



**Persimmon**  
Together, we make your home



# Strabathie Shores

Blackdog • Aberdeen



**Persimmon**

Together, we make your home

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building excellence, find out more about us on page 4"**

**HBF** Home Builders Federation



Customer Satisfaction 2025

## **5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.





Strabathie Shores

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 22](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**9,922**

homes  
delivered in  
2023

**200+**

locations  
across  
the UK

**4800+**

employees  
make it all  
happen

**452**

acres of  
public space  
created

**£2.3bn**

invested in  
local communities  
over the last  
5 years





The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



**Scan the QR code to find out what each rating means.**



We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 24**





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Build quality

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## Service after

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)





# Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART**  
EXCHANGE



**HOME**  
CHANGE



**EARLY**  
**BIRD**



**OWN NEW**  
**RATE REDUCER**



**DEPOSIT UNLOCK**  
THE LOW DEPOSIT MORTGAGE SOLUTION



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**

Deposit Unlock

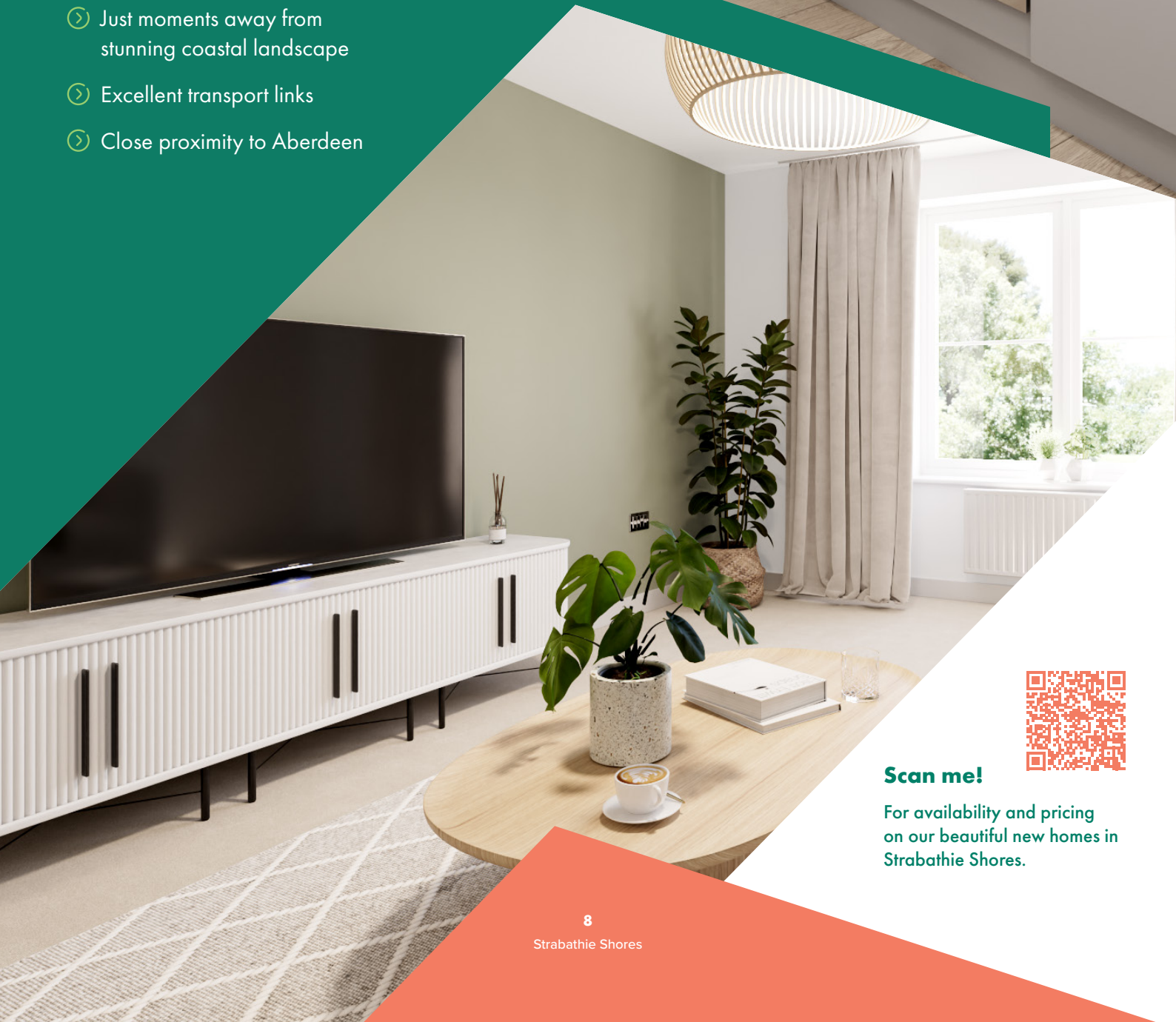
Bank of Mum and Dad

Deposit Boost

Armed Forces/Key  
Workers Discount



- Choice of 3 and 4-bedroom homes
- Just moments away from stunning coastal landscape
- Excellent transport links
- Close proximity to Aberdeen



**Scan me!**

For availability and pricing  
on our beautiful new homes in  
Strabathie Shores.





Blackdog • Aberdeen

## Strabathie Shores

From first-time buyers to right-sizers, our Strabathie Shores development is designed with you in mind – offering energy-efficient three and four-bedroom homes.

Moments away from Scotland's stunning coastal landscape, Strabathie Shores combines modern living with Aberdeenshire's wild natural beauty. A paradise for golf lovers, here you're a 10-minute drive away from world-class courses such as Trump International Golf Links and the Royal Aberdeen Golf Club. This family-friendly community also has easy access to scenic walks and sandy shores – perfect for when you need to relax.

A short drive away, the bustling heart of Aberdeen features well-known supermarkets, such as a Tesco Superstore, local shops, well-regarded restaurants (Cafe Boheme) and pubs. For children of all ages, there are respected schools and facilities nearby.

Offering easy coastal living, you can enjoy the calm of morning beach walks along the Scottish and North Sea shorelines - featuring the sandy Blackdog Beach - or weekend nature strolls throughout this beautiful county. Perfect for moving at a slower pace, with city life nearby, a new home here is ideal for those who are looking for that sought-after balance and everyday tranquillity.

Strabathie Shores ensures you're well-connected to Aberdeen and beyond. Giving you easy access to the city, you have convenient public transport options including major roads like the A90. Only 15 minutes away by car, Aberdeen Airport is close enough to make international travel simple.

With all of this and more, Strabathie Shores could be the perfect place for you to call home.

### EXPLORE

Start exploring...

Blackdog beach  
**0.3 mile**

Royal Aberdeen Golf Club  
**4.1 miles**

Aberdeen city centre  
**5.8 miles**

Aberdeen airport  
**7.8 miles**



Strabathie Shores

## Our homes

### 3 bedroom



The Nevis



The Carbeth



The Avon



The Bengairn

### 4 bedroom



The Maree



The Lowes



The Shira



The Rodel

Balancing  
Pond

Customer Hub

Show Home

Future  
Persimmon Deve

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.







3 bedroom home

# The Nevis



The Nevis is a stylish three-bedroom home. With a welcoming lounge, open plan kitchen/dining room featuring French doors to the garden, and a convenient WC, this home is designed for modern living. Upstairs, one of the bedrooms has an en suite, and there's a bathroom.



Kitchen/Dining: 4.78m x 3.01m  
Lounge: 3.77m x 4.61m

## GROUND FLOOR



Bedroom 1: 3.73 x 3.11m  
Bedroom 2: 2.41 x 3.13m  
Bedroom 3: 2.33 x 2.33m

## 1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.





# The Carbeth

3 bedroom home



Ideal for a wide range of buyers, the Carbeth is a home comprising a lounge, open plan kitchen/dining room with French doors to the garden, downstairs WC, utility room, three bedrooms - one of which has an en suite - and a modern-fitted bathroom.



Kitchen: 2.83m x 2.90m  
Dining: 2.33m x 2.90m  
Lounge: 4.11m x 3.94m

## GROUND FLOOR



Bedroom 1: 4.11m x 2.83m  
Bedroom 2: 2.38m x 3.43m  
Bedroom 3: 2.69m x 3.43m

## 1ST FLOOR

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3 bedroom home

# The Avon



Enjoy modern living in the Avon, a three-bedroom home featuring an open plan kitchen/dining room with French doors to the garden. A bright lounge, utility room, and WC complete the ground floor, while upstairs has an en suite bedroom, family bathroom, and ample storage.



Kitchen: 3.10m x 2.85m  
Dining: 2.39m x 2.85m  
Lounge: 3.69m x 3.60m

## GROUND FLOOR



Bedroom 1: 3.69m x 3.17m  
Bedroom 2: 2.79m x 2.88m  
Bedroom 3: 2.62m x 2.88m

## 1ST FLOOR

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# The Bengairn

3 bedroom home



The Bengairn is a superb three-bedroom detached home offering great value for money. There's a utility room, downstairs WC and en suite bedroom included in the layout. The large kitchen/dining room lends itself to family meals as well as entertaining friends, with French doors opening to the garden.



Kitchen: 3.11m x 3.10m  
Dining: 3.00m x 2.62m  
Lounge: 3.12m x 5.72m

## GROUND FLOOR



Bedroom 1: 2.89m x 3.73m  
Bedroom 2: 4.26m x 2.94m  
Bedroom 3: 3.21m x 2.69m

## 1ST FLOOR

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# The Maree

4 bedroom home



The Maree is a beautifully proportioned four-bedroom home featuring an integral garage, spacious kitchen/dining room with French doors to the garden and front-aspect lounge. Upstairs, bedroom one benefits from a modern en suite, and there's a family bathroom.



Kitchen: 3.10m x 3.33m  
Dining: 2.95m x 2.29m  
Lounge: 3.35m x 4.97m

## GROUND FLOOR



Bedroom 1: 4.37m x 4.46m  
Bedroom 2: 3.14m x 3.80m  
Bedroom 3: 2.70m x 3.05m  
Bedroom 4: 2.65m x 3.18m

## 1ST FLOOR

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# The Lowes

4 bedroom home



The Lowes is a four-bedroom detached home with an open plan kitchen/dining room with French doors to the garden, front-aspect lounge, and integral garage. Upstairs, bedroom one has an en suite, while the others share a family bathroom. There's a flexible study as well for modern living.



Kitchen/Dining: 6.73m x 3.19m  
Lounge: 3.28m x 4.54m

## GROUND FLOOR



Bedroom 1: 3.28m x 4.17m  
Bedroom 2: 3.10m x 2.94m  
Bedroom 3: 2.88m x 3.60m  
Bedroom 4: 2.87m x 3.03m

## 1ST FLOOR

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# The Shira

4 bedroom home



The Shira is a beautifully designed three-storey home that perfectly blends style and practicality. The open plan kitchen/dining room is ideal for modern living, while the separate lounge offers a cosy retreat. With four well-proportioned bedrooms - including a top-floor main bedroom with an en suite - there's plenty of space for everyone. Thoughtful features include a convenient WC, storage cupboards and utility room.



Kitchen: 3.10 x 2.85m  
Dining: 2.40 x 2.85m  
Lounge: 3.70 x 3.60m

## GROUND FLOOR



Bedroom 2: 3.70 x 3.17m  
Bedroom 3: 2.79 x 2.85m  
Bedroom 4: 2.62 x 2.85m

## 1ST FLOOR



Bedroom 1: 3.20 x 4.30m

## 2ND FLOOR

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# The Rodel

4 bedroom home



The Rodel is a four-bedroom family home with a bright lounge, spacious kitchen/dining room with French doors to the garden, utility room, downstairs WC and integral garage. Upstairs, bedroom one has an en suite and bedrooms two and three share a Jack and Jill bathroom. There's a family bathroom and built-in storage throughout.



Kitchen/Dining: 6.26m x 3.41m  
Lounge: 3.63m x 5.23m

## GROUND FLOOR



Bedroom 1: 3.63m x 4.60m  
Bedroom 2: 2.75m x 3.45m  
Bedroom 3: 3.48m x 2.95m  
Bedroom 4: 2.65m x 4.04m

## 1ST FLOOR

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Strabathie Shores

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.

Inner: timber frame or block.

Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with timber frames.

French doors to garden or balcony

(where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas central heating with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

### Tiling and splashbacks

Half height tiling to bath area and splashbacks behind wash hand basins (upgrade is available through finishing touches dependant on build stage).

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden.

Specification may be altered at any time.

Speak with your Sales Advisor for the latest revision.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine and dishwasher.

### Appliances

Single electric stainless steel oven and hob in stainless steel with cooker hood.







Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."





## Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

**[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)**

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

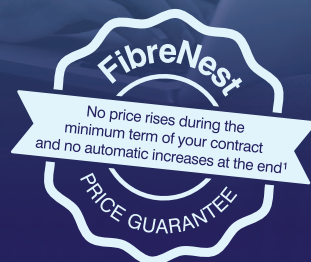
All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)





Your home, better connected  
for a brighter future



## Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing  
packages to suit everyone's needs. From surfing the net on the sofa to binge-  
watching the latest box set, streaming music with friends to ruling the galaxy in  
the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenew.com

## Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:



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