

Aden Meadows Mintlaw

A JEWEL IN THE BUCHAN COUNTRYSIDE

Bancon Homes



01

The Place Where I Belong

Discover a vibrant, established community under the wide open horizons of the beautiful Buchan countryside.



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Taking The First Steps



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Individual Homes

Choose from a superb range of 3, 4 & 5 bedroom family homes with high quality finishes and Bancon's award winning customer service.

07

With all the little touches you're looking for

We include all those desirable little touches that make a house a home.

08

Your New Neighbourhood

This wonderful rural setting, with the village centre a short distance away, offers you the best of both worlds.



THE PLACE WHERE I

Belong

Moving home can be exciting, a fresh start, a new beginning. It usually starts with a challenge. We've run out of space, our family is growing, we want to own our first home, we want to get onto the property ladder before it's too late, we can afford something a bit bigger, Mum is coming to stay, the kids need space of their own, I need space of my own. The list is endless and personal to each of us.

We've been a family company for generations and we know just what makes families happy at home. Great space to be together, space to be apart. Great surroundings to take the dog for a walk, for the kids to play outside safely, plenty of fresh air, mature trees, a green place, a place to be healthy and happy – that sense of well-being you feel when everything is just right.

Inside it's all about comfort. A gleaming kitchen with plenty of worktops, premium new appliances and space for a proper kitchen table, a garden to enjoy when the weather is right, plenty of storage to hide away the boots, coats, school bags, Hoover, a beautiful bathroom – practical for the family with a bit of luxury for you, bedrooms with space and beautiful oak storage, already built in.

All the little touches that say – this is a quality home built with craftsmanship and by people who really care.

It's warm when you come home each evening to put your feet up, it's bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit.

You don't have to think about your home because everything is just right. Life is for living. Weekends are for friends, sports, days out, nights in. Your home – the place to snuggle up, be fulfilled, hear laughter, plan the future, feel blessed, know that this is where you belong.

Wide Open Horizons

A NEW HOME, A NEW LIFE

Let the wide open horizons inspire you at Aden Meadows, Mintlaw. Discover for yourself the thriving local community with plenty of amenities for families and couples alike.

Aden Meadows is a desirable location with its central location to both Peterhead, Fraserburgh and Ellon where the AWPR conveniently connects to Aberdeen and beyond.

Discover a wonderful place to call home, bring up a family and enjoy the peace and tranquillity of the surrounding rural landscape.

AMENITIES

The village of Mintlaw supports a number of thriving shops and local amenities with a group doctor's practice, dental surgery and police station. With three grocery stores to choose from, a Pharmacy, Ironmonger, two hairdressers, two garages and a petrol station with a Post Office, the village is fairly self-contained. There is a large well stocked garden centre with café as well as a bed and furniture outlet and fireplace centre.

For dining and entertainment there are two hotels and a further two lounge bars in Mintlaw all of which offer meals. The main street hosts a chip shop and café with three further take-away food outlets nearby.

COMMUNITY

Mintlaw has a vibrant and welcoming community with the much loved MACBI Community Hub at its centre.

Don't worry about being a stranger in a new village – The Conversation Café held each month will have you integrated in your new community in no time. With a full and varied Adult Exercise Programme from yoga and Zumba to Tai Chi and a fully equipped Fitness Suite, there is no excuse to stay on the couch!

Children are very well catered for with Holiday Activity Timetables, regular Stay & Play sessions and a host of child and teenager friendly activities to keep the whole family busy.

EDUCATION

Aden Meadows is within the Pitfour Primary School catchment area which also has an integrated Nursery Unit within the school for pre-school age children. Secondary schooling is at the nearby Mintlaw Academy. Both schools are within easy walking distance of Aden Meadows.

ACTIVE LIFESTYLE

The Mintlaw area is rich in natural beauty, situated in the fertile meadowlands of the Buchan countryside.

A walking path has been developed adjacent to the Aden Meadows site with a 4km circular route around the local farmland which takes in the beautiful views.

The Buchan Way, a popular walking route has an access point at Mintlaw, winding its way through over 40 miles of the Aberdeenshire countryside. Previously the old railway line, the route is a haven for plant and animal

life and runs eastwards to Peterhead and westwards towards Maud.

West of Aden Meadows lies the 230 acre Aden Country Park with woodland walks, wildlife and nature trails, picnic site and new children's adventure playground. The Heritage Centre has a variety of displays depicting the history of farming in the North East of Scotland. Within the park lies the Hareshowe Working Farm, bringing farming methods of the 1940's and 1950's to life. During the summer the park plays host to numerous weekend events making it a popular visitor attraction.

The North East of Scotland is a haven for golfers with two of the UK's top courses – Cruden Bay and Trump International close by.

Buchan's stunning and picturesque beaches and shorelines are also nearby, waiting to be explored.

GETTING AROUND

Mintlaw is well served by buses and has regular services to Fraserburgh, Peterhead and Ellon. Mintlaw is situated on the crossroads of the A952 and A950 with excellent road connections to Peterhead 9 miles to the east and the heart of beautiful Banffshire to the west. Fraserburgh is only 16 miles to the north with Ellon 14 miles to the south.

The newly opened AWPR cuts the journey time to Bridge of Don to just 20-25 minutes, Balmedie – 20 minutes and Airport 30-35 minutes.



Aden Meadows

A BEAUTIFUL VILLAGE LOCATION
IN THE HEART OF THE BUCHAN COUNTRYSIDE

At Bancon Homes we pride ourselves on the high level of quality workmanship and care we put into our homes. There is no need to think about added extras when you buy a Bancon Home, we've thought about them for you!

The kitchen is the heart of your home, the place you spend the most time cooking, chatting, kids at the table doing their homework, friends over for a casual supper. The kitchen is the hub of the home, family and friends gather and there's plenty of space for everyone. With plenty of space for preparing and cooking meals from a quick mid-week supper to a big family get-together Sunday lunch, with streamlined work surfaces, great storage and high quality Siemens appliances.

Your award winning German kitchen comes from Laings of Inverurie and our designers work with them to create the perfect kitchen that suits your lifestyle, with soft close drawers and stylish finishes. With a range of styles to choose from you can make it exactly the way you've dreamed of, choosing the colour and finish that suits you best.

Your kitchen comes complete with a single oven and induction hob – faster than gas and heat when you need it. The Induction hob is easy to clean and more energy

efficient and more importantly safe for the kids as the hob cools down quickly, plus we'll give you a set of four pans especially designed to work on our new hobs.

Brushed chrome sockets and switches on the ground floor provide a contemporary air and the USB points ensure the hunt for a plug each time you need to recharge your phone is a thing of the past. We've planned in plenty of storage too, giving you plenty of places to store bags, coats, suitcases, toys and all the things we all hold on to!

Each bedroom has oak finish wardrobes, ready for you to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white sanitary ware with contemporary taps, large showers and your choice of Porcelanosa tiling.

In this digital age communication is key and we include fibre optic cabling in all our homes, making speed and connectivity easy when you choose your broadband provider.



We pride ourselves on the level of individual customer care we provide, and our passionate team is committed to delivering an end-to-end personalised service throughout the entire buying process. It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we recently secured a prestigious Gold Award from independent research company In House Research Ltd for the third consecutive year and an Outstanding Award for the second year. This recognises our outstanding level of customer service and we were one of only five UK wide housebuilders to have received this award.



PREMIUM PARTNERS
We know that the quality of finish is just as important as the quality of build. We work with the best suppliers to ensure all the finishes in your home are second to none.





We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM

We pride ourselves on including all the little things that you'll come to love in your home and we include them as part of the high standard of finish we provide.

YOUR HOME COMES COMPLETE WITH

- > Landscaped front garden
- > Paved driveway (where applicable)
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate

YOUR KITCHEN

- > German designed, award winning Nobilia kitchen
- > Blanco inset stainless steel sink with Blanco Crest lever chrome mixer tap
- > Siemens induction hob
- > Siemens hob 4 piece induction pan set
- > Siemens multifunction single fan oven
- > Siemens canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface
- > Ideal Logic Condensing combi boiler

THROUGHOUT YOUR HOME YOU'LL FIND

- > Built in oak finish wardrobes (not applicable to all bedrooms)
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood
- > Brushed chrome sockets and light switches downstairs
- > Heat detector and hard wired smoke alarm with battery back-up to ground and upper floors
- > White satin painted stairs with hardwood oak handrail and newel caps
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves

YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > Contemporary white sanitary ware
- > Contemporary taps



WELCOME TO

Your New Neighbourhood

Aden Meadows is the first phase of a masterplan encompassing 475 homes and a retail/commercial development. As a leading homebuilder of over 40 years, our reputation is a reflection of our desire to not only design and build high quality homes, but to create new, exciting, accessible and well-served neighbourhoods.

Aden Meadows is ideally located on the southern edge of the vibrant village of Mintlaw. Bordered by mature beech trees Aden Meadows is situated in one of the most beautiful landscapes Aberdeenshire has to offer. Convenient for commuting to Peterhead, Fraserburgh, Ellon or Aberdeen, Aden Meadows offers a beautiful destination to call home.

At Aden Meadows we're creating a desirable neighbourhood perfect for families, or anyone who simply wants a great place to live. Each home is designed with its surroundings in mind, with full length lounge windows to take advantage of the wide open skies, flooding the home with light. Each home has generous gardens with the front garden landscaped and turfed, giving your home immediate kerb appeal and a sense of homeliness.

Versatile interiors, quality materials, superior craftsmanship and a range of fine finishes combined with our award winning customer service will let you live the stylish lifestyle you've always dreamed of.



- **The Cairnfield**
 3 bedroom detached home
 Plots 43 & 44.
- **The Argyll**
 3 bedroom detached home
 Plots 32, 33 & 34.
- **The Viewfield**
 4 bedroom detached home
 Plot 25.
- **The Dee**
 4 bedroom detached home
 Plots 16, 28, 35 & 38.
- **The Larch**
 4 bedroom detached home
 Plots 24, 27, 29 & 37.
- **The Larch (extended)**
 4 bedroom detached home
 Plot 1 (SHOWHOME).
- **The Rosehill**
 4 bedroom detached home
 Plots 31, 39, 42, 45, 46 & 47.
- **The Louisville**
 4 bedroom detached home
 Plots 15, 23, 26 & 36.
- **The Devonshire**
 4 bedroom detached home with study
 Plots 30, 40 & 41.
- **The Belmont**
 4 bedroom detached home
 Plots 21 & 22.
- **The Osborne**
 5 bedroom detached home
 Plot 17.
- **Reserved/Sold**





WELCOME TO

Aden Meadows

A JEWEL IN THE BUCHAN COUNTRYSIDE

Nestled in fertile farmland nine miles from the coast, Aden Meadows at Mintlaw is a jewel in the crown of the Buchan countryside. The name Mintlaw means smooth flat place and aptly describes the surrounding landscape where you can become part of a flourishing community that will instantly feel like home.

FUTURE PLANS

The development forms the first phase of the southerly expansion of the village of Mintlaw. The masterplan extends to 50 hectares, and will deliver around 500 houses along with business and retail opportunities. Planning Permission in Principle has been granted for the site (shown in yellow), and a Detailed Planning Permission is in place for the first 100 houses and associated infrastructure (shown in orange). The first 20 units were developed in the area shaded in white.

The whole site is south facing, with open farmland to the south stretching down to the South Ugie Water, and to the North West there is convenient access to Aden Country Park. A range of local services, including shops, Primary and Secondary Schools, and the excellent MACBI community and sports centre are within convenient walking distances of the site.



A BRIEF HISTORY OF

Mintlaw

FROM CROSSROADS TO THRIVING COMMUNITY

Mintlaw can trace its foundations back to 1813 and began to thrive and grow due to the popularity of the Aberdeen/ Fraserburgh turnpike road built between 1800 and 1820. First settled in the latter half of the 18th century to accommodate trades people and estate workers, the landowners for the Buchan estate established some twenty villages during that period. As a "planned" village Mintlaw was laid out with streets radiating from a central village square. Prior to the road being built, coaches ran between the fine houses of the wealthy via Pitfour House and Aden House, both west of Mintlaw. Laying midway between Ellon and Fraserburgh, and the east/west route to the coast at Peterhead, Mintlaw consequently became a convenient resting place for travellers. With passenger and mail coaches passing through many times a day The Pitfour Arms Hotel on the square was built, with stables on the adjacent site now occupied by the Pharmacy. To the south of the square, just along from The Pitfour Arms, the village hall was built. The hall and nearby leisure park were given to the community in trust and remains in the care of trustees to this day.

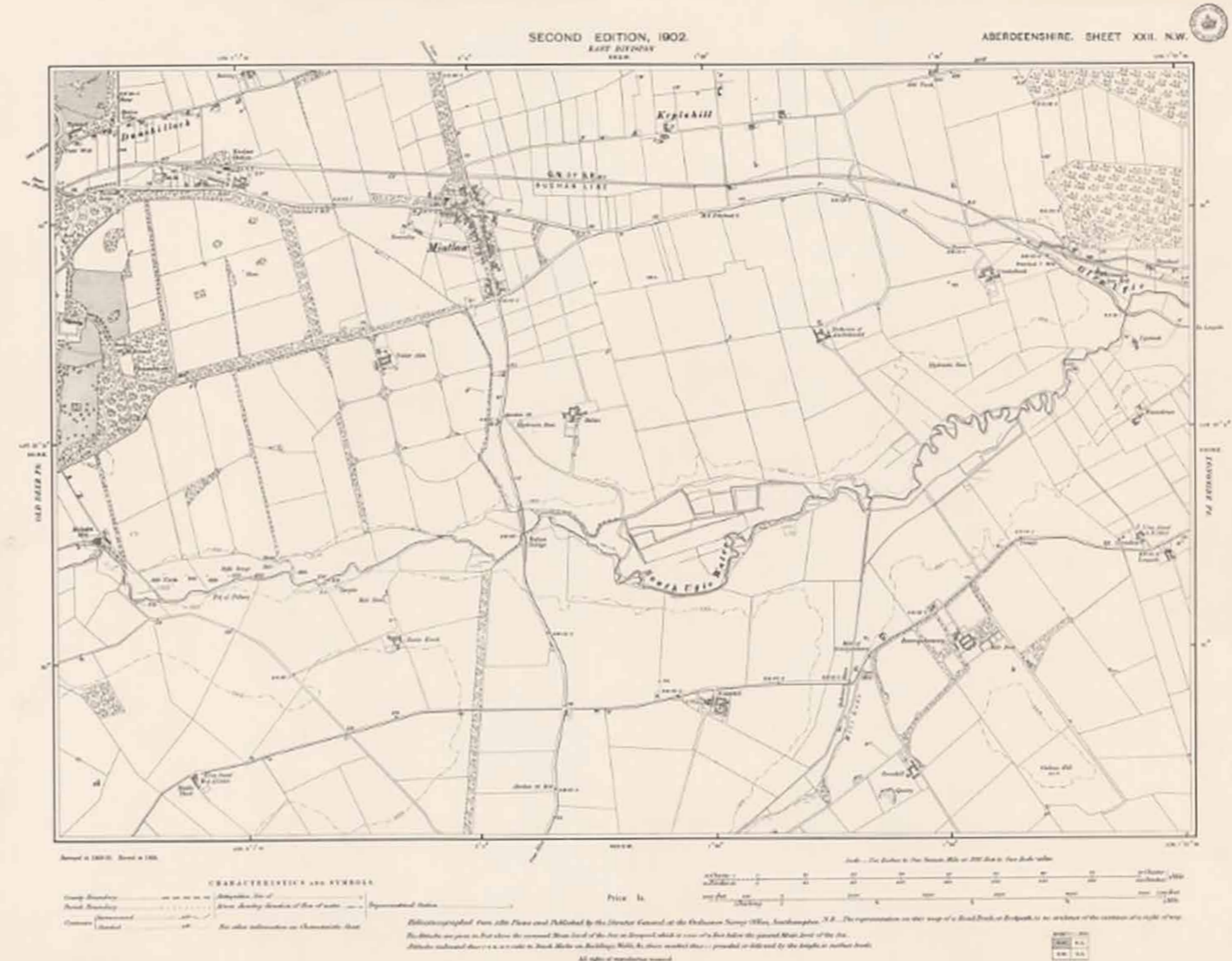
PITFOUR ESTATE

The Pitfour Estate belonged to the Ferguson family from 1700 through to 1924 and stretched from New Pitsligo to St Fergus. The new turnpike cut straight through their estate, making the crossroads and the then sparse settlement of Mintlaw an ideal place to build their estate workers' cottages. Most of the surviving cottages can be seen on South Street, though modernised their character remains illustrating another strand to the story of Mintlaw.

THE COMING OF THE RAILWAY

Over the next century the village thrived and the need for local services and trades people to support the community grew. With the coming of the railway in the 1860's the Victorian era saw the village blossom with a new station built to the west of the village. More affluent family homes were built on Station Road to house the growing numbers of business and professional people. However, Mintlaw was another casualty of The Beeching cuts in the 1960's when the line closed and the prestigious Crown Post Office moved from its site beside the railway to a smaller site at South Street.

Mintlaw continues to thrive in the twenty-first century and provides a good variety of amenities to service this lively community.



The Cairnfield

3 bedroom detached home with integral single garage



"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The solar panels were included and we like thinking about the environment so that was a big selling point for us. Bancon Homes are nice people to deal with." – Buyer, Kinion Place



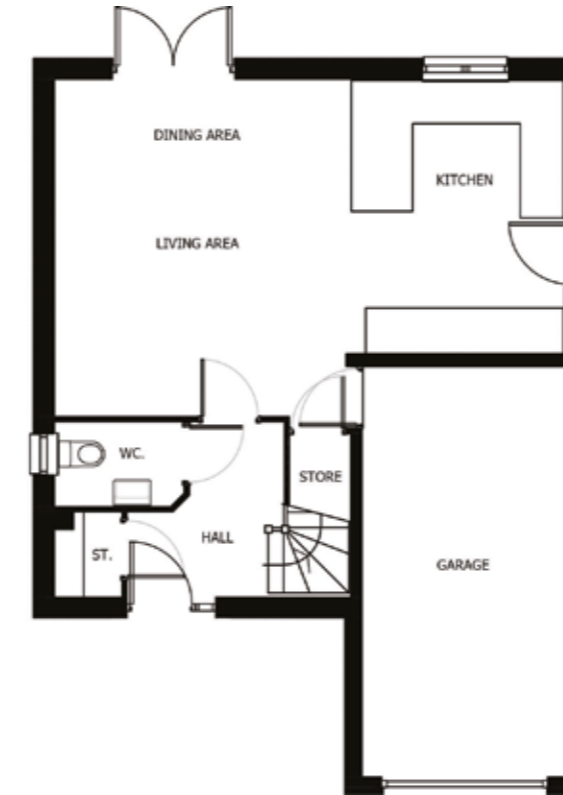
This is a spacious open concept home with a thoughtfully designed Nobilia kitchen and is beautifully styled with Siemens appliances throughout. French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds value with a convenient internal door to the integral garage.

Upstairs the master bedroom has an en-suite with large shower and Porcelanosa tiling while the bedroom has built in oak finish wardrobes. One of the two additional bedrooms also comes with an oak finish wardrobe while the family bathroom has a bath and separate shower. The landing makes use of space with a linen cupboard for added storage.

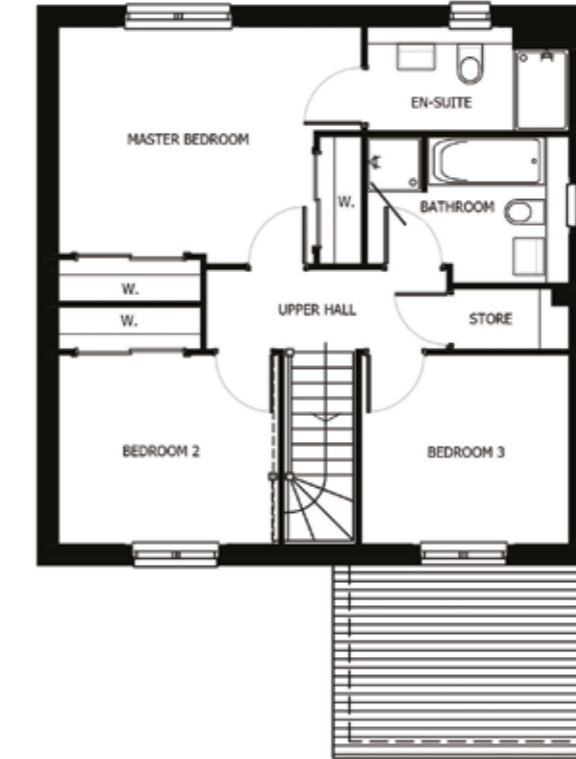
Outside, the front garden is landscaped and the driveway is paved with lock block.

We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 2.76m	10' 5" x 9' 0"
Bedroom 3	3.20m x 2.76m	10' 5" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 102.50 m² | 1,103 Sq Ft

The Argyll

3 bedroom detached home with integral single garage



"From the start Bancon Homes were willing to help and provide information. They bent over backwards for me at times to make sure things went well. I now have a home which I love in terms of design and living space." – Buyer, Monument View



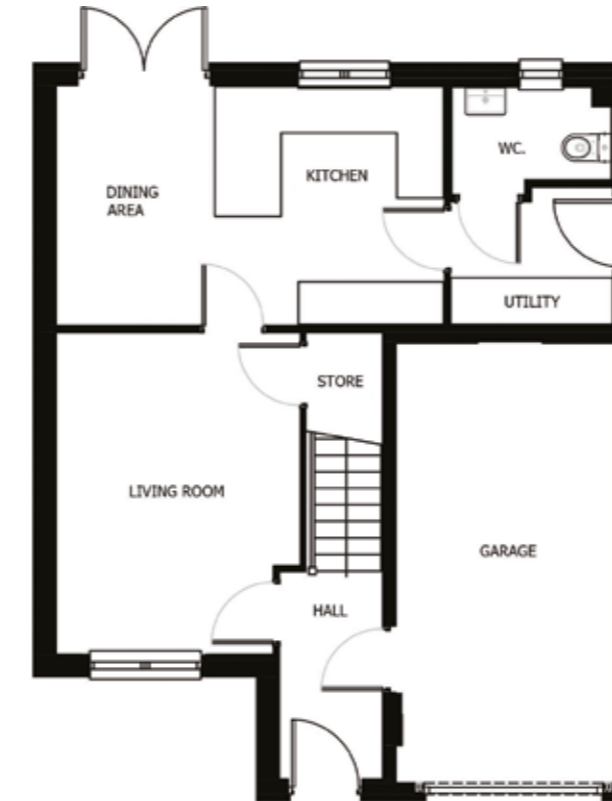
The open concept kitchen with great dining space is the star of this home. The stunning Nobilia kitchen with contemporary finish is complimented by Siemens appliances and down lighters and has French doors leading into the private garden. There is a spacious living room, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a contemporary look.

Upstairs you will find the master suite with its own walk-in wardrobe and an en-suite bathroom complete with large luxury shower, contemporary white sanitary ware and Porcelanosa tiles. Each of the other two bedrooms has built-in oak finish wardrobes. A family bathroom completes this floor.

Outside the front garden is landscaped with a paved driveway and there is an integral garage with access from the hall.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 5.73m	11' 3" x 18' 9"
En-suite	3.26m x 1.89m	10' 8" x 6' 2"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	3.50m x 2.42m	11' 6" x 8' 0"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 105.20 m² | 1,132 Sq Ft

The Viewfield

4 bedroom detached home with integral single garage



"If you go to other developments I feel the houses are crowded together. This is lovely, open and airy. There is no one looking at you directly. It's well laid out. There is a lovely grass feature at the front and nobody at the back. They have lovely standing stones in the grass area and it's really quite delightful." – Buyer, The Roses at Eden



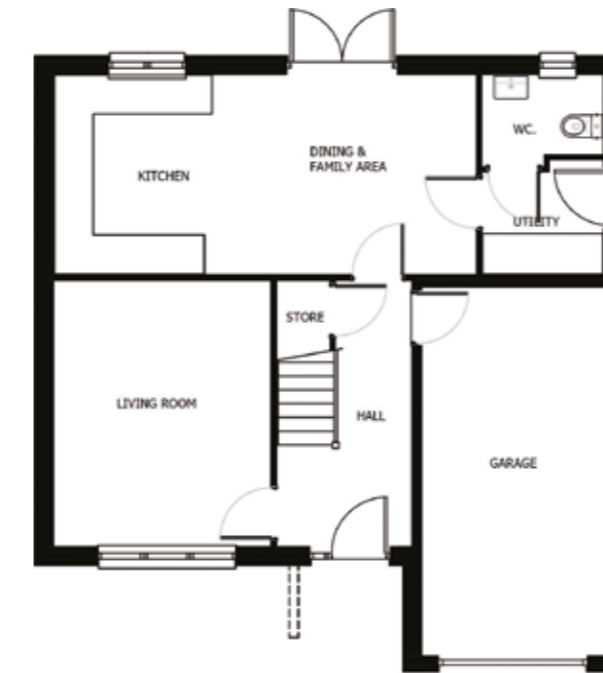
This is a spacious and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings. Within the Nobilia kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has large windows overlooking the garden.

Upstairs, the master bedroom has its own en-suite with luxury large size shower, contemporary sanitary ware and your choice of Porcelanosa tiles and also includes a great walk in wardrobe. There are three other bedrooms, each with built in oak finish wardrobes. The family bathroom is a great size with bath as well as separate shower and there is handy additional storage on the landing.

There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.12m	10' 0" x 10' 2"
Bedroom 4	2.59m x 3.08m	8' 5" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.04m x 6.00m	9' 11" x 19' 8"

Total Area 123.30 m² | 1,327 Sq Ft

The Dee

4 bedroom detached home with integral single garage



"The overall care that they took of us was very much appreciated, especially as we were first time buyers. We weren't forced to buy either, it was just nice. The overall experience that we had was perfect." – Buyer, Eden, Aberdeen



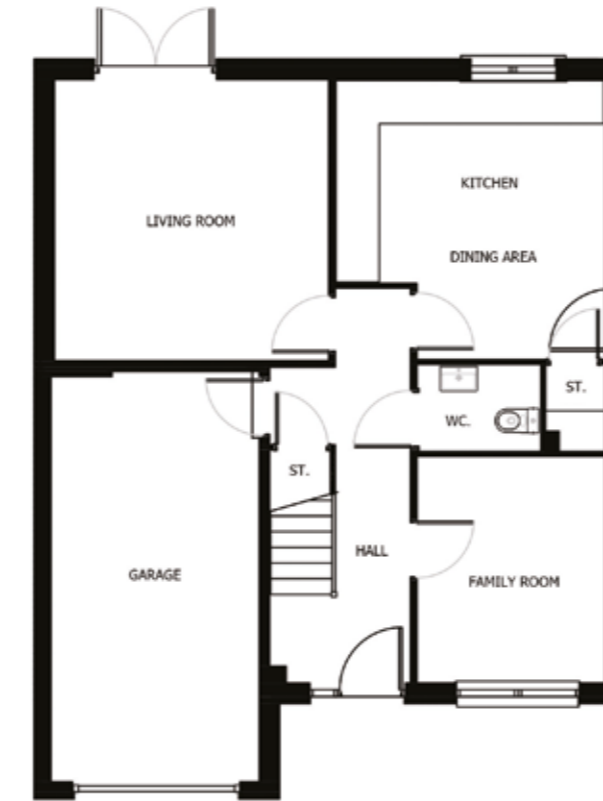
This is a beautifully designed more traditional home with individual rooms rather than open concept style. It has the benefit of a spacious eat-in kitchen by Nobilia complete with premium Siemens appliances. There is a separate utility area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room overlooks the rear garden with the French doors leading outside. There is a guest cloakroom and additional storage in the hall, while a separate family room with full height windows has the benefit of being used as either a formal dining room, a study or a great family den.

Upstairs, there are four bedrooms, each with built in oak finish wardrobes. The landing has a linen cupboard while the family bathroom benefits from a bath and a separate luxury large shower. The master bedroom has its own en-suite with luxury large shower and both bathrooms have contemporary white sanitary ware and your choice of Porcelanosa tiling.

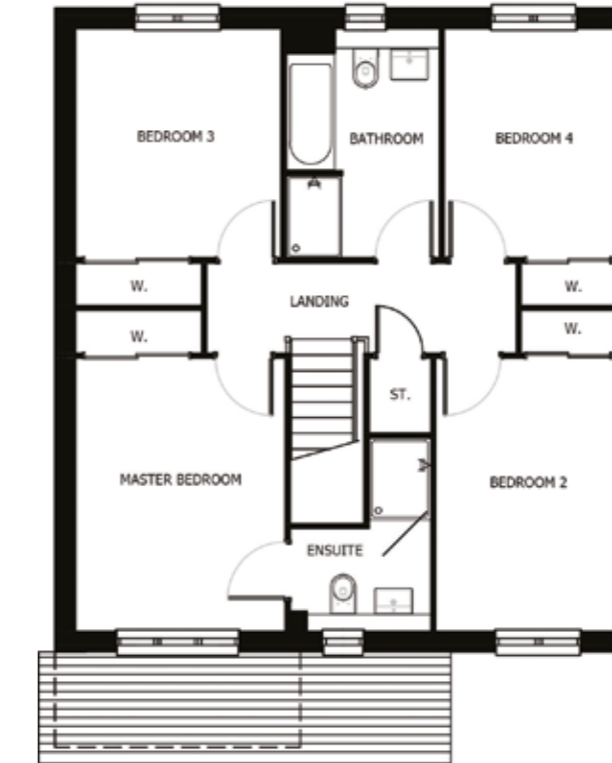
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway features lock block paving.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.03m x 2.81m	6' 7" x 9' 2"
Bedroom 2	2.75m x 3.98m	9' 0" x 13' 0"
Bedroom 3	2.98m x 3.34m	9' 9" x 10' 11"
Bedroom 4	2.63m x 3.34m	8' 7" x 10' 11"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.94m x 4.10m	12' 11" x 13' 5"
Kitchen/Dining	3.93m x 4.07m	12' 10" x 13' 4"
WC	1.73m x 1.20m	5' 8" x 3' 11"
Family Room	2.73m x 3.29m	8' 11" x 10' 9"
Garage	3.02m x 6.00m	9' 10" x 19' 8"

Total Area 127.00 m² | 1,367 Sq Ft

The Larch

4 bedroom detached home with integral single garage



"The master bedroom – the walk in wardrobe, the size of the room and the size of the en-suite bathroom. It feels in itself like a large hotel room, you could live in there on its own." – Buyer, Kinion Place



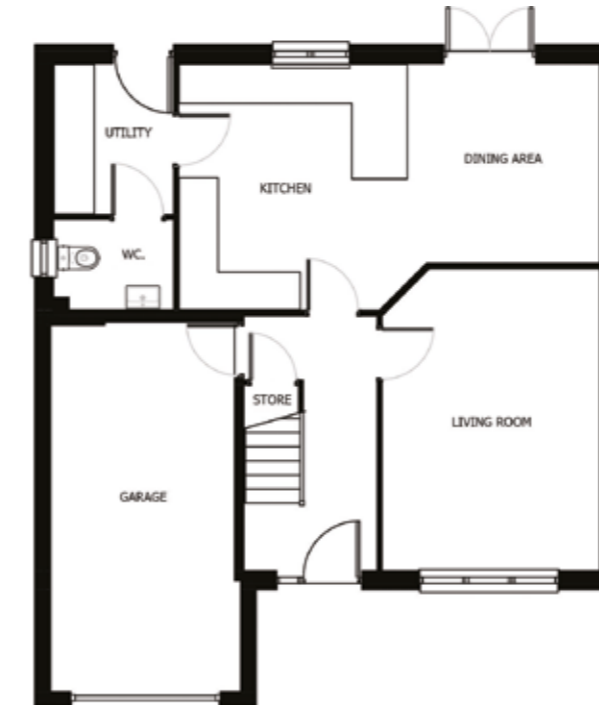
This is a good-sized family home with the benefit of open concept kitchen and dining, with a separate living room. The German designed kitchen is from Nobilia and has plenty of storage and work surfaces. Combined with premium Siemens appliances and your choice of finish, this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading onto your private garden. Off the kitchen you'll find a cloakroom and separate utility room with door leading into the garden for ease. In the hall, there is plenty of handy storage and a door leading into the integral garage.

Upstairs, there are four double bedrooms and a beautiful family bathroom with bath and separate shower. The bedrooms come complete with built in oak finished wardrobes. Within the master bedroom suite there is a walk in wardrobe and en-suite bathroom with luxury large shower, finished with your choice of Porcelanosa tiling.

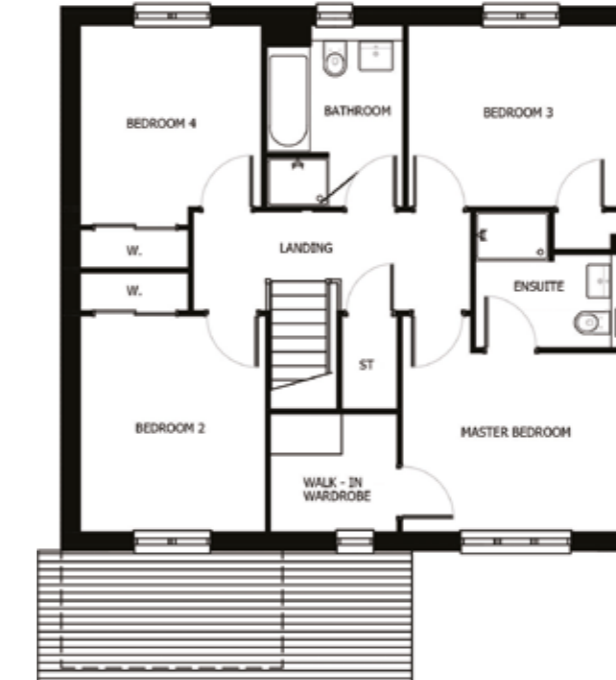
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 3.51m	9' 10" x 11' 6"
Bedroom 3	3.54m x 2.94m	11' 7" x 9' 7"
Bedroom 4	2.94m x 3.24m	9' 7" x 10' 7"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	10' 11" x 16' 0"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	3.07m x 6.00m	10' 0" x 19' 8"

Total Area 133.20 m² | 1,434 Sq Ft

The Larch (Extended)

4 bedroom detached home

"The quality overall is good. They seem a bit different. There is a bit of design about them. They were easy to deal with in terms of part-exchange and buying. They gave us a lot of reassurance." – Buyer, Lochside of Leys



This is a good size family home with the benefit of open concept eat-in kitchen and dining, with a separate living room. The German designed Nobilia kitchen has plenty of storage and work surfaces. Combined with premium Siemens appliances and your choice of finish, this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading onto your private garden. Off the kitchen you'll find a separate utility room with door leading to the garden for ease. In the hall, there is plenty of handy storage and a door leading into the integral garage.

Upstairs, there are four double bedrooms and a beautiful family bathroom with bath and separate shower. The bedrooms come complete with built-in oak finished wardrobes. Within the master bedroom suite there is a walk-in wardrobe and an en-suite bathroom with luxury large shower, finished with your choice of Porcelanosa tiling.

There is also an integral double garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 3.51m	9' 10" x 11' 6"
Bedroom 3	3.54m x 2.94m	11' 7" x 9' 7"
Bedroom 4	2.94m x 3.24m	9' 7" x 10' 7"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	10' 11" x 16' 0"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	6.10m x 6.00m	20' 0" x 19' 8"

Total Area 133.20 m² | 1,434 Sq Ft

The Rosehill

4 bedroom detached home with detached single garage

"We were really impressed with the staff at Bancon Homes. The quality of our new home is unbelievable, the design is really good and we are really happy." – Buyer, Oaklands, Banchory



This is an impressive home, perfect for entertaining with a stunning open concept kitchen with plenty of space for a dining table and a relaxing area to chat and catch up with family and friends.

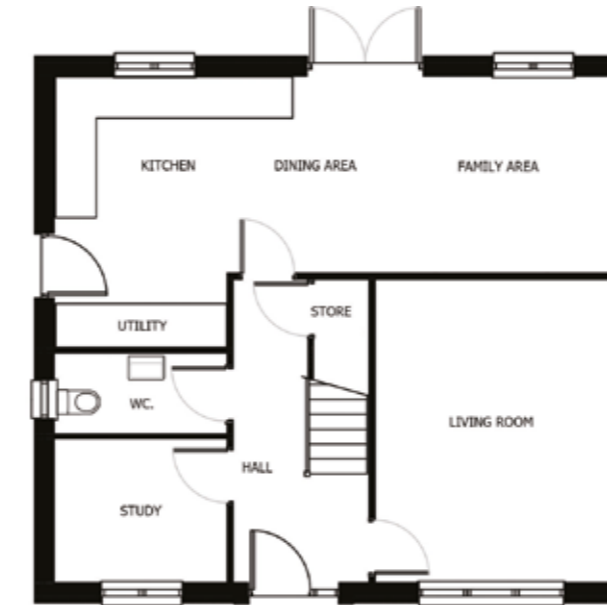
The award winning Nobilia kitchen has lots of work surface and storage and comes complete with premium Siemens appliances. French doors open onto the garden creating a light and spacious feel. In addition, there is a separate living room, downstairs cloakroom, hall storage and separate study.

Upstairs there are four bedrooms and a family bathroom with bath and separate shower. The master bedroom has built in wardrobes and its own en-suite while each of the other bedrooms also have built in wardrobes. There is additional storage on the landing. Both bathroom and en-suite include your choice of Porcelanosa tiles and come with contemporary white sanitary ware.

Outside the front garden is landscaped with a lock block paved drive and the home comes complete with a single detached garage.

We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.64m x 4.61m	11' 11" x 15' 1"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.15m	12' 2" x 10' 4"
Bedroom 3	2.58m x 3.13m	8' 5" x 10' 3"
Bedroom 4	2.79m x 2.48m	9' 1" x 8' 1"
Bathroom	3.00m x 2.05m	9' 10" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 4.66m	11' 10" x 15' 3"
Kitchen/Utility	3.48m x 4.18m	11' 5" x 13' 8"
Family/Dining	5.11m x 3.02m	16' 9" x 9' 10"
WC	2.59m x 1.16m	8' 5" x 3' 9"
Study	2.64m x 2.20m	8' 7" x 7' 2"

Detached Garage Plots 31, 39, 42 & 47	3.00m x 6.14m	9' 10" x 20' 2"
Semi Detached Garage Plots 45 & 46	3.00m x 6.14m	9' 10" x 20' 2"

Total Area 135.80 m² | 1,461 Sq Ft

The Louisville

4 bedroom detached home with integral single garage



"I have already recommended them because of their customer care. The quality of the home is high. The design of the home for the price means that I get a lot for my money, a lot more than I would have expected." – Buyer, Aden Meadows Phase 1



This is a large spacious traditional family home combining open concept living with elements of more formal living space.

The entrance hall leads you to the stunning Nobilia kitchen which offers your choice of finish and comes complete with premium Siemens appliances. The real benefit is being able to cook while you are chatting with friends and family. The dining area is light and airy with French doors that overlook the garden. There is also a guest cloakroom and a separate utility room with a door leading to the garden.

The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this a great family home.

Upstairs, there are four good-sized bedrooms each with oak finish wardrobes built in. The master bedroom and the guest bedroom, both have their own en-suites with contemporary white sanitary ware and stylish Porcelanosa tiling. The main family bathroom also has contemporary white sanitary ware and again you can choose the Porcelanosa tiles to suit your tastes.

Outside, the front garden is landscaped and the driveway features lock block paving.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite	2.31m x 2.31m	7' 6" x 7' 6"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-suite	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.07m x 4.36m	10' 0" x 14' 3"
Bedroom 4	3.07m x 3.29m	10' 0" x 10' 9"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen/ Family/ Dining	6.80m x 3.63m	22' 3" x 11' 10"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.09m x 1.32m	6' 10" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 150.20 m² | 1,616 Sq Ft

The Devonshire

4 bedroom detached home with integral single garage



"It was just the phone call from the Sales Advisor. You could tell the genuine happiness and excitement in her voice for us. When we came over to get the key, it almost felt like she was the one getting it. It's just so genuine; you could feel it. That's quite a good thing to feel."

- Buyer, The Roses at Eden



This is a beautiful home for a large family and boasts an open-plan kitchen, dining and family area – the perfect place for entertaining friends and doing kids craft activities as well as a flexible space to relax on a comfortable sofa and sip coffee. There is also a separate living room, giving you the opportunity to create a more formal sitting room away from the hustle and bustle of family life.

The German designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is also a study, perfect for home working or as a family den or snug.

Upstairs, there are four bedrooms, including two en-suites and a family bathroom, finished with your choice of Porcelanosa tiles. The spacious master bedroom features a large wardrobe and en-suite. All bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions – and more importantly, a calm, clutter-free space.

There is an integrated double garage and outside the front garden is landscaped, with a lock block paved driveway.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.52m x 3.70m	14' 9" x 12' 1"
En-suite	2.61m x 1.88m	8' 6" x 6' 2"
Walk-in wardrobe	1.30m x 2.10m	4' 3" x 6' 10"
Bedroom 2	4.52m x 3.88m	14' 9" x 12' 8"
En-suite	2.83m x 1.60m	9' 3" x 5' 3"
Bedroom 3	3.42m x 3.85m	11' 2" x 12' 7"
Bedroom 4	3.42m x 3.29m	11' 2" x 10' 9"
Bathroom	2.54m x 2.10m	8' 4" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.05m x 5.00m	13' 3" x 16' 4"
Family/ Dining	4.05m x 4.54m	13' 3" x 14' 10"
Kitchen	4.23m x 3.28m	13' 10" x 10' 9"
Utility	2.10m x 1.89m	6' 10" x 6' 2"
WC	2.10m x 1.31m	6' 11" x 4' 3"
Study	1.80m x 2.99m	5' 10" x 9' 9"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 173.10 m² | 1,863 Sq Ft

The Belmont

4 bedroom detached home with integral double garage



"The expert advice given on the purchase of the house was second to none. The personal approach by the sales consultant was professional and friendly. We love the quality of our new home and its location." – Buyer, Monument View, Inverurie



This is a magnificent traditional home for a large family complete with a separate living room and an open-plan kitchen, dining and family area, meaning that you will never be short of space for eating, entertaining and kids activities.

The German-designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is a spacious separate living room featuring full height windows to the front and back that allow natural light to flow throughout the room.

Upstairs, there are four bedrooms, including two en-suites and a family bathroom, with bath and separate shower, finished with your choice of Porcelanosa tiles. The spacious master bedroom features a large walk-in wardrobe and en-suite, both accessed via an anteroom – meaning your sleeping area will be a haven of comfort and peace. Three of the four bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions.

There is an integrated double garage and outside the front garden is landscaped with lock block paved driveway.

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First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	5.97m x 8.43m	19' 7" x 27' 7"
En-suite	1.90m x 2.36m	6' 2" x 7' 8"
Bedroom 2	4.30m x 4.07m	14' 1" x 13' 4"
En-suite	1.67m x 2.70m	5' 5" x 8' 10"
Bedroom 3	4.30m x 3.47m	14' 1" x 11' 4"
Bedroom 4	3.47m x 2.70m	11' 4" x 8' 10"
Bathroom	2.22m x 2.57m	7' 3" x 8' 5"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.98m x 4.10m	16' 4" x 13' 5"
Kitchen/Family/Dining	8.87m x 5.35m	29' 1" x 17' 6"
Utility	2.58m x 1.81m	8' 5" x 5' 11"
WC	1.77m x 2.16m	5' 9" x 7' 1"
Garage	6.07m x 6.07m	19' 10" x 19' 10"

Total Area 187.00m² | 2,012 Sq Ft

The Osborne

5 bedroom detached home



"It's how warm they were. I know it's their job, but they were very kind and they went through everything with us in detail." – Buyer, Lochside of Leys



This is a magnificent traditional home for a large family complete with a separate living room and an open-plan kitchen, dining and family area, meaning that you will never be short of space for eating, entertaining and kids activities.

The German-designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is a spacious separate living room featuring full height windows to the front and back that allow natural light to flow throughout the room.

Upstairs, there are five bedrooms, including two en-suites and a family bathroom, with bath and separate shower, finished with your choice of Porcelanosa tiles. The spacious master bedroom features a large walk-in wardrobe and en-suite, both accessed via an anteroom – meaning your sleeping area will be a haven of comfort and peace. Four of the five bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions.

There is a double garage attached to the front of the house and outside the front garden is landscaped with lock block paved driveway.

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First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	5.89m x 7.24m	19' 3" x 23' 9"
En-suite	2.87m x 2.17m	9' 4" x 7' 1"
Walk-in Wardrobe	1.75m x 2.48m	5' 8" x 8' 1"
Bedroom 2	4.08m x 3.35m	13' 4" x 10' 11"
En-suite	2.87m x 1.50m	9' 4" x 4' 11"
Bedroom 3	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 4	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 5	2.97m x 2.92m	9' 8" x 9' 6"
Bathroom	2.87m x 2.17m	9' 4" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.12m x 6.37m	13' 6" x 20' 10"
Kitchen/Family/Dining	7.53m x 3.67m	24' 8" x 12' 0"
Utility	2.54m x 1.75m	8' 4" x 5' 8"
WC	1.84m x 1.72m	6' 0" x 5' 7"
Garage	6.00m x 6.00m	19' 8" x 19' 8"

Total Area 211.70m² | 2,278 Sq Ft



TAKING THE

First Steps

Bancon Homes has more than 40 years' experience in building luxury new homes in enviable locations. Our award-winning team takes pride in turning dreams into reality, bringing homebuyers thoughtfully-designed beautiful homes built with superior craftsmanship, in well-connected neighbourhoods.

Our people are passionate about quality, about getting each and every detail right so when you move into your new home, you'll be as proud of living in it as we have been in creating it. In 2019 we were nominated for two Homes for Scotland development design awards, the only independent housebuilder in Scotland to achieve this. In 2020 our Aspire House development in Aberdeen was a finalist in the Renovation of the Year Category of the Scottish Home Awards.

Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride ourselves on our award-winning customer service as it really matters

to us that each and every customer is happy with their home and our service.

Moving home should be exciting and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like in our brochure, then please come and experience our homes. Walking inside, catching your breath, feeling the space and the light, will help you to decide which home is just perfect for you.

Our experienced team are here to help you, whether that's choosing the right kitchen or finding the best financial advice so feel free to ask, we're always on hand and ready to support you every step of the way.



Find out more about the individual homes at Aden Meadows.

Tel. 01224 900142 | www.banconhomes.com

If you would like to be updated on future releases please email us at adenmeadows@bancon.co.uk

Bancon Homes



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