



THE AVENUE
BARNTON

THE APARTMENTS



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Within the development, you'll find thirty-eight desirable apartments that exude contemporary finishes and an impressive specification as standard. Block 1 houses thirty modern apartments, where you'll also have convenient access to the fantastic Club Lounge, Study, and Guest Suite. Block 2 offers eight apartments nestled in the same leafy surroundings.

Wherever your apartment is situated within this development, you're never far from the excellent amenities, shared spaces, and serene grounds that make The Avenue truly special.

Please note, CGIs are for illustrative purposes only



GROUND FLOOR | PLOT 5
FIRST FLOOR | PLOT 9



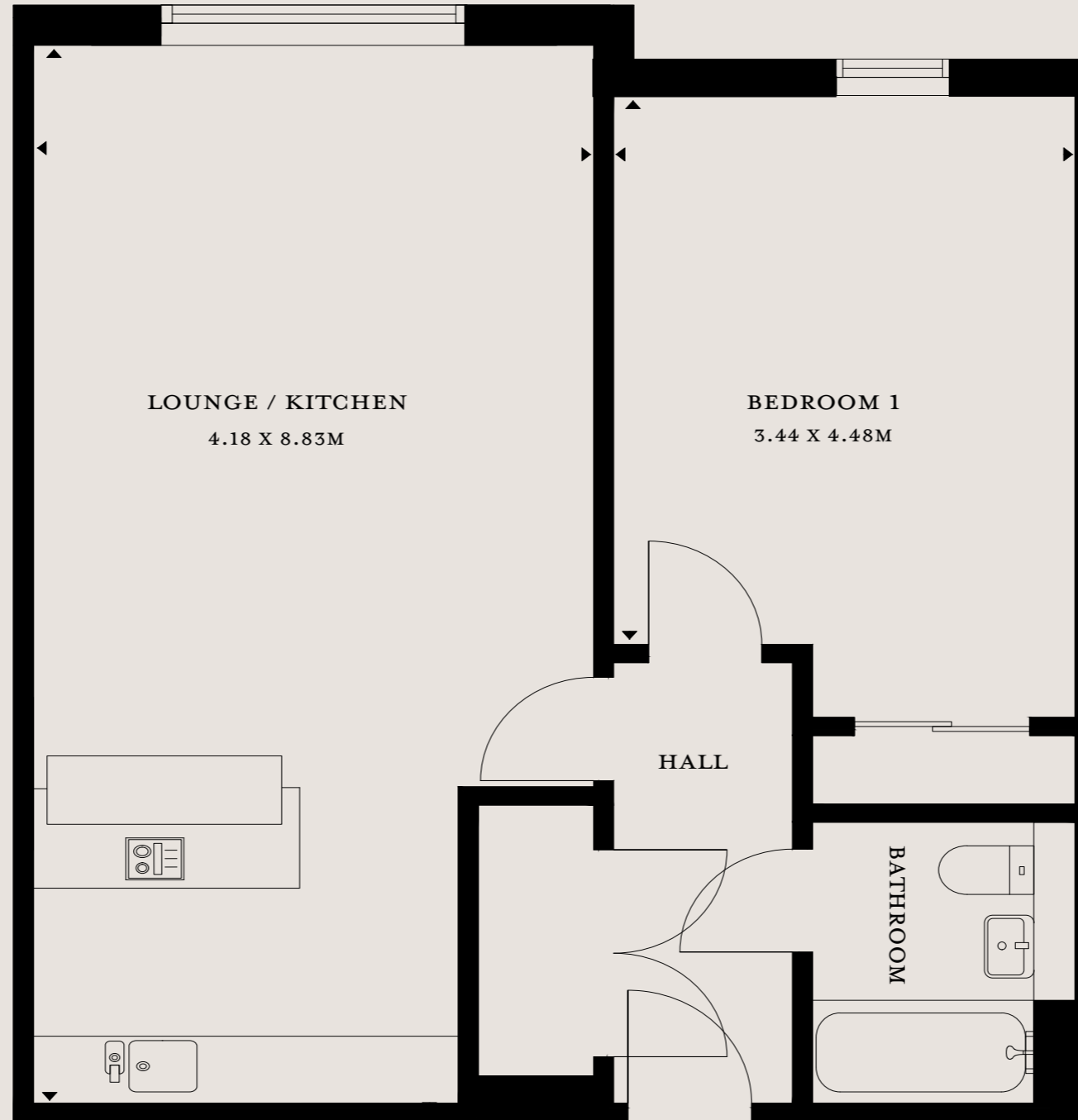
1B2 (BLOCK TWO | PLOT 5 & 9)

INTERNAL PLOT SIZE - 62.4 SQM | 672 SQFT

Discover a space to fully relax and unwind. This layout offers an exceptionally comfortable home which provides a refreshingly bright kitchen and lounge area - complete with highly specified fittings. The modern bathroom features a shower over bath and can be easily accessed from your spacious bedroom, which is fit with ample, built-in wardrobe space.

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 | PLOT 25 & 26
SECOND FLOOR | PLOT 38 & 39



1B3 (BLOCK ONE | PLOT 25, 26, 38, 39)
INTERNAL PLOT SIZE - 66.58 SQM | 717 SQFT

A comfortable yet generously sized one-bedroom home, this luxury apartment is finished to the highest standard. With contemporary, sleek kitchen finishes, and stylish bathroom fittings, this bright space is perfect for those looking for an easy to manage property which also offers ample space to host friends and family.

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GROUND FLOOR | PLOT 22

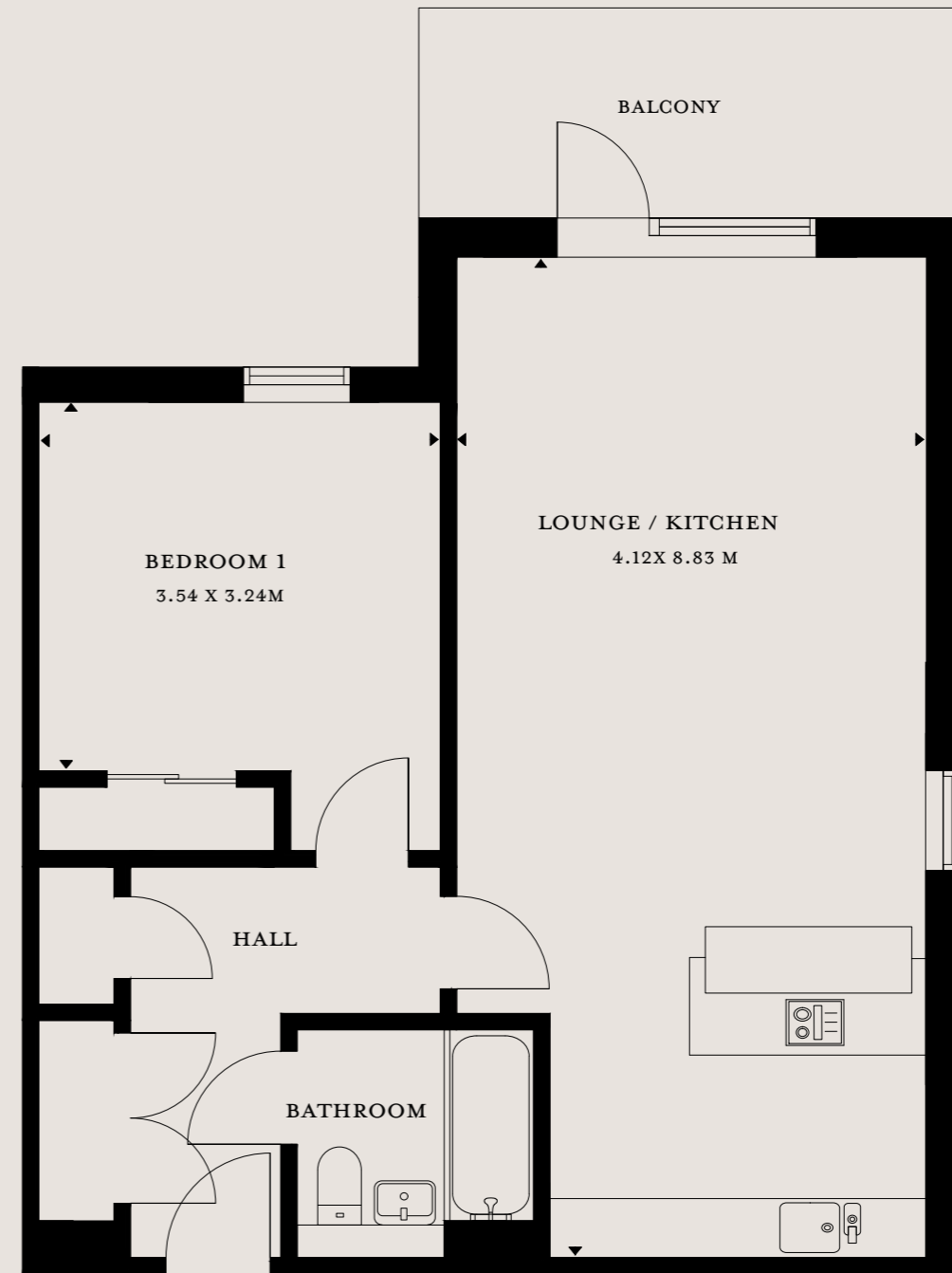
**1B4** (BLOCK ONE | PLOT 22 & 36)

INTERNAL PLOT SIZE - 64.4 SQM | 693 SQFT

BALCONY SIZE - 9 SQM | 97 SQFT (PLOT 36)

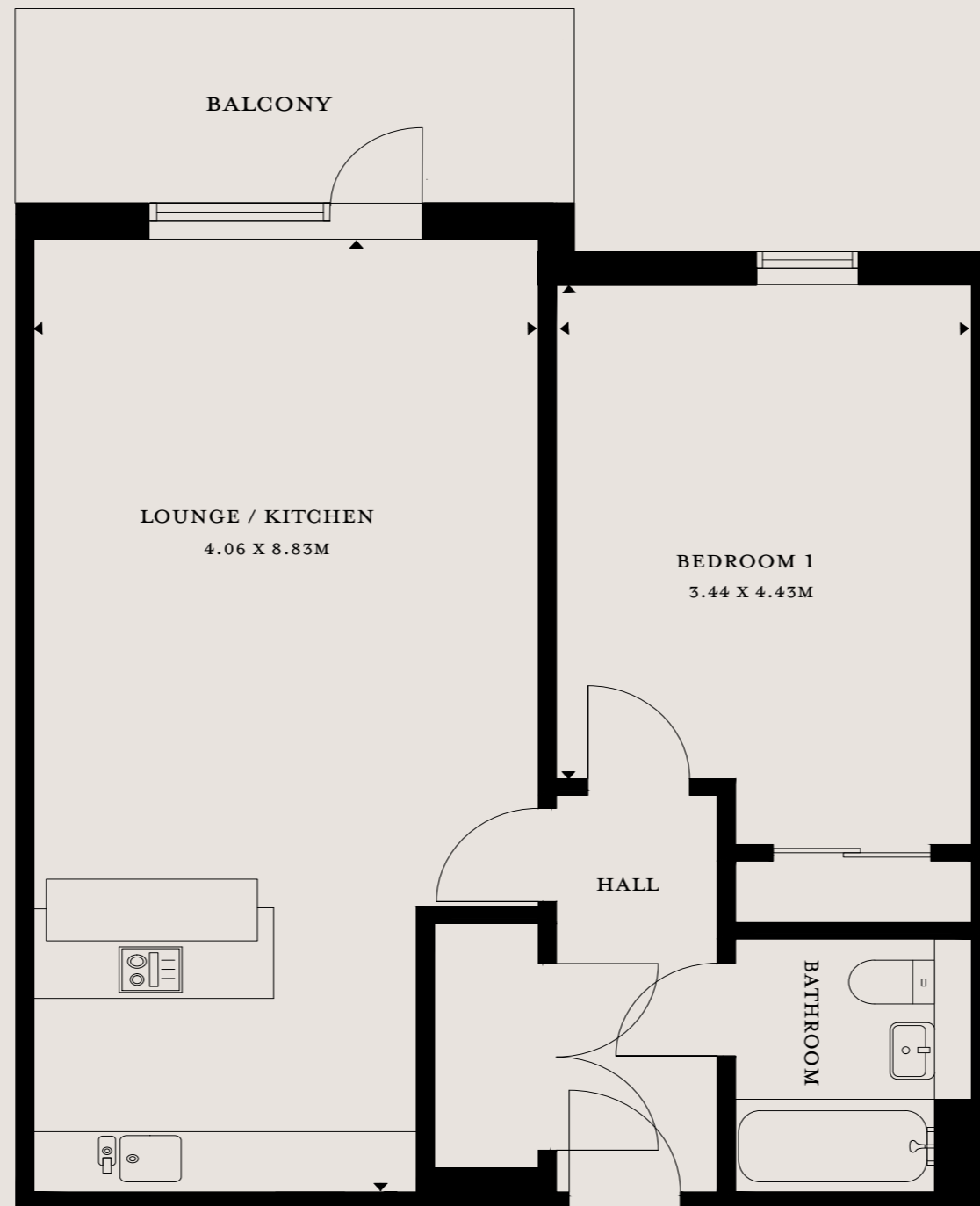
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FIRST FLOOR | PLOT 36



This well considered one-bedroom apartment is the ideal easy to manage home. The bedroom is generous and bright, whilst the kitchen lounge offers the ideal haven to unwind. What's more, the private terrace provides a space to enjoy uninterrupted peace.

FIRST FLOOR | PLOT 30 & 31

**1B5** (BLOCK ONE | PLOT 30 & 31)

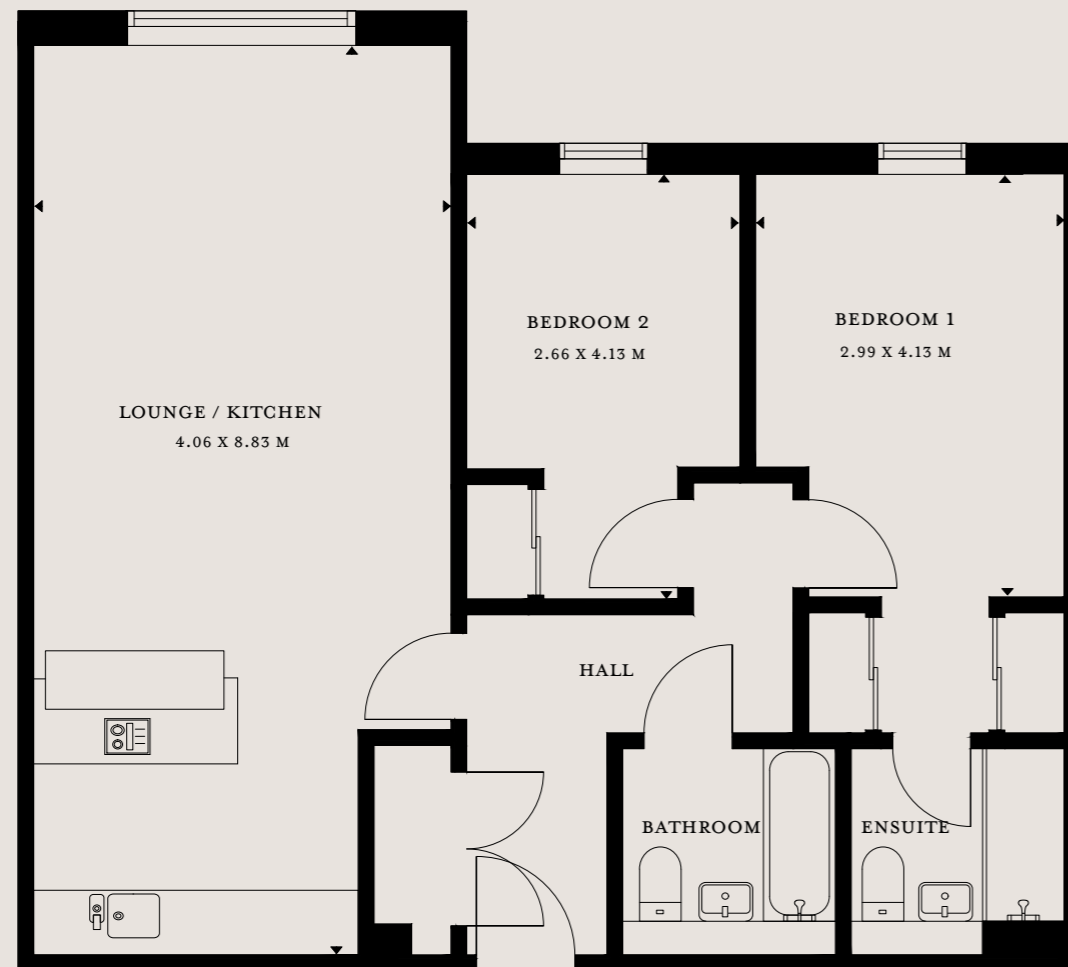
INTERNAL PLOT SIZE - 63.2 SQM | 680 SQFT

BALCONY SIZE - 9 SQM | 97 SQFT

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Discover an one bedroom apartment layout which offers you a comfortable home with highly specified fixtures and fittings throughout. Providing a breakfast bar peninsula in your stylish kitchen, this open plan living area is the perfect setting to relax in. The bathroom offers a contemporary bath over shower and is easily accessible from your bedroom.

GROUND FLOOR | PLOT 15, 16, 17, 18, 20, 23
 FIRST FLOOR | PLOT 24, 27, 28
 SECOND FLOOR | PLOT 37, 40



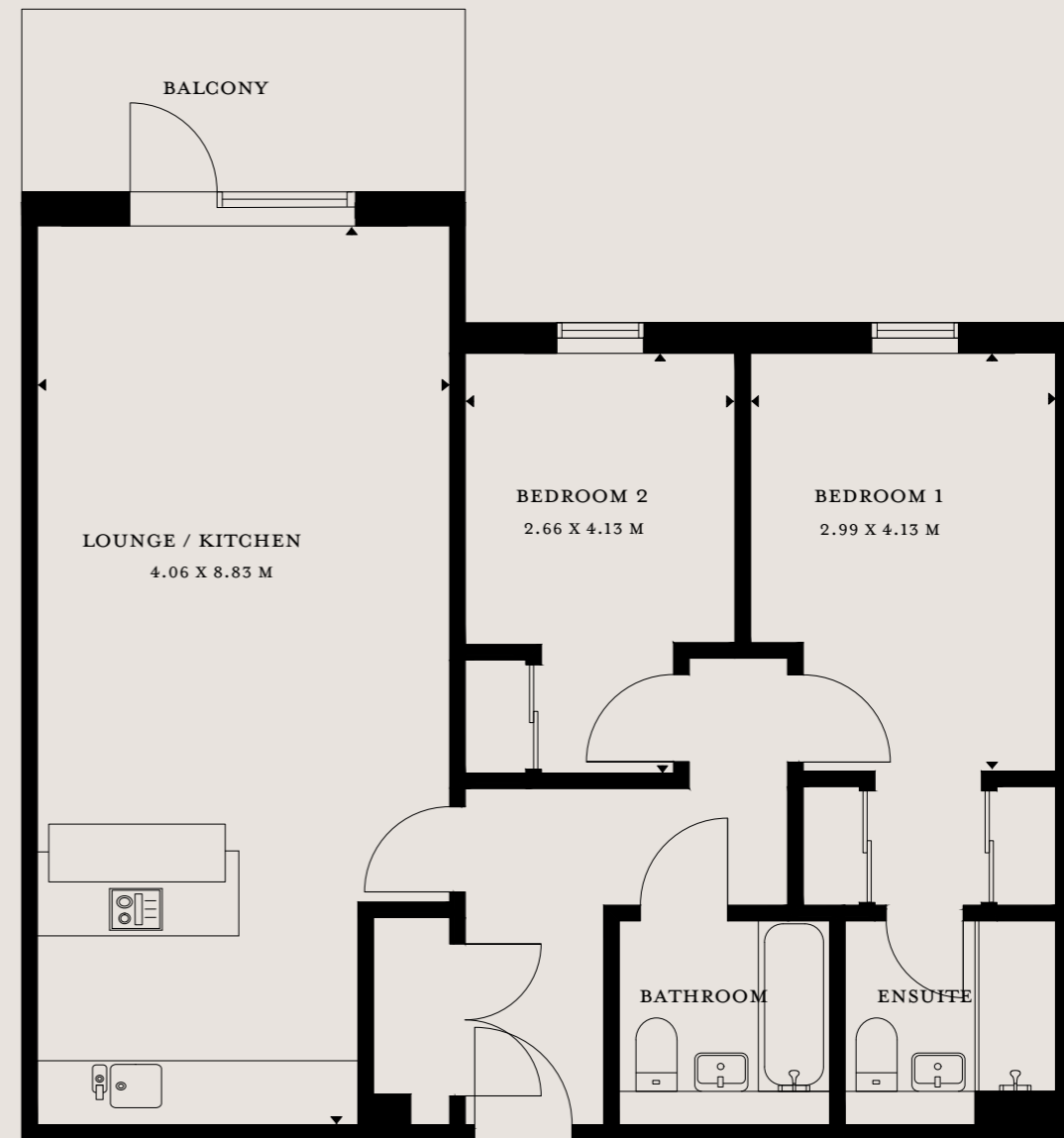
2B3 (BLOCK ONE | PLOT 15, 16, 17, 18, 20, 23, 24, 27, 28, 29, 34, 37, 40, 44)

INTERNAL PLOT SIZE - 81 SQM | 872 SQFT

BALCONY SIZE - 9 SQM | 97 SQFT (PLOT 29, 34, 44)

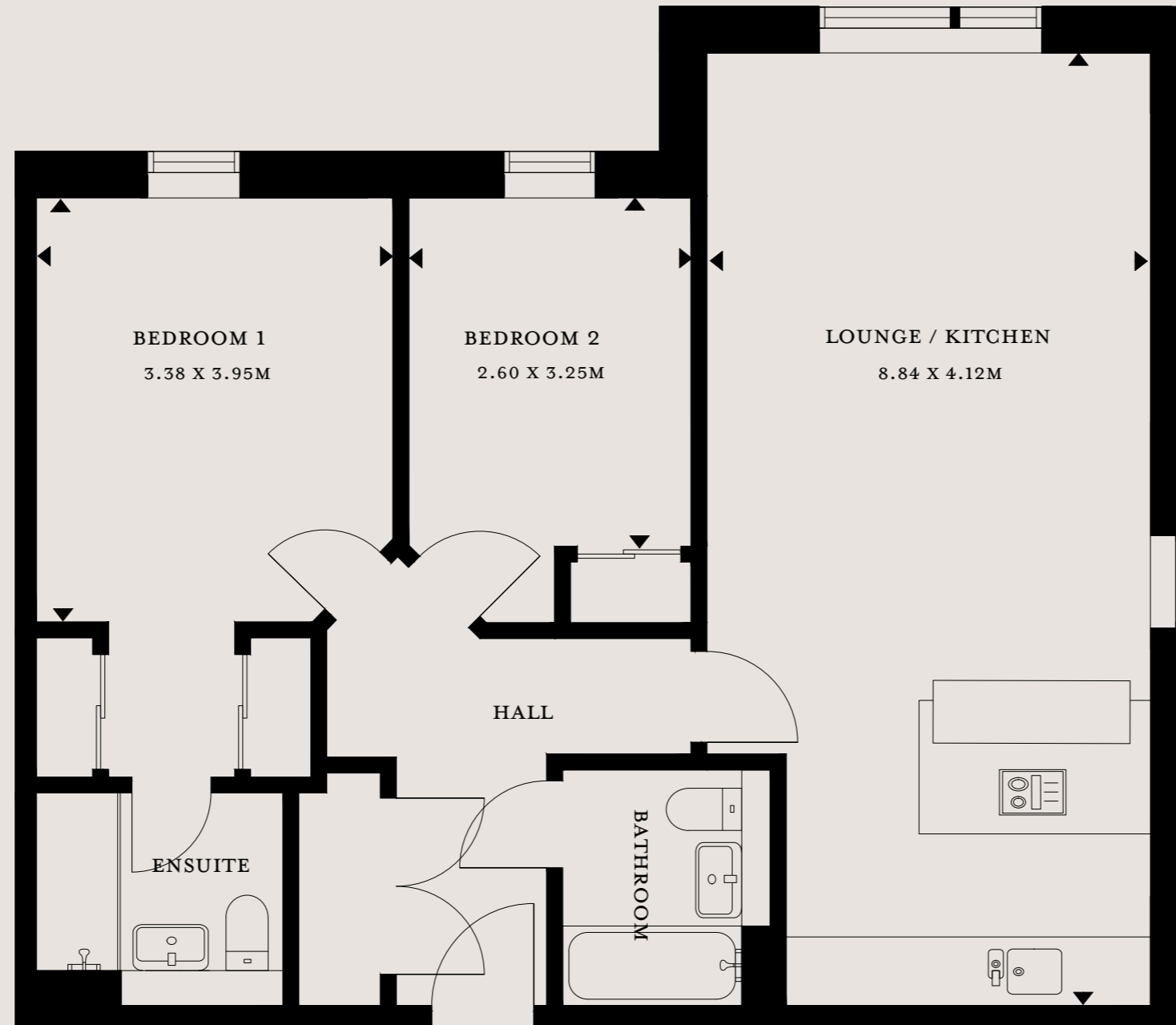
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FIRST FLOOR | PLOT 29 & 34
 SECOND FLOOR | PLOT 44



This two bedroom apartment offers both comfort and style throughout: its open-plan living area is flooded with light and finished to an excellent standard. This meticulously designed layout offers the perfect setting to host family and friends with a spacious lounge and spare bedroom. Your principal bedroom is spacious and benefits from a dressing area and stylish yet convenient ensuite.

GROUND FLOOR | PLOT 6, 7, 8
FIRST FLOOR | PLOT 10, 11, 12



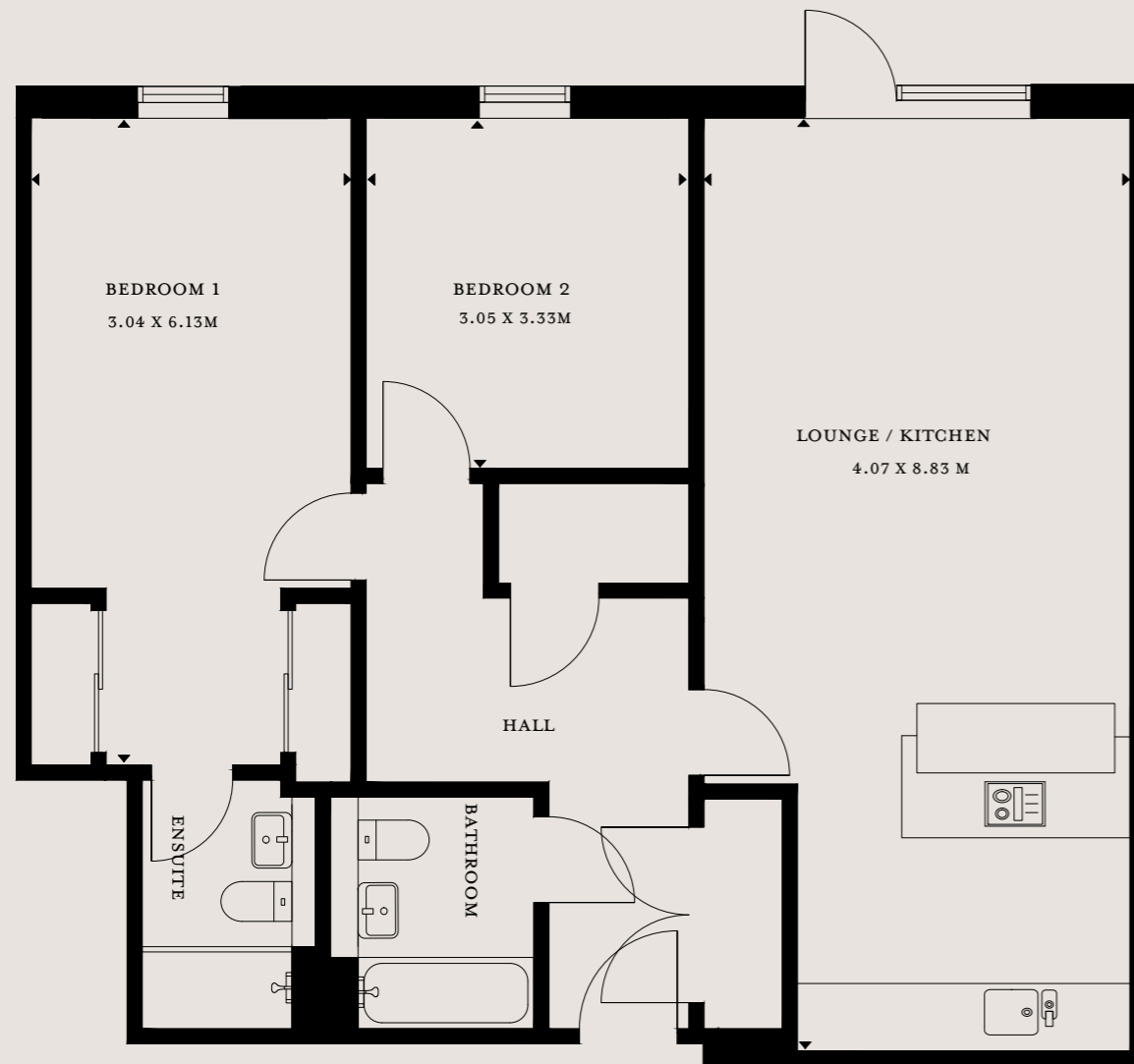
2B4 (BLOCK TWO | PLOT 6, 7, 8, 10, 11, 12)

INTERNAL PLOT SIZE - 83.9 SQM | 903 SQFT

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This well presented two bedroom apartment is the perfect opportunity to live in a generously sized home which offers quality throughout. The airy lounge extends onto the sleek and thoughtfully designed kitchen, comprising a breakfast bar peninsula. Your principal bedroom extends through to a sophisticated dressing area and contemporary ensuite.

GROUND FLOOR | PLOT 19

**2B6** (BLOCK ONE | PLOT 19, 32, 33, 42, 43)

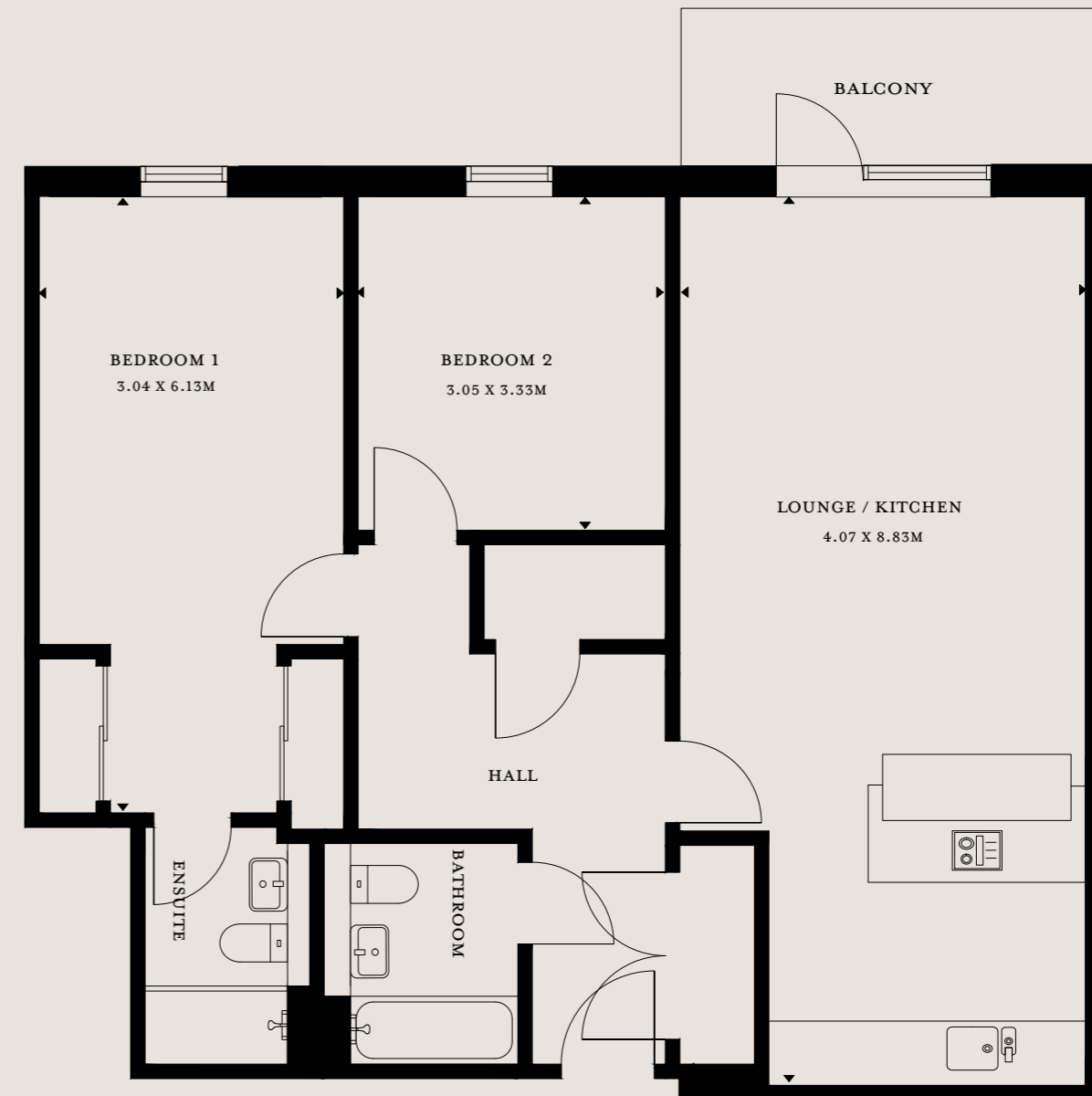
INTERNAL PLOT SIZE - 89 SQM | 958 SQFT

BALCONY SIZE - 9 SQM | 97 SQFT (PLOT 32, 33, 42, 43)

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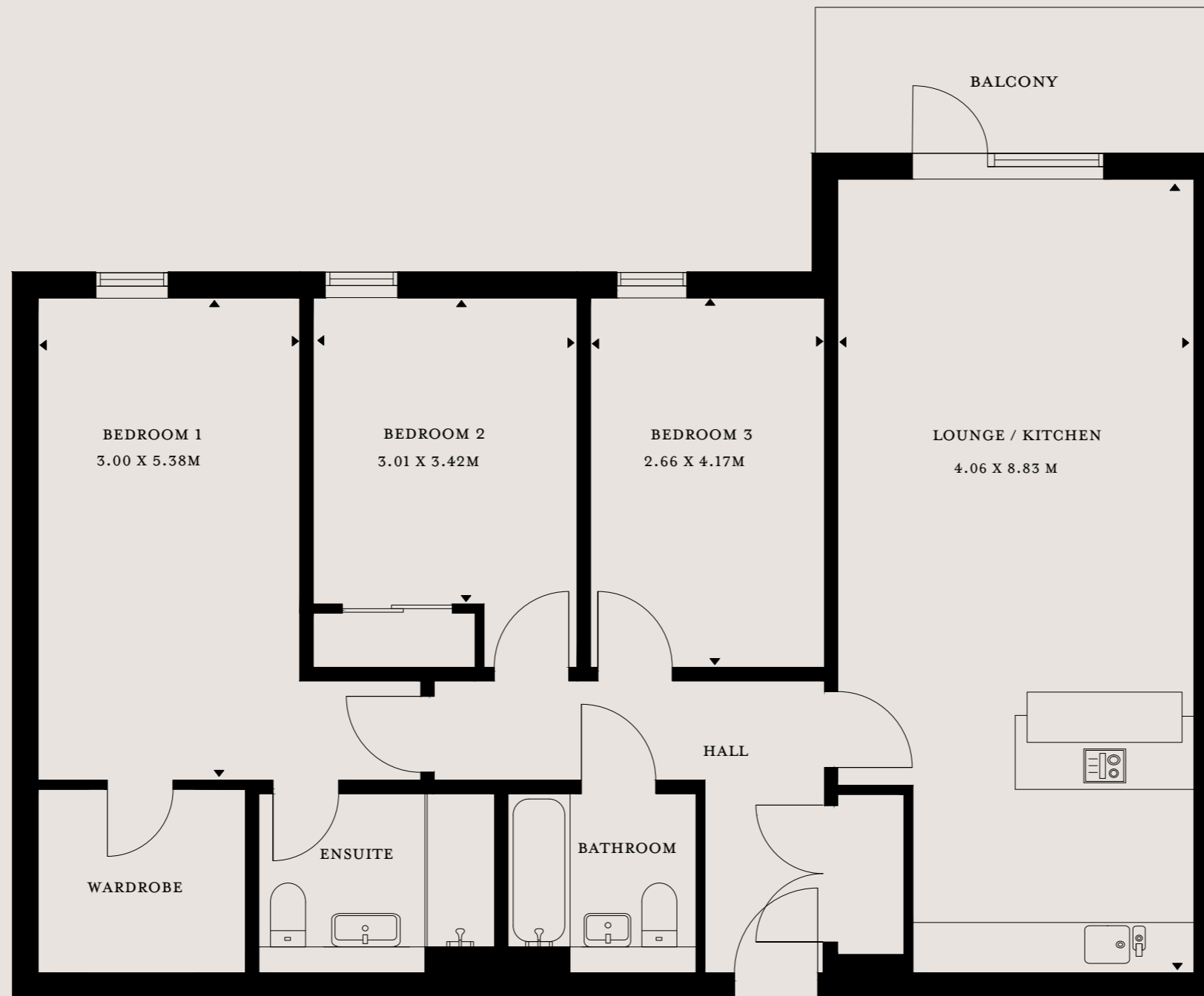
FIRST FLOOR | PLOT 32, 33

SECOND FLOOR | 42, 43



Featuring a kitchen and living area to be proud to invite guests into, this two bedroom apartment is a hard-to-come-by home. With sleek and high quality fittings throughout, this apartment is designed to last for years to come. You will benefit from two spacious bedrooms: both of which comprise excellent built-in wardrobes.

SECOND FLOOR

**3B1** (BLOCK ONE | PLOT 41)

INTERNAL PLOT SIZE - 104.8 SQM | 1128 SQFT

BALCONY SIZE - 9 SQM | 97 SQFT

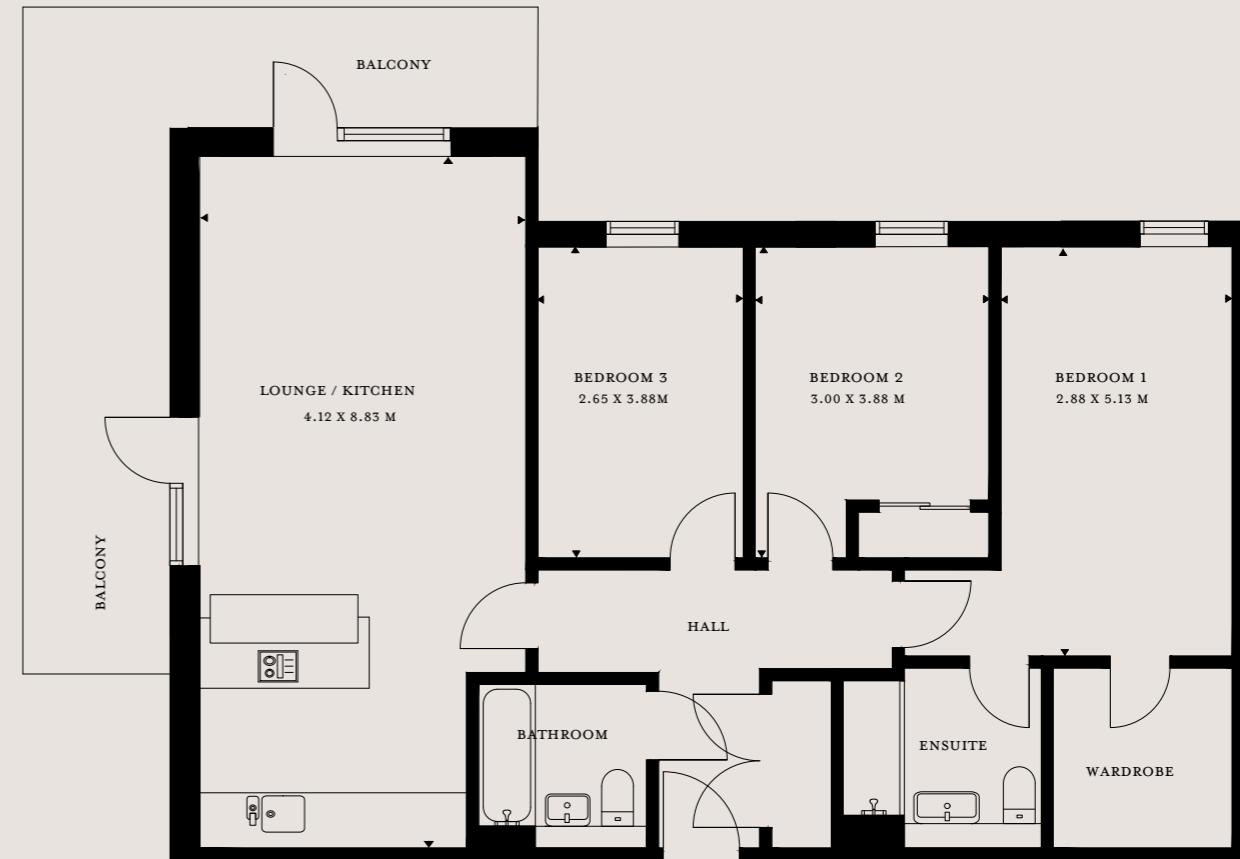
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An incredibly generous layout, this three-bedroom apartment is a wonderful opportunity. The large yet bright kitchen living area is complete with a modern breakfast bar and leads out onto the private terrace. The principal bedroom offers a walk in wardrobe and stylish ensuite, whilst the addition of a third bedroom allows for versatile living.

GROUND FLOOR | PLOT 21



FIRST FLOOR | PLOT 35

**3B2** (BLOCK ONE | PLOT 21 & 35)

INTERNAL PLOT SIZE - 103.6 SQM | 1115 SQFT

BALCONY SIZE - 26 SQM | 280 SQFT (PLOT 35)

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One of the coveted three-bedroom apartments at The Avenue, this home offers not only luxury, but comfort throughout. The combined kitchen living space is bathed in light from two sets of south facing French doors, leading onto the private, peaceful terrace. The principal bedroom is a delight, with a spacious walk in wardrobe and stylish ensuite.





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
- Mirror to bathroom (where no en-suite)
- 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
- Wireless alarm system to ground floor apartments
- 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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