

The Brodie

Four Bedroom Detached

The Brodie, our largest four bedroom home has been specially designed to combine functionality with style. First impressions count. The covered gable porch and large, well lit vestibule give a clear indication of what lies beyond.

A large utility room with its own external door and a ground floor shower room have been designed with lovers of the great outdoors in mind.

Perfect for warming up after your open water swim, or cooling down after a morning run.

There is under stair storage and a designed space for a hall table. The open plan kitchen / living / dining area boasts views of the private garden, letting in as much natural daylight as possible to this clean and contemporary space.

The master bedroom benefits from fitted wardrobes and also features a large en-suite shower room, finished in a clean and contemporary style.

Bedrooms two, three and four are double bedrooms and the family bathroom benefits from separate shower cubicle with back to wall white porcelain sanitaryware and chrome fittings.

The upper stair landing has a large window to flood the hall with daylight. A perfect place for a work from home desk to keep an eye on things.



The Brodie

Floor Plans 1390 sqft

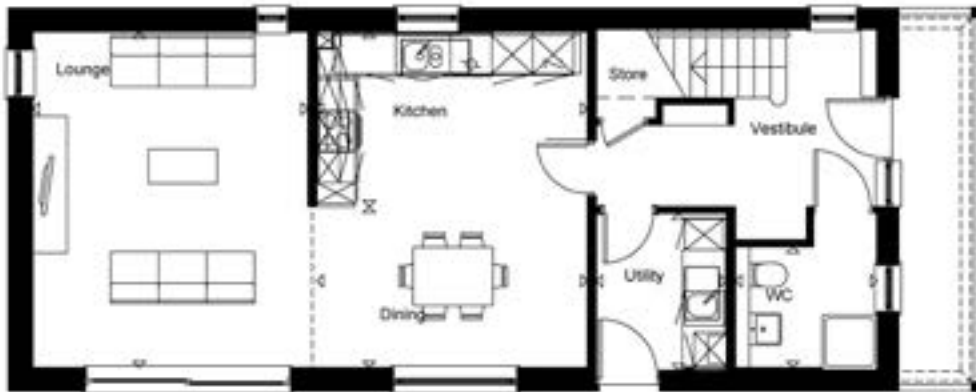


Elevation treatments may vary. Please contact our sales team for plot specific details.
All furniture layouts are indicative.



The Brodie

Floor Plans 1390 sqft



Brodie	Length mm	width mm	Length	Width
utility	2302	1900	7' 7"	6' 3"
WC	1762	2061	5' 9"	6' 9"
kitchen	2262	3945	7' 5"	12' 11"
Dining	4011	2637	13' 2"	8' 8"
Lounge	4912	4013	16' 1"	13' 2"
Master Bedroom	3363	2850	11' 0"	9' 4"
en-suite	2000	2280	6' 7"	7' 6"
Bedroom 2	2850	2988	9' 4"	9' 10"
Bedroom 3	2850	2718	9' 4"	8' 11"
Bedroom 4	2850	2730	9' 4"	8' 11"

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The Sinclair

Three Bedroom Mid/End Terrace and Semi-Detached

The Sinclair is a generous three-bedroom home entered via a covered porch that leads on to a large, naturally lit vestibule.

The space and light throughout the open-plan ground floor creates the feel of a loft apartment rather than a two-storey home. With a large kitchen / family area at the front and the lounge at the rear of the house, the Sinclair combines practicality with style.

The large sliding patio doors to the rear allow the interior and exterior spaces to merge. There is also a convenient downstairs cloakroom with WC.

The open-plan stair features a half landing window and leads to the bright upper hall. Upstairs we have built the washing machine and boiler into its own large cupboard, to keep it tucked away and to give somewhere to store all those laundry essentials.

The master bedroom to the front has a fitted wardrobe and an en-suite shower room, a must for any modern family. There are two further double bedrooms to the rear, and family bathroom with back to wall white porcelain sanitaryware and chrome fittings.



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The Sinclair

Floor plans 1125 sqft



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The Sinclair

Floor plans 1125 sqft



Sinclair	Length mm	width mm	Length	Width
Vestibule	2309	1419	7' 7"	4' 8"
Kitchen / Dining	3759	4180	12' 4"	13' 9"
WC	2050	1600	6' 9"	5' 3"
Lounge	5684	3134	18' 8"	10' 3"
Master Bedroom	3094	3322	10' 2"	10' 11"
Ensuite	2294	1544	7' 6"	5' 1"
Bathroom	2169	2262	7' 1"	7' 5"
Bedroom 2	3102	3171	10' 2"	10' 5"

Elevation treatments may vary. Please contact our sales team for plot specific details.
All furniture layouts are indicative.



The Dow

Three Bedroom Semi-Detached / Terrace

The Dow is a 3 bed Semi-detached or Mid-terrace home. As with all our homes it has a generous open plan living space, an abundance of natural light and good storage.

We have designed a well proportioned vestibule space, with room for a baby buggy or a basket for the dog. Somewhere to greet your guests or kick off your shoes.

The vestibule has a glazed door which leads to the open plan ground floor. The fully integrated kitchen is at the heart of this home. At the front of the house, we have created a dining area, which can be used for dining, home schooling or an office. The rear of the house is your living area, with large sliding patio doors to the private garden.

We have built the washing machine into its own cupboard, to keep it tucked away, and the space under the stairs also provides additional storage and access to your meters and BT connection.

The master bedroom has deep fully fitted wardrobes, with bi-fold doors. There is a second double bedroom and third single bedroom for children or a great home office. The landing also has a great size cupboard.

Upstairs, light fills the landing from either the hall window or velux roof light.

Our houses have a dual control heating system for the ground and upper floor.



The Dow

Floor plans 968 sqft



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All furniture layouts are indicative.



The Dow

Floor plans 968 sqft



Dow	Length mm	width mm	Length	Width
Vestibule	2114	1525	6' 11"	5' 0"
Dining / Snug	2806	2174	9' 2"	7' 2"
Kitchen	3371	2658	11' 1"	8' 9"
Lounge	4931	3134	16' 2"	10' 3"
Master Bedroom	3831	2862	12' 7"	9' 5"
Bedroom 2	3678	2481	12' 1"	8' 2"
Bedroom 3	2727	2340	8' 11"	7' 8"
Bathroom	2481	2100	8' 2"	6' 11"

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All furniture layouts are indicative.



The Gill

Two Bedroom Cottage Flat

The Gill is a two bedroom main door cottage flat, entered either at ground floor level or via its own contemporary steel stair on the first floor. The entrance features a convenient vestibule; the ideal place to house your dirty boots, jackets, and umbrellas.

The hallway has plenty of storage with two cupboards and leads to two double bedrooms with the option of additional wardrobe in Bedroom 2.

There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitaryware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.

Finally, the open-plan kitchen/ living room benefits from integrated appliances into the units giving a clean finish.

Attractive French windows with Juliet balcony in the living room area allows natural light to flood into the space.



The Gill

Floor plans 702 sqft



The Gill

Floor plans 702 sqft



Gill	Length mm	width mm	Length ft	Width ft
Master bedroom	3562	2600	11' 8"	8' 6"
Bedroom 2	3544	2572	11' 8"	8' 5"
Lounge	5129	3857	16' 10"	12' 8"
Kitchen	2667	3362	8' 9"	11' 0"
Bathroom	1912	2100	6' 3"	6' 11"

Elevation treatments may vary. Please contact our sales team for plot specific details.
All furniture layouts are indicative.





The Oliphant

Four Bedroom Home

The Oliphant is the smaller of the four bedroom properties we are building. As with all our homes it has generous open plan living space, and an abundance of natural light and good storage.

Entrance vestibule, designed with lovers of the great outdoors in mind, perfect for muddy dogs, prams/buggies or to kick off your shoes after a long walk.

Large downstairs WC with optional upgrade to shower room, subject to build timescale.

The hallway leads into your living area with a handy storage cupboard under the stairs. Spacious open plan kitchen/dining area with patio doors out onto the private garden.

The master bedroom benefits from large fitted wardrobes and features an en-suite shower room, finished in a clean and contemporary style.

Bedroom two and three are good size double bedrooms, and Bedroom four with double doors could be your perfect home office.

Family bathroom with shower over bath and back to wall white porcelain sanitaryware and chrome fittings.





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The Oliphant

Floor plans 1320 sqft



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The Oliphant

Floor plans 1320 sqft



Oliphant	Length mm	width mm	Length	Width
Vestibule	2589	1404	8' 6"	4' 7"
Dining / Kitchen	6584	3463	21' 7"	11' 4"
WC	2160	1621	7' 1"	5' 4"
Lounge	5815	3134	19' 1"	10' 3"
Master Bedroom	3825	3060	12' 7"	10' 0"
Bedroom 2	3813	2481	12' 6"	8' 2"
Bedroom 3	3413	2819	11' 2"	9' 3"
Bedroom 4 / Study	2843	2790	9' 4"	9' 2"
En-suite	1330	2842	4' 4"	9' 4"
Bathroom	1770	2842	5' 10"	9' 4"

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All furniture layouts are indicative.





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The Nairn

Ground Floor, Main Door, 2 Bedroom Apartment

The Nairn offers bright and spacious open-plan kitchen and living area with patio doors leading onto a south facing private balcony.

The Nairn is a two bedroom main door apartment entered at ground floor level. All accommodation is accessed from the entrance hallway which benefits from three store cupboards.

The modern open-plan lounge/kitchen/dining is a bright, well-proportioned space with patio doors opening out to the south facing private balcony which allows light to flood into the space.

The kitchen area is fitted with a range of units with integrated induction hob, extractor hood, oven, washer/dryer, dishwasher, and fridge/freezer.

Two bright double bedrooms, each featuring dual aspect windows and ample storage space.

There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitary ware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.



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The Nairn

Floor plans 706 sqft



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The Nairn

Floor plans 706 sqft



Nairn	Length mm	width mm	Length	Width
Kitchen	3857	2340	12' 8"	7' 8"
Lounge	4620	3503	15' 2"	11' 6"
Master Bedroom	3570	2963	11' 9"	9' 9"
Bedroom 2	3000	3258	9' 10"	10' 8"
Bathroom	3158	1900	10' 4"	6' 3"
Balcony	2800	1500	9' 2"	4' 9"

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The McGregor

2 Bedroom Apartment

The McGregor upper floor apartments offer bright and spacious open-plan kitchen and living area with patio doors leading onto a south facing private balcony.

The McGregor is a first or second floor two bedroom apartment, accessed from bright spacious communal stairwell

All accommodation is accessed from the entrance hallway which benefits from two large store cupboards.

The modern open-plan lounge/kitchen/dining is a bright, well-proportioned space with patio doors opening out to the south facing private balcony which allows light to flood into the space.

The kitchen area is fitted with a range of units with integrated induction hob, extractor hood, oven, washer/dryer, dishwasher, and fridge/freezer.

Two bright double bedrooms, both featuring dual aspects windows and fitted wardrobes.

There is also a family contemporary style bathroom complete with shower over the bath in white porcelain sanitary ware and chrome fittings. Giving you the option of a long relaxing soak to unwind after a busy day or a quick shower.



The McGregor

Floor plans 706 sqft



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All furniture layouts are indicative.



The McGregor

Floor plans 706 sqft



McGregor	Length mm	width mm	Length	Width
Kitchen	1900	2670	6' 3"	8' 9"
Lounge	4620	3508	15' 2"	11' 6"
Master Bedroom	3000	3857	9' 10"	12' 8"
Bedroom 2	3570	3258	11' 9"	10' 8"
Bathroom	3158	1900	10' 4"	6' 3"
Balcony	2800	1500	9' 2"	4' 9"

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