

THE BALGOVE

Plots 158, 160

3 bedroom end-terrace

88.95 sq m / 957.4 sq ft



THE BALGOVE

The semi-detached Balgove offers a flexible layout. It has an inviting foyer, an open plan kitchen/dining area spanning the entire width of the house, a spacious living area, and a convenient ground-floor WC. French doors brighten the kitchen/dining area, seamlessly connecting it to the private garden.

Upstairs, the primary suite offers an en-suite bathroom and built-in wardrobe for maximum practicality, accompanied by two additional bedrooms. A linen cupboard, separate storage space, and a sophisticated family bathroom complete the first floor accommodation.



DIMENSIONS

WIDTH x HEIGHT

| | | |
|------------------|-------------|----------------|
| Lounge | 3215 x 5240 | 10'6" x 17'2" |
| Dining / Kitchen | 5700 x 2825 | 18'8" x 9'3" |
| WC | 1050 x 1885 | 3'5" x 6'2" |
| Bedroom 1 | 3310 x 3415 | 10'10" x 11'2" |
| En-suite | 2340 x 1923 | 7'8" x 6'4" |
| Bedroom 2 | 3165 x 3345 | 10'4" x 10'11" |
| Bedroom 3 | 2425 x 2845 | 7'11" x 9'4" |
| Bathroom | 2335 x 1885 | 7'7" x 6'2" |
| Total area | 88.95 sq m | 957.4 sq ft |

THE BALGOVE FEATURE

Plot 161

3 bedroom semi-detached

88.95 sq m / 957.4 sq ft

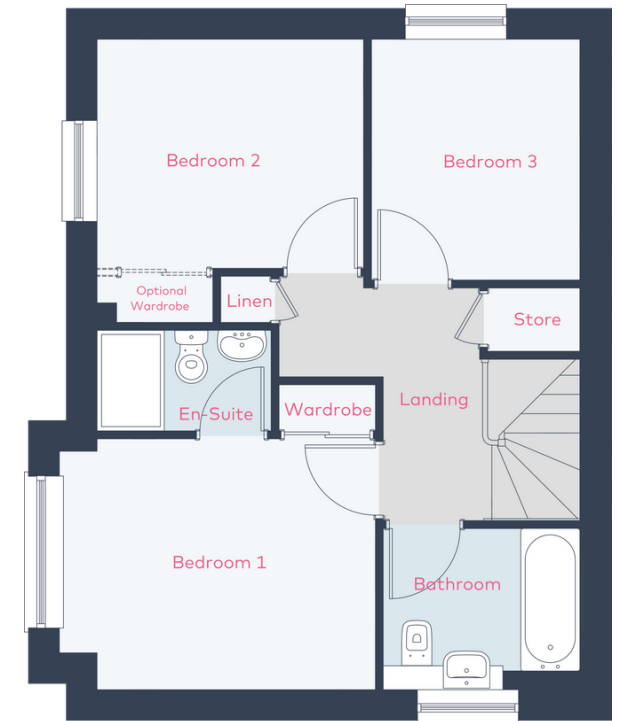
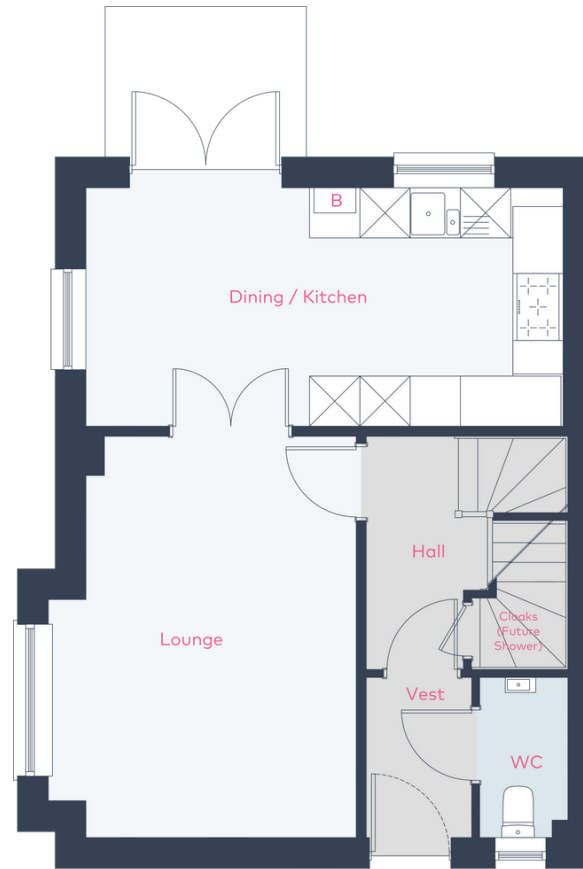


THE BALGOVE FEATURE

The Balgove Feature has a thoughtful layout starting with a welcoming entrance hall which flows into the living room with impressive feature bay window, the perfect space for relaxing or entertaining. The spacious open plan kitchen/dining room spans the full breadth of the house and benefits from French doors which connect directly to the private garden. The downstairs WC and under-stair storage offer additional convenience.

Upstairs the main bedroom has an en-suite bathroom and fitted wardrobes, alongside two additional bedrooms. Completing the first floor is a linen cupboard, separate storage area and an elegant family bathroom.

| DIMENSIONS | WIDTH x HEIGHT | |
|------------------|----------------|----------------|
| Lounge | 3665 x 4790 | 12'0" x 15'8" |
| Dining / Kitchen | 5700 x 2825 | 18'8" x 9'3" |
| WC | 1075 x 1885 | 3'6" x 6'2" |
| Bedroom 1 | 3805 x 2965 | 12'5" x 9'8" |
| En-suite | 2072 x 1800 | 6'9" x 5'11" |
| Bedroom 2 | 3220 x 3345 | 10'6" x 10'11" |
| Bedroom 3 | 2435 x 2845 | 7'11" x 9'4" |
| Bathroom | 2290 x 1885 | 7'6" x 6'2" |
| Total area | 88.95 sq m | 957.4 sq ft |



THE CAIRNIE

Plots 159, 162

3 bedroom semi-detached/terraced

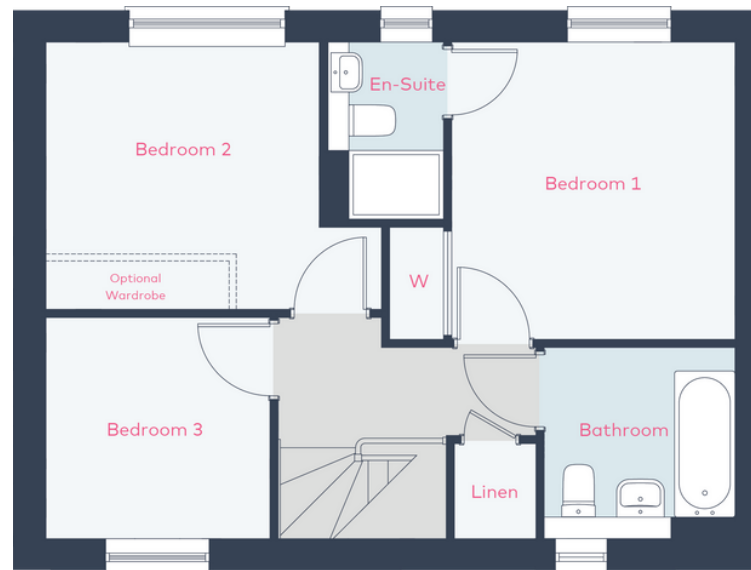
90.3 sq m / 971.9 sq ft



THE CAIRNIE

The Cairnie is a premium family home with three bedrooms offering contemporary living over two levels. The Cairnie boasts a naturally light, open plan kitchen/dining room that leads directly to a separate living and dining space. This impressive room spans the full depth of the property and opens out to the private back garden through French doors. A ground floor WC and cloak room provide additional convenience.

Upstairs, the principal bedroom is furnished with a fitted wardrobe and an en-suite bathroom. Two additional bedrooms, a family bathroom, and additional storage complete the upper floor.



| DIMENSIONS | WIDTH x HEIGHT | |
|------------------|----------------|----------------|
| Living / Dining | 3535 x 5775 | 11'7" x 18'11" |
| Dining / Kitchen | 4345 x 2700 | 14'3" x 8'10" |
| WC | 1075 x 1985 | 3'6" x 6'6" |
| Bedroom 1 | 3325 x 3435 | 10'10" x 11'3" |
| En-suite | 1350 x 2061 | 4'5" x 6'9" |
| Bedroom 2 | 3145 x 3090 | 10'3" x 10'1" |
| Bedroom 3 | 2600 x 2565 | 8'6" x 8'4" |
| Bathroom | 2215 x 2220 | 7'3" x 7'3" |
| Total area | 90.3 sq m | 971.9 sq ft |

THE KINCAPLE

Plots 32, 33

3 bedroom semi-detached

95 sq m / 1022.5 sq ft

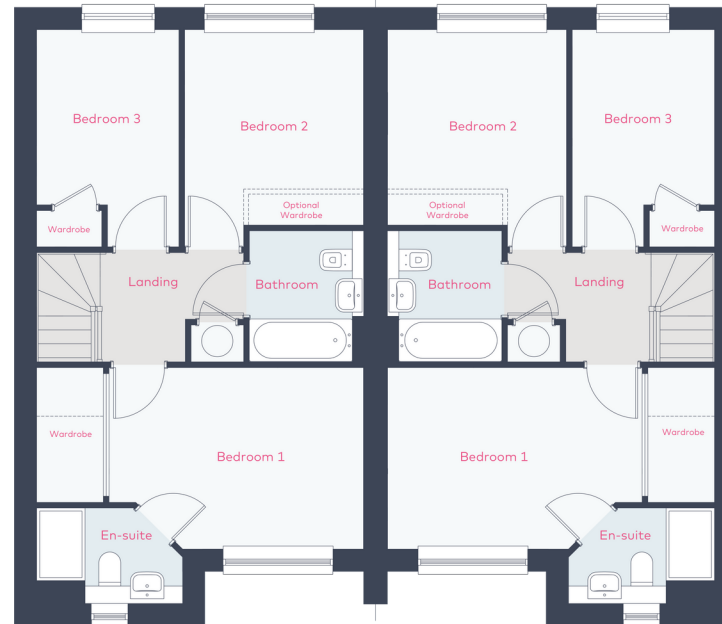


THE KINCAPLE



The Kincaple is a well-proportioned, semi-detached 3 bedroom family home. The ground floor features a welcoming entrance hall, open plan kitchen/dining room with French doors leading to the private garden and separate lounge area. A utility room and downstairs WC add practicality.

Upstairs, the main bedroom has an en-suite bathroom and fitted wardrobe, alongside two further bedrooms. An elegant family bathroom completes the first floor amenities.



| DIMENSIONS | WIDTH x HEIGHT | |
|------------------|----------------|----------------|
| Lounge | 4245 x 4895 | 13'11" x 16'0" |
| Kitchen / Dining | 3450 x 3540 | 11'3" x 11'7" |
| Utility | 1815 x 1765 | 5'11" x 5'9" |
| WC | 1815 x 1680 | 5'11" x 5'6" |
| Bedroom 1 | 4185 x 2970 | 13'8" x 9'8" |
| En-suite | 2410 x 1578 | 7'11" x 5'2" |
| Bedroom 2 | 2960 x 3560 | 9'8" x 11'8" |
| Bedroom 3 | 2310 x 3560 | 7'6" x 11'8" |
| Bathroom | 1920 x 2165 | 6'3" x 7'1" |
| Total area | 95 sq m | 1022.5 sq ft |

All dimensions are shown as maximum. Wet rooms include showers or baths. Kitchens, where open plan, are taken to breakfast bars/worktops. All images used are for illustrative purposes only. All images and dimensions are not intended to form part any contract or warranty.

THE BOWHOUSE

Plots 163, 164

4 bedroom detached
141 sq m / 1517.7 sq ft



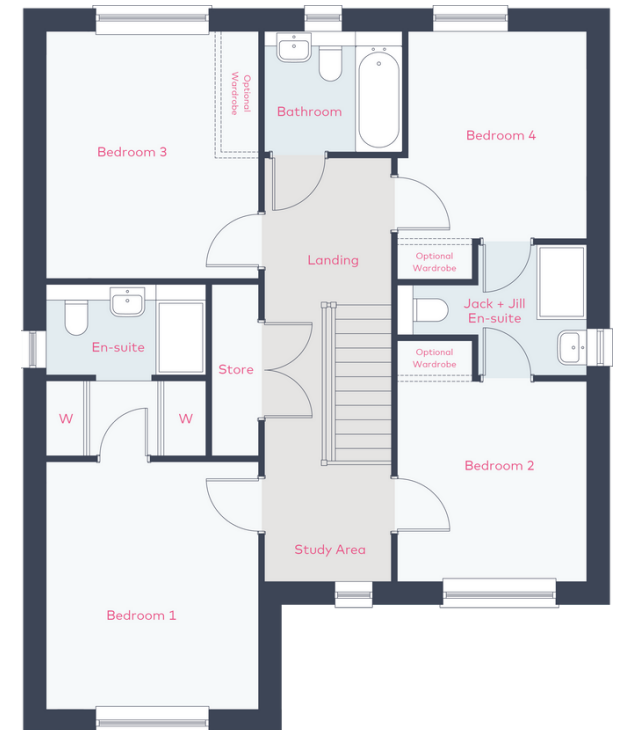
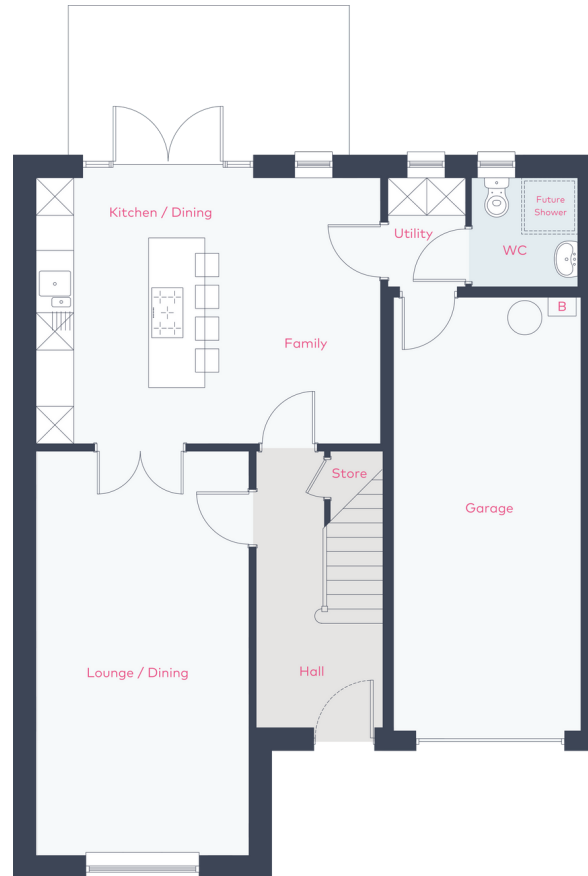
THE BOWHOUSE



The Bowhouse is a spacious home with integrated garage, ideal for growing families. The ground floor boasts an expansive kitchen and family/dining area complete with a central cooking peninsula/breakfast bar and French doors leading to the private garden. A separate lounge provides the perfect space for relaxing or entertaining. An under-stair cupboard, WC and utility room offer ample downstairs storage and convenience.

Upstairs, the main bedroom has an en-suite bathroom and luxurious walk in wardrobe. There are three additional bedrooms. Bedrooms 2 and 4 benefit from a Jack & Jill en-suite shower room. A convenient study area, storage cupboard and sophisticated family bathroom complete the amenities on the first floor.

| DIMENSIONS | WIDTH x HEIGHT | |
|----------------------|----------------|----------------|
| Lounge / Dining | 3395 x 6445 | 11'1" x 21'1" |
| Kitchen / Family | 5505 x 4250 | 18'0" x 13'11" |
| Utility | 1230 x 1700 | 4'0" x 5'6" |
| Garage | 3000 x 7000 | 9'10" x 22'11" |
| WC | 1685 x 1700 | 5'6" x 5'6" |
| Bedroom 1 | 3395 x 3935 | 11'1" x 12'10" |
| En-suite | 2560 x 1450 | 8'5" x 4'9" |
| Bedroom 2 | 2995 x 3180 | 9'9" x 10'5" |
| Bedroom 3 | 3395 x 3930 | 11'1" x 12'10" |
| Bedroom 4 | 2810 x 3290 | 9'2" x 10'9" |
| Jack + Jill En-suite | | |
| Bathroom | 2115 x 2030 | 6'11" x 6'7" |
| Total area | 141 sq m | 1517.7 sq ft |
| Garage floor area | 21 sq m | 226 sq ft |



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THE ARDROSS

Plots 1, 31, 165

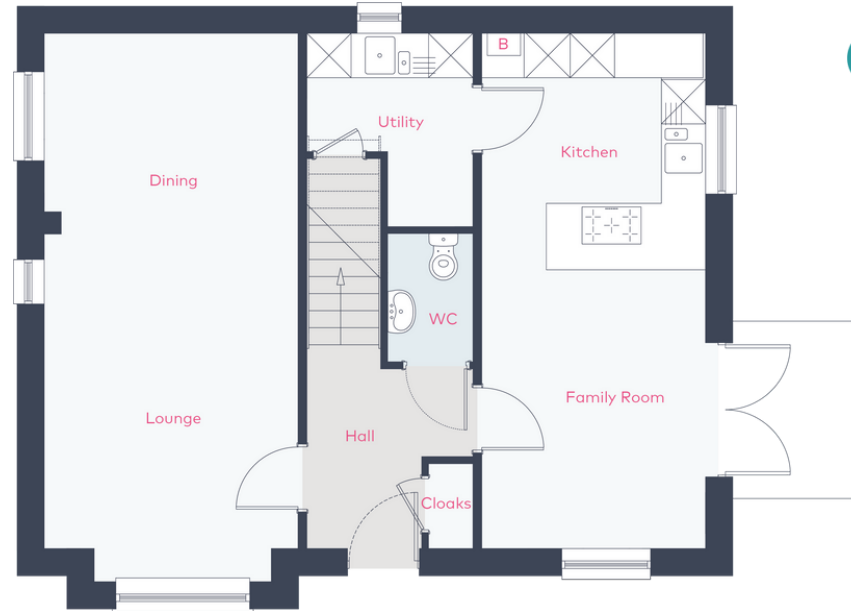
4 bedroom detached
124 sq m / 1334.7 sq ft



THE ARDROSS

The Ardross is a unique four bedroom family home, boasting an open plan kitchen and family room with a breakfast bar area and French doors to the garden. Spanning the full length of the house, a separate lounge and dining room provide the perfect space for relaxing or entertaining. A utility room, downstairs WC and cloakroom add practicality.

Upstairs the main bedroom has an en suite and fitted wardrobes with three further bedrooms offering optional fitted wardrobe space. Completing the first floor is a linen cupboard and elegant family bathroom.



| DIMENSIONS | WIDTH x HEIGHT | |
|------------------|----------------|----------------|
| Dining / Lounge | 3420 x 7415 | 11'2" x 24'3" |
| Kitchen / Family | 3020 x 6965 | 9'10" x 22'10" |
| Utility | 2255 x 2585 | 7'4" x 8'5" |
| WC | 1130 x 1690 | 3'8" x 5'6" |
| Bedroom 1 | 3430 x 3455 | 11'3" x 11'4" |
| En-suite | 2055 x 1350 | 6'9" x 4'5" |
| Bedroom 2 | 3070 x 3730 | 10'0" x 12'2" |
| Bedroom 3 | 3070 x 3110 | 10'0" x 10'2" |
| Bedroom 4 | 3430 x 2370 | 11'3" x 7'9" |
| Bathroom | 2215 x 1895 | 7'3" x 6'2" |
| Total area | 124 sq m | 1334.7 sq ft |



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