



KIRKTOWN BRAE

STONEHAVEN

An exclusive development of luxury homes by G S Brown Construction

DISCOVER YOUR DREAM HOME WITH US

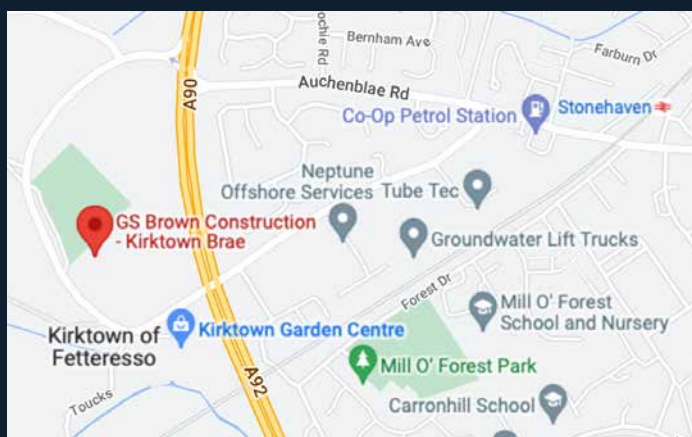
LOCATION, LOCATION, LOCATION

Kirktown Brae, Stonehaven is perfectly situated on the outskirts of Stonehaven with excellent road and rail links providing easy commuting access both north to Aberdeen and south to Dundee.

A refreshingly different kind of neighbourhood offering all the benefits of the vibrant community of Stonehaven, including the bustling town centre, the stunning cliff top scenery and the lively picturesque harbour.

A range of facilities and services are on offer with an excellent variety of shops, hotels, restaurants, primary and secondary schools, medical centre, all within walking distance. Additional leisure activities include the seasonal open air swimming pool, renowned golf course, incredible cycling routes and an abundance of woodland and country walking trails.

DIRECTIONS TO KIRKTOWN BRAE, STONEHAVEN



Map data © Google 2022

Sat Nav - GS Brown Construction Kirktown Brae AB39 3UZ

Travelling from the north. Follow the A90 south and take the exit following the signs for Kirktown Garden Centre. Travel along Auchenblae Road and turn right into Broomhill Road. Pass the Garden Centre and Kirktown Brae will be on your right.

Travelling from the south. Follow the A90 north, pass the first exit for Stonehaven. Take the next exit following the sign for Kirktown Garden Centre. Pass the Fetteresso cemetery and turn into Kirktown Brae on your left.

HOUSETYPES

- Eddington
- Calderwood



The floor and development site plans and the dimensions shown in this brochure depict layouts of these house types and are taken from architect's drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house type. External materials and landscaping may differ from the illustration, please contact our sales team for full details. These particulars do not form part of a contract or warranty.

Kitchen

- Designer Kitchen
- Integrated appliances – dishwasher, fridge freezer, single oven and combi microwave oven, 5 burner gas hob
- Under unit lighting
- LED downlights
- Vertical panel radiator
- Chrome sockets (above work tops)

Ensuite

- Contemporary sanitary ware
- Chrome towel rail
- Half height tiled walls, full height tiling in shower area
- Vanity unit
- Bathroom accessories
- LED downlighting
- Shaver point (master ensuite only)

Bathroom

- Contemporary sanitary ware
- Chrome towel rail
- Half height tiled walls, full height tiling in shower area
- Vanity unit
- Bathroom accessories
- LED downlighting

WC

- Contemporary sanitary ware
- Bathroom accessories

Internal

- Wiring for satellite TV (aerial not fitted)
- 'A' rating gas central heating
- TV points to all bedrooms
- Cornice to lounge
- Fitted wardobes*
- USB sockets (lounge/kitchen/all bedrooms)

External

- Turf to front garden, grass seeds to rear
- Mono block driveway
- Solar panels
- Fully enclosed rear garden
- Rotary dryer to rear
- External tap
- External double socket
- Mains operated smoke & heat detector
- Ducting for future car charging point
- Light to front & rear
- Garage -power & lighting
- UVPC windows
- Mono block driveway



Gross Floor Area

208.63 sq.m (2245 sq.ft)

Lounge

4.71 x 4.86m (15'5" x 15'11")

Kitchen/Dining

6.40 x 3.90m (21'0" x 12'10")

Family

3.45 x 4.90m (11'4" x 16'1")

Utility Room

1.80 x 3.93m (5'11" x 9'3")

Master Bed

3.40 x 3.71m (11'2" x 12'2")

Bedroom 2

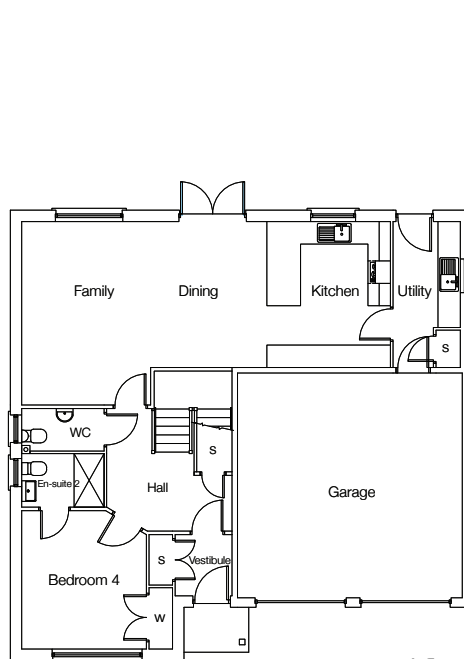
3.73 x 4.44m (12'3" x 14'7")

Bedroom 3

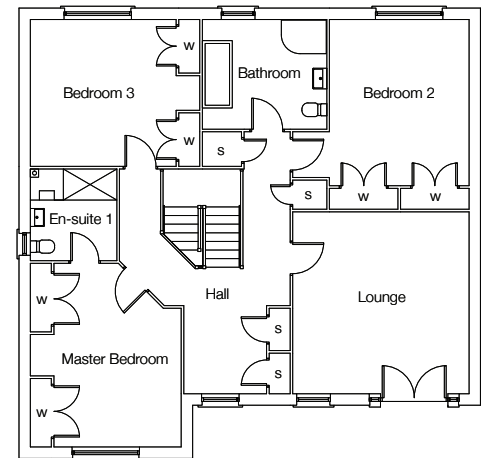
3.90 x 3.93m (12'9" x 12'11")

Bedroom 4

3.33 x 3.69m (10'9" x 12'1")



Ground floor



First floor

The floor, development site plans and the dimensions shown in this brochure depict typical layouts of these house types and are taken from architects drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house types. External materials and landscaping may differ from the illustration, please contact our sales teams for full details. These particulars do not form part of a contract or warranty.



Gross Floor Area

180.66 sq.m (1944 sq.ft)

Lounge

3.55 x 5.35m (11'8" x 17'7")

Kitchen/Family

5.93 x 3.51m (19'5" x 11'6")

Dining

3.26 x 4.21m (10'8" x 13'10")

Utility Room

3.30 x 1.90m (10'10" x 6'3")

Master Bed

3.63 x 4.23m (11'11" x 13'11")

Bedroom 2

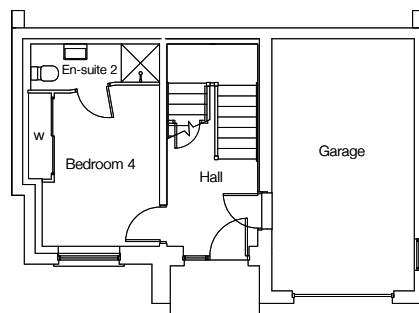
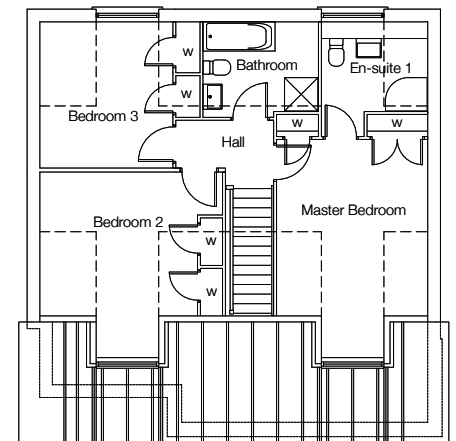
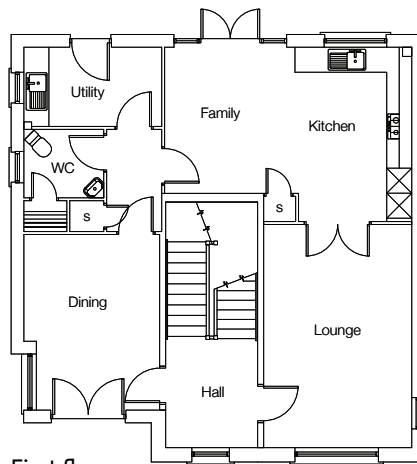
3.78 x 3.45m (12'5" x 11'4")

Bedroom 3

3.19 x 3.51m (10'6" x 11'6")

Bedroom 4

2.81 x 3.86m (9'3" x 12'8")



The floor, development site plans and the dimensions shown in this brochure depict typical layouts of these house types and are taken from architects drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house types. External materials and landscaping may differ from the illustration, please contact our sales teams for full details. These particulars do not form part of a contract or warranty.



KIRKTOWN BRAE

STONEHAVEN

An exclusive development of luxury homes by G S Brown Construction



Sales enquiries: 0800 731 4034
Sales emails: Sales@gsbrown.co.uk
Website: www.gsbrown-construction.co.uk

