

THE AILSA

2-Bedroom Terraced Villa



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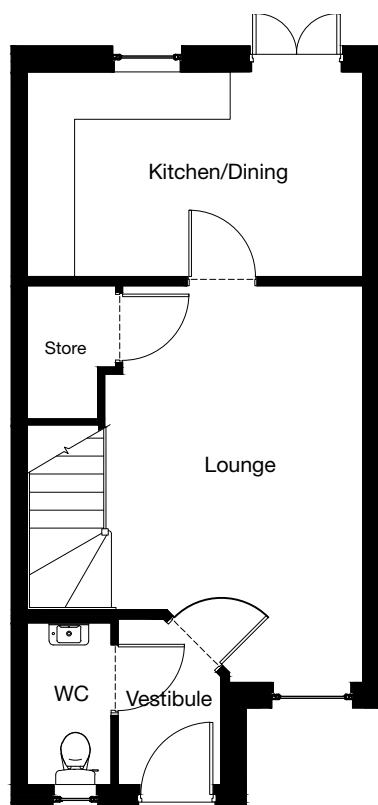
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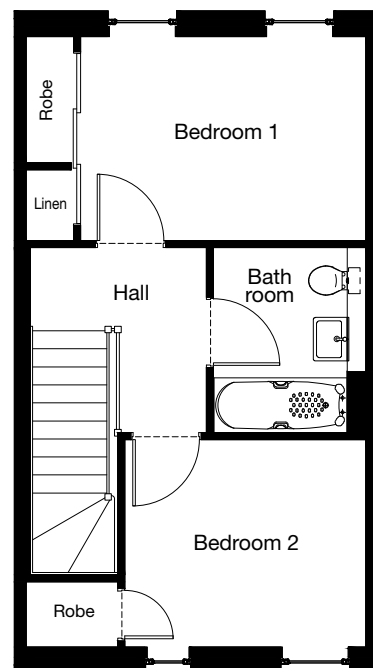
GROUND FLOOR



GROUND FLOOR

Lounge	3.26 x 5.02m	10'9" x 16'6"
Kitchen / Dining	4.25 x 2.59m	13'11" x 5'6"
Vestibule	1.30 x 2.10m	4'3" x 6'11"
WC	1.06 x 2.05m	3'6" x 6'9"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	3.61 x 2.58m	11'10" x 8'6"
Bedroom 2	3.05 x 2.62m	10'0" x 8'7"
Bathroom	1.93 x 2.34m	6'4" x 7'8"

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THE LEWIS

3-Bedroom Terraced Villa



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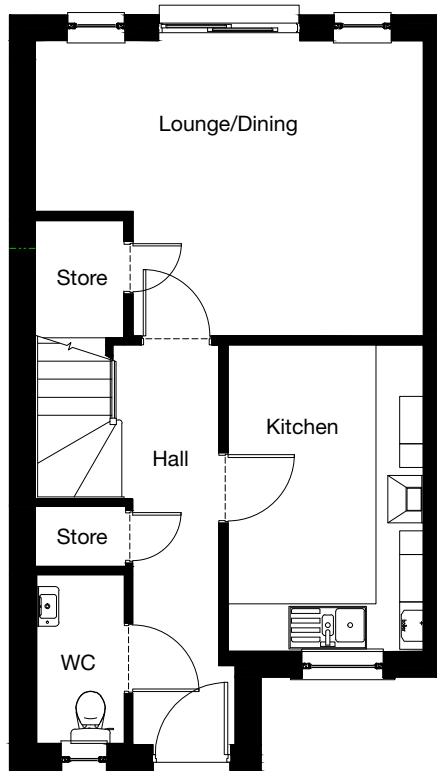
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THE LEWIS

3-Bedroom Terraced Villa

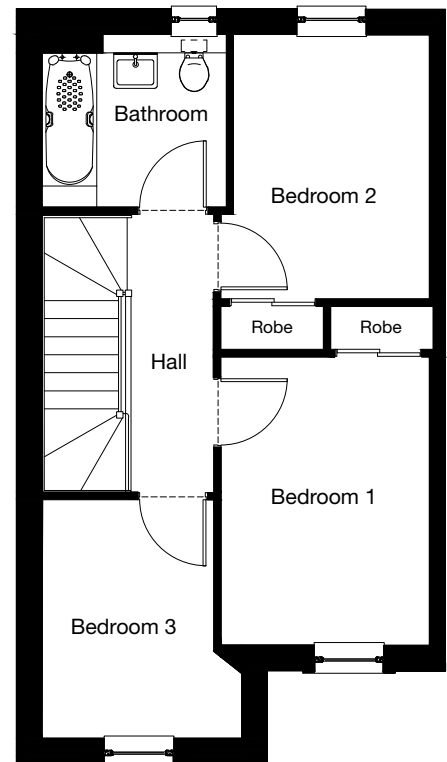
GROUND FLOOR



GROUND FLOOR

Lounge / Dining	4.91 x 3.73	16'1" x 12'3"
Kitchen	2.47 x 3.88m	8'1" x 12'9"
WC	1.11 x 2.13m	3'8" x 7'0"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	2.64 x 3.66m	8'8" x 12'0"
Bedroom 2	2.48 x 3.35m	8'2" x 11'0"
Bedroom 3	2.17 x 3.03m	7'1" x 9'11"
Bathroom	2.33 x 2.19m	7'8" x 7'2"

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THE KINKELL

3-Bedroom Semi Detached Villa



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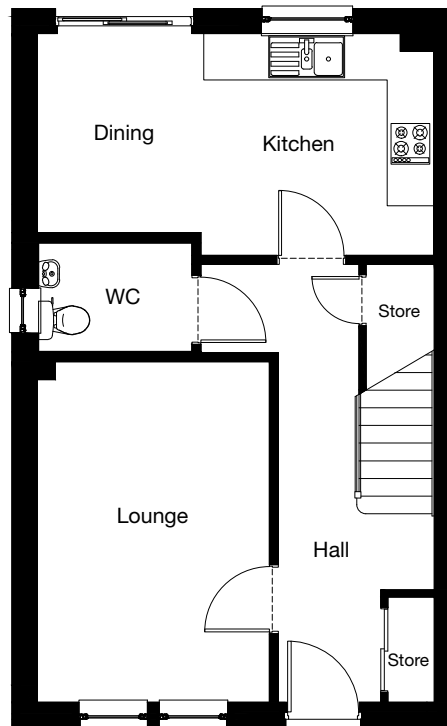
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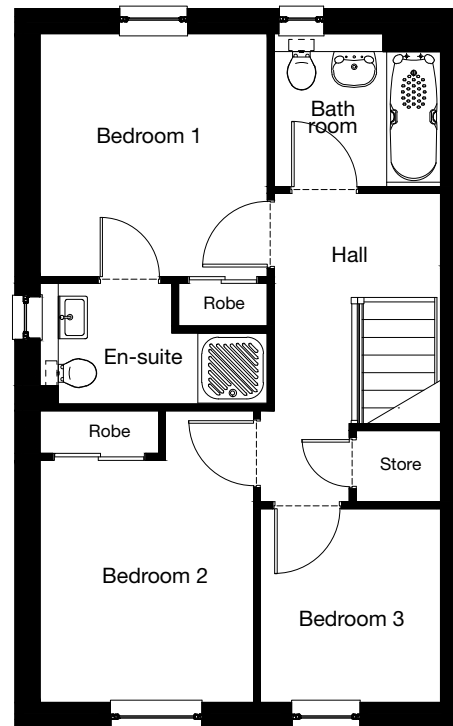
THE KINKELL

3-Bedroom Semi Detached Villa

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.00 x 4.40m	9'10" x 14'5"
Kitchen	2.97 x 2.87m	9'9" x 9'5"
Dining	2.15 x 2.57m	7'1" x 8'5"
WC	1.98 x 1.40m	6'6" x 4'7"

FIRST FLOOR

Bedroom 1	2.94 x 3.14m	9'8" x 10'3"
En-suite	1.70 x 1.56m	5'7" x 5'1"
Bedroom 2	2.76 x 3.77m	9'1" x 12'4"
Bedroom 3	2.33 x 2.50m	7'8" x 8'3"
Bathroom	2.15 x 1.97m	7'0" x 6'6"

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THE CHEVIOT

3-Bedroom Detached Villa with Integrated Garage



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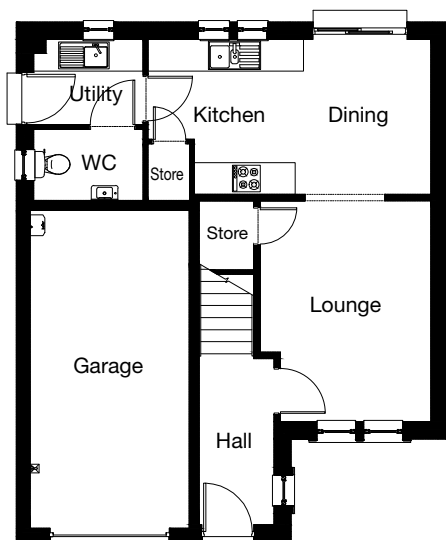
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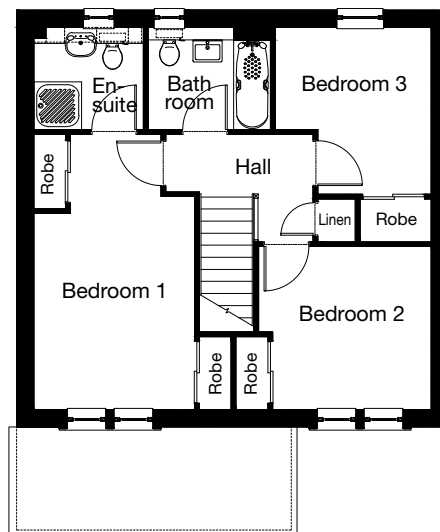
THE CHEVIOT

3-Bedroom Detached Villa with Integrated Garage

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.22 x 4.17m	10'7" x 13'8"
Kitchen / Dining	5.34 x 2.93m	17'6" x 9'7"
Utility	2.07 x 1.61m	6'9" x 5'3"
WC	1.79 x 1.32m	5'11" x 4'4"
Garage	3.00 x 6.00	9'10" x 19'8"

FIRST FLOOR

Bedroom 1	3.04 x 5.20m	10'0" x 17'1"
En-suite	2.07 x 1.93m	6'9" x 6'4"
Bedroom 2	3.26 x 3.08m	10'8" x 10'1"
Bedroom 3	2.94 x 3.15m	9'8" x 10'4"
Bathroom	2.31 x 1.93m	7'7" x 6'4"

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THE WEMYSS

4-Bedroom Detached Villa with Integrated Garage



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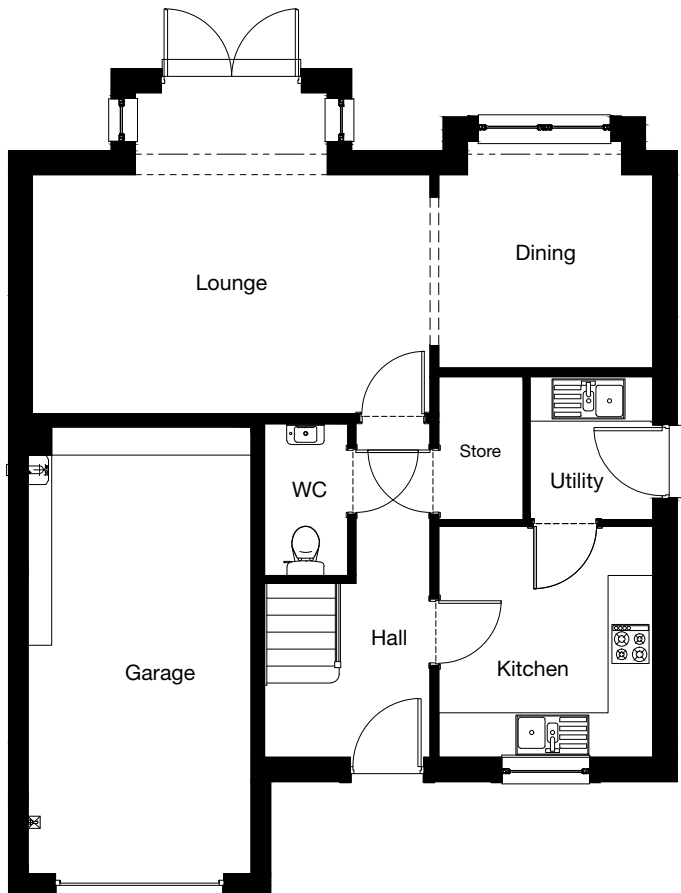
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THE WEMYSS

4-Bedroom Detached Villa with Integrated Garage

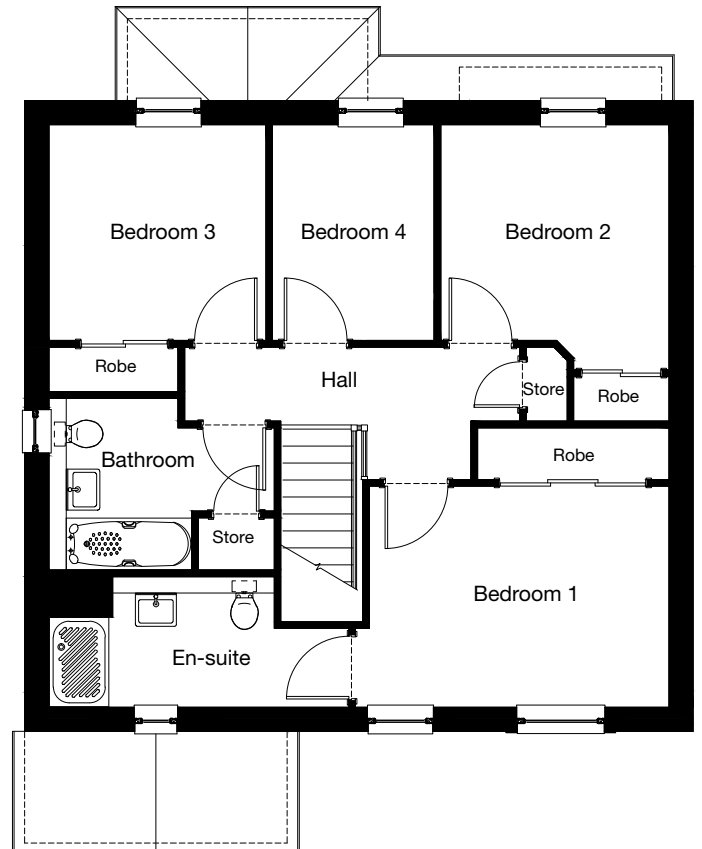
GROUND FLOOR



GROUND FLOOR

Lounge (excluding Bay)	5.34 x 3.21m	17'6" x 10'6"
Kitchen	2.88 x 3.10m	9'5" x 10'2"
Dining	2.88 x 3.05m	9'5" x 10'0"
WC	1.12 x 2.06m	3'8" x 6'9"
Utility	1.65 x 1.93m	5'5" x 6'4"
Garage	3.00 x 6.00m	9'10" x 19'8"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	4.03 x 2.97m	13'3" x 9'9"
En-suite	4.02 x 1.75m	13'2" x 5'9"
Bedroom 2	3.07 x 2.90m	10'1" x 9'6"
Bedroom 3	2.92 x 2.90m	9'7" x 9'6"
Bedroom 4	2.17 x 2.90m	7'1" x 9'6"
Bathroom	3.03 x 2.30m	9'11" x 7'7"

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THE LISMORE

4-Bedroom Detached Villa with Double Garage



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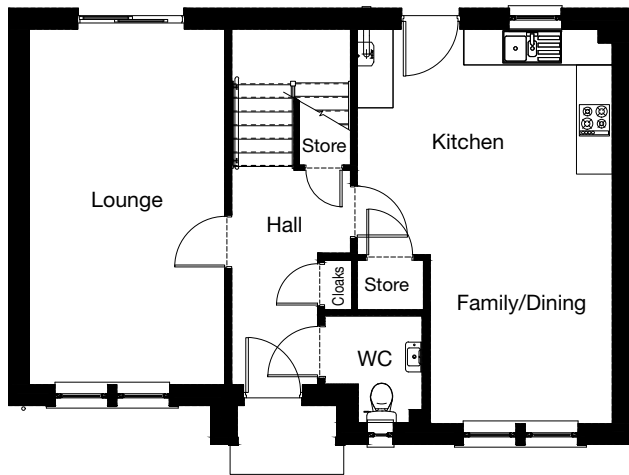
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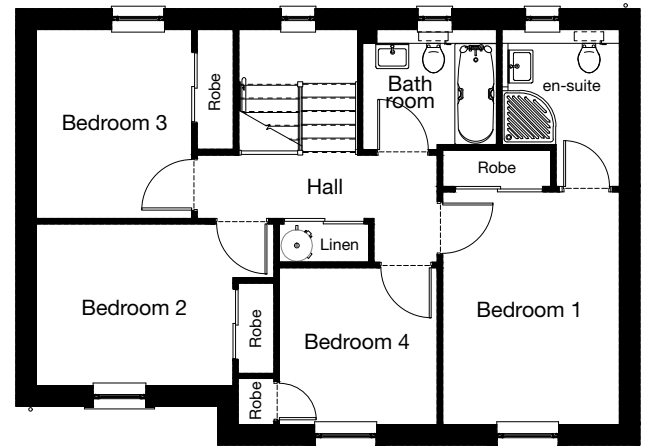
THE LISMORE

4-Bedroom Detached Villa with Double Garage

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.27 x 5.95m	10'0" x 19'6"
Kitchen	4.26 x 2.43m	14'0" x 7'11"
Family / Dining	3.04 x 4.17m	10'0" x 13'8"
WC	1.63 x 1.80m	5'4" x 5'11"

FIRST FLOOR

Bedroom 1	2.95 x 3.89m	9'8" x 12'9"
Ensuite	1.97 x 2.62m	6'5" x 8'7"
Bedroom 2	3.29 x 2.70m	10'9" x 8'10"
Bedroom 3	2.60 x 3.16m	8'6" x 10'4"
Bedroom 4	2.64 x 2.62m	8'8" x 8'7"
Bathroom	2.22 x 1.92m	7'3" x 6'4"

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THE WESTRAY

4-Bedroom Detached Villa with Integrated Garage



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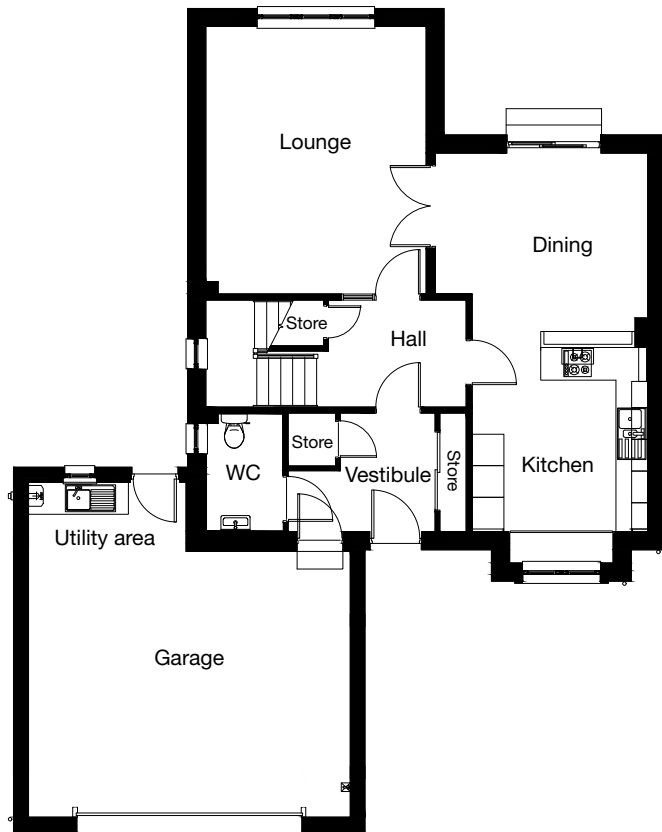
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THE WESTRAY

4-Bedroom Detached Villa with Integrated Garage

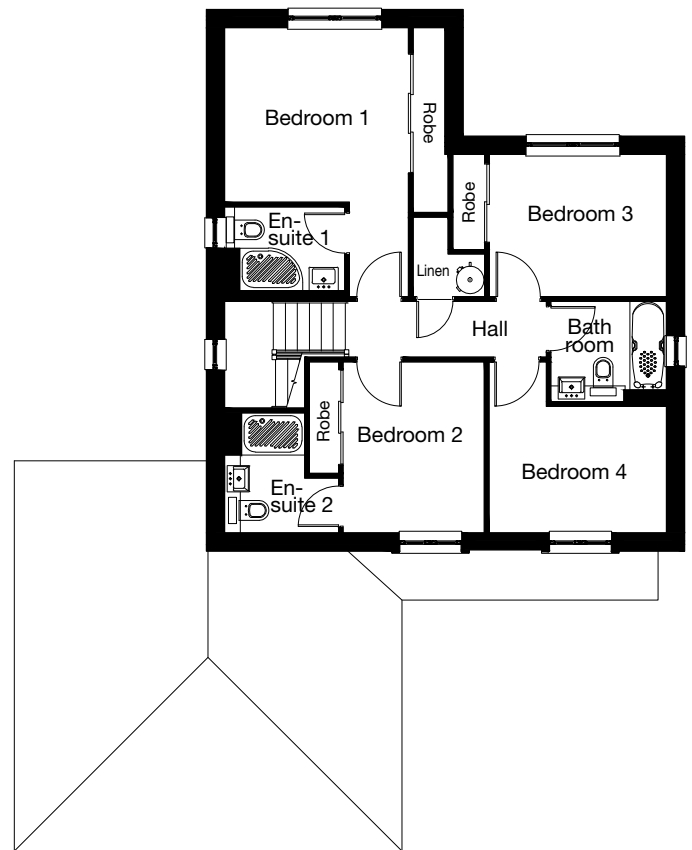
GROUND FLOOR



GROUND FLOOR

Lounge	4.18 x 5.07m	13'8" x 16'8"
Dining	4.02 x 3.68m	13'2" x 12'1"
Kitchen	3.34 x 3.49m	10'11" x 11'6"
Cloakroom	1.45 x 2.22m	4'9" x 7'4"
Utility Area	2.99 x 1.31m	9'10" x 4'4"
Garage	6.10 x 5.04m	20'0" x 16'6"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	3.48 x 3.31m	11'5" x 10'10"
En-suite 1	2.28 x 1.58m	7'6" x 5'2"
Bedroom 2	2.68 x 3.24m	8'9" x 10'8"
En-suite 2	2.16 x 2.28m	7'1" x 7'6"
Bedroom 3	3.36 x 2.70m	11'0" x 8'10"
Bedroom 4	3.36 x 2.04m	11'0" x 7'10"
Bathroom	2.19 x 1.91m	7'2" x 6'3"

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THE IONA

5-Bedroom Detached Villa with Integrated Garage



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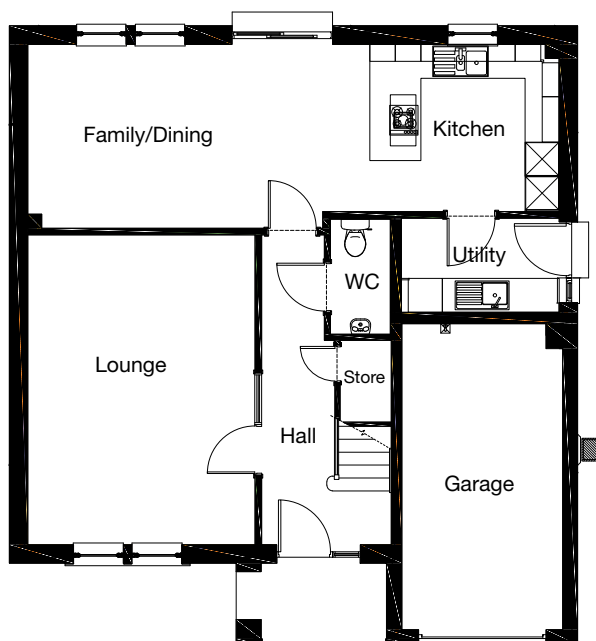
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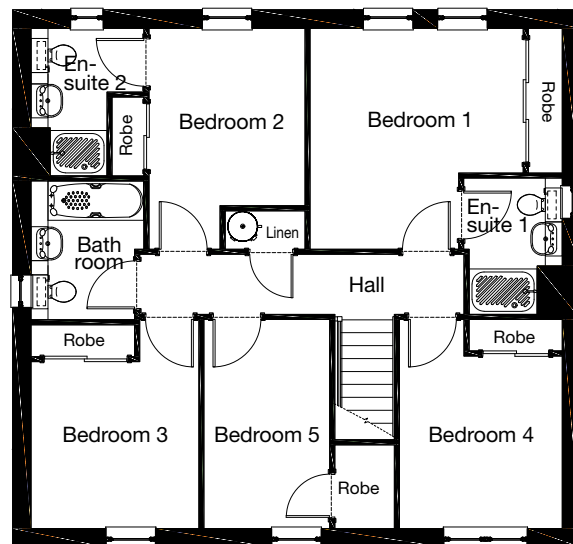
THE IONA

5-Bedroom Detached Villa with Integrated Garage

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	4.01 x 5.47m	13'2" x 17'11"
Dining / Family	5.20 x 3.25m	17'1" x 10'8"
Kitchen	4.17 x 2.95m	13'8" x 9'8"
Utility	2.78 x 1.66m	9'2" x 5'5"
Cloaks	1.06 x 2.03m	3'6" x 6'8"
Garage	2.84 x 5.40m	9'4" x 17'8"

FIRST FLOOR

Bedroom 1	3.76 x 3.90m	12'4" x 12'9"
En-suite 1	1.74 x 1.60m	5'8" x 5'3"
Bedroom 2	2.75 x 3.13m	9'0" x 10'3"
En-suite 2	1.99 x 1.75m	6'6" x 5'9"
Bedroom 3	2.96 x 2.95m	9'9" x 9'8"
Bedroom 4	2.87 x 3.05m	9'5" x 10'0"
Bedroom 5	2.22 x 3.69m	7'3" x 12'1"
Bathroom	1.99 x 2.45m	6'6" x 8'0"

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THE CLACHAN

Newton of Charleston, Aberdeen, AB12 3LL



AILS A 16 MID TERRACE
2 Bedroom Terrace Villa
68.96m² / 742ft²

LEWIS 16
3 Bedroom Terrace Villa
81.66m² / 878ft²

KINKELL 16
3 Bedroom Semi Detached Villa
88.54m² / 953ft²

CHEVIOT 16
3 Bedroom Detached Villa
with Integral Single Garage
97.92m² / 1053ft²

WEMYSS 16
4 Bedroom Detached Villa
with Integral Single Garage
119.77m² / 1289ft²

LISMORE 15
4 Bedroom Detached Villa
with Detached Double Garage
122.85m² / 1322ft²

WESTRAY 15
4 Bedroom Detached Villa
with Attached Double Garage
141.30m² / 1520ft²

IONA 17
5 Bedroom Detached Villa
with Integral Single Garage
152.87m² / 1645ft²

AFFORDABLE HOUSING

The house types or apartments are built in a number of finishes which vary from development to development and plot to plot. Muir Homes maintain a policy of continuous assessment and improvement therefore specifications are subject to modification. Our illustrations have been produced to give you a guide as to appearance and layout. These particulars do not form the basis of any contract. Ask our sales executive for full details of the home of your choice. Muir Homes, July 2019.

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THE CLACHAN

Newton of Charleston, Aberdeen, AB12 3LL



STUNNING NEW HOMES IN NEWTON OF CHARLESTON

Welcome to The Clachan, a beautiful collection of new homes for sale in Newton of Charleston, Aberdeen.

This busy city suburb has expanded in recent years and has now evolved into a bustling community on the edge of Aberdeen city.

Life at Newton on Charleston

There is plenty to do around the town of Charleston, whether it is with your children, your partner or by yourself.

Located just 4 miles away in Cove there is a shopping centre, with a variety of stores and amenities. Within this area there is also a state-of-the-art library and Cove Bay Medical Centre.

There is plenty of local hospitality that can be found at the local pub, the Langdykes, the Cove Bay Hotel, the Altens Thistle Hotel and Haar Rock Coffee shop.

You're spoilt for choice when it comes to parks and green open space. Duthie Park has an award-winning play area, perfect for a day out with the family. The park also boasts a selection of winter, tropical and Japanese gardens across 44 acres of land.

Further South is Stonehaven, a popular coastal town, well used by water sports enthusiasts or if you prefer to keep your

feet dry, you can walk along the promenade with ice cream from Auntie Betty's. Dunnottar Castle, once home to one of the most powerful families in Scotland: The Earls Marischal is located near Stonehaven, just 19 minutes away from Newton of Charleston.

Living in Newton of Charleston, you are just 6 miles from Aberdeen city centre. Scotland's third largest city, with plenty of restaurants, cafes, pubs, nightclubs, music venues and shops.

Education

There are two schools located in Cove: Charleston School and Loirston School. Other primary and secondary schools are conveniently located close to the Newton of Charleston development.

Travel Links

Newton of Charleston is conveniently located near the A90, providing you with easy commuter access by road to Aberdeen, Stonehaven and Dundee. Aberdeen railway station is also located just 4 miles away.

Call **07946 412 320** or visit **muirhomes.co.uk**

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