



THE AVENUE
BARNTON

THE PENTHOUSES

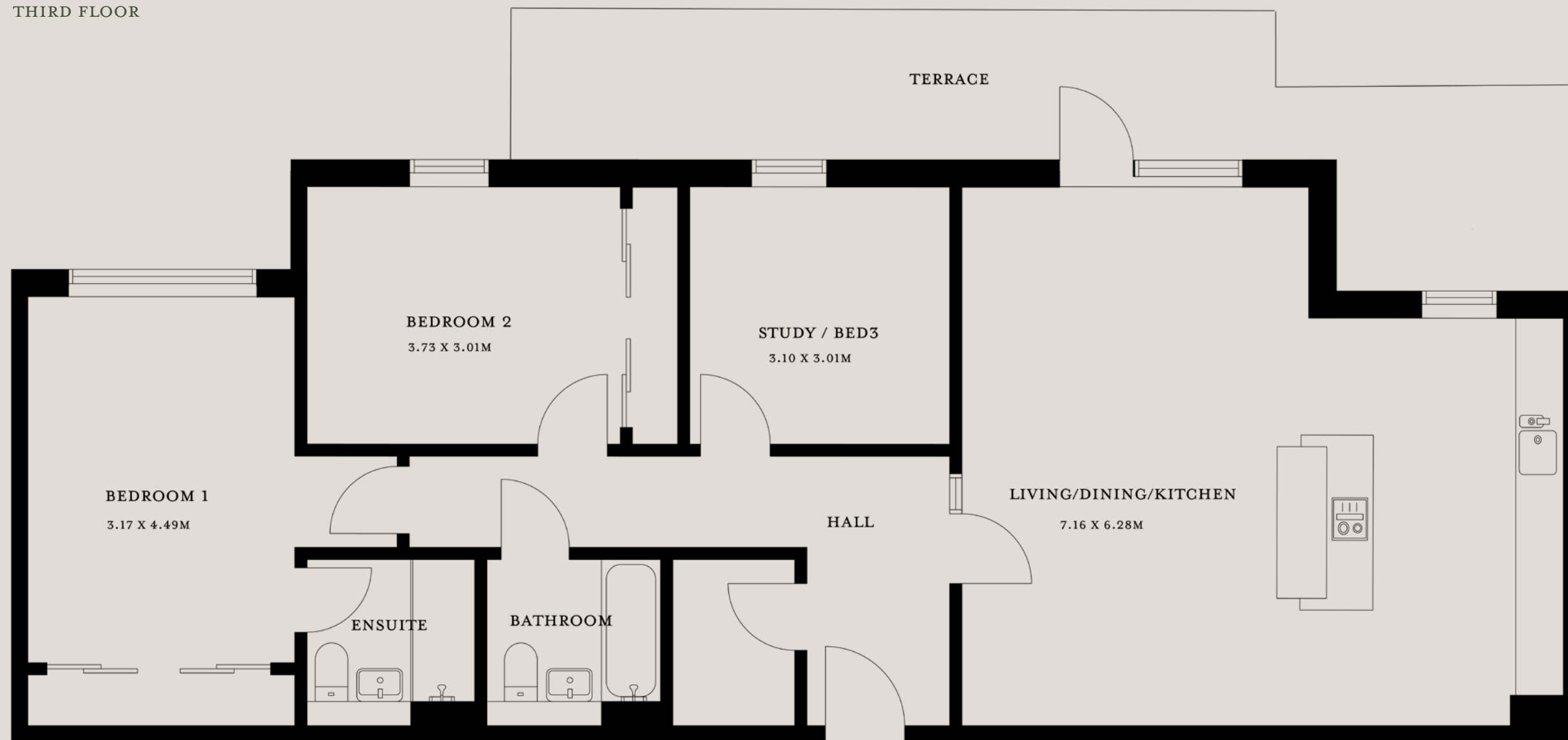


THE PENTHOUSES

The six exquisite Penthouses found at The Avenue are a truly rare opportunity. Each Penthouse is meticulously finished to an exceptionally high standard, featuring private roof terraces that provide an unbeatable lifestyle experience where you can enjoy the epitome of luxury living.

Please note, CGIs are for illustrative purposes only

THIRD FLOOR

**PH1** (BLOCK ONE | PLOT 45)

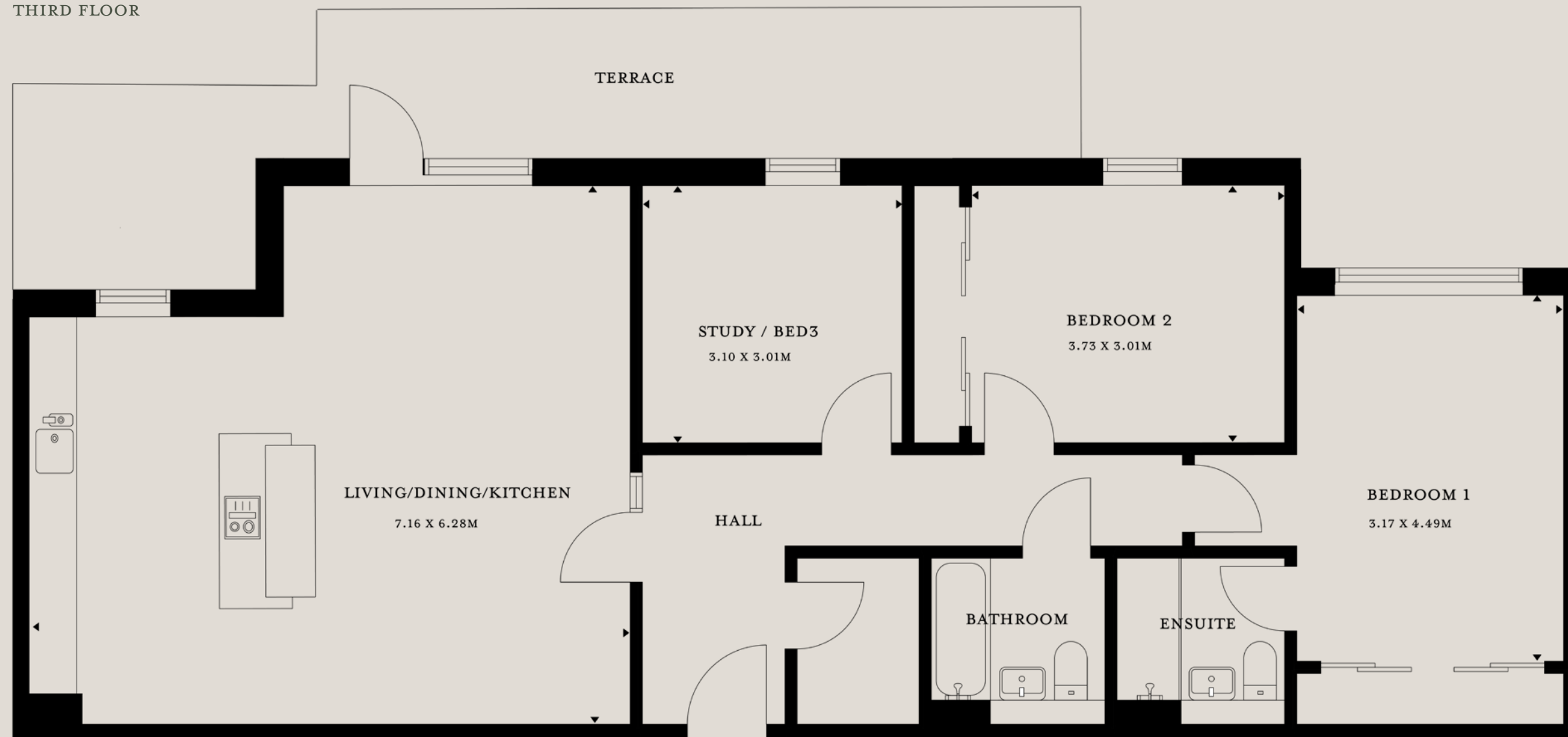
INTERNAL PLOT SIZE - 106.4 SQM | 1145 SQFT

TERRACE SIZE - 28.7 SQM | 309 SQFT

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.

This penthouse is an elegant and impeccably finished home for those looking for luxury and comfort combined. The well-proportioned kitchen living dining area leads out onto the private and expansive terrace, creating the perfect space to both relax or entertain guests. With two spacious bedrooms and the added benefit of a home study, what's not to love?

THIRD FLOOR

**PH1** (BLOCK ONE | PLOT 46)

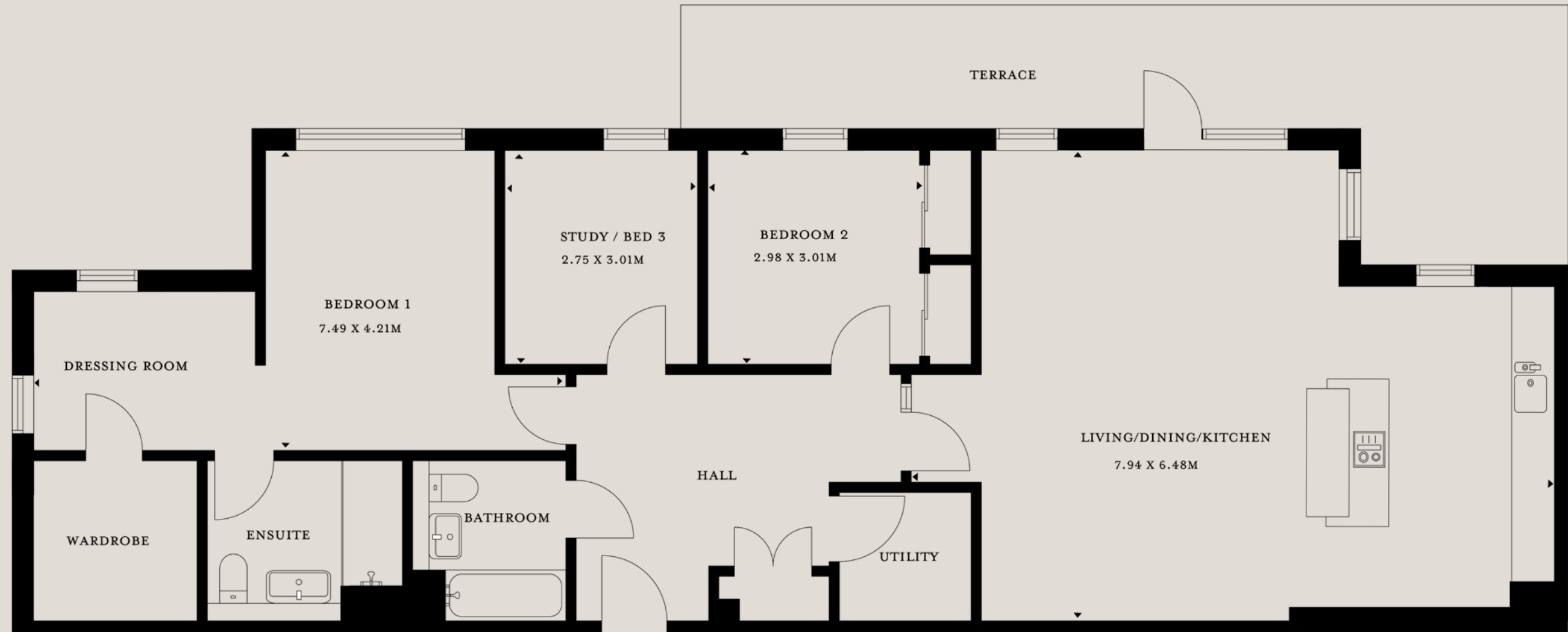
INTERNAL PLOT SIZE - 106.4 SQM | 1145 SQFT

TERRACE SIZE - 28.7 SQM | 309 SQFT

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THIRD FLOOR

**PH2** (BLOCK ONE | PLOT 47)

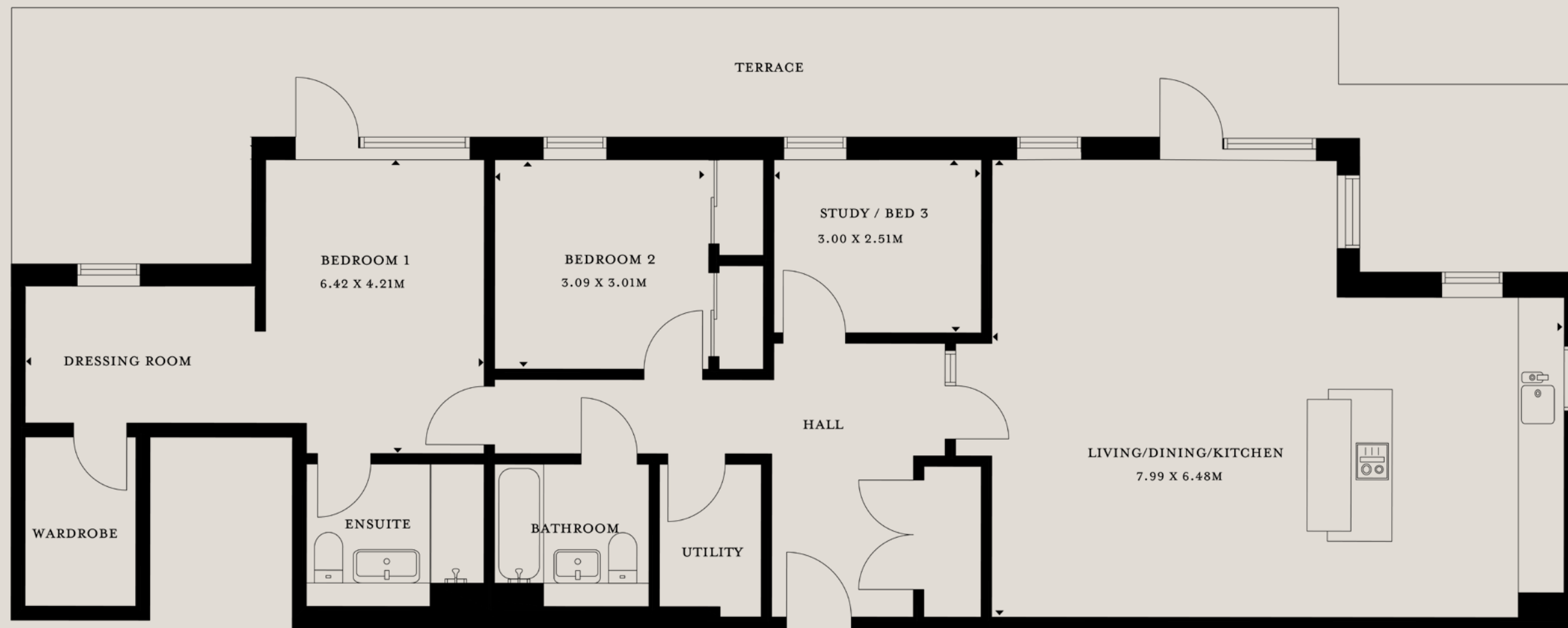
INTERNAL PLOT SIZE - 124.5 SQM | 1340 SQFT

TERRACE SIZE - 30 SQM | 323 SQFT

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One of only six penthouses found at The Avenue, this is an opportunity not to be missed. The large kitchen is finished with the highest specification, and is set back from the open plan living and dining area. This room offers two entrances to the private terrace for unbeatable views and peaceful surroundings. Two large bedrooms and a luxurious study add to the opulence of this wonderful penthouse.

THIRD FLOOR

**PH3** (BLOCK ONE | PLOT 48)

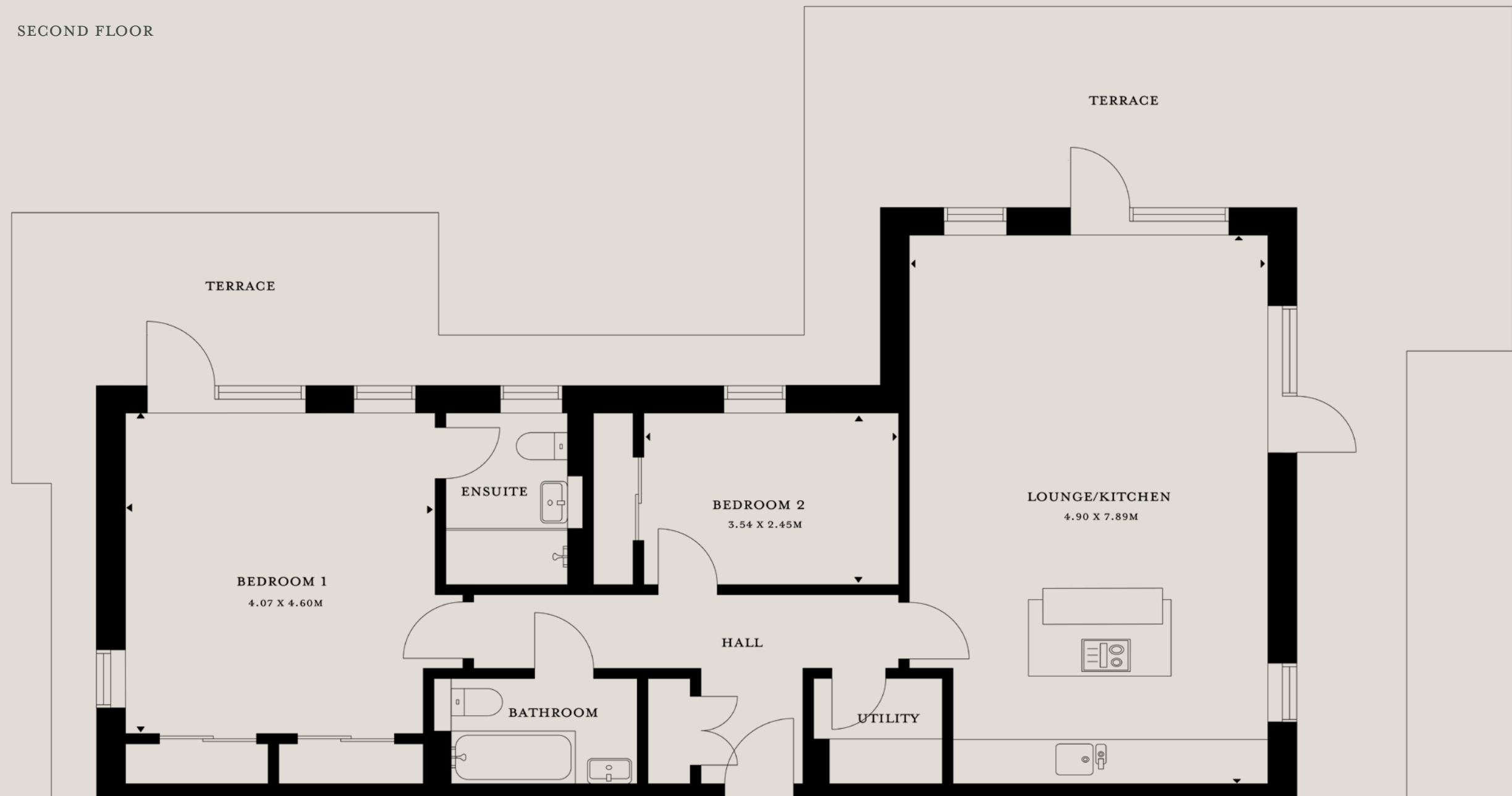
INTERNAL PLOT SIZE - 119.55 SQM | 1287 SQFT

TERRACE SIZE - 50 SQM | 538 SQFT

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SECOND FLOOR

**PH4** (BLOCK TWO | PLOT 13)

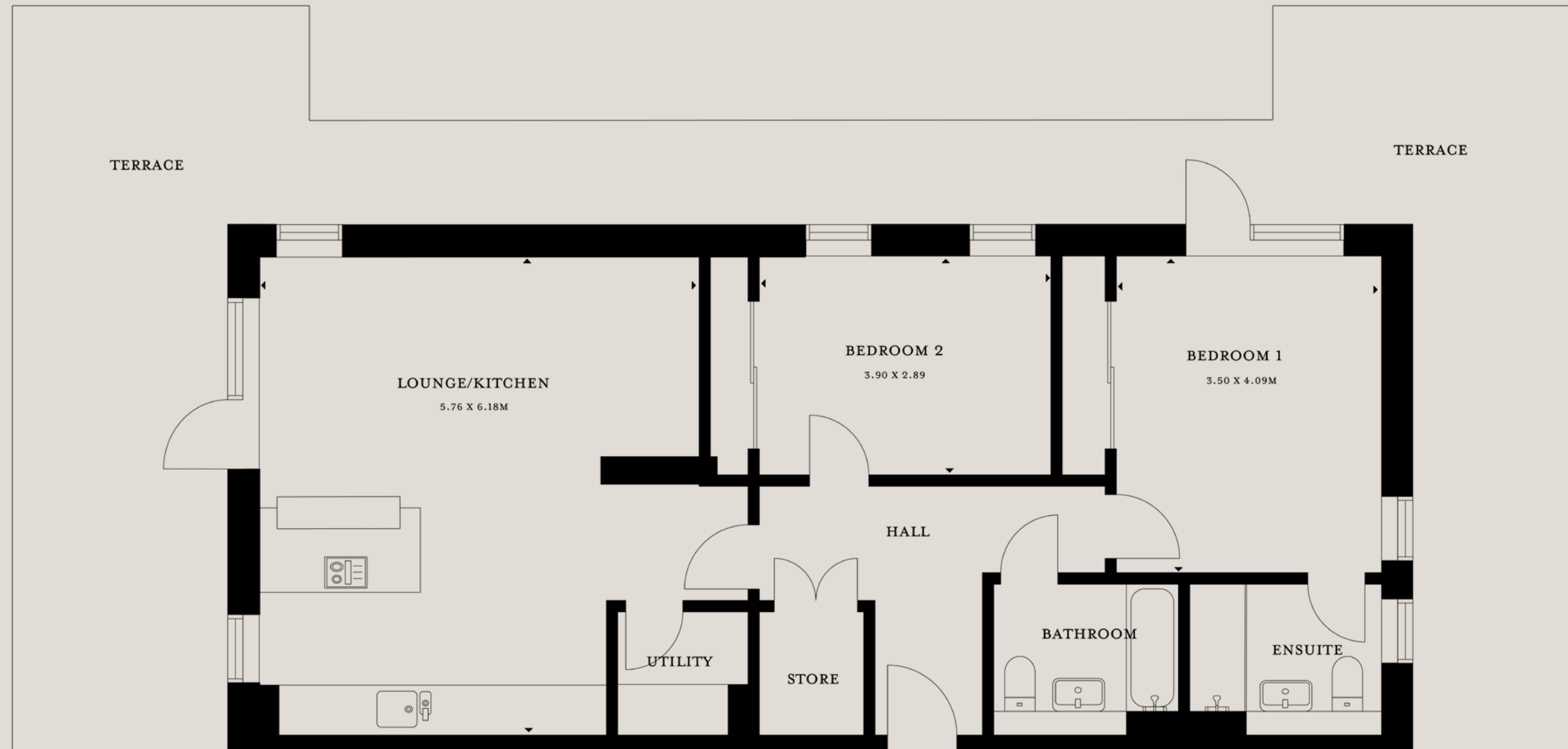
INTERNAL PLOT SIZE - 95.7 SQM | 1030 SQFT

TERRACE SIZE - 59.2 SQM | 637 SQFT

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One of only two penthouses in block two, this exceptional home offers private and luxury living. This sophisticated kitchen offers two exits to take you to your private, south-facing terrace: the perfect setting to relax on a warm Summer afternoon. What's more, both bedrooms feature built-in wardrobes, whilst the principal benefits from an ensuite and terrace area.

SECOND FLOOR

**PH5** (BLOCK TWO | PLOT 14)

INTERNAL PLOT SIZE - 91.4 SQM | 984 SQFT

TERRACE SIZE - 70 SQM | 753 SQFT

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Another unique layout which aims to maximise space and storage and ensure comfortable and convenient living. Your open-plan kitchen and lounge space is finished to an immaculate finish and leads out to your own private terrace: to be enjoyed with friends and family. Offering a spacious ensuite and private terrace area, the principal bedroom is an idyllic and peaceful setting to relax in. Each of the spacious bedrooms comprise and benefit from built-in wardrobes.



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
- LVT flooring to living areas, kitchen and halls
- Tiling to bathroom floors

Security

- Video entry 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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