



THE AVENUE  
BARNTON

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THE VILLAS

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## THE VILLAS

For those seeking a little more space, The Villas are the perfect option. These four residences boast generous accommodation spread across two floors, complete with private external entrances and three bedrooms each. In addition, you'll have the pleasure of private landscaped gardens, creating a serene retreat within The Avenue. All Villas will also enjoy access to the full range of shared internal and external amenities, meaning you can achieve the best of both worlds.

Please note, CGIs are for illustrative purposes only

GROUND FLOOR



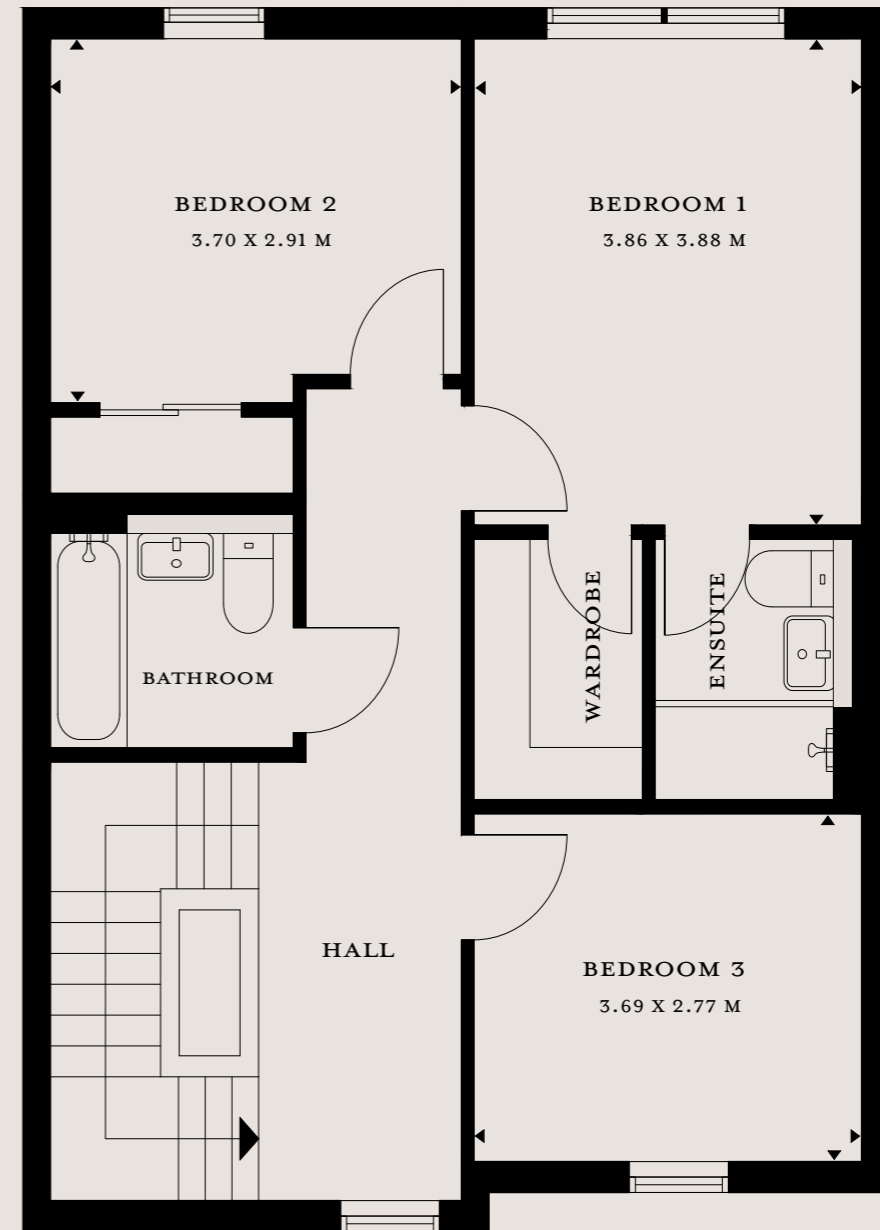
# HOUSE TYPE A (PLOTS 2 & 4)

INTERNAL PLOT SIZE - 138.9 SQM | 1495 SQFT

\*WINDOW APPLICABLE PLOT 4 ONLY

The specification and layout of each plot may vary from those shown. Floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

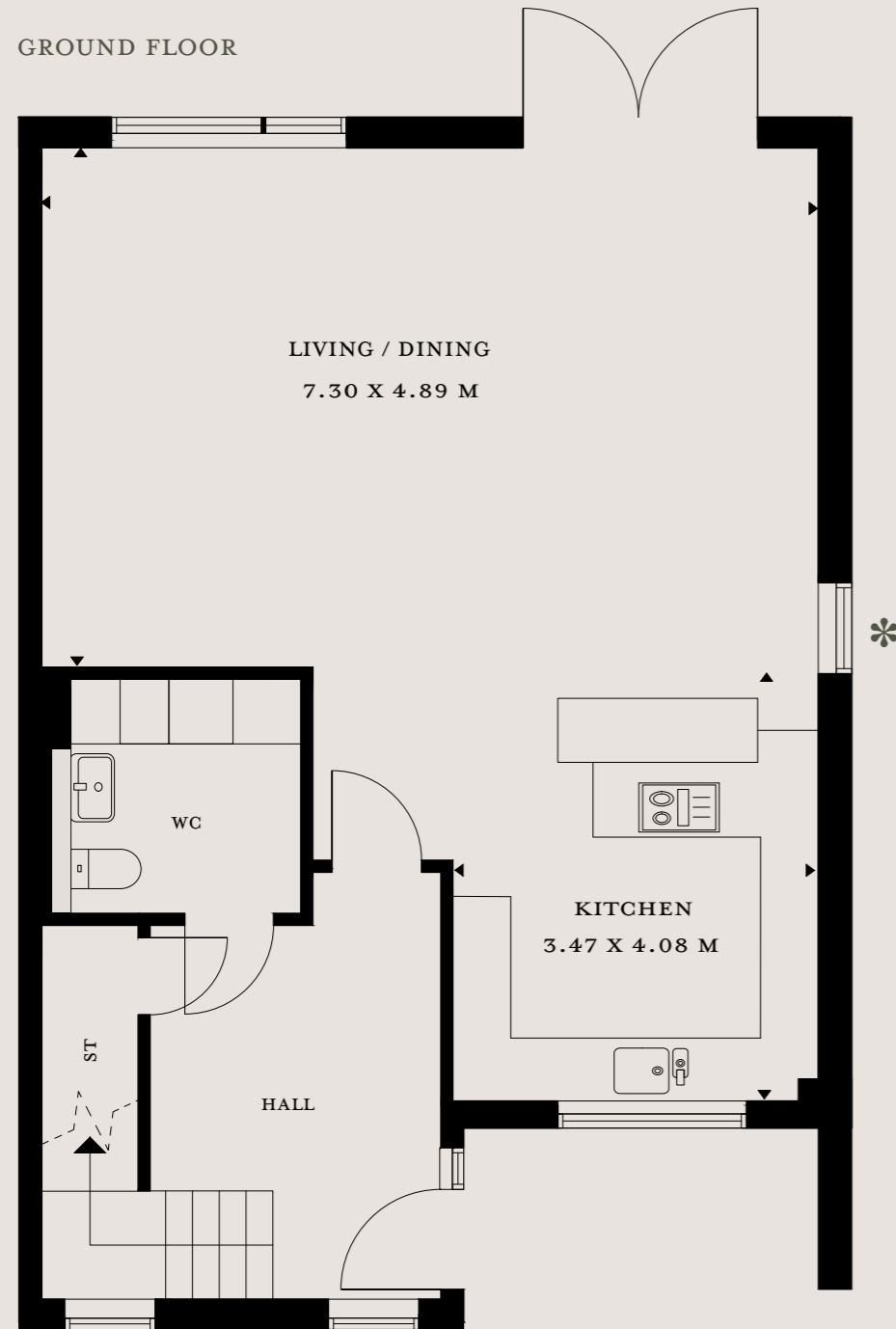
FIRST FLOOR



Our villas offer a unique opportunity to live in a well-sized home, surrounded by beautifully landscaped grounds and benefitting from The Avenue's remarkable shared spaces.

This well-considered home offers a bright open-plan kitchen, living and dining area, providing modern kitchen fixtures and appliances: fit to last for years to come. What's more, the living area offers direct access to your private garden, where you can enjoy summer evenings catching up with friends and family. On the first floor, you will find three spacious bedrooms, alongside the contemporary family bathroom: complete to a fantastically high standard.

## GROUND FLOOR



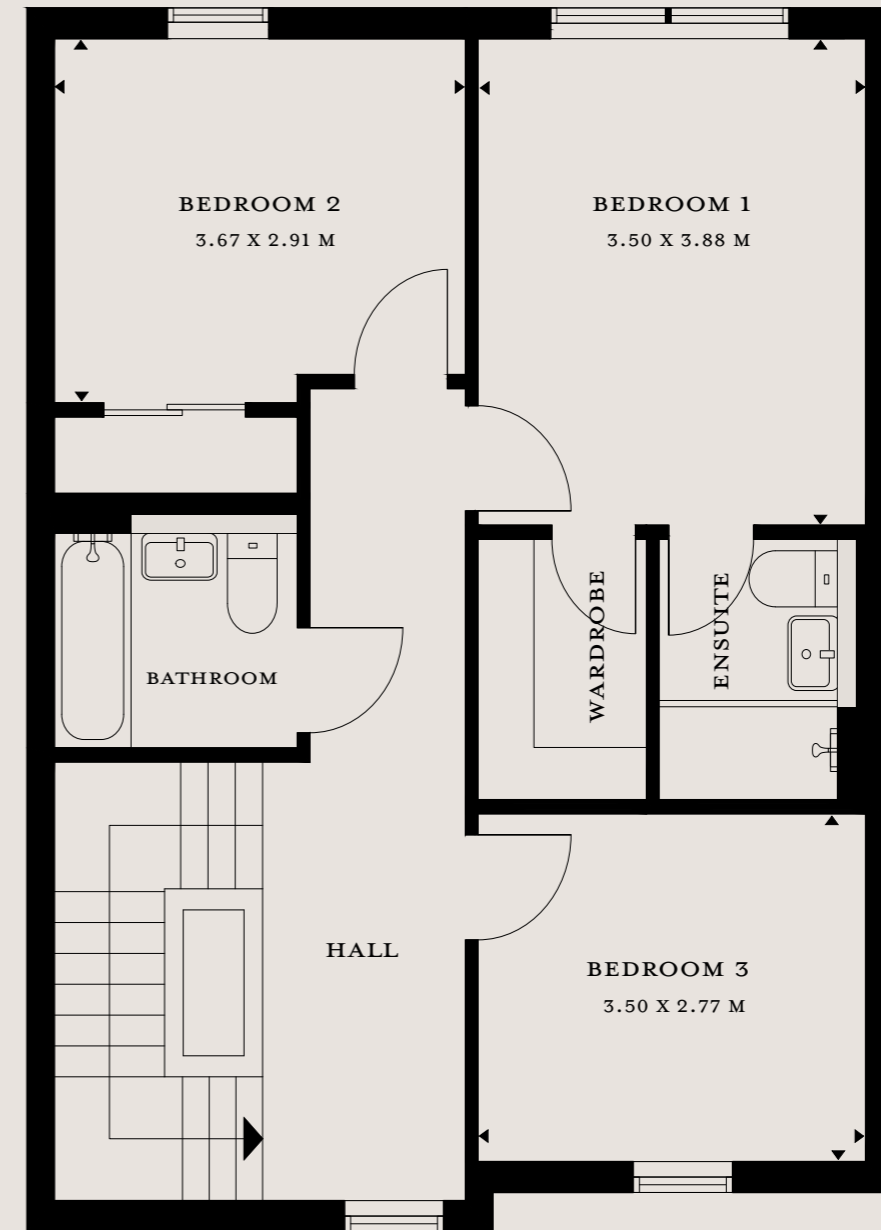
## HOUSE TYPE B (PLOTS 1 &amp; 3)

INTERNAL PLOT SIZE - 138.5 SQM | 1491 SQFT

\* WINDOW APPLICABLE PLOT 1 ONLY

The specification and layout of each plot may vary from those shown. Floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

## FIRST FLOOR



This villa's layout offers a sanctuary for those seeking an exceptionally spacious home with a private garden.

Spanning two floors, this home comprises thoughtfully designed rooms to maximise space and provide ample storage throughout. With three bedrooms, you have the opportunity and flexibility to host friends and family or even transform a room into your own studio or home office! Relax and unwind in your principal bedroom, which is complete with a stylish and high specification ensuite, alongside an elegant walk-in wardrobe.



# SPECIFICATION

## Kitchens

- Contemporary kitchens supplied by Ashley Ann
- Siemens electric stainless steel single oven and microwave
- 4 zone induction venting hob
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens washer/dryer
- Chrome single lever mixer tap
- 1.5 bowl stainless steel sink
- Under unit LED lighting

## Bathrooms / En Suite

- Stylish white sanitaryware
- Vanity units
- Heated towel rail
- Thermostatic shower
- Matt white downlights
- Chrome pillar mixer tap
- Low profile white shower tray
- Designer wall tiling
- Shaver socket

## Electrical

- Virgin Media
- Combination of matt white downlights and pendants per plans
- Low energy light bulbs
- TV and telecom points per plans

## Heating

- Single-zone heating system with programmable controls

## Decoration/Fixtures & Fittings

- uPVC windows
- White emulsion to ceilings
- Neutral emulsion to walls
- Solid oak pass doors
- Sliding opaque soft white glass wardrobes (bedrooms 1 & 2)
- Door number
- Satin stainless steel ironmongery

## Flooring

- High quality carpets to bedrooms, stairs and upper hall
- LVT flooring to living areas, kitchen and lower halls
- Tiling to bathroom floors

## Security

- Wireless alarm system
- Security locks to all windows (except fire escape windows)

Homebuyers can choose from a range of finishes and optional extras, subject to build stage, ensuring individual tastes are catered for. Please speak to the sales advisor for more information.

## Shared Spaces

- The homes at The Avenue not only offer high specification throughout but also feature impeccably designed and high quality shared spaces
- Discrete and contemporary mailboxes are installed in the entrance lobby which are for the apartments and penthouses' residents
- Contemporary artwork, furniture and other soft furnishings are there for you to relax in style
- The Avenue offers a Concierge service 5 days per week which manages the day to day elements within the development

## Warranty

Residents at The Avenue can enjoy the reassurance provided by a company with over 80 years of experience in creating high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside low energy costs, brand-new appliances, and freedom from having to replace expensive components like windows or roofs.

## Customer Notice

The plans, computer generated images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (July 2023).



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