(9'2" x 5'7")

GROUND FLOOR



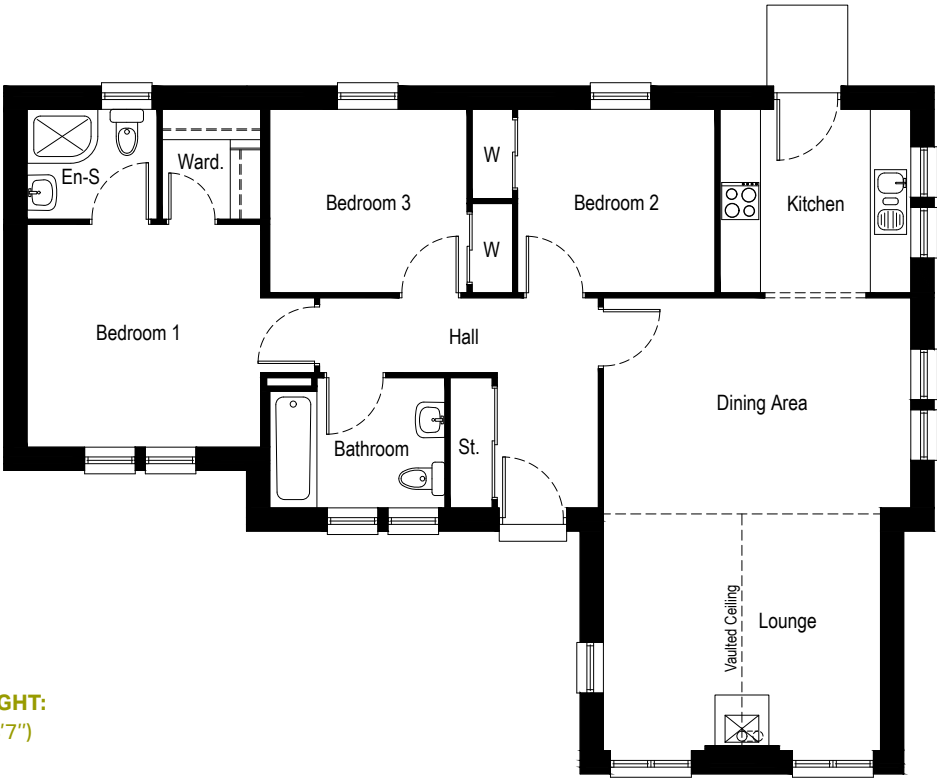
3 BED



3 BED

Goldcrest

Step into this single-storey gem featuring three bedrooms conveniently placed off a central hallway. The master bedroom boasts a charming bijou walk-in-wardrobe and en-suite shower room for added comfort. Embrace the bright and airy atmosphere in the open plan lounge and dining area, thanks to the floor-to-ceiling windows that fill the space with an abundance of natural light.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
91.08m ² (980ft ²)	13.800m (45'3")	5.656m (18'7")

Room	Metres	Feet
Lounge	4.080 x 3.600	(13'5" x 11'10")
Dining Area	4.530 x 3.085	(14'10" x 10'1")
Kitchen	2.800 x 2.690	(9'2" x 8'10")
Bedroom 1	3.435 x 3.275	(11'3" x 10'9")
En-Suite	1.900 x 1.600	(6'3" x 5'3")
Bedroom 2	2.897 x 2.690	(9'6" x 8'10")
Bedroom 3	2.897 x 2.690	(9'6" x 8'10")
Bathroom	2.570 x 1.900	(8'5" x 6'3")

GROUND FLOOR

Alwen

Welcome to this spacious 3-bedroom bungalow, meticulously designed to offer ample room for comfortable living. Experience the airy charm of the open-plan lounge, kitchen, and dining area, complete with double doors that seamlessly connect to the garden, infusing the space with natural light and a delightful ambiance.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
93.77m ² (1009ft ²)	10.050m (33'0")	6.015m (19'9")

Room	Metres	Feet
Lounge	3.525 x 3.585	(11'7" x 11'9")
Kitchen	3.480 x 4.435	(11'5" x 14'7")
Dining Area	2.850 x 1.610	(9'4" x 5'3")
Bedroom 1	3.770 x 3.015	(12'4" x 9'11")
En-Suite	1.600 x 1.500	(5'3" x 4'11")
Bedroom 2	3.110 x 2.700	(10'2" x 8'10")
Bedroom 3	2.635 x 2.400	(8'8" x 7'10")
Bathroom	1.745 x 2.700	(5'9" x 8'10")

GROUND FLOOR



3 BED



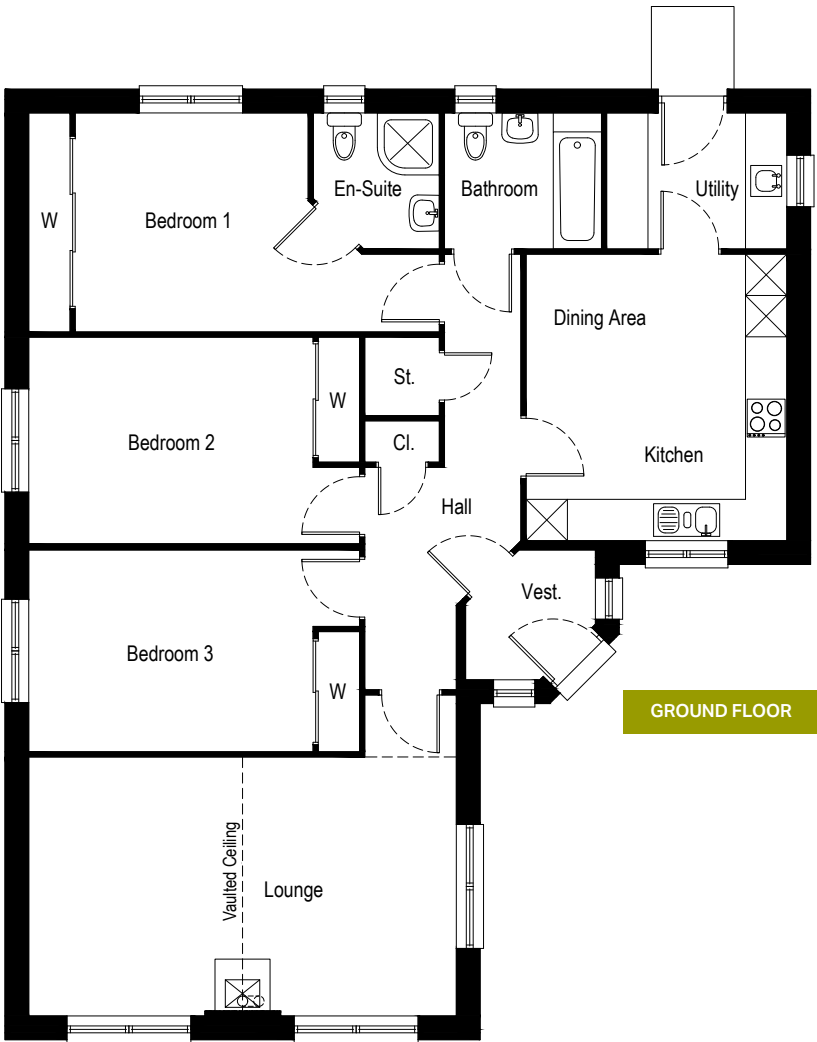
3 BED

Almond

Enter this cleverly designed L-shaped bungalow, offering three generously sized bedrooms alongside an inviting open-plan dining and kitchen area. Step through the central hallway leading to a spacious lounge, where double doors connect you to the garden, seamlessly blending indoor and outdoor living for a delightful experience.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
117.13m ² (1261ft ²)	11.700m (38'5")	5.419m (17'9")

Room	Metres	Feet
Lounge	6.180 x 3.730	(20'3" x 12'3")
Kitchen/Dining Area	3.756 x 4.130	(12'4" x 13'7")
Utility	2.586 x 1.945	(8'6" x 6'5")
Bedroom 1	3.353 x 3.150	(11'0" x 10'4")
En-Suite	1.800 x 1.945	(5'11" x 6'5")
Bedroom 2	4.100 x 2.970	(13'5" x 9'9")
Bedroom 3	4.100 x 2.900	(13'5" x 9'6")
Bathroom	2.250 x 1.945	(7'5" x 6'5")

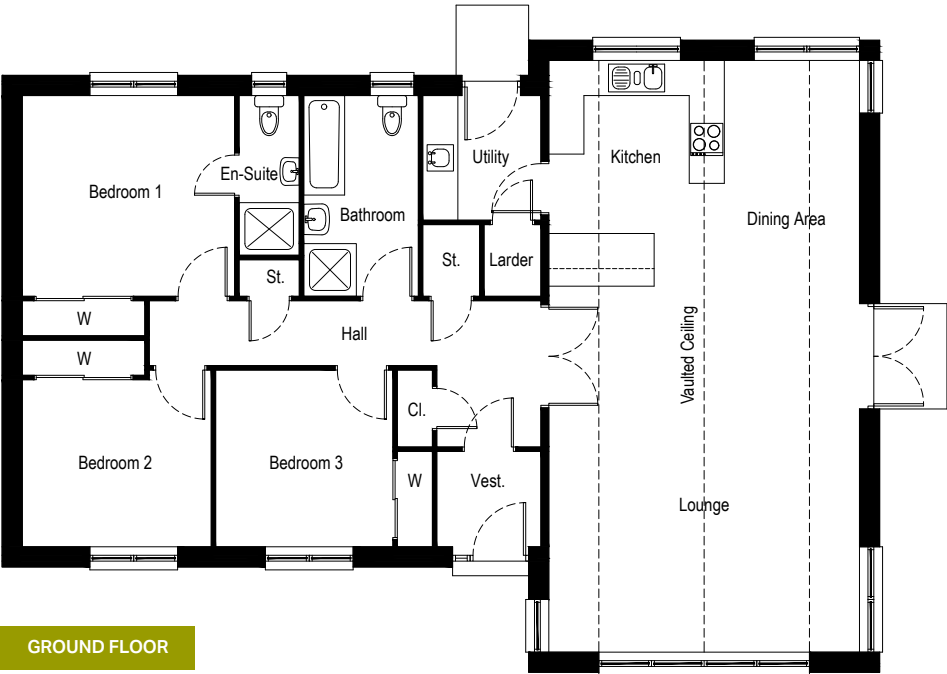


Cannich

Welcome to this beautifully balanced home offering three well-proportioned bedrooms, including one with its own en-suite. Step into the heart of the house, where an open-plan kitchen, breakfast, lounge, and dining area seamlessly merge, creating a warm and inviting space. Enjoy the connection to nature as double doors lead out to the garden, inviting natural light and a sense of openness into the home.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
125.28m ² (1348ft ²)	15.000m (49'3")	5.562m (18'3")

Room	Metres	Feet
Lounge/Dining Area/Kitchen	5.280 x 10.080	(17'4" x 33'1")
Utility	1.990 x 2.100	(6'6" x 6'11")
Bedroom 1	3.600 x 3.400	(11'10" x 11'2")
En-Suite	1.000 x 2.700	(3'3" x 8'10")
Bedroom 2	3.200 x 2.825	(10'6" x 9'3")
Bedroom 3	3.000 x 2.990	(9'11" x 9'10")
Bathroom	1.930 x 3.400	(6'4" x 11'2")



Bungalows

Bungalows



3 BED



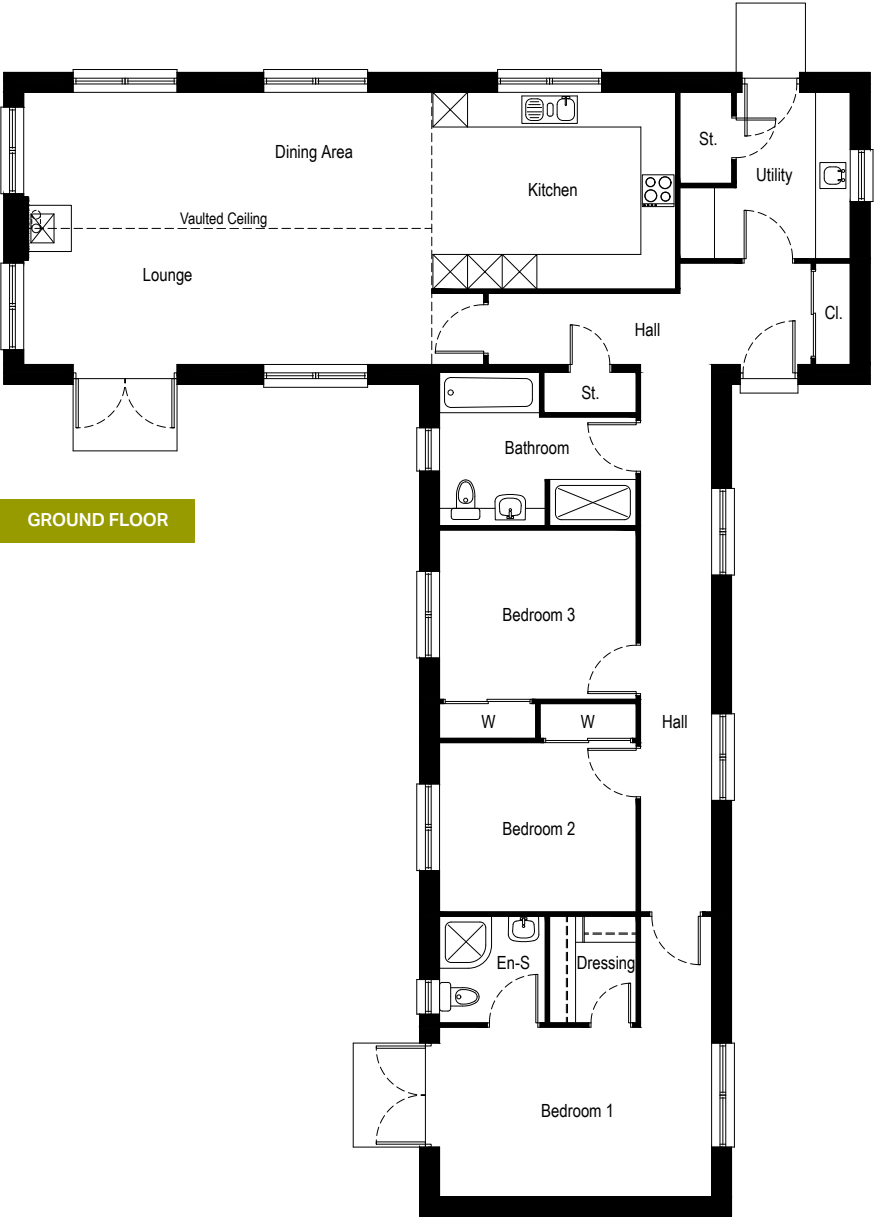
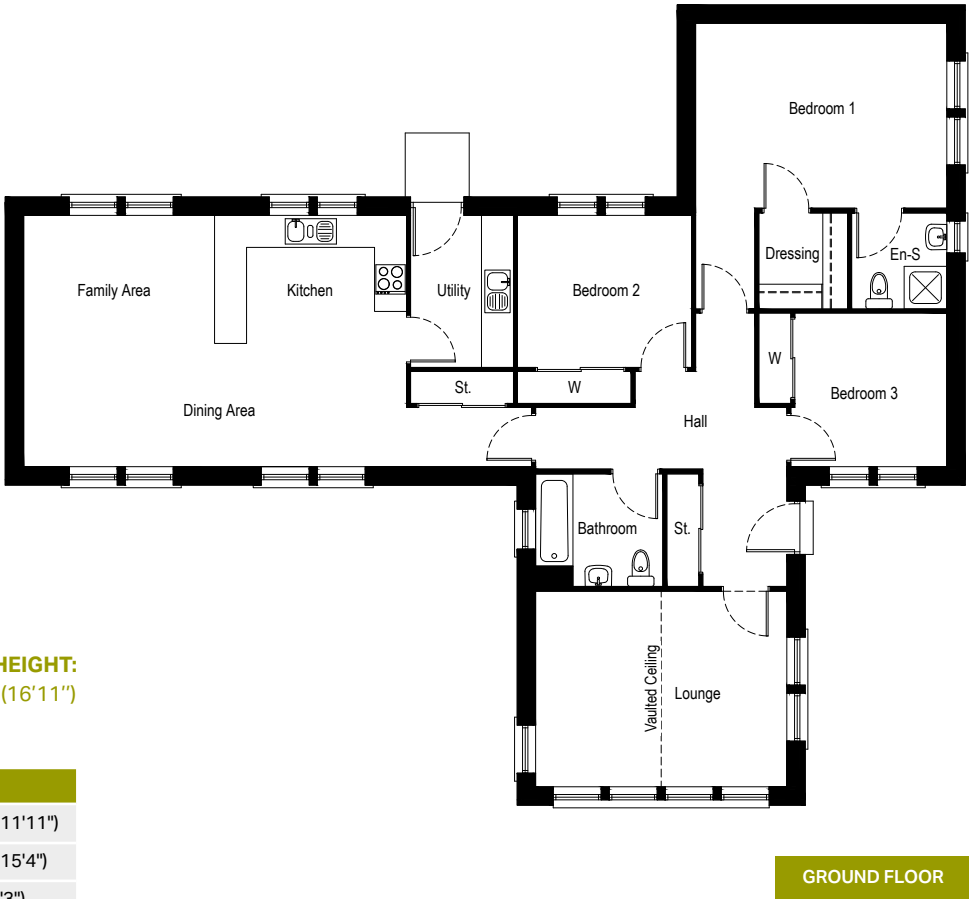
3 BED

Robin

Discover the appeal of this bungalow design featuring a striking vaulted ceiling in the lounge, adding that extra touch of elegance and charm. With three bedrooms for comfort and versatility, this home embraces a well-proportioned open-plan layout encompassing the kitchen, dining, and family area. Experience the perfect blend of spaciousness and style in this inviting living space.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
129.60m ² (1395ft ²)	18.000m (59'1")	5.152m (16'11")

Room	Metres	Feet
Lounge	4.680 x 3.635	(15'4" x 11'11")
Kitchen/Dining/Family	7.150 x 4.680	(23'5" x 15'4")
Utility	1.900 x 2.820	(6'3" x 9'3")
Bedroom 1	4.680 x 3.435	(15'4" x 11'3")
Dressing	1.635 x 1.770	(5'4" x 5'10")
En-Suite	1.755 x 1.770	(5'9" x 5'10")
Bedroom 2	3.235 x 2.820	(10'7" x 9'3")
Bedroom 3	2.820 x 2.850	(9'3" x 9'4")
Bathroom	2.355 x 2.080	(7'9" x 6'10")



Talisker

Welcome to this thoughtfully designed L-shaped bungalow, offering three spacious bedrooms situated along an extended corridor for privacy and convenience. At the heart of the home, the lounge and kitchen areas occupy the shorter end of the 'L' layout, featuring large windows that flood the space with natural light and double doors inviting you into the garden, creating a seamless indoor-outdoor connection.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
138.24m ² (1488ft ²)	15.000m (49'3")	5.184m (17'0")

Room	Metres	Feet
Lounge/Dining Area	7.035 x 4.680	(23'1" x 15'4")
Kitchen	4.190 x 3.375	(13'9" x 11'1")
Utility (Widest)	2.920 x 2.850	(9'7" x 9'4")
Bedroom 1	4.680 x 2.900	(15'4" x 9'6")
En-Suite	1.800 x 1.815	(5'11" x 5'11")
Dressing	1.470 x 1.815	(4'10" x 5'11")
Bedroom 2	3.375 x 2.900	(11'1" x 9'6")
Bedroom 3	3.375 x 2.900	(11'1" x 9'6")
Bathroom (Widest)	3.375 x 2.625	(11'1" x 8'7")

Bungalows

Bungalows



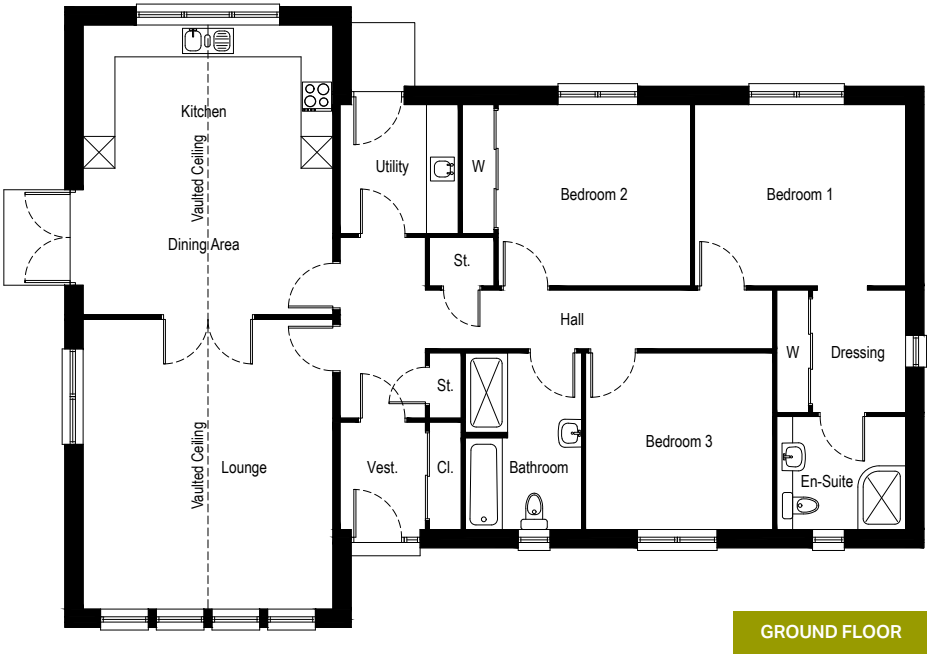
3 BED



3 BED

Ure

Step into this single-story abode featuring three generously sized bedrooms conveniently placed off a central hallway for ease and comfort. Embrace the spaciousness of the large kitchen and dining area, elegantly connected by double doors, all nestled under a stunning vaulted ceiling, creating an inviting and expansive atmosphere within the home.

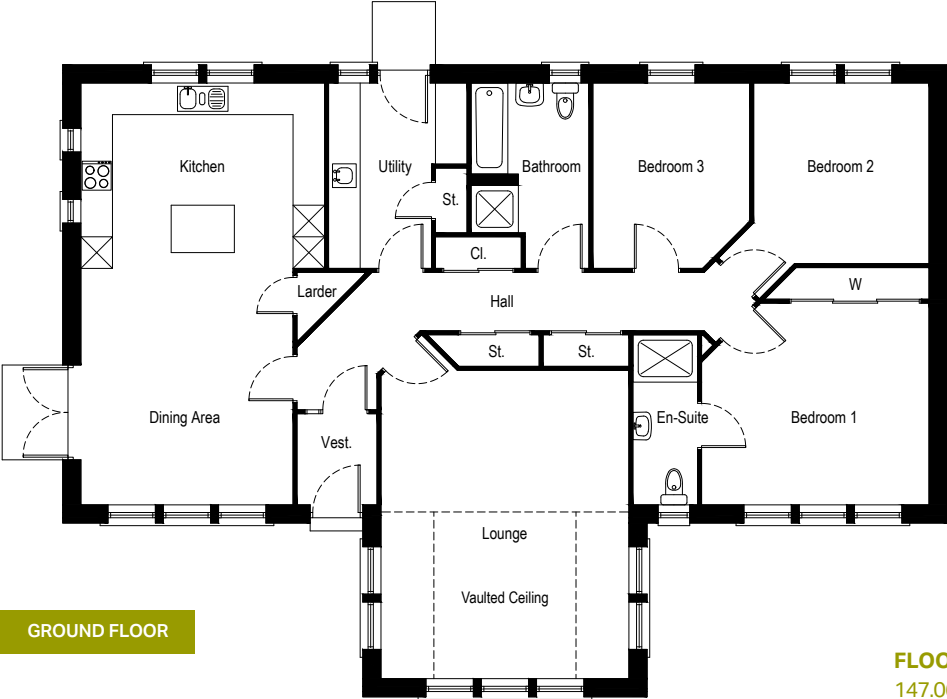


FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
140.76m ² (1515ft ²)	16.200m (53'2")	5.743m (18'10")

Room	Metres	Feet
Lounge	4.680 x 5.430	(15'4" x 17'10")
Kitchen/Dining Area	4.680 x 5.430	(15'4" x 17'10")
Utility	2.200 x 2.400	(7'3" x 7'10")
Bedroom 1	3.950 x 3.390	(13'0" x 11'1")
En-Suite	2.400 x 2.100	(7'10" x 6'11")
Dressing	1.725 x 2.280	(5'8" x 7'6")
Bedroom 2	3.600 x 3.390	(11'10" x 11'1")
Bedroom 3	3.500 x 3.300	(11'6" x 10'10")
Bathroom	2.165 x 3.300	(7'1" x 10'10")

Clyde

Introducing a classic 3-bedroom bungalow brimming with traditional charm. Enter a spacious layout where a large open-plan kitchen and dining area, a separate lounge, utility, and family bathroom await, thoughtfully positioned off the central hallway for easy access. The three bedrooms are smartly nestled at one end of the home, distinctly separating the living, and sleeping quarters for enhanced comfort and privacy.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
147.06m ² (1583ft ²)	16.800m (55'1")	5.223m (17'2")

Room	Metres	Feet
Lounge	4.680 x 5.825	(15'4" x 19'1")
Kitchen	4.600 x 3.490	(15'1" x 11'5")
Dining Area	4.000 x 4.490	(13'1" x 14'9")
Utility (Widest)	2.600 x 3.490	(8'6" x 11'5")
Bedroom 1	4.290 x 3.800	(14'1" x 12'6")
En-Suite	1.200 x 3.200	(3'11" x 10'6")
Bedroom 2	3.300 x 3.400	(10'10" x 11'2")
Bedroom 3	2.950 x 3.490	(9'8" x 11'5")
Bathroom	2.210 x 2.815	(7'3" x 9'3")

Bungalows

Bungalows

3 BED



4 BED

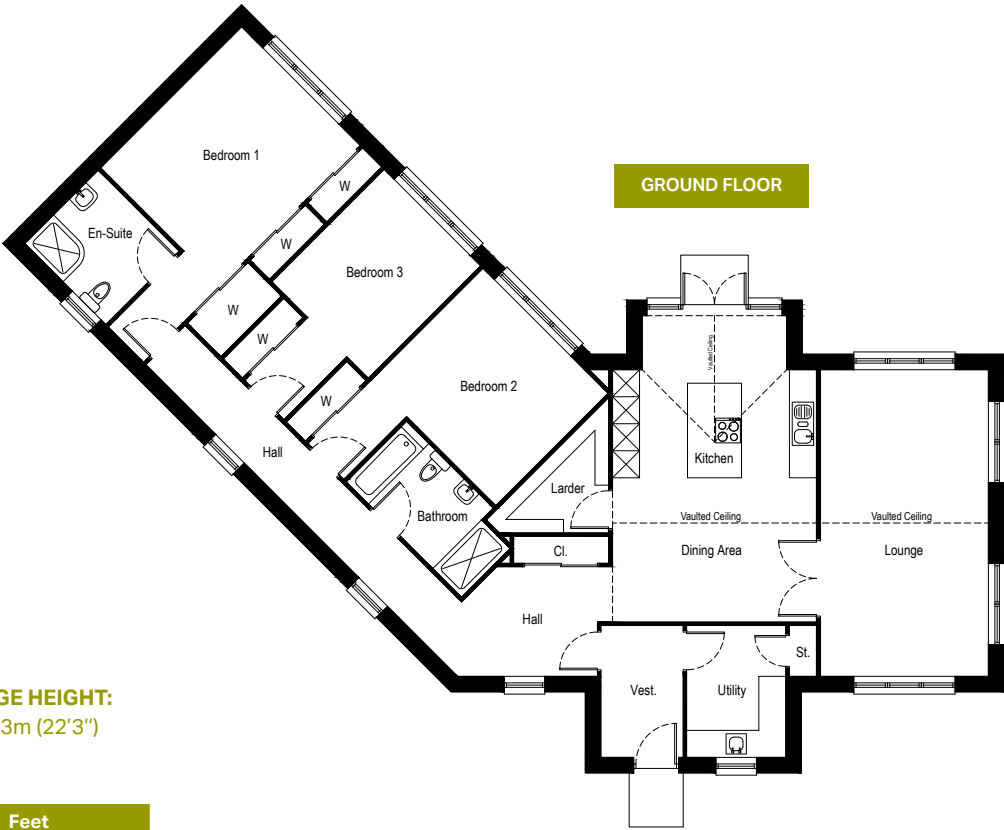


Nene

This unique bungalow design is ideal for individuals seeking an unconventional plot layout or a departure from traditional designs. Enjoy the advantages of a spacious family area and kitchen tucked under an elegant, vaulted ceiling, along with double doors leading to a generous lounge space. An intriguing, angled hallway guides you to the three bedrooms, adding an element of distinctiveness to the layout.

FLOOR AREA: 167.86m² (1807ft²)
FRONTAGE: 22.240m (73'0")
RIDGE HEIGHT: 6.793m (22'3")

Room	Metres	Feet
Lounge	3.700 x 6.780	(12'2" x 22'3")
Kitchen/Dining Area (Widest)	4.500 x 6.775	(14'9" x 22'3")
Utility	2.175 x 2.900	(7'2" x 9'6")
Bedroom 1	3.700 x 4.400	(12'2" x 14'5")
En-Suite	2.515 x 2.275	(8'3" x 7'6")
Bedroom 2	3.900 x 3.500	(12'10" x 11'6")
Bedroom 3	3.000 x 3.500	(9'10" x 11'6")
Bathroom (Widest)	3.595 x 1.870	(11'10" x 6'2")



Don

Discover a straightforward yet efficient bungalow that maximizes its simple design. Boasting three bedrooms, this home offers an additional versatile room, perfect for a fourth bedroom or as a convenient study space. Embrace the open-plan lounge, kitchen, and dining area, complete with double doors that seamlessly extend the living space out to the garden, blending indoor and outdoor living for a delightful experience.

FLOOR AREA: 114.21m² (1229ft²)
FRONTAGE: 14.700m (48'3")
RIDGE HEIGHT: 6.020m (19'9")

Room	Metres	Feet
Lounge/Dining Area	4.500x4.500	(14'9" x 14'9")
Kitchen	3.900x3.480	(12'10" x 11'5")
Utility	2.690x1.900	(8'10" x 6'3")
Bedroom 1	3.700x3.100	(12'2" x 10'2")
En-Suite	1.500x1.700	(4'11" x 5'7")
Bedroom 2	3.200x2.970	(10'6" x 9'9")
Bedroom 3	3.200x2.700	(10'6" x 8'10")
Bedroom 4/Study	2.500x3.315	(8'2" x 10'11")
Bathroom	2.740x1.700	(9'0" x 5'7")



Bungalows

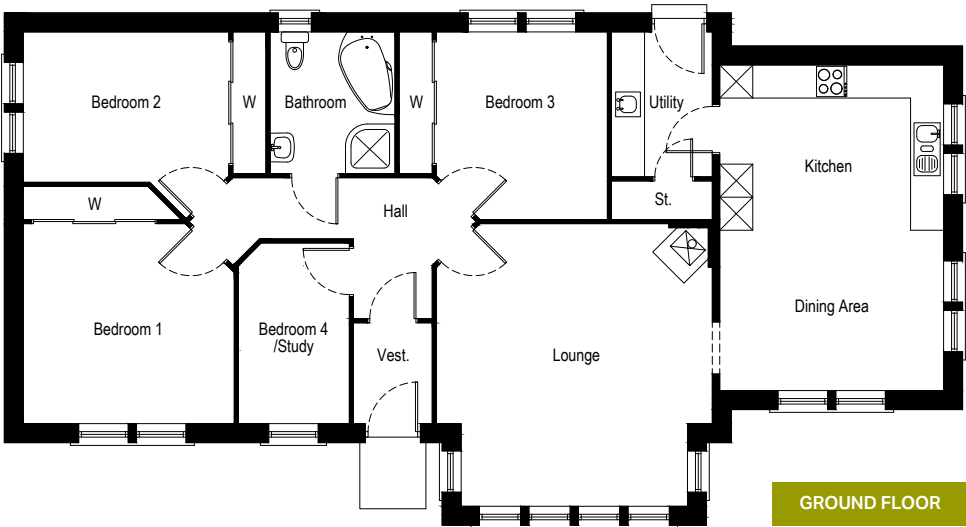
Bungalows

4 BED



Glenmore

Embrace the charm of this traditional and uncomplicated bungalow design, featuring a kitchen and dining area seamlessly connected to the spacious lounge. The four bedrooms, conveniently positioned off the central hallway, offer versatility, with one of the rooms serving as an ideal space for a study, catering to your family needs.



FLOOR AREA: 122.22m ² (1316ft ²)	FRONTAGE: 17.400m (57'1")	RIDGE HEIGHT: 5.629m (18'6")
---	-------------------------------------	--

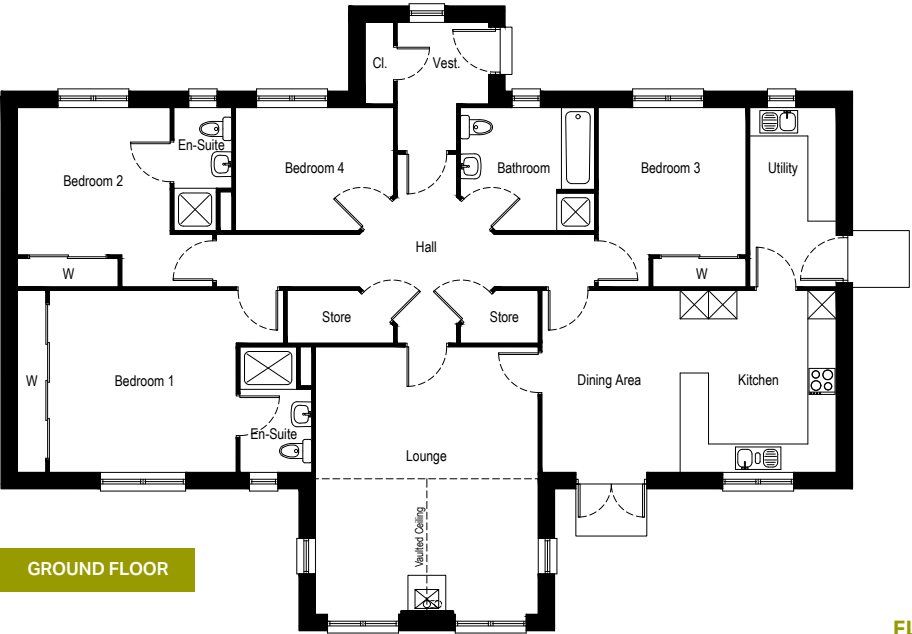
Room	Metres	Feet
Lounge (Widest)	4.980 x 5.100	(16'4" x 16'9")
Kitchen/Dining Area	4.035 x 5.880	(13'3" x 19'3")
Utility	1.800 x 2.600	(5'11" x 8'6")
Bedroom 1	3.800 x 3.600	(12'6" x 11'10")
Bedroom 2	3.700 x 2.700	(12'2" x 8'10")
Bedroom 3	3.075 x 3.375	(10'1" x 11'1")
Bedroom 4/Study	1.985 x 3.248	(6'6" x 10'8")
Bathroom	2.240 x 2.541	(7'4" x 8'4")

4 BED



Starling

This impressive bungalow showcases a striking appearance, accentuated by expansive floor-to-ceiling windows in the lounge. Nestled beneath a breath-taking vaulted ceiling, the lounge infuses the home with ample light and an airy sense of space. Among its four bedrooms, two boast their own en-suites, adding luxury and convenience. The open-plan kitchen and dining area seamlessly connect to the garden through welcoming double doors, offering a delightful indoor-outdoor flow.



FLOOR AREA: 154.98m ² (1668ft ²)	FRONTAGE: 18.000m (59'1")	RIDGE HEIGHT: 5.814m (19'1")
---	-------------------------------------	--

Room	Metres	Feet
Lounge	4.680 x 5.625	(15'4" x 18'5")
Kitchen/Dining Area	6.195 x 3.815	(20'4" x 12'6")
Utility	1.800 x 3.760	(5'11" x 12'4")
Bedroom 1	3.920 x 3.815	(12'10" x 12'6")
En-Suite	1.495 x 2.625	(4'11" x 8'7")
Bedroom 2	3.200 x 3.085	(10'6" x 10'1")
En-Suite	1.200 x 2.575	(3'11" x 8'5")
Bedroom 3	3.100 x 3.085	(10'2" x 10'1")
Bedroom 4	3.310 x 2.575	(10'10" x 8'5")
Bathroom	2.810 x 2.575	(9'3" x 8'5")



4 BED

Wren

Step into this impressive bungalow where the lounge boasts a vaulted ceiling and expansive full-length windows that overlook the garden, creating an ambiance of lightness and spaciousness. Additionally, the design incorporates an open-plan family, dining, and kitchen area, fostering a sense of togetherness and comfort within the home.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
155.52m ² (1674ft ²)	18.000m (59'1")	5.152m (16'11")

Room	Metres	Feet
Lounge	4.680 x 5.235	(15'4" x 17'2")
Kitchen/Dining Area	7.055 x 4.680	(23'2" x 15'4")
Utility	1.900 x 2.490	(6'3" x 8'2")
W.C.	1.755 x 1.890	(5'9" x 5'6")
Bedroom 1	4.680 x 3.145	(15'4" x 10'4")
En-Suite	1.690 x 1.890	(5'7" x 6'2")
Bedroom 2	3.330 x 2.820	(10'11" x 9'3")
Bedroom 3	2.820 x 2.990	(9'3" x 9'10")
Bedroom 4	2.820 x 2.955	(9'3" x 9'8")
Bathroom	1.700 x 2.400	(5'7" x 7'10")



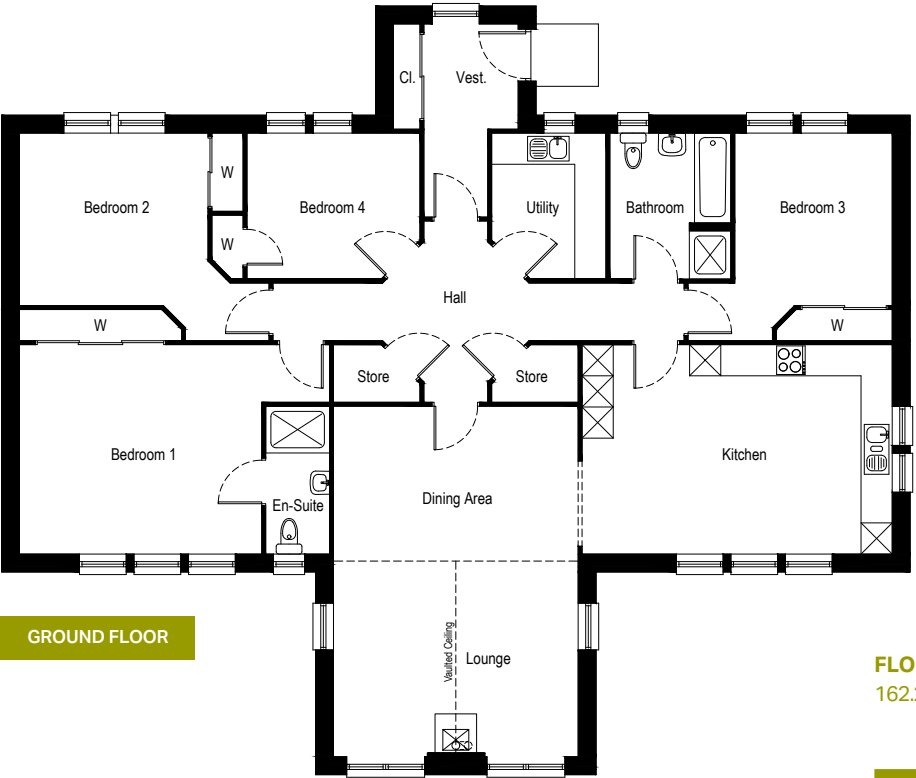
4 BED

Medway

This charming bijou bungalow features a central hallway providing seamless access to all living and sleeping quarters for added convenience. The spacious lounge and dining area, nestled under a vaulted ceiling, create an inviting atmosphere accentuated by two sets of double doors that open to the garden, filling the home with abundant natural light and a delightful indoor-outdoor connection.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
162.28m ² (1747ft ²)	17.490m (57'5")	6.617m (21'9")

Room	Metres	Feet
Lounge/Dining Area	4.680 x 6.715	(15'4" x 22'0")
Kitchen	5.940 x 4.000	(19'6" x 13'1")
Utility	2.170 x 2.780	(7'1" x 9'1")
Bedroom 1	4.635 x 4.000	(15'2" x 13'1")
En-suite	1.200 x 2.815	(3'11" x 9'3")
Bedroom 2	3.600 x 3.290	(11'10" x 10'10")
Bedroom 3	3.000 x 3.290	(9'10" x 10'10")
Bedroom 4	3.300 x 2.780	(10'10" x 9'1")
Bathroom	2.300 x 2.780	(7'7" x 9'1")

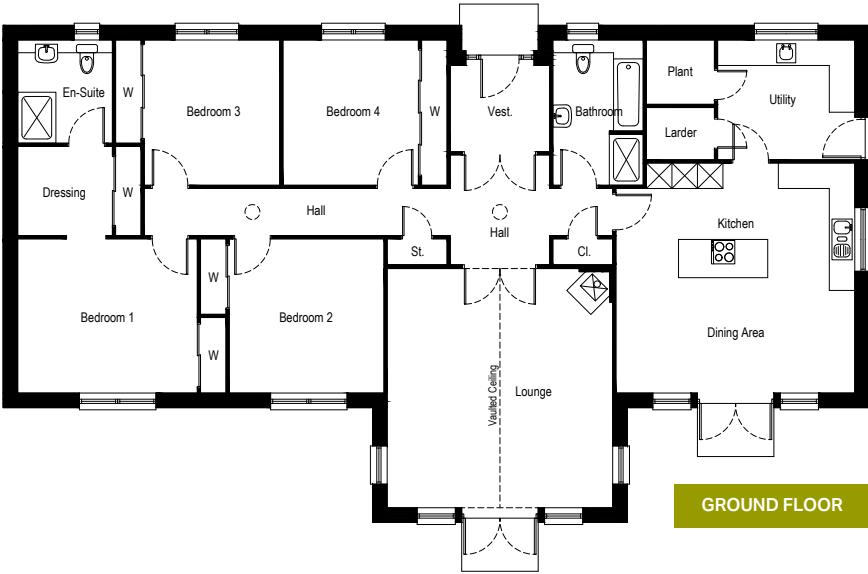


4 BED



Teviot

Presenting a beautifully designed 4-bedroom bungalow showcasing a generously sized lounge that opens up to the garden through inviting double doors. With a stunning vaulted ceiling, the lounge opens out to a spaciousness and charming space. Adding to its appeal, a sun tunnel in the central hallway illuminates this delightful home with abundant natural light, creating a warm and inviting atmosphere throughout.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
179.46m ² (1932ft ²)	20.400m (66'11")	6.821m (22'5")

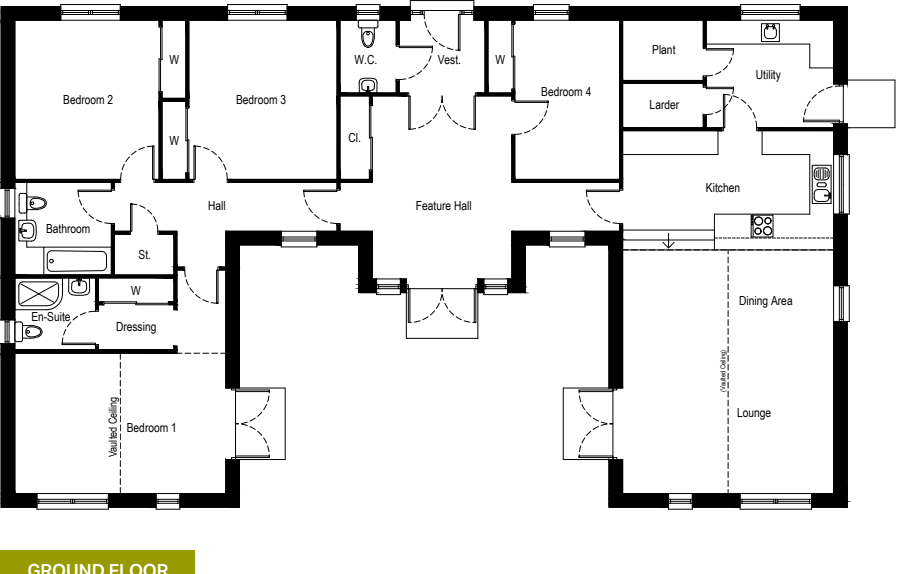
Room	Metres	Feet
Lounge	5.280x5.600	(17'4" x 18'4")
Kitchen/Dining Area	5.595x5.385	(18'4" x 17'8")
Utility	3.200x2.790	(10'6" x 9'2")
Bedroom 1	4.200x3.600	(13'9" x 11'10")
En-Suite	2.200x2.400	(7'3" x 7'10")
Dressing	2.200x2.070	(7'3" x 6'9")
Bedroom 2	3.615x3.600	(11'10" x 11'10")
Bedroom 3	3.160x3.390	(10'4" x 11'1")
Bedroom 4	3.160x3.390	(10'4" x 11'1")
Bathroom	2.100x3.390	(6'11" x 11'1")

4 BED



Derwent

This spacious bungalow is centred around a distinctive hall that connects to four generously sized bedrooms, one of which boasts an en-suite for added convenience. This house design further encompasses a well-proportioned kitchen complete with a larder and utility room, catering to your family needs. Additionally, the invitingly spacious lounge and dining area provide the perfect setting for entertaining guests and enjoying gatherings with ease.



FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
187.38m ² (2017ft ²)	21.300m (69'11")	5.436m (17'10")

Room	Metres	Feet
Lounge/Dining Area	5.280x6.115	(17'4" x 20'1")
Kitchen	5.280x2.985	(17'4" x 9'10")
Utility	3.175x2.675	(10'5" x 8'9")
W.C.	1.385x1.800	(4'7" x 5'11")
Bedroom 1	5.280x3.500	(17'4" x 11'6")
En-Suite	2.000x1.775	(6'7" x 5'10")
Dressing	1.870x1.100	(6'2" x 3'7")
Bedroom 2	3.600x3.975	(11'10" x 13'0")
Bedroom 3	3.700x3.975	(12'2" x 13'0")
Bedroom 4	2.610x3.975	(8'7" x 13'0")
Bathroom	2.400x2.300	(7'10" x 7'7")

4 BED



Kennet

This expansive bungalow design features four bedrooms, along with an open-plan kitchen and dining area accompanied by a utility room and a family room, offers ample additional living space for all. There is the opportunity to consider adding an optional garden room at the rear of the house for optimal family living. The lounge area boasts a stunning, vaulted ceiling, adding a touch of beauty and grandeur to this spacious house design.

FLOOR AREA:
178.33m² (1920ft²)
(incl. Garage)
204.12m² (2197ft²)

FRONTAGE:
17.700m (58'1")

RIDGE HEIGHT:
5.944m (19'6")

Room	Metres	Feet
Lounge	5.880x4.020	(19'3" x 13'2")
Kitchen/Dining Area	4.795x7.680	(15'9" x 25'2")
Utility	3.030x2.900	(9'11" x 9'6")
W.C.	1.100x1.600	(3'7" x 5'3")
Bedroom 1	4.000x3.700	(13'1" x 12'2")
En-Suite	2.700x1.500	(8'10" x 4'11")
Bedroom 2	2.900x4.180	(9'6" x 13'9")
Bedroom 3	3.500x3.300	(11'6" x 10'10")
Bedroom 4	3.500x3.200	(11'6" x 10'6")
Bathroom	2.700x2.700	(8'10" x 8'10")
Garage	4.170x5.810	(13'8" x 19'1")



Case Study

Castle Brae
Shy, but far from retiring.

Elaine and Tom Devine were happy in their Victorian house with its spectacular views of the River Tay.

However, as they were approaching retirement, they realised the house wasn't going to be practical forever.

“The idea to build a house on their land came after a neighbour built on theirs. I watched that go up and remember thinking, I wonder if we could squeeze another house onto our plot” says Elaine.

But as it was narrow plot, she kept thinking it just wouldn't work.

Tom and Elaine's main requirement for the house was for it to support their needs the rest of their lives; as opposed to their old house, which was “full of stairs.”

They consequently had a goal from the outset for the downstairs to contain a living room, kitchen, bedroom, and bathroom.

They also didn't want the upstairs space to be wasted as a loft, so included further bedrooms and a bathroom. Their only other specific ‘ask’ was for a sunny, triple aspect living room.

Part of Elaine's previous job role as an environmental health officer meant she saw a lot of people who ended up with unsuitable housing as their needs increased, so the couple also included wide doors throughout for a wheelchair, if necessary, in future.

Another part of this ‘futureproofing’ was making the home well insulated and easy to maintain, which meant forgoing dust-gathering radiators and opting for underfloor heating.

Hands on

Because the couple were going to be hands-on with many aspects of the project, Tom wanted the building to be wind and watertight quickly, so they opted for a timber frame kit. They came across Scotframe at an event and were particularly impressed by the company's **Valutherm+** closed panel system into which the insulation is injected, including in the roof cassette.

“

“Because the site is very narrow, a standard off-the-peg kit wouldn't have worked for us, said Elaine.”

“One of the reasons for choosing Scotframe was that they were able to work with our architect to create a bespoke solution tailored to our design.”

“Scotframe ensured we had everything - absolutely no shortages or delays in getting all the necessary materials to the site - they supplied absolutely everything we needed so we were able to get to work without any hold-ups.”

“With Scotframe's closed panels and roof cassettes the construction went ahead really quickly; the roof was up in about three hours.

It was a great feeling coming back to site one day to find four walls and a roof where there had been nothing, and you had just been looking at a piece of paper for years.”



“It was great to finally get it! I still look at the house and can't believe we've managed to fit all this in. We're delighted.” Elaine says.

Sustainability

Throughout the project, Elaine and Tom were conscious of being as sustainable as possible. As well as the timber frame, they reused all the material from a garage they had demolished, as well as buying second-hand slate for the roof, and including whinstone they had excavated to build a retaining wall at the rear of the garden.

Although, at the time, Elaine thought that an air source heat pump might prove to be more expensive than gas to install and run, she took the view that, “because Scotframe's Valutherm+ panel system provides such a well-insulated airtight building envelope, the need for as heating would be reduced. The difference between installing gas or the heat pump was covered by the renewable heat incentive, and now it may even be fractionally cheaper than using gas, so I'm very pleased,” she says.

Interior design

Downstairs the house has the triple aspect lounge at one end, with the kitchen/dining room at the other end next to the garden. There's also a small utility room, bedroom and Jack and Jill bathroom. The couple wanted the house to be fairly simple and contemporary with clean lines.

Highlighting her favourite feature, Elaine says the double height hallway wows guests, as they're not expecting it because the house appears small from the outside.





1.5 Storey Homes

“

When we had any queries, the Scotframe team was always at the end of the phone to help us – it was a huge help, particularly whilst navigating our first self-build project.

Hayley Hinton, Whispering Pines



1.5 Storey homes for you to choose from

Pick from one of the stylish designs available or provide your own plans and ideas.

1.5 Storey

1.5 Storey

2 BED

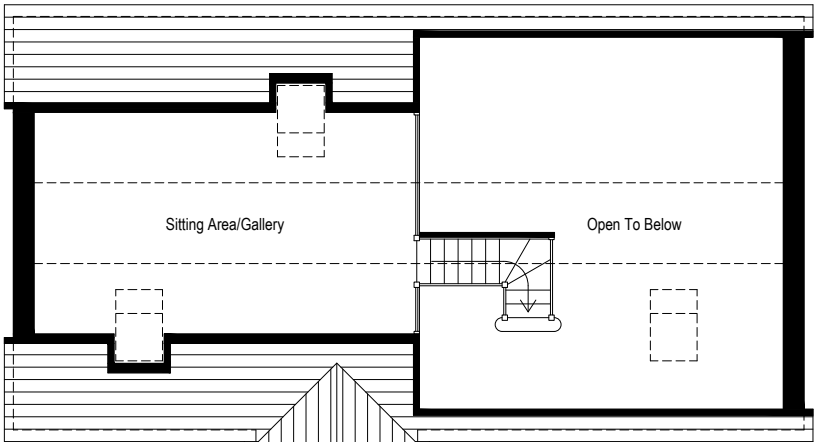


3 BED

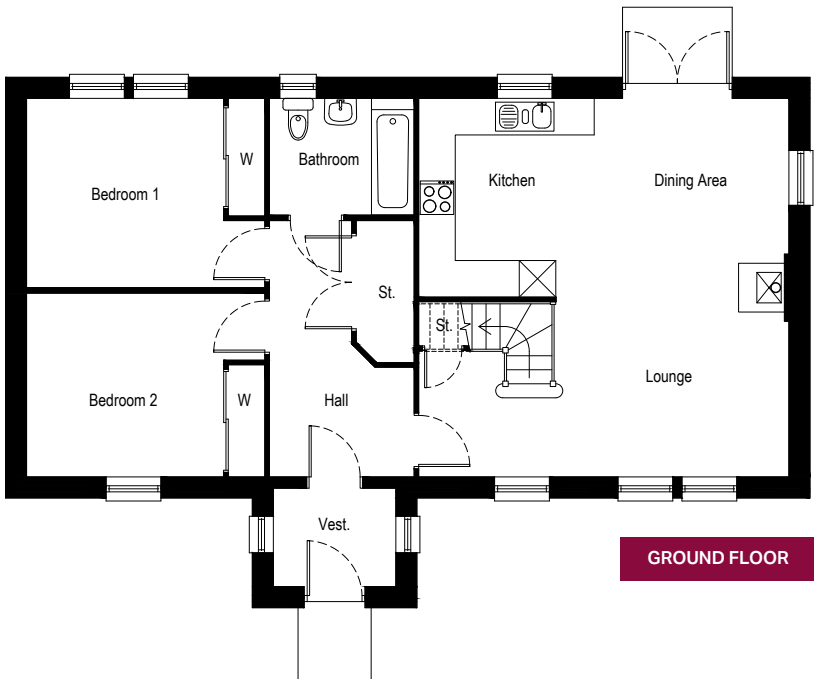


Soay

This elegant 2-bedroom house design features a charming vestibule entrance that guides you into a central hallway. Beyond, discover an inviting open-plan lounge, dining, and kitchen area adorned with a soaring high ceiling that reaches to the roof. Upstairs, a sitting area on the gallery provides a picturesque view overlooking the ground floor living spaces, adding a touch of sophistication to this simple yet stunning home design.



FIRST FLOOR



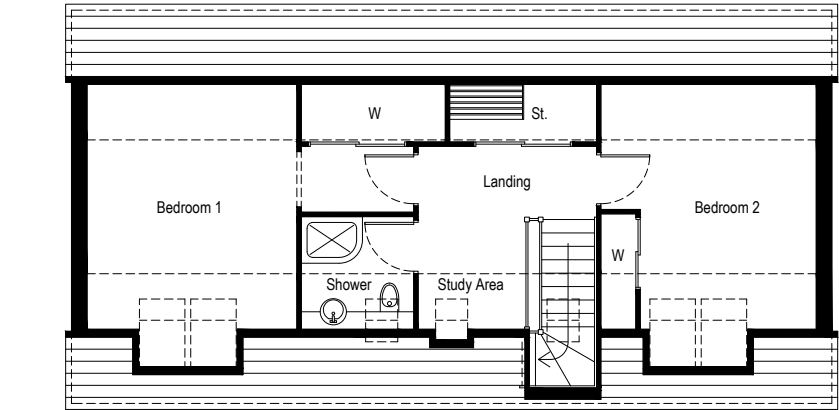
GROUND FLOOR

FLOOR AREA: 108.74m² (1170ft²)
FRONTAGE: 13.200m (43'4")
RIDGE HEIGHT: 6.455m (21'2")

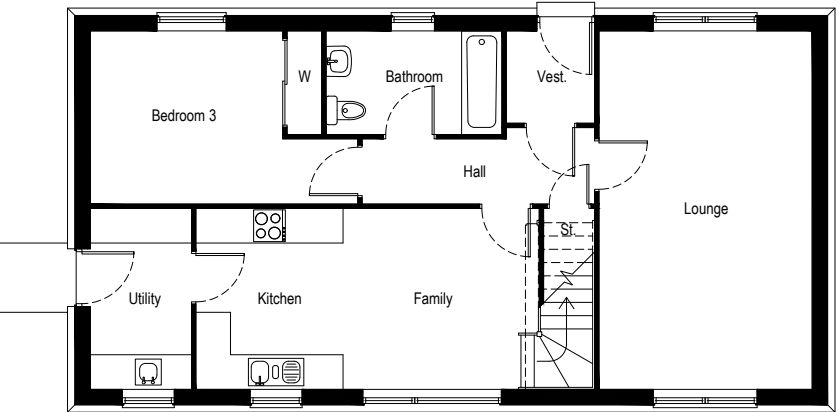
Room	Metres	Feet
Lounge/Dining Area	3.790 x 6.180	(12'5" x 20'3")
Kitchen	2.255 x 3.230	(7'5" x 10'7")
Bedroom 1	3.205 x 3.075	(10'6" x 10'1")
Bedroom 2	3.205 x 2.985	(10'6" x 9'10")
Sitting Area/Gallery	6.315 x 3.670	(20'9" x 12'0")
Bathroom	2.345 x 1.885	(7'8" x 6'2")

Grouse

This modest 1.5-storey home design features two bedrooms upstairs, while downstairs accommodates a third bedroom. Off the hallway, a separate lounge offers distinct living space, and the spacious landing provides ample room for a dedicated study area, adding versatility to this charming home.



FIRST FLOOR



GROUND FLOOR

FLOOR AREA: 136.62m² (1470ft²)
FRONTAGE: 13.200m (43'8")
RIDGE HEIGHT: 6.852m (22'6")

Room	Metres	Feet
Lounge	3.665 x 6.180	(12'0" x 20'3")
Kitchen/Family	5.920 x 3.105	(19'5" x 10'2")
Utility	1.725 x 3.105	(5'8" x 10'2")
Bedroom 1	3.570 x 4.170	(11'9" x 13'8")
Bedroom 2	3.665 x 4.170	(12'0" x 13'8")
Bedroom 3	3.305 x 2.970	(10'10" x 9'9")
Shower	1.900 x 1.902	(6'3" x 6'3")
Bathroom	3.020 x 1.765	(9'11" x 5'9")



Alternative finishes are available for all house types. Choose the cladding to suit your style.

1.5 Storey

1.5 Storey



3 BED



3 BED

Mersey

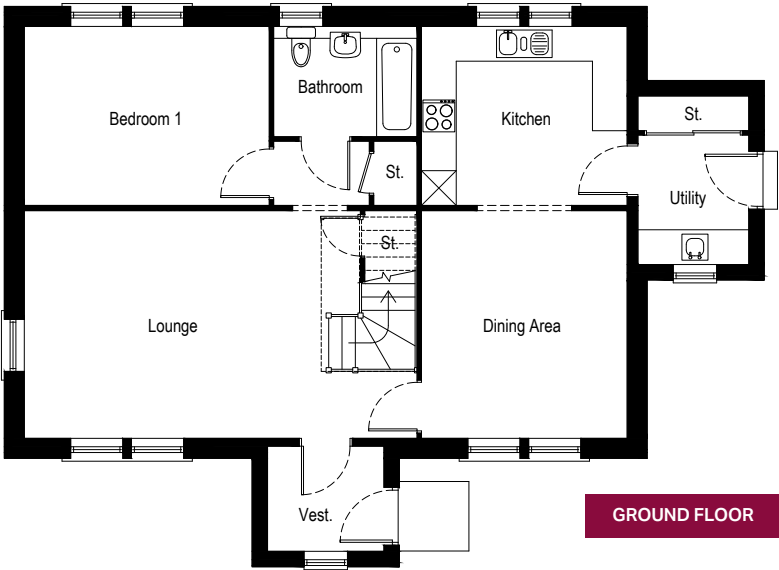
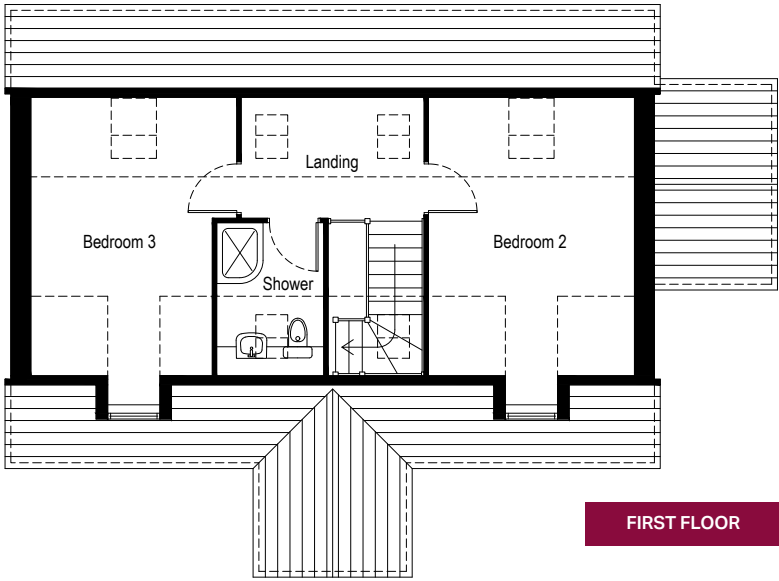
Step into this 3-bedroom house which boasts an uncomplicated and practical design. The layout includes a generously sized lounge with a separate dining area, ensuring comfortable living spaces and a spacious utility room adjacent to the kitchen. Additionally, the house design offers the option to include a sunroom, serving as an added extension for more living space and versatility.

FLOOR AREA:
138.53m² (1491ft²)

FRONTAGE:
13.122m (43'1")

RIDGE HEIGHT:
6.819m (22'4")

Room	Metres	Feet
Lounge (To Stair)	5.181 x 3.900	(17'0" x 12'10")
Kitchen	3.522 x 3.060	(11'7" x 10'0")
Dining Area	3.522 x 3.900	(11'7" x 12'10")
Utility	1.885 x 2.205	(6'2" x 7'3")
Bedroom 1	4.200 x 3.060	(13'9" x 10'0")
Bedroom 2	3.522 x 4.770	(11'7" x 15'8")
Bedroom 3	3.100 x 4.770	(10'2" x 15'8")
Shower	1.817 x 2.610	(6'0" x 8'7")
Bathroom	2.448 x 1.875	(8'0" x 6'2")



Avon

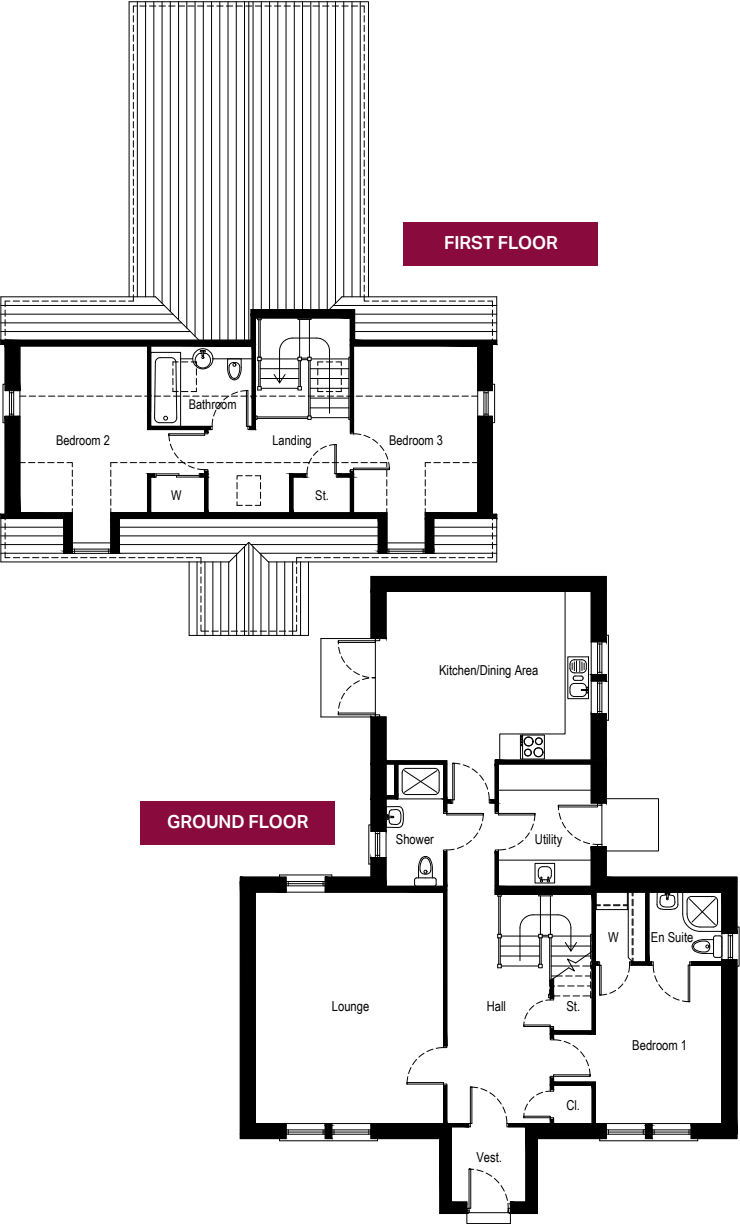
Within this stunning home, discover an inviting open-plan kitchen and dining area that seamlessly connects to the garden through welcoming double doors. Enjoy the convenience of a downstairs bedroom featuring its own en-suite shower room, while upstairs, two additional bedrooms share a family bathroom situated conveniently on the landing. Experience the perfect blend of comfort and practicality in this beautifully designed home.

FLOOR AREA:
140.22m² (1509ft²)

FRONTAGE:
11.400m (37'5")

RIDGE HEIGHT:
6.523m (21'5")

Room	Metres	Feet
Lounge	4.290 x 5.280	(14'1" x 17'4")
Kitchen/Dining Area	4.680 x 3.840	(15'4" x 12'7")
Utility	2.100 x 2.775	(6'11" x 9'1")
Bedroom 1	2.874 x 3.605	(9'5" x 11'10")
En-Suite	1.645 x 1.570	(5'5" x 5'2")
Bedroom 2	2.955 x 3.870	(9'8" x 12'8")
Bedroom 3	2.874 x 3.870	(9'5" x 12'8")
Shower	1.290 x 2.775	(4'3" x 9'1")
Bathroom	2.343 x 1.850	(7'8" x 6'1")



1.5 Storey

1.5 Storey



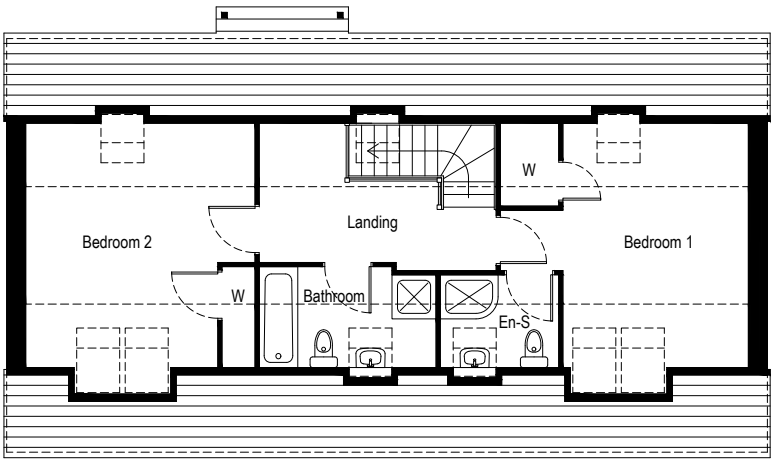
3 BED



3 BED

Partridge

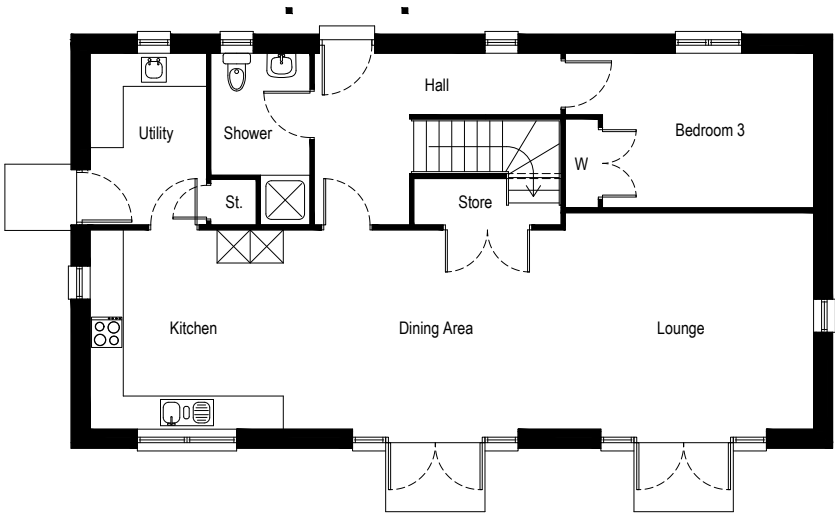
This beautiful uncomplicated 1.5-storey design cleverly harnesses natural light, featuring two sets of patio doors along one side of the ground floor. Positioned within the open-plan lounge and kitchen area, these doors flood the space with abundant light, creating a bright and inviting atmosphere throughout.



FIRST FLOOR

FLOOR AREA: 152.88m² (1645ft²)
FRONTAGE: 13.800m (45'3")
RIDGE HEIGHT: 6.810m (22'4")

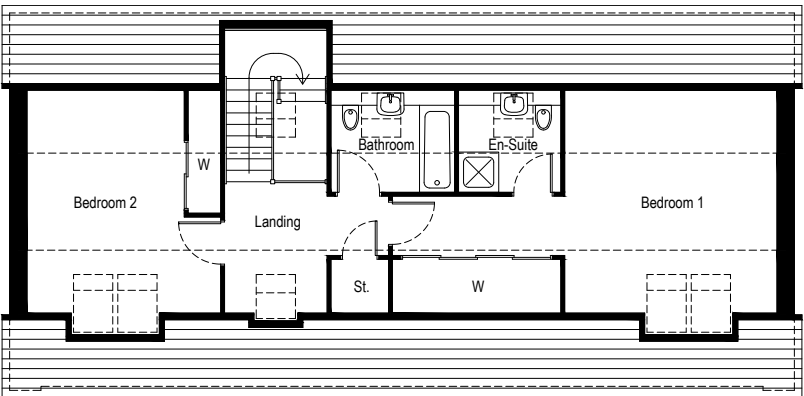
Room	Metres	Feet
Lounge	4.470 x 3.890	(14'8" x 12'9")
Kitchen/Dining Area	8.610 x 3.580	(28'3" x 11'9")
Utility	2.080 x 3.080	(6'10" x 10'1")
Bedroom 1	3.335 x 4.400	(10'11" x 14'5")
En-Suite	2.120 x 1.652	(6'11" x 5'5")
Bedroom 2	4.130 x 4.400	(13'7" x 14'5")
Bedroom 3	3.795 x 2.770	(12'5" x 9'1")
Shower (Excl Shower Recess)	1.770 x 2.180	(5'10" x 7'2")
Bathroom	3.180 x 1.800	(10'5" x 5'11")



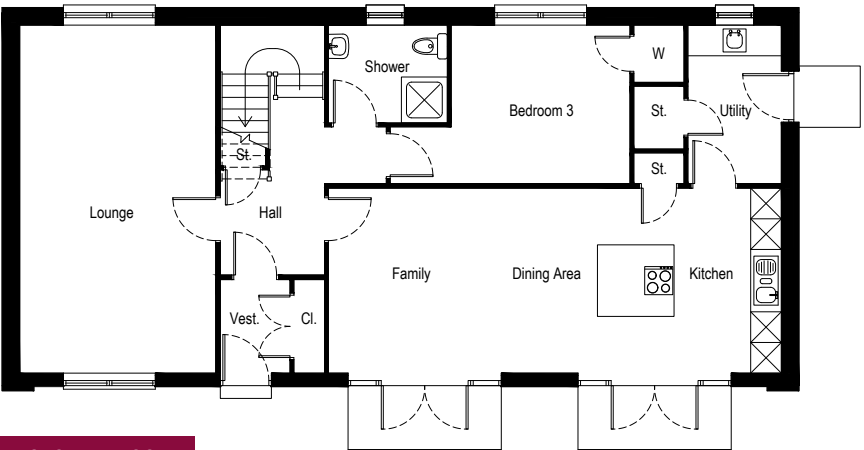
GROUND FLOOR

Pheasant

Within this 3-bedroom, 1.5-storey home design, experience the harmonious flow of an open-plan kitchen, dining, and family area. Enjoy the added convenience of an en-suite bathroom attached to bedroom 1, alongside a family bathroom and a downstairs shower room, ensuring comfort and practicality for everyday family living.



FIRST FLOOR



GROUND FLOOR

FLOOR AREA: 175.07m² (1884ft²)
FRONTAGE: 15.600m (51'2")
RIDGE HEIGHT: 6.693m (22'0")

Room	Metres	Feet
Lounge	3.807 x 6.780	(12'6" x 22'3")
Kitchen/Dining/Family	8.838 x 3.590	(29'0" x 11'9")
Utility	1.800 x 3.070	(5'11" x 10'1")
Bedroom 1	4.191 x 4.400	(13'9" x 14'5")
En-Suite	2.005 x 2.000	(6'7" x 6'7")
Bedroom 2	3.097 x 4.400	(10'2" x 14'5")
Bedroom 3	3.470 x 3.070	(11'5" x 10'1")
Shower Room	2.300 x 1.885	(7'7" x 6'2")
Bathroom	2.431 x 2.000	(8'0" x 6'7")

1.5 Storey



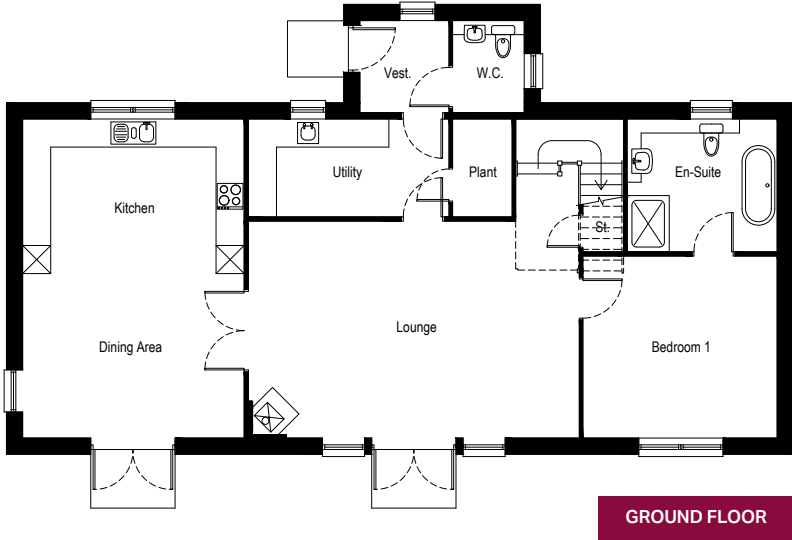
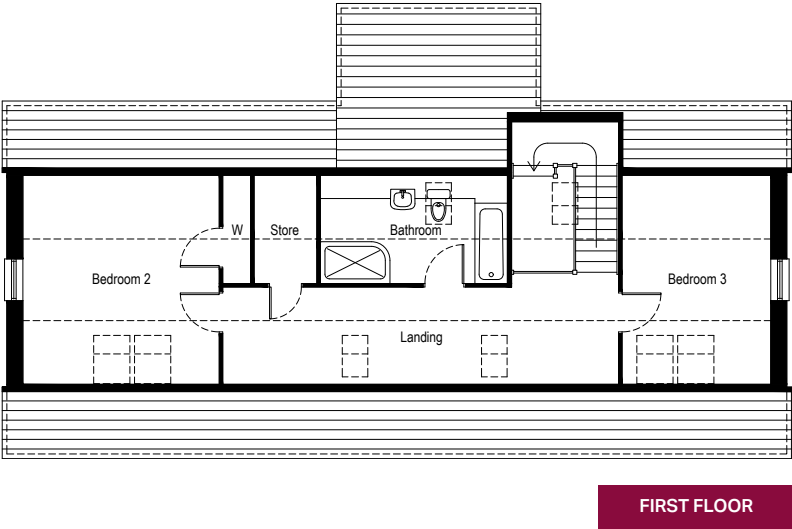
3 BED

Deveron

Stepping into this 3-bedroom home's straightforward design you will be met with an abundance of space. Discover a spacious central lounge, connecting seamlessly to an open-plan kitchen and family area through inviting double doors. Additionally, on the ground floor, there's a convenient bedroom with its own en-suite, complementing the two bedrooms located on the first floor. Enjoy the well-thought-out layout that combines comfort and functionality seamlessly.

FLOOR AREA: 196.81m² (2118ft²)
FRONTAGE: 16.800m (55'1")
RIDGE HEIGHT: 6.669m (21'11")

Room	Metres	Feet
Lounge	7.036 x 4.600	(23'1" x 15'1")
Kitchen/Dining Area	4.700 x 6.780	(15'5" x 22'3")
Utility	4.255 x 2.060	(14'0" x 6'9")
Bedroom 1	4.119 x 3.855	(13'6" x 12'8")
En-Suite	3.174 x 2.805	(10'5" x 9'2")
Bedroom 2	4.200 x 4.470	(13'9" x 14'8")
Bedroom 3	3.174 x 4.470	(10'5" x 14'8")
W.C.	1.500 x 1.935	(4'11" x 6'4")
Bathroom	4.000 x 2.300	(13'1" x 7'7")



1.5 Storey



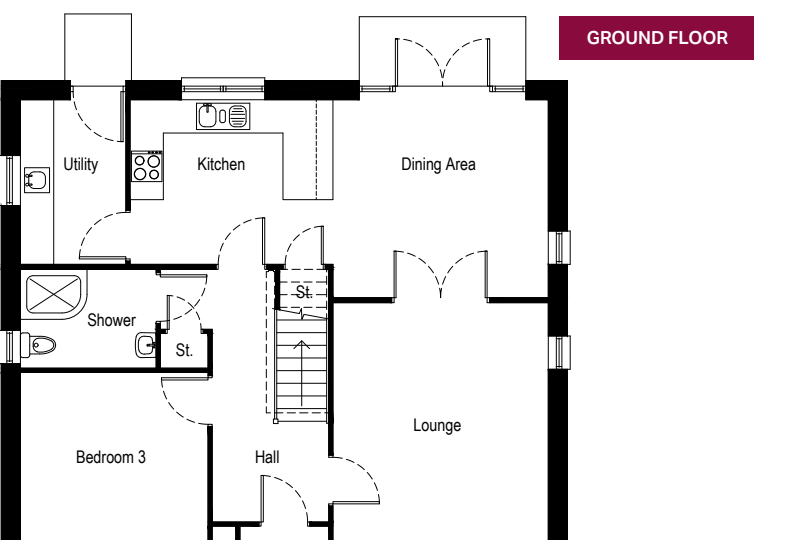
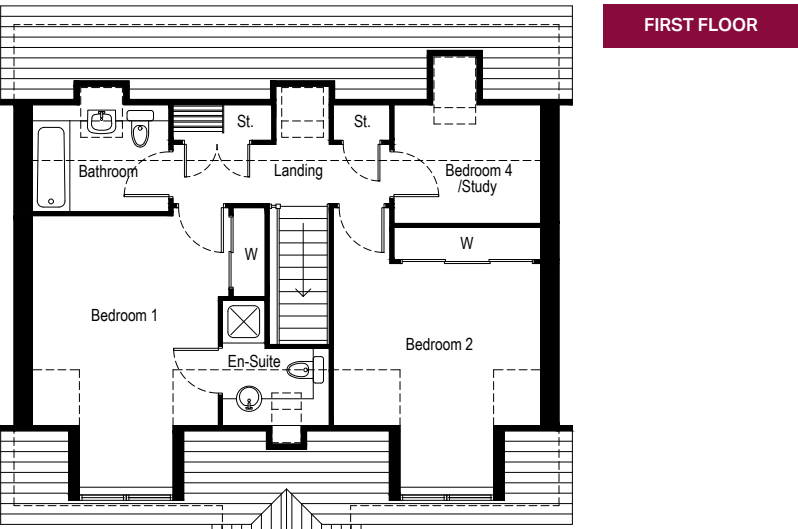
4 BED

Darent

Introducing this 1.5-storey home design which maximises its space by incorporating dormer windows on the first floor, enhancing the available room and brightening the upstairs bedrooms with natural light. On the ground floor, enjoy the convenience of a third bedroom, while the lounge, family area, and kitchen are seamlessly accessible from the hallway, ensuring a practical and comfortable layout throughout the home.

FLOOR AREA: 145.17m² (1563ft²)
FRONTAGE: 10.200m (33'6")
RIDGE HEIGHT: 7.303m (24'0")

Room	Metres	Feet
Lounge	3.850 x 4.625	(12'8" x 15'2")
Kitchen	3.655 x 2.935	(12'0" x 9'8")
Dining Area	3.850 x 3.535	(12'8" x 11'7")
Utility	1.870 x 2.935	(6'2" x 9'8")
Bedroom 1	3.450 x 3.895	(11'4" x 12'9")
En-Suite (Excl. Shower Recess)	1.970 x 1.411	(6'6" x 4'8")
Bedroom 2	3.850 x 3.000	(12'8" x 9'10")
Bedroom 3	3.350 x 3.370	(11'0" x 11'1")
Bedroom 4/Study	2.715 x 2.190	(8'11" x 7'2")
Shower Room	2.415 x 1.750	(7'11" x 5'9")
Bathroom	2.525 x 1.970	(8'3" x 6'6")



1.5 Storey

1.5 Storey

4 BED



4 BED

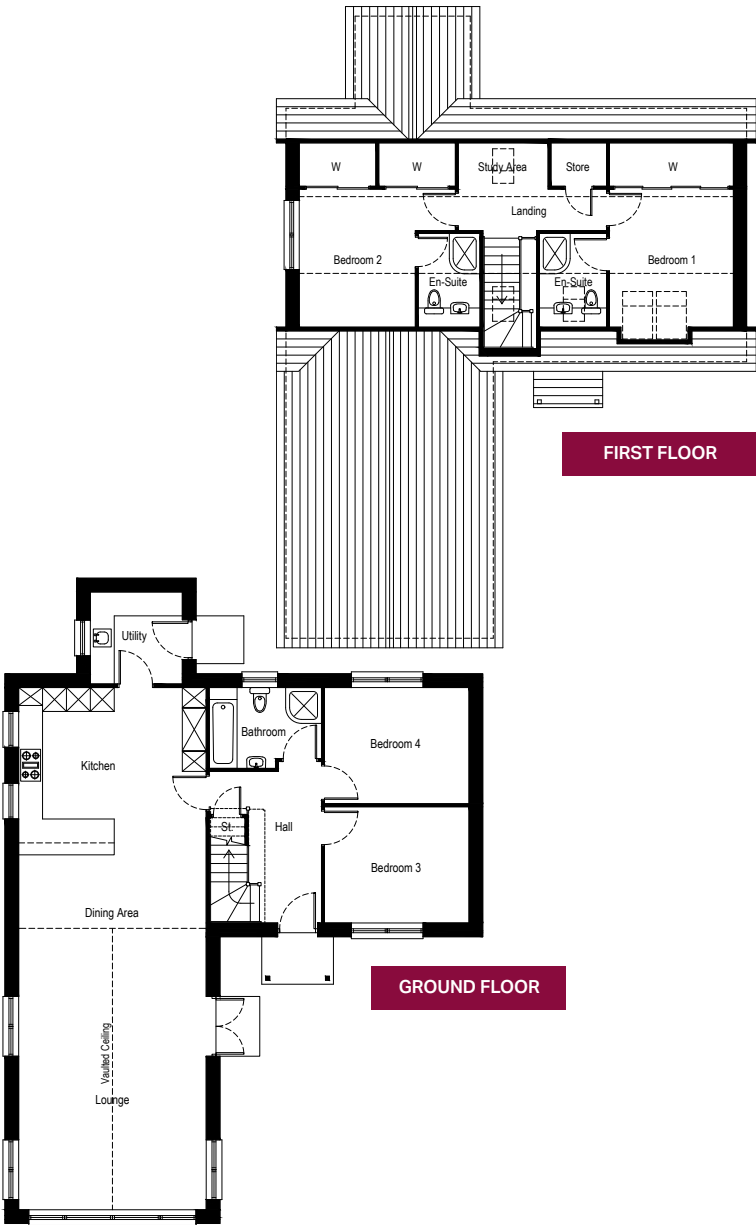


Spey

Explore this wonderful 4-bedroom house featuring an L-shaped design that welcomes you into a generous open-plan lounge and dining area adorned by an impressive, vaulted ceiling. The seamless connection to the kitchen creates an ideal space for families, fostering an effortless flow for entertaining and socialising within the comfort of your home.

FLOOR AREA: 164.86m² (1774ft²)
FRONTAGE: 12.000m (39'4")
RIDGE HEIGHT: 6.602m (21'8")

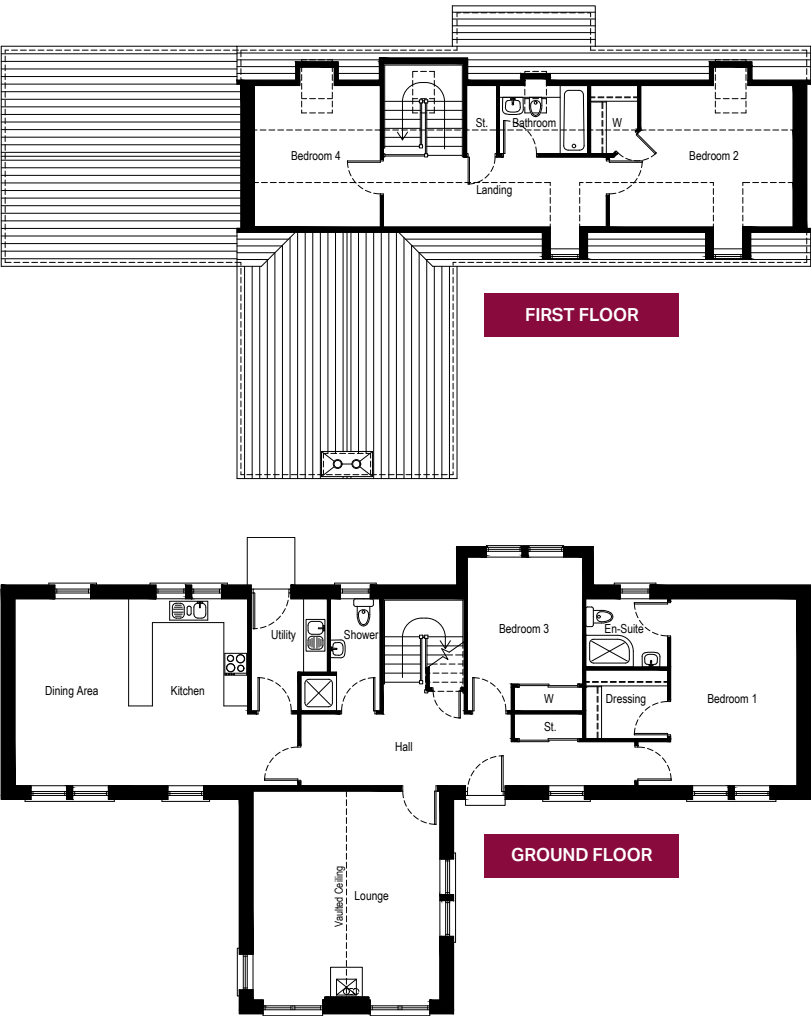
Room	Metres	Feet
Lounge/Dining/Kitchen	4.680 x 13.080	(15'4" x 42'11")
Utility	2.280 x 2.280	(7'6" x 7'6")
Bedroom 1	3.200 x 3.565	(10'6" x 11'8")
En-Suite	1.717 x 2.410	(5'8" x 7'11")
Bedroom 2	2.995 x 3.565	(9'10" x 11'8")
En-Suite	1.580 x 2.410	(5'2" x 7'11")
Bedroom 3	3.600 x 2.888	(11'10" x 9'6")
Bedroom 4	3.600 x 2.888	(11'10" x 9'6")
Bathroom (Widest)	2.790 x 2.000	(9'2" x 6'7")



Sark

This exceptional home design showcases a captivating lounge adorned by a stunning vaulted ceiling and flooded with natural light through floor-to-ceiling windows. The ground floor hosts two bedrooms, a dining area, a kitchen, as well as shower and utility rooms. Upstairs, two additional bedrooms with dormer windows and a family bathroom offer a delightful retreat, combining comfort and elegance in a truly wonderful home design.

FLOOR AREA: 177.68m² (1913ft²)
FRONTAGE: 20.400m (66'11")
RIDGE HEIGHT: 6.414m (21'1")



Room	Metres	Feet
Lounge	4.680 x 5.235	(15'4" x 17'2")
Kitchen/Dining Area	5.835 x 4.680	(19'2" x 15'4")
Utility	1.890 x 1.820	(6'2" x 6'0")
Bedroom 1	3.155 x 4.680	(10'4" x 15'4")
Dressing	2.035 x 1.700	(6'8" x 5'7")
En-Suite	2.035 x 1.690	(6'8" x 5'7")
Bedroom 2	4.650 x 3.570	(15'3" x 11'9")
Bedroom 3	2.880 x 3.170	(9'5" x 10'5")
Bedroom 4	3.174 x 3.570	(10'5" x 11'9")
Shower (Excl Shower Recess)	1.224 x 2.795	(4'0" x 9'2")
Bathroom	2.215 x 1.700	(7'3" x 5'7")

1.5 Storey

4 BED



Severn

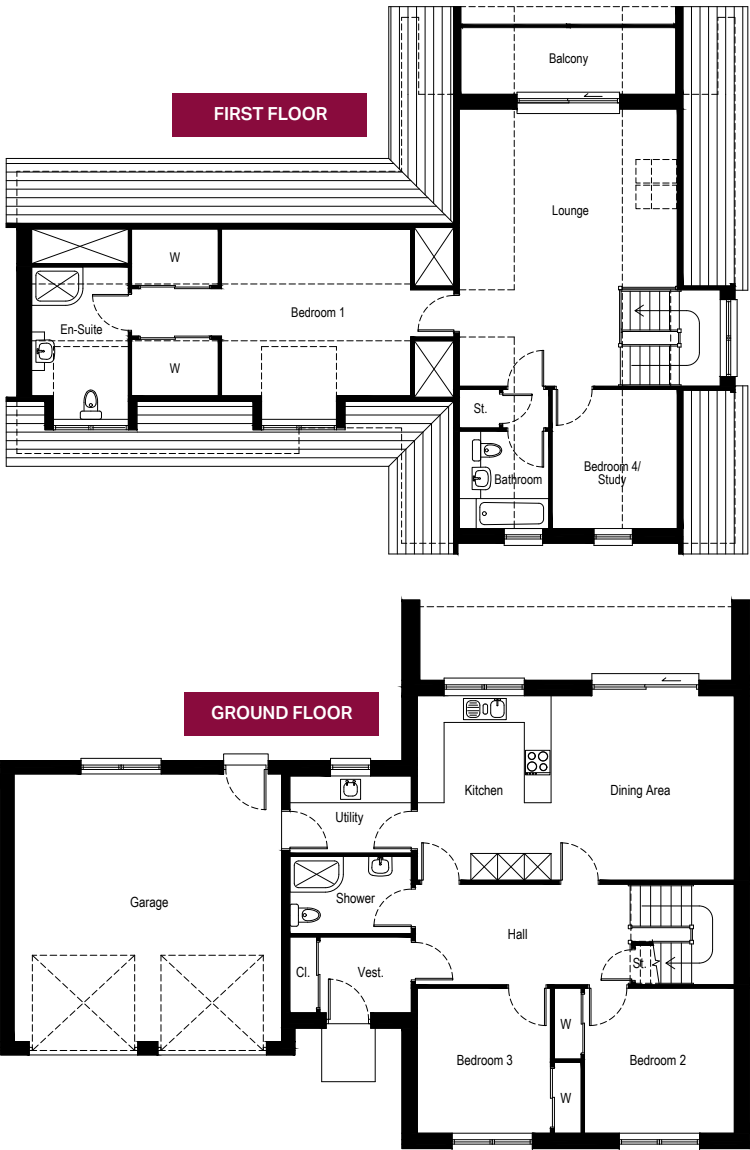
Stepping into this home you will discover a unique and distinctive design, featuring a sizable balcony adjoining the upstairs lounge area. On the ground floor, you'll find a family dining area, kitchen, and two of the four bedrooms. Additionally, a double garage is attached to the side of the house, with the master bedroom and en-suite bathroom positioned above, offering a unique layout that combines functionality with character.

FLOOR AREA:
178.75m² (1924ft²)
(incl. Garage)
215.51m² (2320ft²)

FRONTAGE:
16.800m (55'1")

RIDGE HEIGHT:
7.019m (23'0")

Room	Metres	Feet
Lounge	5.070 x 6.453	(16'8" x 21'1")
Kitchen/Dining Area	7.080 x 4.107	(23'3" x 13'6")
Utility	2.695 x 1.700	(8'11" x 5'7")
Bedroom 1	4.392 x 3.870	(14'5" x 12'8")
En-Suite (Incl. Dormer)	2.233 x 3.536	(7'4" x 11'7")
Bedroom 2	3.330 x 3.222	(10'11" x 10'7")
Bedroom 3	2.955 x 3.222	(9'8" x 10'7")
Bedroom 4/Study	2.900 x 3.222	(9'6" x 10'7")
Shower	2.695 x 1.700	(8'11" x 5'7")
Bathroom	2.065 x 2.247	(6'9" x 7'4")
Garage	5.970 x 5.970	(19'7" x 19'7")



1.5 Storey

4 BED



Dee

A wonderful variation of Scotframe's Teviot bungalow, this 1.5 storey home effortlessly amplifies the charm of its smaller counterpart. Boasting four beautifully proportioned bedrooms, including two with en-suites and dressing rooms, the home offers a perfect blend of luxury and functionality. The open-plan kitchen and family room provide an inviting space, complemented by a spacious separate lounge adorned with a vaulted ceiling. With abundant space and thoughtful design, this home exceeds all expectations for comfortable living.



FLOOR AREA:
245.61m² (2644ft²)
(incl. Garage)
273.20m² (2941ft²)

FRONTAGE:
25.500m (83'8")

RIDGE HEIGHT:
6.897m (22'8")

Room	Metres	Feet
Lounge	4.980 x 5.675	(16'4" x 18'7")
Kitchen/Dining Area	3.759 x 7.680	(12'4" x 25'2")
Utility	2.695 x 4.080	(8'10" x 13'5")
Bedroom 1	5.160 x 3.275	(16'11" x 10'9")
En-Suite	2.800 x 2.200	(9'2" x 7'3")
Dressing	2.125 x 1.980	(7'0" x 6'6")
Bedroom 2	4.400 x 3.100	(14'5" x 10'2")
Bedroom 3	3.800 x 5.070	(12'6" x 16'8")
En-Suite	2.800 x 1.795	(9'2" x 5'11")
Bedroom 4	3.774 x 5.070	(12'5" x 16'8")
Shower (Incl. Shower Recess)	2.955 x 3.100	(9'8" x 10'2")
Bathroom	3.000 x 1.795	(9'10" x 5'11")
Garage	4.380 x 5.880	(14'4" x 19'3")

4 BED

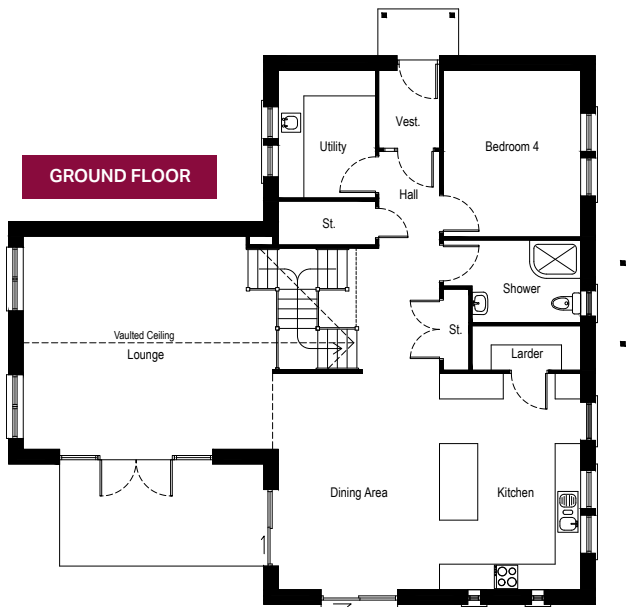
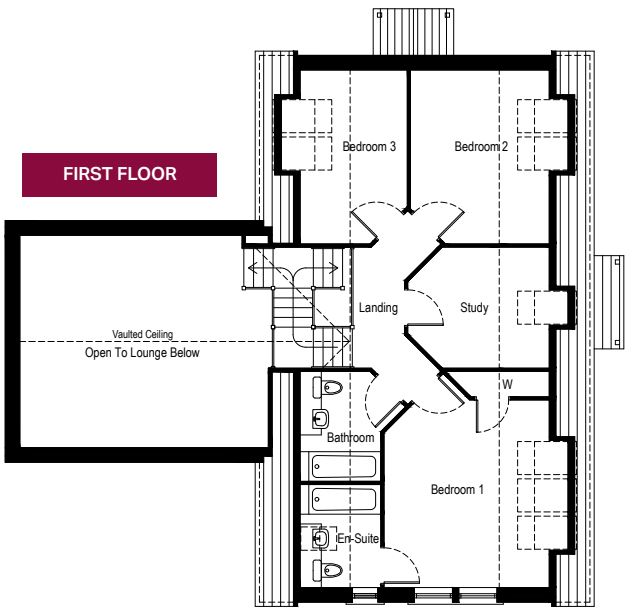


Clunie

This stunning home design features three generously sized bedrooms along with an office space or optional fourth bedroom on the first floor, accompanied by a convenient ground floor bedroom and shower room. Experience the grandeur of the spacious lounge adorned by a breath-taking vaulted ceiling, offering a remarkable ambiance. Step through double doors that open onto a decked patio area in the garden, extending the living space outdoors. The charm continues with a delightful open-plan kitchen and dining area, complete with a larder for added convenience.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
195.99m ² (2110ft ²)	12.900m (42'4")	7.548m (24'9")

Room	Metres	Feet
Lounge	5.835 x 4.980	(19'2" x 16'4")
Kitchen/Dining Area	7.080 x 5.055	(23'3" x 16'7")
Utility	2.255 x 2.970	(7'5" x 9'9")
Bedroom 1	3.870 x 4.395	(12'8" x 14'5")
En-Suite	1.875 x 2.400	(6'2" x 7'10")
Bedroom 2	3.245 x 4.074	(10'8" x 13'4")
Bedroom 3	2.500 x 4.074	(8'2" x 13'4")
Bedroom 4	3.200 x 3.885	(10'6" x 12'9")
Study	3.310 x 2.826	(10'10" x 9'3")
Shower	2.525 x 1.910	(8'3" x 6'3")
Bathroom	1.875 x 2.565	(6'2" x 8'5")



Case Study

Whispering Pines

A quiet, peaceful location and a stress-free build for Whispering Pines.

“My partner, Andy, is a builder, so he’s had experience of flipping houses, but he has never had the opportunity to build one from scratch. He’s always wanted to build his own house, so when he happened to mention this to his uncle, who purchases land, he made it his mission to find the perfect plot for us. Expecting a long wait for that perfect spot, by pure chance, just two weeks later, a piece of land became available.” says Hayley.

And that’s how the stunning Whispering Pines build started its life.

A lockdown led to a ramp up in activity

Beginning their self-build project at the height of the COVID-19 pandemic, Hayley and Andy explained that the impact from this was minimal whilst working with Scotframe.

In August, the couple’s first Scotframe delivery arrived, which Hayley was grateful for, if not slightly surprised there wasn’t further delay for, considering the unprecedented times.

Ten days later, the shell of the building was installed and ready for the next phase of the build.

A natural choice

With eco-friendliness at the forefront of their self-build process, Hayley and Andy found Scotframe’s timber frame kits to be the perfect solution. As energy prices began to soar, the couple wanted to ensure their build was as cost-effective to run and as energy efficient as possible .They opted to use an air source heat pump and heat recovery system to heat their home, which removes the need for a typical central heating system. This system not only helped to keep their home at a comfortable temperature all year round, but also lower their ever-increasing energy bills.

And alongside this effective system, the inclusion of Scotframe’s **Valutherm+** unique factory injected, closed panel solution,increased the energy efficiency of the build even further.

Valutherm+ reduces the energy use over the lifetime of a home with high performance insulation injected into the structure to create an insulated frame. Valutherm+ meets current thermal building regulations and has also been used to achieve A-rated Energy Performance Certificates.



The personal touches

Choosing to go ahead with a self-build project gives you the freedom to create a home that can be personalised to your own tastes and needs. And in Hayley and Andy’s stunning 1.75 storey build, you can see that thought has gone into every detail, creating a unique home which suits their needs and style.

Comprising four bedrooms, one bathroom and one ensuite, Whispering Pines is a study of modernity. White walls are contrasted with beautiful oak doors, while in the kitchen, the white, black, and oak work together to create a stunning social space packed full of functional features.

The exterior of Whispering Pines hasn’t been compromised, either. The exposed brick is complemented by dark wooden cladding, and the perfectly landscaped garden is surrounded by trees for privacy, with space ideal for entertaining friends and family.

“*Scotframe was brilliant from start to finish during our self-build – any time something was wrong, (not that there was a lot), they would go above and beyond to fix it,” Hayley says.*

“And when we had any queries, the Scotframe team was always at the end of the phone to help us – it was a huge help, particularly whilst navigating our first self-build project, alongside a global pandemic.”



1.75 Storey Homes

“

When we had any queries, the Scotframe team was always at the end of the phone to help us – it was a huge help, particularly whilst navigating our first self-build project.

Hayley Hinton, Whispering Pines



1.75 Storey homes for you to choose from.

Pick from one of the stylish designs available or provide your own plans and ideas.

1.75 Storey

3 BED

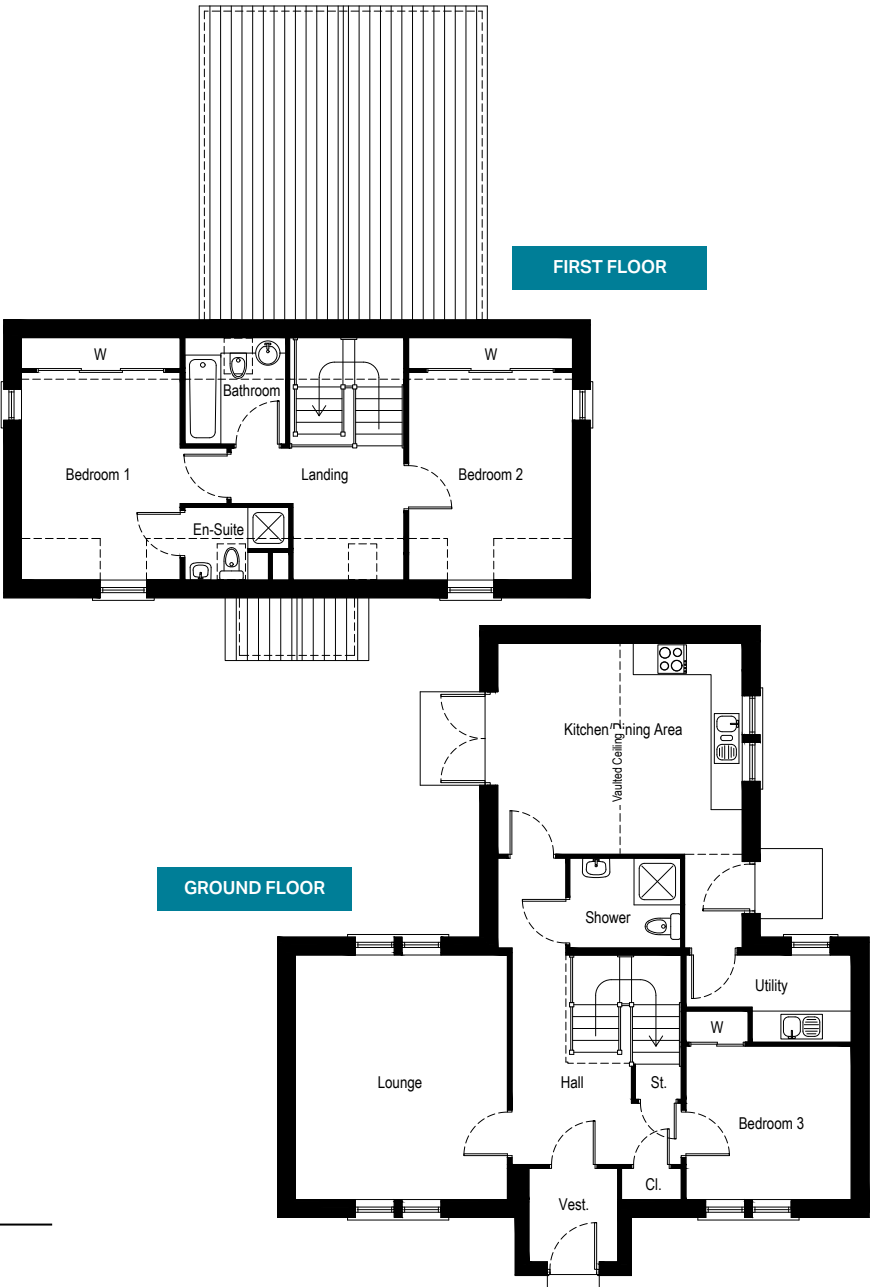


Eamont

This well-proportioned 3-bedroom house features an open-plan kitchen and dining area that gracefully extends from the back of the property. Adorned by a stunning vaulted ceiling, this space boasts double doors that open onto the garden, creating an airy and luminous ambiance, offering a delightful sense of light and spaciousness within the room.

FLOOR AREA: 134.64m² (1449ft²)
FRONTAGE: 11.400m (37'5")
RIDGE HEIGHT: 7.272m (23'10")

Room	Metres	Feet
Lounge	4.055 x 4.680	(13'3" x 15'4")
Kitchen/Dining Area	4.680 x 4.030	(15'4" x 13'3")
Utility	1.880 x 1.650	(6'2" x 5'5")
Bedroom 1	3.055 x 4.005	(10'0" x 13'2")
En-Suite	1.995 x 1.381	(6'7" x 4'6")
Bedroom 2	3.155 x 4.005	(10'4" x 13'2")
Bedroom 3	3.155 x 2.925	(10'4" x 9'7")
Shower Room	2.108 x 1.700	(6'11" x 5'7")
Bathroom	1.932 x 2.038	(6'4" x 6'8")



1.75 Storey

4 BED

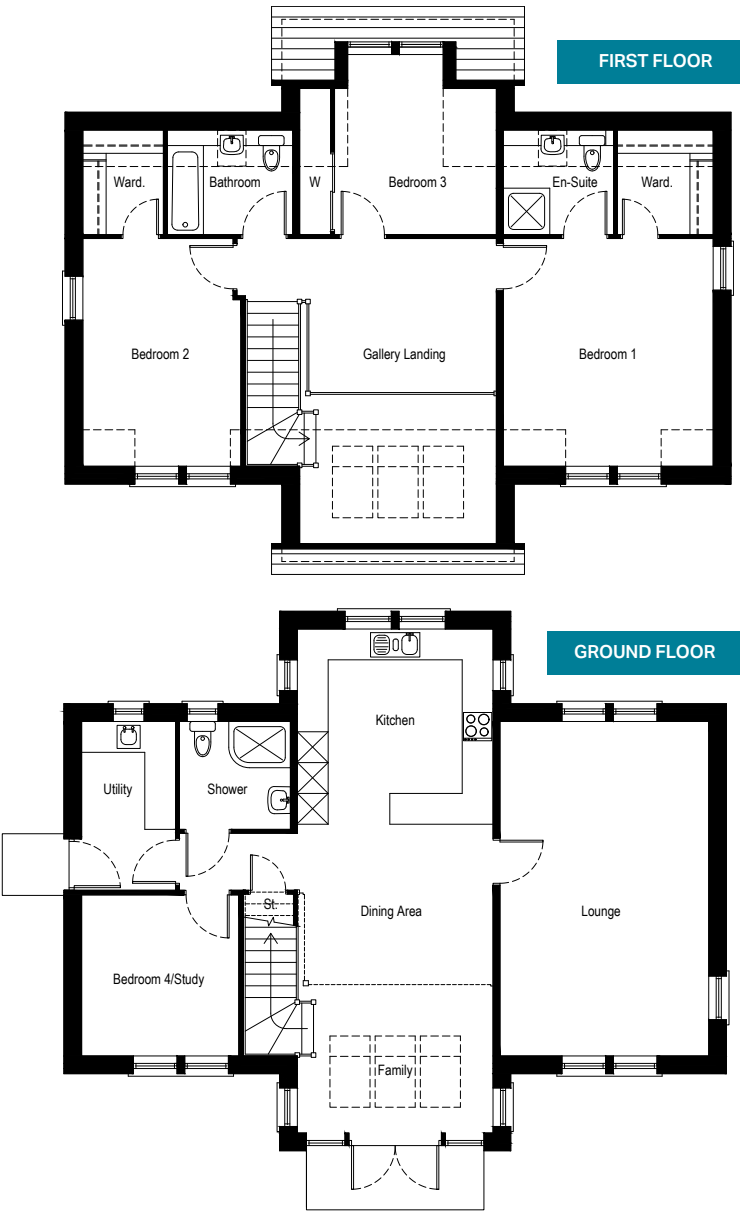


Ord

This striking 4-bedroom property showcases an imposing and appealing design, providing ample space for both living and entertaining. The ground floor presents a spacious open-plan kitchen and dining area spanning the length of the house. This area seamlessly transitions into a sizable lounge adorned with a striking feature fireplace and expansive windows at either end, welcoming abundant natural light and creating an inviting atmosphere within the space.

FLOOR AREA: 172.82m² (1860ft²)
FRONTAGE: 12.900m (42'4")
RIDGE HEIGHT: 8.348m (27'5")

Room	Metres	Feet
Lounge	4.035 x 6.480	(13'3" x 21'3")
Kitchen/Dining/Family	3.780 x 9.780	(12'5" x 32'1")
Utility	1.800 x 3.255	(5'11" x 10'8")
Bedroom 1	4.035 x 4.380	(13'3" x 14'4")
En-Suite	2.105 x 1.995	(6'11" x 6'7")
Bedroom 2	3.030 x 4.380	(9'11" x 14'4")
Bedroom 3 (Incl. Dormer)	3.105 x 3.458	(10'2" x 11'4")
Bedroom 4/Study	3.030 x 3.105	(9'11" x 10'2")
Shower	2.130 x 2.070	(7'0" x 6'9")
Bathroom	2.400 x 1.995	(7'10" x 6'7")



1.75 Storey

1.75 Storey



4 BED



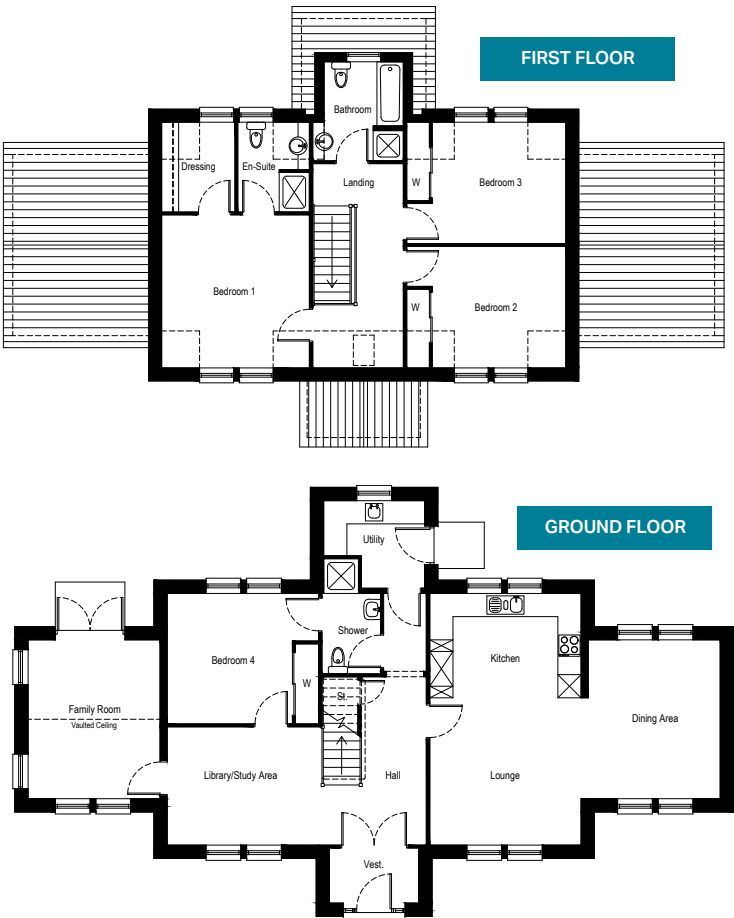
4 BED

Swale

This stunning double-fronted house features four generously sized bedrooms, alongside a dedicated library/study area, a spacious open-plan kitchen, lounge, and dining area, and an additional family room. With its well-thought-out design, this home provides ample space to accommodate your needs and expectations for comfortable living.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
186.38m ² (2006ft ²)	18.600m (61'0")	7.230m (23'9")

Room	Metres	Feet
Lounge/Kitchen	3.885 x 6.480	(12'9" x 21'3")
Dining Area	3.385 x 4.080	(11'1" x 13'5")
Family Room	3.385 x 4.080	(11'1" x 13'5")
Library/Study Area	4.005 x 3.030	(13'2" x 9'11")
Utility (Widest)	2.580 x 2.235	(8'6" x 7'4")
Bedroom 1	3.885 x 4.025	(12'9" x 13'2")
En-Suite	1.867 x 2.350	(6'2" x 7'9")
Dressing	1.913 x 2.350	(6'3" x 7'9")
Bedroom 2	3.510 x 3.190	(11'6" x 10'6")
Bedroom 3	3.510 x 3.185	(11'6" x 10'5")
Bedroom 4	3.210 x 3.345	(10'6" x 11'0")
Shower Room (Incl. Shower Recess)	1.490 x 2.950	(4'11" x 9'8")
Bathroom	2.070 x 2.593	(6'9" x 8'6")

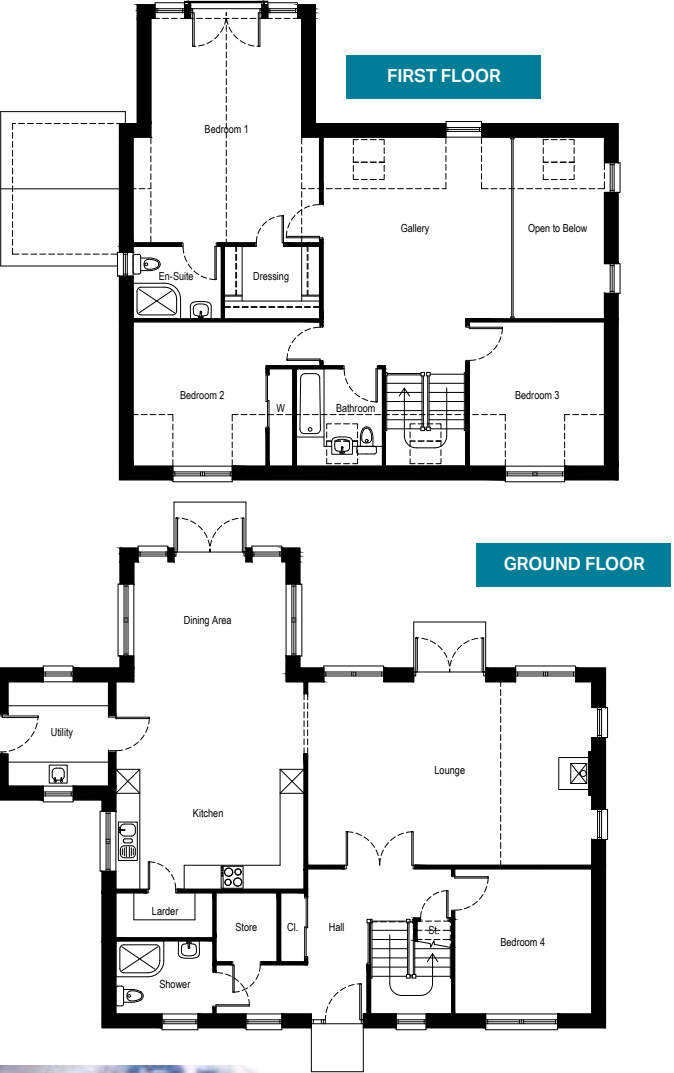


Caroy

This stunning 4-bedroom property showcases a spacious lounge that seamlessly connects to a family room housed beneath a captivating, vaulted ceiling. Adding to its allure, the house includes a sizable gallery space on the first floor, leading to the master bedroom equipped with a dressing room and an en-suite shower room. This design combines elegance and functionality, offering a wonderful living experience.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
221.51m ² (2384ft ²)	15.300m (50'2")	8.135m (26'8")

Room	Metres	Feet
Lounge	7.080 x 4.560	(23'3" x 15'0")
Kitchen	4.680 x 5.160	(15'4" x 16'11")
Dining Area	3.780 x 3.000	(12'5" x 9'10")
Utility	2.485 x 2.580	(8'2" x 8'6")
Bedroom 1 (Widest)	4.680 x 5.640	(15'4" x 18'6")
En-Suite	2.200 x 1.800	(7'3" x 5'11")
Dressing	2.375 x 1.800	(7'10" x 5'11")
Bedroom 2	3.330 x 3.615	(10'11" x 11'10")
Bedroom 3	3.385 x 3.615	(11'1" x 11'10")
Bedroom 4	3.385 x 3.600	(11'1" x 11'10")
Gallery	4.725 x 4.560	(15'6" x 15'0")
Shower	2.400 x 1.800	(7'10" x 5'11")
Bathroom	2.145 x 2.430	(7'0" x 8'0")



Alternative finishes are available for all house types. Choose the cladding to suit your style.

1.75 Storey

1.75 Storey



4 BED



5 BED

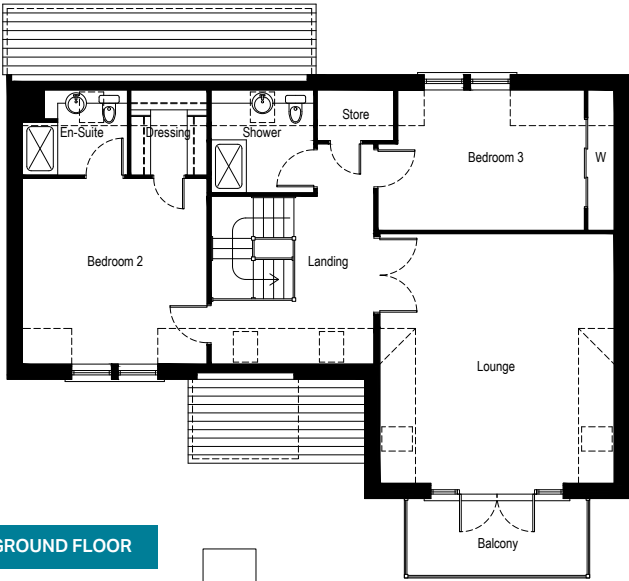
Kilbride

This uniquely designed upside-down 4-bedroom house exudes a captivating appeal, offering abundant space, an exquisite layout, and distinctive features that set it apart. Positioned upstairs, the lounge area showcases a balcony overlooking the patio area below, creating a refreshing departure from traditional layouts and adding an intriguing touch to the property's design.

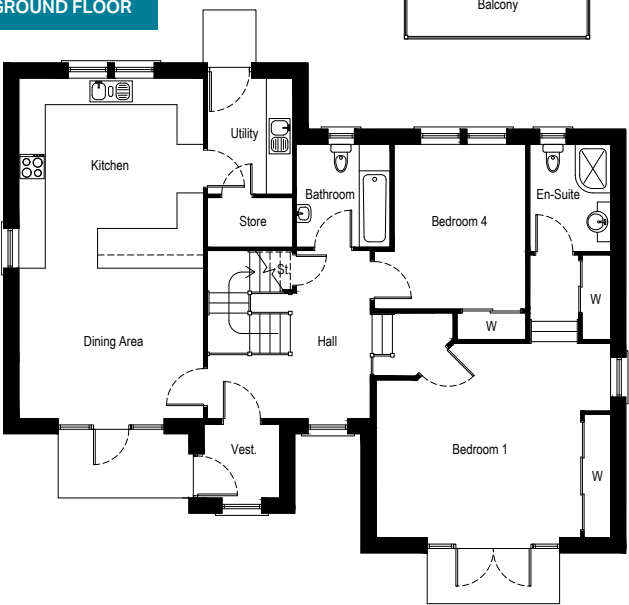
FLOOR AREA: 211.95m ² (2281ft ²)	FRONTAGE: 14.100m (46'3")	RIDGE HEIGHT: 8.497m (27'11")
--	------------------------------	----------------------------------

Room	Metres	Feet
Lounge	5.280 x 5.625	(17'4" x 18'5")
Kitchen/Dining Area	4.155 x 7.680	(13'8" x 25'2")
Utility	1.905 x 2.600	(6'3" x 8'6")
Bedroom 1	4.605 x 4.370	(15'1" x 14'4")
En-Suite	1.800 x 2.400	(5'11" x 7'10")
Bedroom 2	4.155 x 4.175	(13'8" x 13'8")
En-Suite	2.350 x 1.900	(7'9" x 6'3")
Dressing	1.700 x 1.900	(5'7" x 6'3")
Bedroom 3	4.650 x 3.150	(15'3" x 10'4")
Bedroom 4	2.955 x 3.700	(9'8" x 12'2")
Shower Room	2.300 x 2.300	(7'7" x 7'7")
Bathroom	2.100 x 2.300	(6'11" x 7'7")

FIRST FLOOR

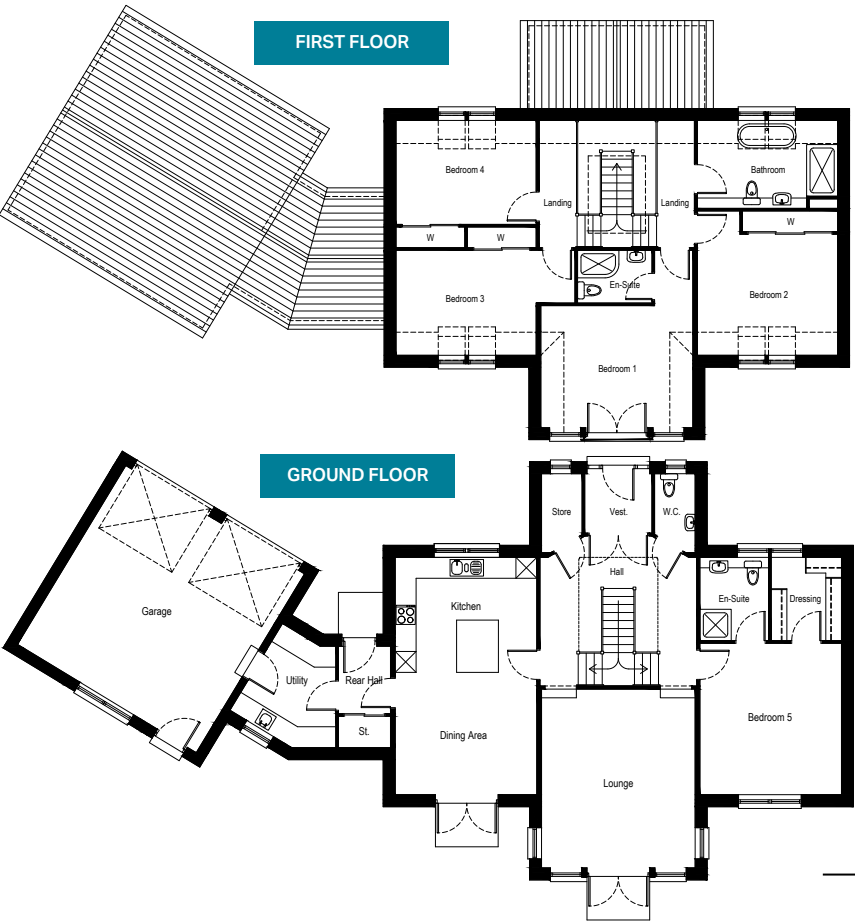


GROUND FLOOR



Nairn

Explore this 5-bedroom home which is designed to offer ample space and thoughtful amenities. From the centrally positioned bifurcated staircase to the connected double garage, every aspect has been carefully thought out. Two of the bedrooms boast en-suite bathrooms, while the ground floor presents an inviting space for entertainment, featuring an open-plan dining and kitchen area, along with a spacious lounge that opens out to the garden through double doors. The upper floor is enhanced by combination roof lights, providing additional space, and inviting natural light into the home.



FLOOR AREA: 220.41m ² (2372ft ²) (incl. Garage) 256.86m ² (2765ft ²)	FRONTAGE: 24.409m (80'1")	RIDGE HEIGHT: 8.512m (27'11")
---	------------------------------	----------------------------------

Room	Metres	Feet
Lounge	4.380 x 5.100	(14'4" x 16'9")
Kitchen/Dining Area	4.035 x 6.780	(13'3" x 22'3")
Utility (Widest)	3.125 x 2.880	(10'3" x 9'5")
Bedroom 1	4.380 x 3.510	(14'4" x 11'6")
En-Suite	2.130 x 1.500	(7'0" x 4'11")
Bedroom 2	4.035 x 3.480	(13'3" x 11'5")
Bedroom 3	4.035 x 3.015	(13'3" x 9'11")
Bedroom 4	4.035 x 2.985	(13'3" x 9'10")
Bedroom 5	4.035 x 4.315	(13'3" x 14'2")
En-Suite	1.987 x 2.360	(6'6" x 7'9")
Dressing	1.942 x 2.360	(6'4" x 7'9")
W.C. (Widest)	1.135 x 2.235	(3'9" x 7'4")
Bathroom	4.035 x 2.520	(13'3" x 8'3")
Garage	5.970 x 5.970	(19'7" x 19'7")

5 BED



5 BED

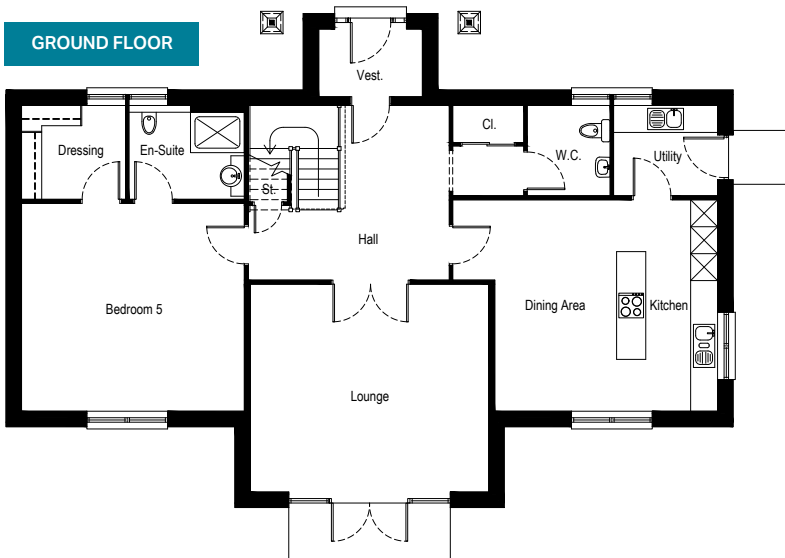
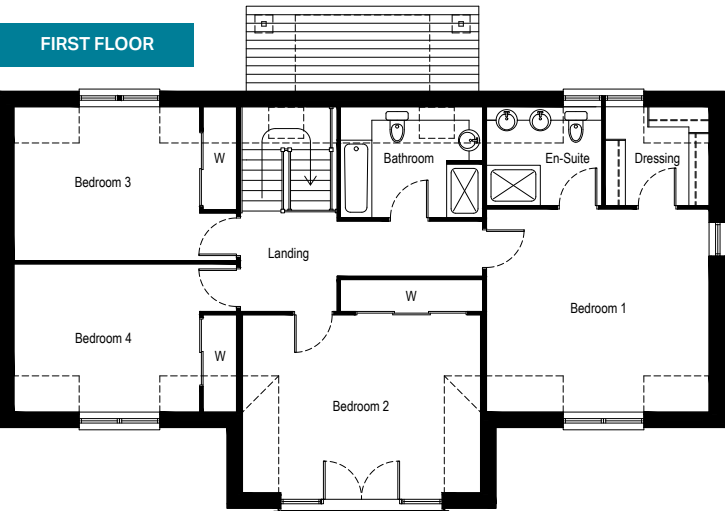


Leith

This expansive 5-bedroom home design is ideal for those seeking ample space and comfort. Among its features, two bedrooms offer the convenience of en-suite shower rooms along with walk-in wardrobes or dressing areas. Enjoy the inviting ambiance of the spacious lounge, which opens up to the garden through double doors, blending indoor and outdoor living seamlessly.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
238.81m ² (2570ft ²)	16.200m (53'2")	8.442m (27'8")

Room	Metres	Feet
Lounge	5.280 x 4.600	(17'4" x 15'1")
Kitchen/Dining Area	4.935 x 4.680	(16'2" x 15'4")
Utility	2.287 x 1.980	(7'6" x 6'6")
Bedroom 1	4.935 x 4.500	(16'2" x 14'9")
En-Suite	2.542 x 2.175	(8'4" x 7'2")
Dressing	2.287 x 2.175	(7'6" x 7'2")
Bedroom 2	5.280 x 3.940	(17'4" x 12'11")
Bedroom 3	4.115 x 3.400	(13'6" x 11'2")
Bedroom 4	4.115 x 3.275	(13'6" x 10'9")
Bedroom 5	4.935 x 4.600	(16'2" x 15'1")
En-Suite	2.542 x 2.060	(8'4" x 6'9")
Dressing	2.287 x 2.060	(7'6" x 6'9")
W.C.	1.820 x 1.980	(6'0" x 6'6")
Bathroom	3.139 x 2.445	(10'4" x 8'0")

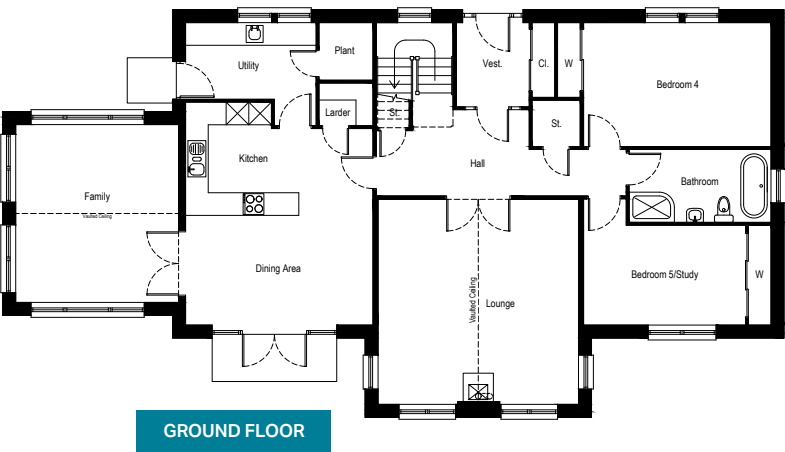
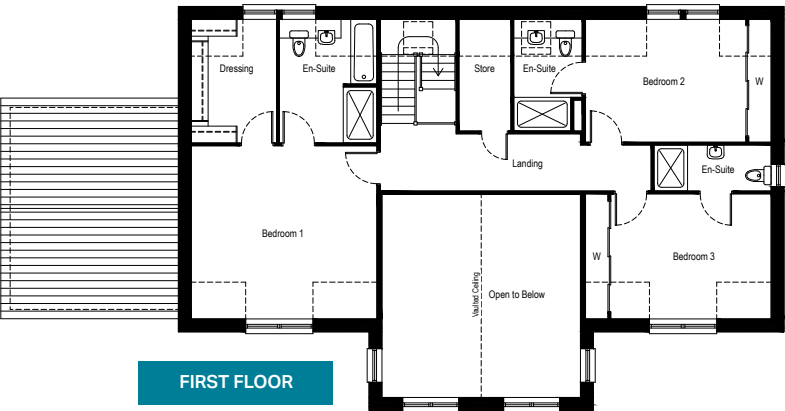


Kent

An impressive house showcasing five bedrooms, this residence offers a ground floor family bathroom and en-suites for each of the three upstairs bedrooms. The stunning lounge is characterised by a vaulted ceiling, creating an open and luminous ambiance, adding to the sense of spaciousness and light within the home.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
267.44m ² (2879ft ²)	20.700m (67'11")	8.569m (28'1")

Room	Metres	Feet
Lounge	5.280 x 5.400	(17'4" x 17'9")
Kitchen/Dining Area (Widest)	4.935 x 5.875	(16'2" x 19'3")
Family	4.285 x 4.680	(14'1" x 15'4")
Utility	3.430 x 2.000	(11'3" x 6'7")
Bedroom 1	4.935 x 4.600	(16'2" x 15'1")
En-Suite	2.580 x 3.275	(8'6" x 10'9")
Dressing	2.250 x 3.275	(7'5" x 10'9")
Bedroom 2	4.260 x 3.255	(14'0" x 10'8")
En-Suite	1.800 x 2.955	(5'11" x 9'8")
Bedroom 3	4.260 x 3.315	(14'0" x 10'11")
En-Suite	3.105 x 1.200	(10'2" x 3'11")
Bedroom 4	4.935 x 3.255	(16'2" x 10'8")
Bedroom 5/Study	4.260 x 2.615	(14'0" x 8'7")
Bathroom	3.730 x 1.900	(12'3" x 6'3")



5 BED

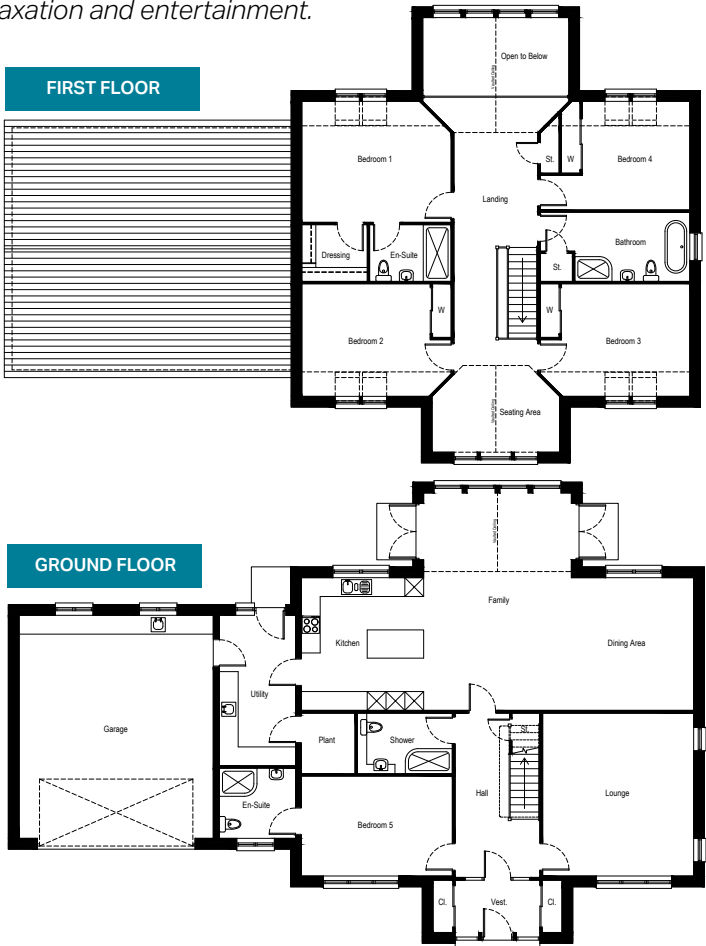


Eider

This expansive 5-bedroom home features a garage, utility room, and a spacious porch area, enhancing its functionality and appeal. The house includes a generously sized open-plan kitchen, lounge, and dining area, offering ample space for making the most out of family living. Additionally, two sets of double doors open onto the garden, seamlessly connecting the indoor and outdoor spaces, creating a welcoming environment for relaxation and entertainment.

FLOOR AREA: 289.12m ² (3112ft ²) (incl. Garage) 335.09m ² (3607ft ²)	FRONTAGE: 22.200m (72'10")	RIDGE HEIGHT: 9.081m (29'10")
--	--------------------------------------	---

Room	Metres	Feet
Lounge	4.785 x 5.160	(15'8" x 16'11")
Kitchen	3.900 x 4.200	(12'10" x 13'9")
Family	4.680 x 6.900	(15'4" x 22'8")
Dining Area	3.900 x 4.200	(12'10" x 13'9")
Utility	2.400 x 4.765	(7'10" x 15'8")
Bedroom 1	4.785 x 3.870	(15'8" x 12'8")
En-Suite	2.600 x 1.800	(8'6" x 5'11")
Dressing	2.080 x 1.800	(6'10" x 5'11")
Bedroom 2	4.110 x 3.600	(13'6" x 11'10")
Bedroom 3	4.110 x 3.600	(13'6" x 11'10")
Bedroom 4	3.435 x 3.470	(11'3" x 11'5")
Bedroom 5	4.785 x 3.155	(15'8" x 10'4")
En-Suite	2.400 x 2.210	(7'10" x 7'3")
Shower	3.000 x 1.900	(9'10" x 6'3")
Bathroom	3.680 x 2.200	(12'1" x 7'3")
Garage	6.160 x 7.080	(20'3" x 23'3")



2 Storey Homes

“

The Scotframe Valutherm+ external envelope is highly insulated, air-tight and thermal bridge free.

Ian & Mary, Maryville Passive House



Our 2 Storey home designs are carefully curated for you.

Choose a design and layout that suits your lifestyle requirements.

2 Storey

2 Storey



4 BED



4 BED

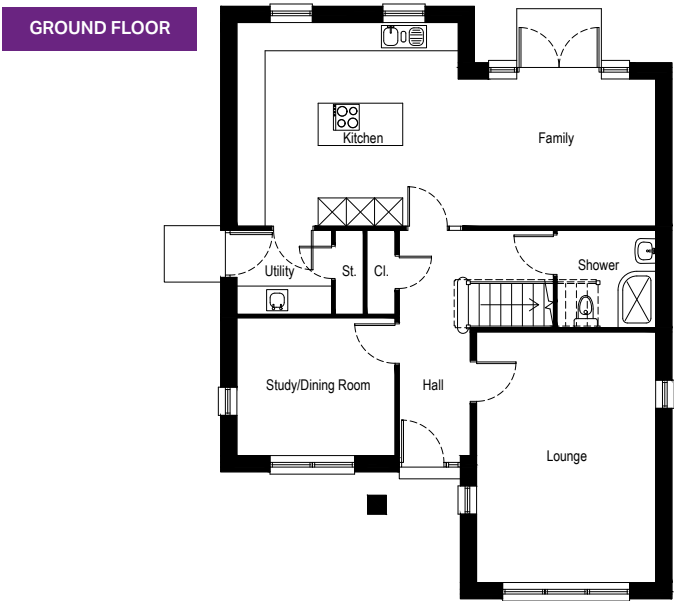
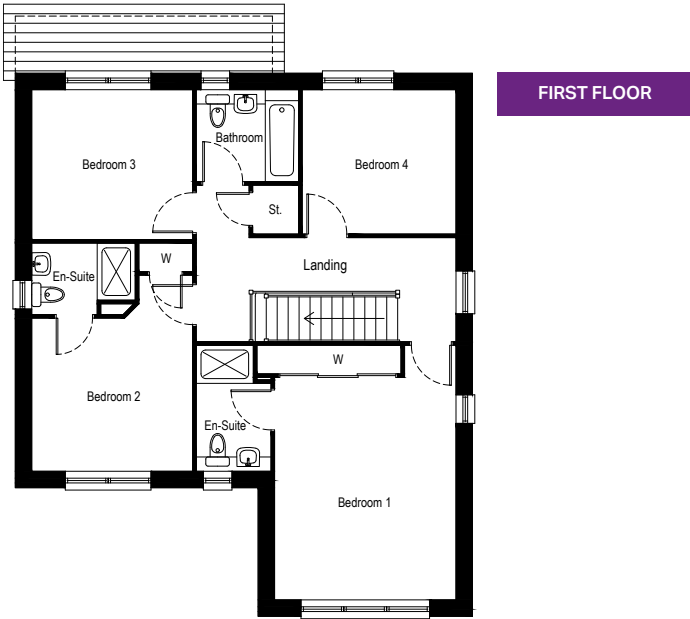


Leven

This impressive 4-bedroom home boasts an open-plan kitchen and family area, complemented by a well-proportioned lounge and an adaptable room ideal for a study or dining area. On the first floor, all four bedrooms are conveniently accessed from the landing, accompanied by a family bathroom and two en-suites, ensuring both practicality and comfort.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
172.62m ² (1858ft ²)	9.600m (31'6")	9.087m (29'10")

Room	Metres	Feet
Lounge	3.780 x 5.300	(12'5" x 17'5")
Kitchen	4.680 x 4.300	(15'4" x 14'1")
Family	4.200 x 3.100	(13'9" x 10'2")
Study/Dining Room	3.335 x 2.900	(10'11" x 9'6")
Utility	1.985 x 1.755	(6'6" x 5'9")
Bedroom 1	3.780 x 4.640	(12'5" x 15'3")
En-Suite	1.540 x 2.615	(5'1" x 8'7")
Bedroom 2	3.350 x 3.185	(11'0" x 10'5")
En-Suite	2.145 x 1.470	(7'0" x 4'10")
Bedroom 3	3.350 x 3.115	(11'0" x 10'3")
Bedroom 4	3.200 x 3.000	(10'6" x 9'10")
Shower	2.070 x 2.040	(6'9" x 6'8")
Bathroom	2.120 x 1.900	(6'11" x 6'3")

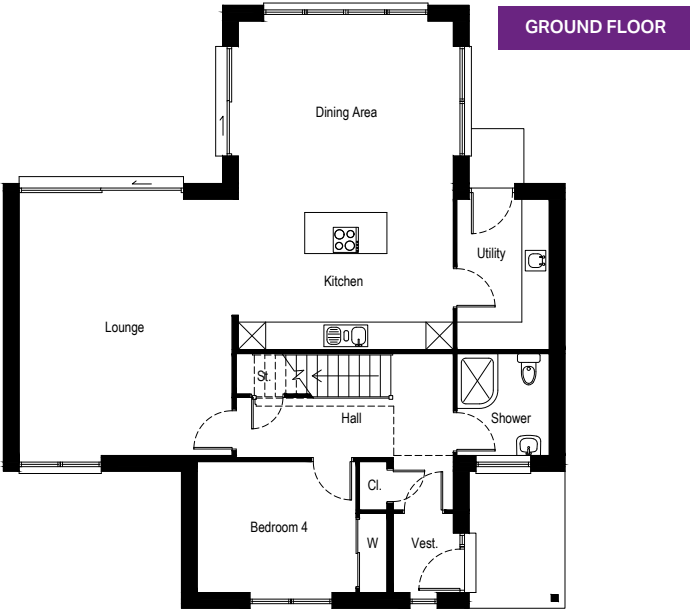
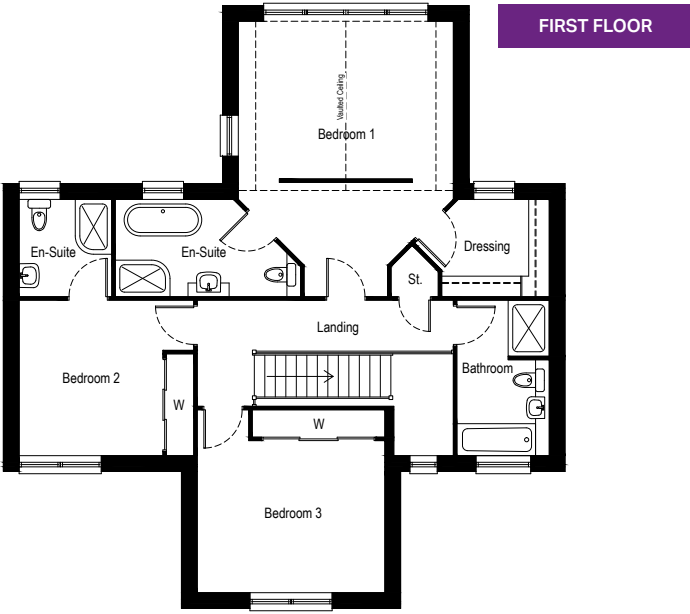


Orrin

This impressive 2-storey, 4-bedroom home has been sympathetically designed to offer both comfort and spacious living. Featuring large windows and patio doors, natural light fills the home, creating an expansive and luminous atmosphere throughout, accentuating its inviting and airy ambiance.

FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
200.52m ² (2158ft ²)	12.300m (40'4")	8.230m (27'0")

Room	Metres	Feet
Lounge	4.635 x 5.580	(15'2" x 18'4")
Kitchen/Dining Area	4.680 x 7.160	(15'4" x 23'6")
Utility	1.995 x 3.260	(6'7" x 10'8")
Bedroom 1	4.680 x 3.870	(15'4" x 12'8")
En-Suite (Widest)	4.030 x 2.100	(13'3" x 6'11")
Dressing	2.325 x 2.100	(7'8" x 6'11")
Bedroom 2	3.120 x 3.375	(10'3" x 11'1")
En-Suite	2.000 x 2.100	(6'7" x 6'11")
Bedroom 3	4.080 x 3.300	(13'5" x 10'10")
Bedroom 4	3.450 x 2.835	(11'4" x 9'4")
Shower	1.995 x 2.200	(6'7" x 7'3")
Bathroom	1.995 x 3.375	(6'7" x 11'1")



2 Storey

2 Storey



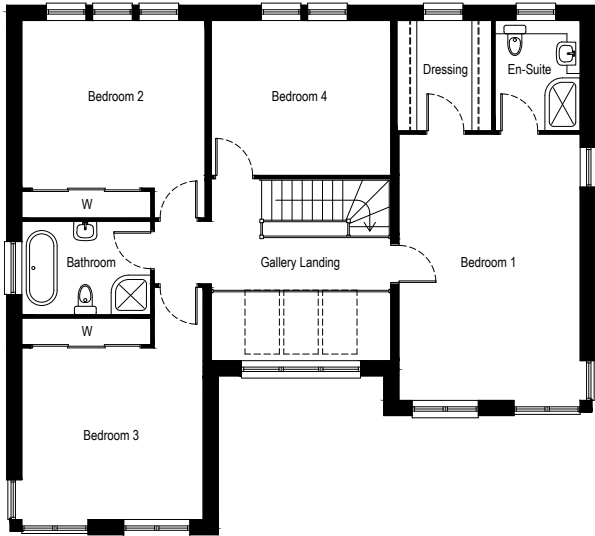
Forth

This exceptional 2-storey home features a distinctive design highlighted by expansive windows and doors that welcome abundant sunlight into the home. The four bedrooms are positioned on the first floor, with a gallery landing offering a picturesque view of the central hallway below. The ground floor is thoughtfully arranged for entertaining, boasting a spacious kitchen and dining area, a generous lounge, a study, and a dedicated dining room, ensuring ample space for family living.

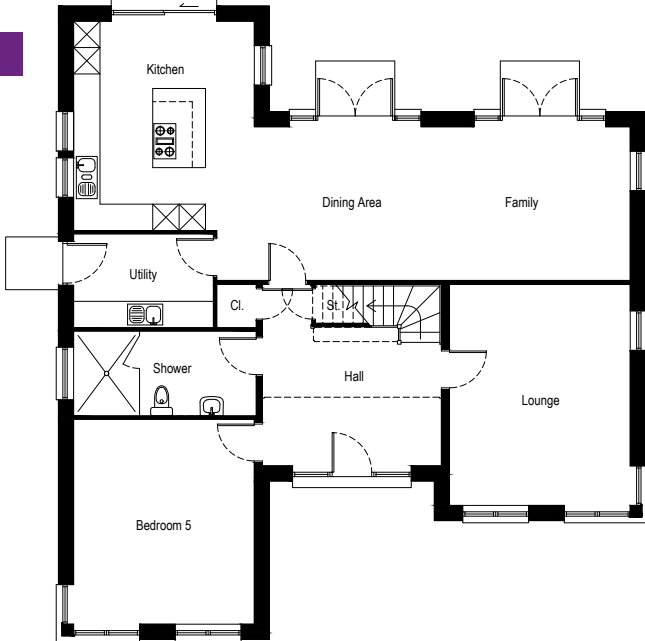
FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
246.78m ² (2656ft ²)	13.350m (43'10")	7.183m (23'7")

Room	Metres	Feet
Lounge	4.080 x 4.995	(13'5" x 16'5")
Kitchen	4.080 x 4.730	(13'5" x 15'6")
Dining/Family Area	8.550 x 3.465	(28'1" x 11'4")
Utility	3.150 x 2.105	(10'4" x 6'11")
Bedroom 1	4.080 x 6.005	(13'5" x 19'8")
En-Suite	1.900 x 2.470	(6'3" x 8'1")
Dressing	2.120 x 2.470	(6'11" x 8'1")
Bedroom 2	4.125 x 3.770	(13'6" x 12'4")
Bedroom 3	4.080 x 3.860	(13'5" x 12'8")
Bedroom 4	4.040 x 3.480	(13'3" x 11'5")
Bedroom 5	4.080 x 4.630	(13'5" x 15'2")
Shower	4.125 x 1.900	(13'6" x 6'3")
Bathroom	2.895 x 2.090	(9'6" x 6'10")

FIRST FLOOR



GROUND FLOOR



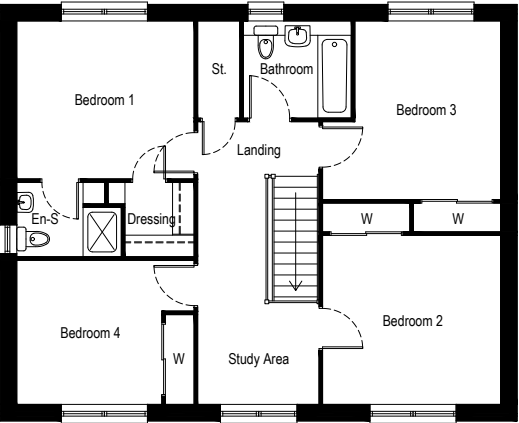
Foss

This 5-bedroom property boasts a simple arrangement yet comprehensive design, providing abundant space and desired features. The ground floor encompasses a spacious open-plan kitchen and dining area, along with a convenient utility room. Additionally, the ground floor hosts a sizable lounge, a bedroom with an en-suite, and a shower room. Upstairs, discover four bedrooms, one featuring an en-suite and a dressing room, alongside a dedicated study area thoughtfully positioned on the landing, catering to modern living.

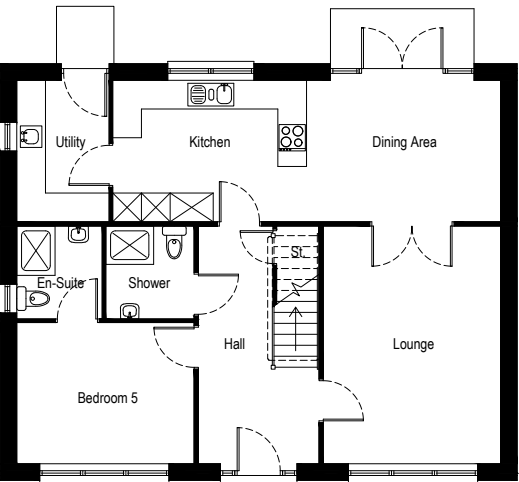
FLOOR AREA:	FRONTAGE:	RIDGE HEIGHT:
165.24m ² (1778ft ²)	10.800m (35'5")	8.516m (27'11")

Room	Metres	Feet
Lounge	3.675 x 4.935	(12'1" x 16'2")
Kitchen/Dining Area	8.075 x 2.925	(26'6" x 9'7")
Utility	1.900 x 2.925	(6'3" x 9'7")
Bedroom 1	3.675 x 3.270	(12'1" x 10'9")
En-Suite	2.155 x 1.520	(7'1" x 5'0")
Dressing Room	1.415 x 1.520	(4'8" x 5'0")
Bedroom 2	3.690 x 3.500	(12'1" x 11'6")
Bedroom 3	3.015 x 3.700	(9'11" x 12'2")
Bedroom 4	3.000 x 2.980	(9'10" x 9'9")
Bedroom 5	3.675 x 2.920	(12'1" x 9'7")
En-Suite	1.755 x 1.910	(5'9" x 6'3")
Shower	1.815 x 1.910	(5'11" x 6'3")
Bathroom	2.225 x 2.000	(7'4" x 6'7")

FIRST FLOOR



GROUND FLOOR



Alternative finishes are available for all house types. Choose the cladding to suit your style.



Valutherm+ is Scotframe's unique factory injected, closed panel, solution for wall, roof and floor systems with high thermal performance built in.

Timber frame is one of the most widely used structural building methods in the world. Scotframe uses **Valutherm+** to build upon this established technology, injecting high performance insulation into the building's structure to create an insulated frame that will deliver outstanding thermal performance.

This is known as a Fabric First approach, using insulation, detailing and manufacturing expertise to deliver a thermally efficient timber frame structure. The thermal performance of the kit in turn reduces the heating requirements for the home, reducing the energy used over the lifetime of the building.

The thermal performance that Valutherm+ achieves will help you to meet the standards that you have set for your project.

Valutherm+ offers a practical, cost-effective solution to not only meeting but often surpassing building regulation requirements, and has been used to achieve **'A' rated Energy Performance** Certificates, and PassivHaus standards.

Wall panels are available in 140mm, 184mm and 235mm stud sizes and provide an array of thermal performance options which achieve U values ranging from 0.09mm unit W/m2K to 0.17mm unit W/m2K depending on final wall specification and individual customer requirements.



Example Valutherm+ Panel
No gaps or voids left to reduce the thermal performance of the panel

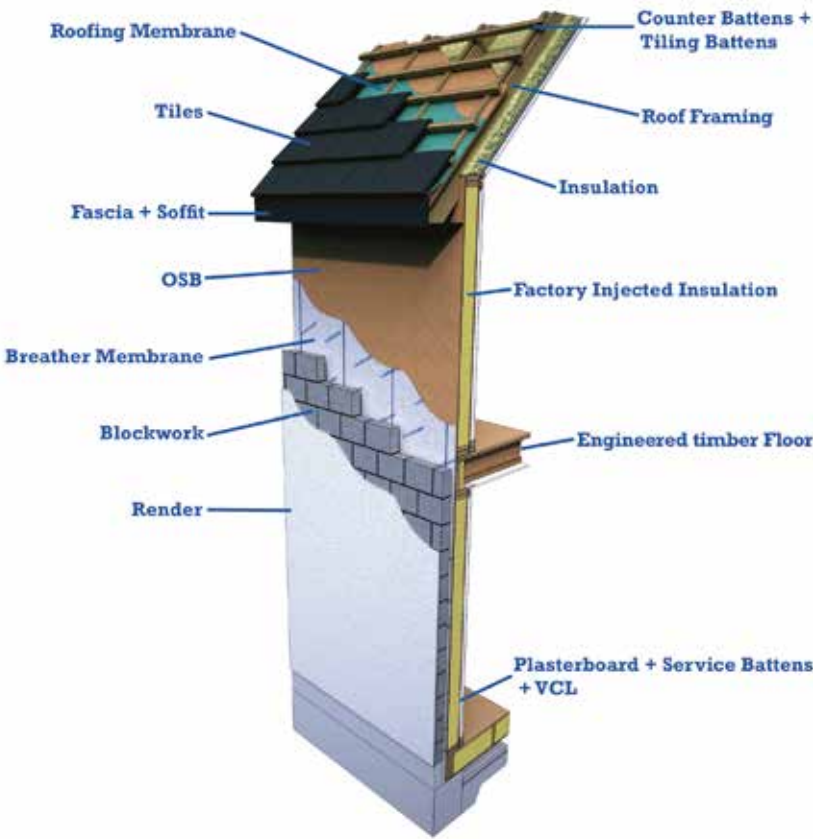
Why choose a Scotframe Valutherm+ kit?

Exceptional thermal performance

Factory controlled build quality

Reduced energy use over the lifetime of your home

Valutherm+ Wall Section



U-values of standard Valutherm+ wall panels with block work outer leaf.

Stud size	Unit W/m2K
140mm	0.15
184mm	0.13
235mm	0.11





Our sales and manufacturing facilities based at Inverurie in Aberdeenshire and Cumbernauld near Glasgow enable us to supply to customers right across the UK.

SALES AND MANUFACTURING

Scotland / East

Inverurie Office
inverurie@scotframe.co.uk
Tel: 01467 624440

Scotland / South

Cumbernauld Office
cumbernauld@scotframe.co.uk
Tel: 01236 861200

REGIONAL SALES CONTACTS

England / North

Chorley
chorley@scotframe.co.uk
Tel: 0161 667 0225

REGIONAL SALES OFFICES

Scotland / North

Inverness Office
inverness@scotframe.co.uk
Tel: 01463 717328

Scotland / Central

Dundee Office
dundee@scotframe.co.uk
Tel: 01382 561772

England / South

Swindon Office
swindon@scotframe.co.uk
Tel: 01793 234503

www.scotframe.co.uk

V2 March 2024



The mark of
responsible forestry
FSC® C044027

