



Total Approx. Floor Area 336.1 Sq.M. (3018 Sq.Ft.)  
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# Template Collection

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All templates featured are available in all the output options below. Our design studio team can work with you to ensure the templates sit in-line with your existing brand and other marketing collateral.

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HAMILTON DOBB  
PROPERTY SPECIALISTS



HAMILTON DOBB  
PROPERTY SPECIALISTS

rk House, London, W1  
an town house

- Reception Rooms
- Kitchen & Utility Room
- Master Bedroom & Shower Room
- Downstairs Cloakroom & Shower
- Gas Central Heating
- Double Glazing
- Heated swimming pool
- Driveway and Garage
- Close to local schools



Having been using Pablo at Hamilton & Dobb from both a landlord and a vendor perspective I am indebted to his market knowledge, efficiency and personal touch. Furthermore I would thoroughly recommend Hamilton & Dobb as they understood all my requirements and then acted on their promises.

David Bateman

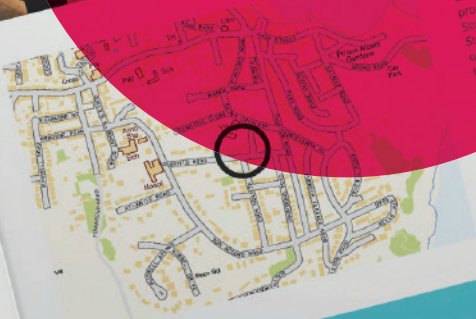


# Property Brochures

A well-presented spacious property situated on a highly sought after cul-de-sac development in Chiswick.



Accommodation on 3 levels with 2 formal reception rooms and an excellent fitted breakfast kitchen with an open plan design into a further reception area, a fabulous master bedroom with a walk-in dressing room and refurbished en-suite, 3 further first floor double bedrooms (1 with en-suite) & a family bathroom, along with a loft suite including a double bedroom, snug/study area, dressing area and en-suite. Gas central heating, double glazing & smoke alarm. Beautiful 'village & smoke alarm' block paved cul-de-sac, green feet' block paved into 2. Side-by-side drive leading into 2 garages. Landscaped south facing, lawned rear garden & terrace.



### Directions

With the offices of Hamilton & Dobb on your left proceed south along the High Street, turning left into Station Road. After passing under the railway bridge take the first turning on the right into Milton Road. Green Park House will be found on the left hand side.

www.hamiltondobb.co.uk



HAMILTON DOBB  
PROPERTY SPECIALISTS

0,000

hamiltondobb.co.uk

Green Park House, London, W1  
4 storey Victorian town house

Guide Price of £



# Property Brochure - TC01

01632 111 222  
 The Old Cotton Mill, Altonwick  
 Northumberland, NE3 2ZF  
 info@hamiltondobb.co.uk  
 www.hamiltondobb.co.uk






**CRIFTERS**  
**THE GREEN, CURBAR, HOPE VALLEY S32 3YB**  
 Price: £399,500 freehold

**Green Park House, London, W1**  
 4-storey Victorian town house



**Overview**

- Detached
- 4 Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- Study
- Bathroom & Shower Room
- Downstairs Cloakroom & Shower
- Gas Central Heating
- Double Glazing
- Heated swimming pool
- Driveway and Garage
- Close to local schools



Moving from using Fabio at Hamilton & Dobb from both a landlord and a vendor perspective I am indebted to his market knowledge, efficiency and personal touch. Furthermore I would thoroughly recommend Hamilton & Dobb as they understood all my requirements and then acted on their premises.  
 David Bateman



**A well-presented spacious property situated on a highly sought after cul-de-sac development in Chiswick.**





Accommodation on 3 levels with 2 formal reception rooms and an excellent fitted breakfast kitchen with an open plan design into a further reception area. A fabulous master bedroom with a walk-in dressing room and refurbished en-suite. 3 further first floor double bedrooms (2 with en-suite) & a family bathroom, along with a loft suite including a double bedroom, study area, dressing area and en-suite. Gas central heating, double glazing & smoke alarm. Beautiful village green that backs down cul-de-sac. Side by side drive leading into 2 garages. Landscaped south facing lawned rear garden & terrace.



**Directions**  
 With the offices of Hamilton & Dobb on your left proceed south along the High Street, turning left into Station Road. After passing under the railway bridge take the first turning on the right into Milton Road. Green Park House can be found on the left hand side.



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Hamilton & Dobb | The Old Cotton Mill | Altonwick, Northumberland | NE3 2ZF

www.hamiltondobb.co.uk

Template	TC01
Type	Property Brochure
Size	A4
Orientation	Portrait
Fold	Side Fold 

# Property Brochure - TC02



17 Stafford Crescent, Moorgate, Rotherham, South Yorkshire, S60 3DG  
**£795,000 freehold**





17 Stafford Crescent, Moorgate, Rotherham, South Yorkshire, S60 3DG  
**£795,000 freehold**

**A fabulous four bedroom detached family home.**

On offer is this deceptively spacious detached property in the sought after area of Moorgate. Nestled neatly and standing proud on the popular 'Quiet of Norfolk' estate, well known for its lovely tree lined streets and great location. Moorgate is convenient for an array of modern day amenities, excellent amenities and transport links. This beautifully presented property is sure to impress and not bedeviled as internal viewing is essential to fully appreciate the style and charm on offer here. Offering gas central heating, double glazing, great size bedrooms, ample parking on the enclosed driveway and front and rear gardens.




**Entrance Hallway**  
 Stairs rising to the first floor landing, central heated radiator, telephone point and space under the stairs for hanging coats.

**Dining/Family Room**  
 Front facing bay window, central heated radiator, television point, coving to the ceiling, ceiling rose and wall lights. Diner switches for the light, this room has previously been used as a dining room but currently used as a second sitting area.

**Living**  
 Rear facing window, gas fireplace, television point, coving to the ceiling, wall mounted lights, central heated radiator and ceiling rose.

**Open Plan Breakfast Kitchen**  
 Smart matching wall and base units, room for a standing eight ring gas hob and cooker with an overhead fan and light with a stainless steel hood, stainless steel sink and drainer with a half bowl, plumbing for an automatic dishwasher, central heated radiator and a rear facing window.

**Conservatory**  
 Side facing door opening onto the garden, central heated radiator, television aerial point, wall lights and a ceiling fan.


**Master Bedroom**  
 Front facing window, central heated radiator, fitted wardrobes space, television aerial point, dimmer switch lighting, decorative coving to the ceiling and built-in storage cupboard.

**Bedroom Two**  
 Rear facing window, central heated radiator, coving to the ceiling and dimmer switch lighting.

**Bedroom Three**  
 Front facing window, central heated radiator, built-in over stairs storage cupboard and dimmer switch lighting.

**Family Bathroom**  
 A contemporary white suite comprising: a squared off p-shaped bath with an overhead electric shower and glass screen, pedestal wash basin and low flush WC. Tiling to the walls and rear facing window.

**Exterior and Gardens**  
 To the front of the property is a semi circle driveway providing ample off road parking and access through to the garage. To the side of the property is a wooden gate which gives access to the rear of the property. Also to the front is a lawned garden.










**IMPORTANT:** This is a virtual representation of the property and does not constitute an offer of a contract. The actual property may vary from the virtual representation. The virtual representation is provided for information only and should not be relied upon for any purpose. The virtual representation is provided as a guide only and should not be used as a basis for any decision. The virtual representation is provided as a guide only and should not be used as a basis for any decision. The virtual representation is provided as a guide only and should not be used as a basis for any decision.



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**01432 111 222**  
 info@hilton.co.uk | www.hilton.co.uk

Template	TC02
Type	Property Brochure
Size	A4
Orientation	Portrait
Fold	Side Fold 

# Property Brochure - TC03



Stafford Crescent  
Whitley Bay



Hamilton & Dobson | The Old Custom Mill  
Albion, Newcastle Upon Tyne | NE2 2JF  
01632 331 222 | info@hamiltondobson.co.uk | www.hamiltondobson.co.uk

### Stafford Crescent Whitley Bay

Newcastle City Centre - 8 miles  
Gateshead - 9 miles  
Morpeth - 14.5 miles  
Hillswick - 15 minutes

**A most attractive detached residence situated on this most sought after of roads very close to the heart of Whitley Bay.**

**Entrance Hallway**  
Stair rising to the first floor landing, central heated radiator, telephone point and space under the stairs for hanging coats.

**Chickens/WC**  
Low flush WC, vanity-wash basin, two front facing windows and central heated radiator.

**Dining/Family Room**  
Front facing window, central heated radiator, television point, ceiling to the ceiling, ceiling rose and wall lights, dinner radiators for the light. This room has previously been used as a dining room.

**Lounge**  
Rear facing window, gas fireplace, television point, ceiling to the ceiling, wall mounted lights, central heated radiator and wall lights.

**Open Plan Breakfast Kitchen**  
Six off radiating wall and base units, room for a standing eight ring gas hob and cooker with an overhead fan and fall outlets a stainless steel hood, stainless steel sink and drainer with a hot front, planning for an automatic dishwasher, central heated radiator.

**Utility Area**  
Further front facing door opening onto the front of the property, central heated radiator.

**Conservatory**  
Side facing door opening onto the garden, central heated radiator, television aerial point, wall lights and ceiling fan.

**First Floor Landing**  
Access to a parking boarded lift via a drop down ladder and permanent lighting. Airing cupboard and access through to the four bedrooms and family bathroom.

**Master Bedrooms**  
Front facing window, central heated radiator, fitted wardrobe space, television aerial point, dinner switch lighting, decorative ceiling to the ceiling and built in storage cupboard.

**Bedroom Two**  
Rear facing window, central heated radiator, ceiling to the ceiling and dinner switch lighting.

**Study**  
Integrated work station, book case and Velux window.

**Bathroom/WC**  
White suite comprising panel bath with shower over, tiled surround and shower screen, pedestal wash basin, low flush WC, bidet, night, extractor fan and floor heating.

**Bedroom Three**  
Front facing window, central heated radiator, built in over door, storage cupboard and dinner switch lighting.

**Bedroom Four**  
Rear facing window, central heated radiator, ceiling to the ceiling and dinner switch lighting.

**Bedroom Five**  
Front facing window, velux double glazed window.

**Family Bathroom**  
A customisable white suite comprising a suspended off or shower bath with an overhead shower, shower and glass screen, pedestal wash basin and low flush WC. Tiling to the walls and rear facing window.

**Exterior and Gardens**  
To the front of the property is a semi circle driveway providing ample off road parking and access through to the garage. To the side of the property is a wooden gate which gives access to the rear of the property.

Template	TC03
Type	Property Brochure
Size	A4
Orientation	Landscape
Fold	Top Fold 

# Property Brochure - TC04



## THE PENTHOUSE

WORLE | WESTON-SUPER-MARE | BS22 6JA

THIS STUNNING FOUR DOUBLE BEDROOM PENTHOUSE HAS WONDERFUL VIEWS, RECENTLY REFURBISHED & BOASTING A QUALITY NEW KITCHEN WITH FLAW - LESS CORIAN WHITE SURFACES & BUILT IN APPLIANCES. ALL WITHIN A FUNCTIONAL, YET EXCEPTIONALLY SPACIOUS OPEN PLAN LIVING, KITCHEN, DINER, FOUR BALCONIES, MUCH-VALUED PARKING, GARAGE & NO-ONWARD CHAIN.



### Reception Vestibule

Double opening doors flowing through to the private reception hall.

### Reception Hall

One flooring and under stair storage cupboard and location of floor boards.

### Children's WC

Consists of a contemporary white suite.

### Drawing Room

Front facing bay window enjoying an aspect over the garden, additional glass windows and the focal point of the room is a Derbyshire stone fire

surround which is set with a Tavern and Country multi fuel cast iron stove set onto a raised black oak hearth.

### Formal Dining Room

Front facing window. An excellently appointed room.

### Breakfast Kitchen

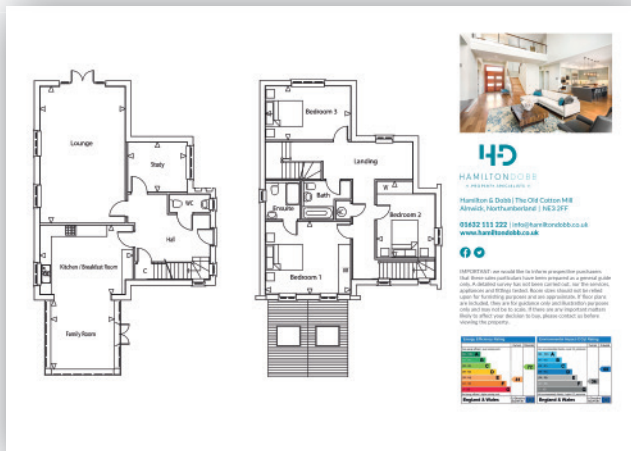
Comprehensive range of two tone wall and base units, drawer pulls, flamed granite work surfaces, double level stainless steel sink, matching splash backs, contemporary, breakfast bar, four ring hob, extractor canopy and light beam covers, integrated coffee machine, dishwasher with matching fascia, fridge and freezer with matching fascia, rear facing window overlooking the garden, double opening French doors leading out to overlooking the flagged terrace and garden and stone flag flooring.

### Master Bedroom

Double opening French doors to the rear terrace and garden and forming a cosy snug suitable entry to the dressing room.

### Utility Room

Basin and wall units with work surfaces over, fitted stainless steel sink, steel surround, dishwasher/automatic washing machine, space for tumble dryer, tall cupboard, rear door to the garden, double opening doors to the landing cupboard



which houses the Valiant gas fired central heating boiler, stainless steel sink and controls for the under floor heating and four boards. An in-situ granite surround with bakelite and enamel splashes leads to a gas hob and oven.

### Garaged Landing

Space for occasional chairs, front facing window enjoying pleasant aspect and providing access to all of the bedrooms.

### Master Bedroom

Front facing window, period fireplace surround set within a coal effect living flame gas fire with real oak back panel and hearth and an opening to a dressing room.

### Dressing Room

Built in wardrobe, dressing table, glass window and further opening to beautiful en-suite bathroom/WC.

### En-Suite Bathrooms/WC

Contemporary white suite comprising panel bath with water tap and hand held shower, vanity wash basin, double cupboard beneath, low flush WC, overhead shower with rain shower and screen, full to the brim to the ceiling to the walls and floor and rear facing window with shutters.

### Bedroom Two

Rear facing window overlooking the garden.

### Guest Bedroom

Front facing window, full range of built in wardrobe and access to the en-suite shower room/WC.

### En-Suite Shower Room/WC

Over wash hand basin set onto a granite plinth, dual wash basins, low flush WC, overhead shower with rain shower and screen, tiled flooring and extractor fan.

### Bedroom Four

Back to wall/tille, rear facing window enjoying an aspect over the garden and access to the Jack n Jill Family Bathroom/WC.

### Jack n Jill Family Bathroom/WC

White suite comprising panel bath with hand basin, low flush WC, overhead shower with rain shower, separate bidet wash, matching tiled flooring, rear facing window.

### Second Floor Landing

Access to all second floor accommodation. Daily integrated work station, book case and Velux window.

### Bedroom Five

Front facing window/velux double glazed window.

### En-Suite

Over wash hand basin set onto a granite plinth, dual wash basins, low flush WC, overhead shower with rain shower and screen, tiled flooring and extractor fan.

### Bedroom Six

Front facing window in deep slimmer Velux double glazed window.

### Bedrooms/WC

White suite comprising panel bath with shower over, bidet surround and shower screen, overhead wash basin, low flush WC, velux skylight, extractor fan and tiled flooring.

### Exterior and Garden

The property is approached via double opening security gates and is sweeping back paved driveway down the side of the house leading to an excellent detached double garage block.

The garage has an automatic up and over door, light and power. To the front of the property there is a landscaped lawn area which is bordered by mature trees and hedges. There is a parking area to one side of the property with a path leading to the rear. To the rear of the property there is a further landscaped garden with a high degree of privacy, an Italian stone flagged terrace area which is adjacent to the kitchen and morning room.

Template	TC04
Type	Property Brochure
Size	A4
Orientation	Landscape
Fold	Top Fold

# Property Brochure - TC05



CONSERVATORY 4.8 x 3.8  
18'4" x 12'6"

GARAGE 5.17 x 3.77  
16'9" x 12'4"

KITCHEN 3.95 x 4.32  
12'8" x 13'9"

LIVING ROOM 3.53 x 2.58  
11'5" x 8'5"

DINING ROOM FAMILY ROOM 3.94 x 3.02  
12'7" x 9'11"

BEDROOM 1 3.46 x 2.46  
11'2" x 8'0"

BEDROOM 2 3.36 x 3.36  
10'9" x 10'9"

BEDROOM 3 3.38 x 3.38  
10'5" x 10'5"

GROUND FLOOR (INCLUDING GARAGE)  
82.3 SQ M / 883 SQ FT

FIRST FLOOR = 43.9 SQ M / 472 SQ FT

Hamilton & Dobb | The Old Cotton Mill | Alwicks, Northumberland | NE23 2PF  
01632 111 222  
info@hamiltondobb.co.uk | www.hamiltondobb.co.uk



## The Mews Harrogate £550,000

A well-presented spacious property situated on a highly sought after area of Harrogate.



**Entrance Hallway**  
Stone tiling to the first floor landing, central heated radiator, refreshment point and space under the stairs for the hanging coats.

**Dining Family Room**  
Front facing bay window, central heated radiator, extensive glass, ceiling to the ceiling, ceiling cove and wall lights. Downer switches for the lights. This area has previously been used as a dining, breakfast kitchen and as a second living area.

**Living**  
Front facing window, gas fireplace, television point, ceiling to the ceiling, wall mounted lights, central heated radiator and ceiling rose.

**Open Plan Breakfast Kitchen**  
Stone walling and beam ceiling, main flat a landing, right hand side and under with an overhead flat roof and a large stone breakfast bar, stainless steel sink and granite work top, breakfast bar, an oak work top with a wall seat, standing for an oakwork breakfast bar, central heated radiator and a rear facing window.  
Open access to the utility area.

**Conservatory**  
Side facing view opening onto the garden, central heated radiator, television aerial point, wall lights and a ceiling fan.

**First Floor Landing**  
Access to a partially covered flat roof, central heated radiator and pendant lighting, dining rack and coat access through to the four bedrooms and family bathroom.

**Master Bedroom**  
Front facing window, central heated radiator, three wardrobe units, television aerial point, downer switch lighting, extensive ceiling to the ceiling and built in storage cupboards.

**Bedroom Two**  
Rear facing window, central heated radiator, ceiling to the ceiling, and downer switch lighting.

**Bedroom Three**  
Front facing window, central heated radiator, full in view view through cupboards and downer switch lighting.

**Bedroom Four**  
Rear facing window, central heated radiator, ceiling to the ceiling, and downer switch lighting.

**Family Bathroom**  
An en-suite shower suite comprising a cuboid off the shower with an overhead electric shower and glass screen, pedestal wash basin and free flow WC. Tiling to the walls and rear facing window.

**Exterior and Garden**  
To the front of the property is a south facing driveway providing ample off road parking and access through to the garage. To the side of the property is a service gate which gives access to the rear of the property. Also to the front is a paved garden. To the rear of the property is a landscaped garden. To the rear garden with a south facing area, fencing, concrete, side gate and a water tap and a flower bed.



To view this property call Hamilton & Dobb on 01632 111 222

hamiltonanddobb.co.uk

Template	TC05
Type	Property Brochure
Size	A4
Orientation	Landscape
Fold	Side Fold





# Property Brochure - TC07



Directions:  
From the office of Michael Rucker proceed along The Hazards into Winchester Road. At the traffic lights turn left into Stone Road, continue into Manselway Road. At the junction with Dullies Road turn right, continue under the railway bridge, turning right on to Fishlake Meadows. Turn the second right into Robert Whitworth Way.



Hamilton Group  
183 399  
01632 311 221 | info@hamilton.co.uk | www.hamilton.co.uk



Offers in Excess of £650,000 Freehold  
9 Tithes Mead, Fishlake Meadows, Romsey SO51 7SD

A well-presented period home with impressive views set in a delightful position in the South Downs National Park. The property is situated in a secluded location in the historic village of Romsey offering flexible accommodation arranged over two floors with beautiful terraced area, lawn garden and private driveway parking.



**Entrance Porch**  
Entrance Hall. Ceramic tiled floor, stairs to first floor, radiator, covered ceiling. Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left, via left ladder.

**Stitching Room**  
14'3" x 14'1" (4.34m x 4.3m)  
Double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder. Central ceiling, laminate flooring, radiator TV point, double glazed sliding doors to rear garden. Feature Fireplace with Gas Fire, access to left.

**Kitchen/Breakfast Room**  
22'2" x 10'7" (6.76m x 3.25m)  
Planning for dishwasher. Gas. Four Ring Hob. Double Oven. Single drainer sink unit, ceramic tiled floor, integral fridge/freezer. Glass front boiler supplying domestic hot water and central heating, range of base worktops with work surfaces, tiled splash backs, range of roof worktops.

**Inner Hall**  
11'2" x 11'0" (3.41m x 3.35m)  
With tiled ceiling and wraparound handrails and central hall step top platform leading to the garden landing. Understairs storage cupboard.

**First Floor Landing**  
Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder. Radiator, double airing cupboard with pressurized tank.

**Living Room**  
12' x 11'0" (3.66m x 3.35m)  
Covered ceiling, Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder. Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder.

**Bedroom**  
Low level wc, wash hand basin, radiator, half bath unit, Ceramic tile, ceramic tiled floor. Radiator, double airing cupboard.

**Study**  
10'2" x 9'5" (3.1m x 2.91m)  
Covered ceiling, TV point. Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder.



**Master Bedroom**  
13'1" x 12'1" (3.99m x 3.68m)  
With tiled ceiling and wraparound handrails and central hall step top platform leading to the garden landing. Understairs storage cupboard.

**Bedroom 2**  
14'0" x 13'0" (4.27m x 4.0m)  
A third facing double bedroom with stone reinforced heated concrete window and double glazed central heating radiator. Feature tiled Driveway entrance to back garden.

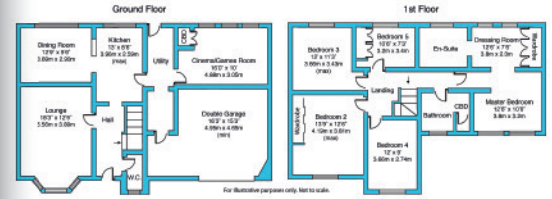
**Bedroom 3**  
12'4" x 10'0" (3.76m x 3.05m)  
Radiator, covered ceiling. Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder.

**Bedroom 4**  
14'0" x 12'0" (4.27m x 3.66m)  
Radiator, covered ceiling. Radiator, double airing cupboard with pressurized tank, covered ceiling, access to left via left ladder.

**En Suite Bathroom**  
7'6" x 6'7" (2.30m x 2.01m)  
With tiled ceiling and wraparound handrails and central hall step top platform leading to the garden landing. Understairs storage cupboard.

**Family Bathroom**  
14'0" x 12'0" (4.27m x 3.66m)  
With tiled ceiling and wraparound handrails and central hall step top platform leading to the garden landing. Understairs storage cupboard.

**Outside**  
Vehicle access off The Green to the side of the property for a large HGV delivery lorry off road parking area and to the side.



Important Notice:  
An Energy Performance Certificate (EPC) has been provided for this property. It shows the energy efficiency of the property on a scale of 1 to 10. The higher the rating, the more energy efficient the property is. The EPC also provides information on how to improve the energy efficiency of the property. For more information on EPCs, please visit the government website: www.gov.uk/eepc

Template	TC07
Type	Property Brochure
Size	A4
Orientation	Landscape
Fold	Side Fold

# Property Brochure - TC08



## CRIFTERS THE GREEN CURBAR S52 3YB

Located in Hamilton, Trossachs, this interesting Grade II listed property is believed to have origins dating back to the 17th Century and was a public house at one stage during the Napoleonic war. Today this historic house provides an excellent range of accommodation, offering over three floors. The property sits within attractive woodland grounds with a heated outdoor pool and terrace area situated within the heart of this conservation area adjacent to the impressive Perthshire Castle and the 18th and 19th century ruins of Perthshire Hill from the rear.

Internally the property offers a charming array of rooms on varying levels. To the front of the property on the ground floor is a bright well open fire rated oak window with its own glass door. Across the hall is a drawing room containing a large open fireplace and featuring exposed cross timbers and another oak window.



With clean glass detailing, to the rear of the property is a superb dining room, including an aspect of 26 feet and boasting an array of exposed beams, original wooden flooring, oak window and a door to the garden.

A heated glass wooden door leads from the dining room to the adjoining Victorian (ornate) conservatory which is fitted with a range of painted wall and has been built to double glass, top and bottom, which the chimney means provides space for a range cooker.

Continuing on the ground floor is a useful utility area with access to the garden, a main room and well equipped ground floor shower room. A door leads from the dining room to the rear (private) excellent storage.



### Master Bedroom

13'11" x 17'4" medium measurements. An en-suite bathroom, covered ceiling, two double windows. Double sliding cupboard with pressurised tank, covered ceiling, access to left via left ladder.

### Bedroom 2

14'0" x 13'11" (14.37m x 4.02m). A hard facing double bedroom with stone reinforced beamed ceiling window and double covered central heating radiator. Feature oak (Dunelm) wardrobe (excludes freestanding).

### Bedroom 3

12'4" x 10'10" (3.76m x 3.29m). Radiator, covered ceiling, radiator, double sliding cupboard with pressurised tank, covered ceiling, access to left via left ladder.

### Bedroom 4

14'0" x 13'11" (4.27m x 4.02m). Radiator, covered ceiling, radiator, double sliding cupboard with pressurised tank, covered ceiling, access to left via left ladder.

### En Suite Bathroom

7'9" x 6'7" (2.36m x 1.99m). With white beaded ceiling and glassed window. Low level WC, pedestal basin, radiator. Shower Cubicle, covered ceiling, shower and light points. Radiator, double sliding cupboard with pressurised tank, covered ceiling, access to left via left ladder.

### Family Bathroom

14'0" x 13'11" (4.27m x 4.02m). With white in champagne comprising parallel built with Heritage Thermatonic, shower unit over, radiated walls, hand basin and new flush valve. Rear facing beaded ceiling and glassed window.

### LOCATION

Perthshire is an excellent location with beautiful history and scenic views. The property is a starting point for exploring the north east of Scotland. Perthshire is one of Scotland's most picturesque counties, originally built in 1710 as a family home for Robert White Fox and completed in 1718 by 1720.

### DIRECTIONS

From the town of Hamilton & Coles on your left proceed south along the High Street, turning left onto Station Road. After passing under the railway bridge take the first turning on the right into White Road. Green Park House can be found on the left hand side.



### Office Details

The Old Cotton Mill  
Blackburn  
Northamptonshire  
NN12 2JF  
01602 341 330  
info@hamiltonandco.uk

### DISCLAIMER

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### CONTACT

Hamilton & Coles  
www.hamiltonandco.uk

Template	TC08
Type	Property Brochure
Size	A4
Orientation	Landscape
Fold	Side Fold





# Flyers & Postcards



HAMILTONDOBB  
PROPERTY SPECIALISTS

**The Friars** Kenwood Drive, London  
Sold by Hamilton & Dobb - Asking Price: £765,000 January 2018

HAMILTONDOBB  
PROPERTY SPECIALISTS

SOLD

SOLD

SOLD

HAMILTONDOBB  
PROPERTY SPECIALISTS

For a FREE Market Appraisal  
Please contact The Marketing Department

Hamilton & Dobb

January 2018 - market comment  
2017 saw a surge in demand for housing, stark in its contrast to the last quarter of the year. As a result of this, the market has seen a steady increase in the number of properties sold. This is a positive sign for the market and it is possible that 2018 will see the market continue to grow. If you are thinking of selling or buying a property, please call us on 01232 111 222 or email info@hamiltondobb.co.uk

Great opportunity for Octagon at Kingswood Warren Park & Dobb  
Just one apartment and one detached home remaining - contact Hamilton & Dobb

Hamilton & Dobb, The Old Cotton Mill, Alnwick, Northumberland, NE5 2JF  
01232 111 222 / info@hamiltondobb.co.uk / www.hamiltondobb.co.uk

# Back to Branch & Direct Mail Flyer - TC11



Template	TC11
Type	Flyer
Size	A5
Orientation	Landscape
Output	Toolkit & Bespoke Only

# Back to Branch & Direct Mail Flyer - TC12



Template	TC12
Type	Flyer
Size	A5
Orientation	Landscape
Output	Toolkit & Bespoke Only



# Landscape Postcard - TC13



Template	TC13
Type	Flyer
Size	A6
Orientation	Landscape
Output	Toolkit, Bespoke, Word

The image features a grid of blurred window cards, likely from a real estate presentation. Each card contains a photograph of a property and some text. A central red circle with a white border is overlaid on the grid, containing the text "Window Cards" in a white, sans-serif font. The background is dark, and the cards are arranged in a grid pattern.

# Window Cards



HAMILTONDOBB  
• PROPERTY SPECIALISTS •

Hexham | Northumberland



**GUIDE PRICE: £750,000**

A beautiful five bedroom detached property presented to an outstanding level of interior design. Property comprises of two large family rooms, open plan kitchen/diner, family bathroom and three ensembles, plus spacious gardens and off road parking.

01632 111 222 [www.hamiltondobb.co.uk](http://www.hamiltondobb.co.uk)

## Window Card - TC14

Template	TC14
Type	Window Card
Size	A4, A3, A2, A1
Orientation	Portrait
Output	Toolkit, Bespoke, Word*

\*Window Card templates larger than A3 will be supplied as A3 templates. (This is the largest size Microsoft Word™ can produce.) Our dedicated artwork team will upscale your artwork.

# Window Card - TC15



**TITHE MEAD**  
Fishlake Meadows, Romsey SO51 7SD  
GUIDE PRICE OF £625,900

**HD**  
HAMILTON DOBB  
PROPERTY SPECIALISTS

Template	TC15
Type	Window Card
Size	A4, A3, A2, A1
Orientation	Portrait
Output	Toolkit, Bespoke, Word*

\*Window Card templates larger than A3 will be supplied as A3 templates.  
(This is the largest size Microsoft Word™ can produce.)  
Our dedicated artwork team will upscale your artwork.

# Window Card - TC16

Hexham | Northumberland

**HD**  
HAMILTONDOBB  
• PROPERTY SPECIALISTS •



**GUIDE PRICE: £750,000**

A beautiful five bedroom detached property presented to an outstanding level of interior design. Property comprises of two large family rooms, open plan kitchen/diner, family bathroom and three ensembles, plus spacious gardens and off road parking.




01632 111 222 [www.hamiltondobb.co.uk](http://www.hamiltondobb.co.uk)

Template	TC16
Type	Window Card
Size	A4, A3, A2, A1
Orientation	Landscape
Output	Toolkit, Bespoke, Word*

\*Window Card templates larger than A3 will be supplied as A3 templates. (This is the largest size Microsoft Word™ can produce.) Our dedicated artwork team will upscale your artwork.



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Items not marked as available on Marketing Toolkit can be provided as templated solution.

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