



Tyrrells Road, Puttaghan, Tullamore Co.Offaly



Scotts Avenue is more than just a place to live
— it's a place to belong.





An Exciting New Collection of 3 & 4 Bedroom Homes

Discover the perfect blend of modern living and community charm at Scotts Avenue – a stunning new development of brand-new A-rated 3 & 4 bedroom homes in the heart of Tullamore. Brought to you by the renowned Fitzpatrick & Heavey Homes, these spacious, energy-efficient homes offer an exceptional opportunity for new homebuyers to become part of a well established and welcoming community.



SCOTTS
AVENUE



Scotts Avenue Neighbourhood

Scotts Avenue is a thriving new neighbourhood alive with natural inspiration. A walkable neighbourhood complete with premium homes, inspiring landscapes and the Grand Canal nearby. A more innovative, more connected, more natural way of living. Scotts Avenue has both charm and class while also providing all the essential amenities you would expect from modern towns. It's close proximity to the M6 and M4 has made it a sought-after destination for many commuters.





SCOTT'S
AVENUE

Prime Location with Excellent Connectivity

Situated within walking distance of Tullamore town centre, Scotts Avenue provides easy access to all local amenities, including shops, cafés, schools, sports and leisure facilities with seamless transport links to the major hubs:

- Dublin: 54 mins by train
- Athlone: 27 mins by train
- Galway: 1 hr 15 mins by train
- Kildare: 30 mins by train



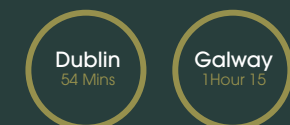


TRAVEL

BY CAR



BY TRAIN



Note: Times are approximate and may vary in practice

Scotts Avenue

- 1 Scotts Avenue

SPORTS

- 2 Tullamore Rugby Club
- 3 Tullamore Tennis Club
- 4 Tullamore Town FC
- 5 Tullamore Golf Club
- 6 Aura Tullamore Leisure Centre
- 7 Tullamore GAA Centre

Restaurants & Cafes

- 8 The Blue Apron Restaurant
- 9 Old Warehouse
- 10 Bridge House Hotel
- 11 Costa Coffee
- 12 Chocolate Brown Tullamore
- 13 The Foxy Bean
- 14 Flynn's Bakery & Restaurant
- 15 Conway & Co

Activities and Attractions

- 16 Tullamore D.E.W. Distillery Visitor Experience
- 17 Tullamore Food Markets
- 18 Esker Arts

Shopping

- 19 Spar
- 20 Tesco Extra
- 21 ALDI
- 22 Dunnes Stores
- 23 Lidl
- 24 Tullamore Shopping Centre
- 25 The Bridge Shopping Centre

Schools

- 26 St. Joseph's National School
- 27 Gaelscoil an Eiscir Riada
- 28 Tullamore Educate Together N.S.
- 29 Sacred Heart Catholic School
- 30 Tullamore College
- 31 Colaiste Choilm

Hospitals

- 32 Midland Regional Hospital Tullamore

Employers

- 33 Tullamore Distillery (Irish Manufacturing)
- 34 Midland Regional Hospital
- 35 Zoetis- Tullamore

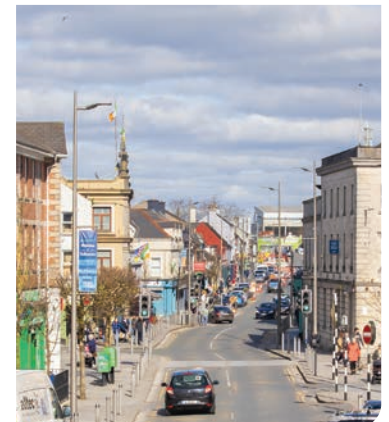


A Thriving, Friendly Community

One of Tullamore's greatest strengths is its warm and close-knit community, where a strong sense of belonging is part of everyday life. Whether you're a long-time resident or a newcomer, you'll find friendly faces and a welcoming atmosphere at every turn.

The town strikes a perfect balance — small enough to make real, lasting connections, yet lively enough to keep things exciting. With plenty of pubs offering everything from cozy corners to energetic atmospheres, there's always a place to gather with friends or meet new people.

Live music is a staple here, with regular gigs that showcase both local talent and visiting performers. From traditional Irish sessions to modern bands, there's always something to enjoy. Festivals, farmers' markets, and community events throughout the year further bring people together, making Tullamore a place where community spirit truly thrives.



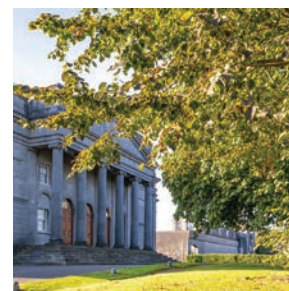


Employment

Tullamore offers a strong and diverse employment base, making it an attractive option for homebuyers in the Midlands. Key public sector employers such as the HSE and Offaly County Council. The town's thriving manufacturing and engineering sector includes major players like McDonald International, Steris, Cardinal Health Zoetis, Integra LifeSciences, and Nelipak, offering skilled roles in advance manufacturing and life sciences. Tullamore also supports a robust food industry, with well-known brands like Glenisk and Carroll's Meats

contributing significantly to the local economy. With over 1,150 active businesses within 5km of the town centre and 5 co- working hubs.

Tullamore offers opportunities for both traditional employment and flexible workspaces. A skilled workforce, strong mix of industries, and excellent infrastructure make Tullamore an ideal place for sustainable growth and quality living.



Education & Community

Families will appreciate the range of excellent primary and secondary schools in Tullamore, offering top-tier education and a supportive environment for children. From St. Joseph's National School to Tullamore College, there are options to suit every family's needs.

Lifestyle & Recreation

Living at Scotts Avenue means enjoying the best of both worlds — the energy of an active lifestyle and the relaxation of peaceful surroundings. Tullamore is a town where recreation is part of the everyday rhythm, offering something for everyone, whether you're a sports enthusiast, a nature lover, or simply enjoy spending your downtime in a vibrant community.

The town's rich sporting culture is one of its most defining features. Residents have access to a wide range of sports clubs and facilities. For those who prefer a slower pace, Tullamore offers plenty of scenic spots to unwind and reconnect with nature. No matter your interests or lifestyle, Tullamore offers a diverse mix of recreation and relaxation — making life at Scotts Avenue both enriching and enjoyable





SCOTTS
AVENUE

Site Layout



THE ASHFORD - HOUSE TYPE A
4 Bed Semi - Detached House



GROUND FLOOR

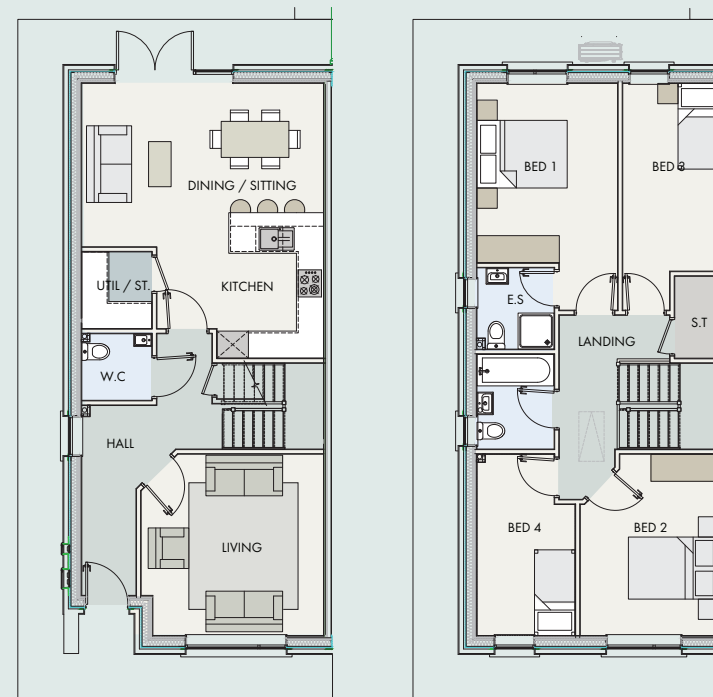
FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
9,10,11,12,13,14,28,29,30,42,
43,44,45, 70, 71,72,78,80,81.

HOUSE TYPE A
4 BED SEMI - DETACHED
1,414 sq.ft. 131.4 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

HOUSE TYPE A1
4 Bed Semi - Detached House



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
31,69.

HOUSE TYPE A1
4 BED SEMI - DETACHED
1,414 sq.ft. 131.4 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

THE BRIARWOOD - HOUSE TYPE B
3 Bed Mid - Terrace House



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
16,17,20,21,22,25,26,37,
38,57,58,65,74.

HOUSE TYPE B
3 BED MID - TERRACE
1,320 sq.ft. 122.6 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

HOUSE TYPE B1
3 Bed End - Terrace and Semi - Detached House



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
2,3,4,5,6,7,15,18,19,23, 24,27,
36,39,40,41,50,51,52,53,54,56,
59,60,61,63, 64,73,75,76,77.

HOUSE TYPE B1
3 BED END - TERRACE
AND SEMI - DETACHED
1,320 sq.ft. 122.6 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

HOUSE TYPE B2
3 Bed Semi - Detached House



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
1, 8, 55, 62, 66.

HOUSE TYPE B2
3 BED SEMI - DETACHED
1338 sq.ft. 124.3 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

HOUSE TYPE B3
3 Bed Semi - Detached House



GROUND FLOOR

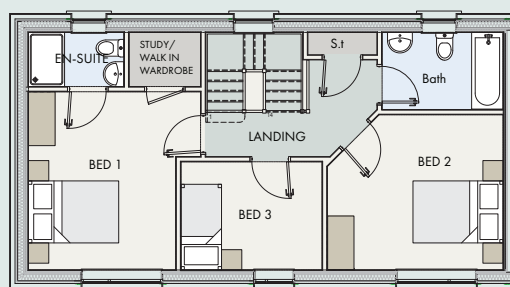
FIRST FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
32, 33, 34, 35.

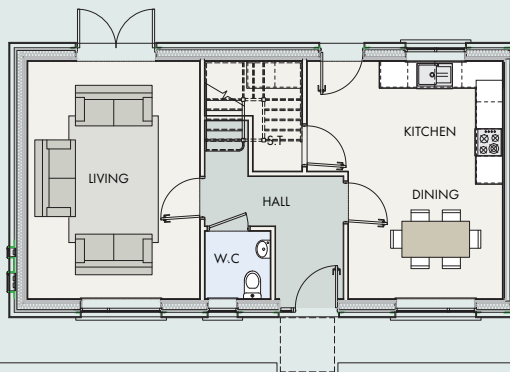
HOUSE TYPE B3
3 BED SEMI - DETACHED
1320 sq.ft. 122.6 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

THE CLIFTON - HOUSE TYPE C
3 Bed Semi - Detached House



FIRST FLOOR



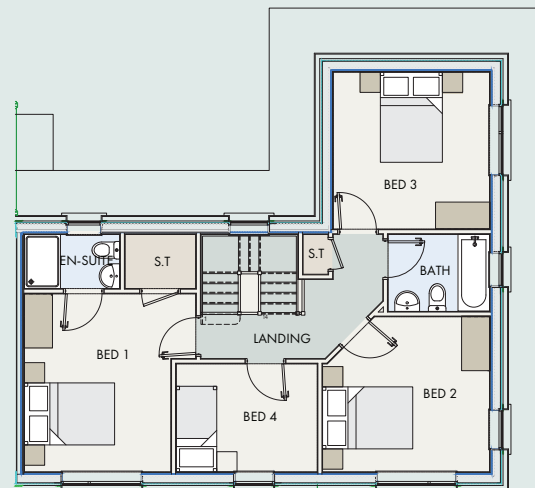
GROUND FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
47,48

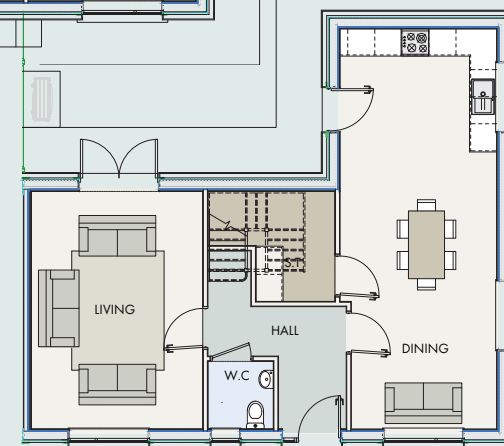
HOUSE TYPE C
3 BED SEMI - DETACHED
1,206 sq.ft. 112 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

THE DANBURY - HOUSE TYPE D
4 Bed Semi - Detached House



FIRST FLOOR



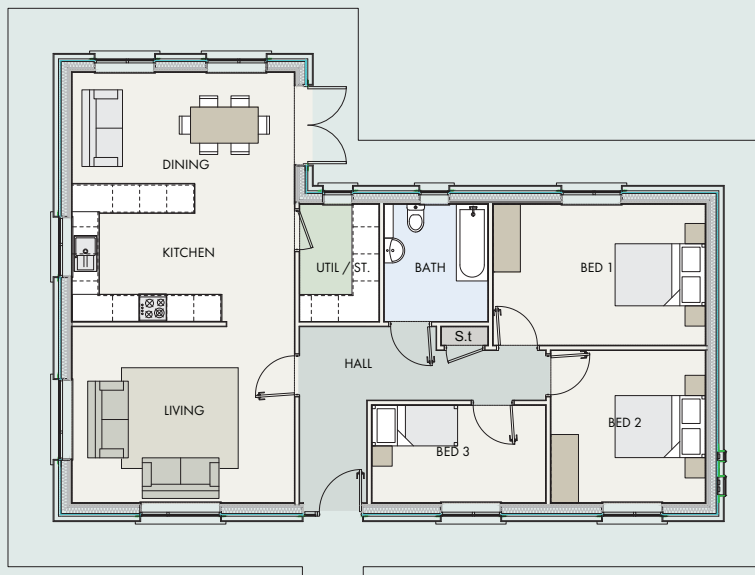
GROUND FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
46,49

HOUSE TYPE D
4 BED SEMI - DETACHED
1,442 sq.ft. 134 sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

■ THE FERNLEIGH - HOUSE TYPE F
3 Bed Bungalow



GROUND FLOOR

FLOOR PLAN APPLICABLE
TO UNIT NUMBERS :
67,68

HOUSE TYPE F
3 BED BUNGALOW
1,173 sq.ft. 109sq.m.

UNITS MAY BE MIRRORED
DEPENDING ON SITE
LOCATION

SPECIFICATION

GENERAL ITEMS

- All relevant aspects of Part A to Part M of the building regulations will be adhered to.
- Sound Insulation will be in line with IS Standards i.e. ISO 16283 Part 1 and Part 2 series.
- A DEAP analysis will be carried out to achieve NZEB requirements.

STRUCTURE

- Block walls with insulation or timber frame as specified by the Engineer to comply with the current building regulations.
- Concrete floors at ground level.
- Oriented Strand Board at first floor.
- Prefabricated roof trusses.

INTERNAL FINISHES

- Skimmed plaster finish on Timber Frame party wall.
- Skimmed plasterboard on all other walls including timber stud walls.
- Wall tiling to bath, ensuite, downstairs wheelchair accessible WC and splashback in kitchen.

INTERNAL FINISHES CONT'D

- Foil wrapped kitchen units as per drawing.
- Foil wrapped wardrobe units as per drawing.
- Painted doors, skirting & architrave.
- Tiled shower area to ensuite.

EXTERNAL FINISHES

- Rendered external walls as indicated on drawings.
- Upvc Future Proof windows and Ultratech front doors with timber sidelights to required U values as per building regulations.
- Timber 3 point locking front door.
- Upvc fascias, soffits, gutters and downpipes.
- Flat concrete roof tile black / grey (with mechanically fixed ridges and eave as per guidelines).
- Seeded front & back gardens.
- The site will be ducted for future broadband provision.

MECHANICAL HEATING

- Air to water heat pump with radiators throughout



Modern Homes Designed for Living

The houses at Scotts Avenue are thoughtfully designed with contemporary living in mind. Each home features bright spacious layouts, high-quality finishes and stunning gardens, perfect for modern life and entertaining guests. Whether you're a first-time buyer, a growing family, or looking to downsize for a stylish, comfortable home, Scotts Avenue offers something for everyone.





Our Story

Fitzpatrick & Heavey Homes is a dynamic and rapidly growing Irish property development and investment management company. We take pride in delivering high-quality projects across Ireland, ensuring excellence in every aspect of our work. Our team of dedicated and experienced property professionals has a proven track record in residential development and investment. With a forward-thinking approach, we embrace innovation and hands-on management in every acquisition. By integrating multiple disciplines, we guarantee success in all our developments.

We Build Homes

At Fitzpatrick & Heavey Homes, we create high-quality residential developments that positively impact local communities. Whether building in rural landscapes or complex urban environments, we design homes that meet the specific needs of each area. Our team works meticulously to uphold the highest standards, ensuring every project is completed with precision and care. By personally overseeing and executing each development, we have established ourselves as leaders in the property development sector.

Our Specialisation

Design

Our team of highly skilled architects and designers utilises the latest computer-aided design technology to create innovative, modern homes that stand out for their quality and aesthetics.

Build

We manage every aspect of construction, providing the materials, workforce, and equipment necessary to bring our ambitious developments to life. This hands-on approach allows us to deliver a diverse range of residential projects with efficiency and precision.

Experience

With years of expertise in property development, we have built a strong reputation for high-quality construction, innovative design, and outstanding craftsmanship. Our commitment to excellence is evident in every project we undertake.

Previous Projects

- **Baltinglass: 89 homes and crèche**
- **Birr, Co. Offaly: 75 new homes**
- **Moate, Co. Westmeath: 35 units**
- **Cobh, Co. Cork: 17 units**

At Fitzpatrick & Heavey Homes, we don't just build houses—we create homes that enhance communities and enrich lives.



SCOTTS AVENUE

Developer



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