

RIVERSIDE QUARTER

MUGIEMOSS ROAD, ABERDEEN



A FANTASTIC DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES IN ABERDEEN



BARRATT
HOMES



WELCOME TO RIVERSIDE QUARTER

CITY LIVING, COUNTRY LIFE

In Aberdeen city centre, Riverside Quarter is a vibrant new community of contemporary homes located within the city, with the countryside on your doorstep. This fantastic development of family homes enjoys an excellent selection of shops, restaurants and leisure amenities, all within easy reach.

The development will comprise a range of 2, 3 & 4 bedroom homes to suit every taste. Design expertise is one of our great strengths and over the years we have planned and built many developments, each one as individual as its location; yet they all share our commitment to providing an exceptional living environment for you. Riverside Quarter is no exception.

If you're looking for a new family home surrounded by beautiful countryside but within easy reach of the city, then you'll be sure to find it at Riverside Quarter.





LOCAL AMENITIES

A popular and vibrant suburb of Aberdeen with everything you need for day-to-day living close at hand, it's easy to see why Bucksburn is so sought after. Nearby there is a selection of local amenities such as supermarkets, health centres and restaurants so that your daily needs are catered for.

Living in Bucksburn means there's plenty of ways to spend your leisure time too. With the River Don, golf course, leisure club and AECC, plus acres of beautiful countryside on the doorstep, enjoying the great outdoors is made easy. For a change of pace, Aberdeen city centre is only a short drive away and offers facilities like bowling, cinemas, shopping centres, a theatre and art galleries.

TRANSPORT LINKS

Wherever you're heading, Bucksburn is a great place to start from, with good road, rail and air links all close by.

For drivers, Aberdeen city centre, along with its railway station and bus station, is only about 4 miles away. Aberdeen International airport offers flights to a large number of destinations and is also only 4 miles away from the development. Living at Riverside Quarter means the countryside and the city are all within reach.





INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Riverside Quarter are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living. Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings. Kitchens, carpets and wardrobes can be customised (subject to build stage) so you can have your new home exactly the way you want it.





THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.



THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt is Britain's best-known house builder. We've been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

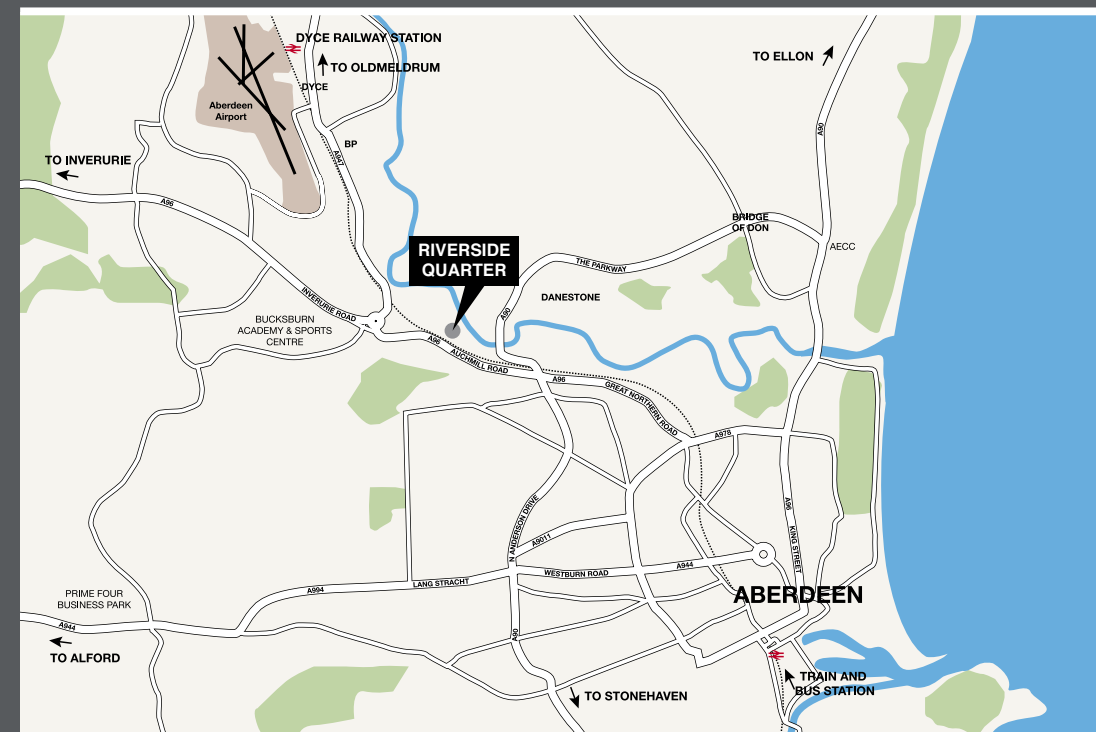
As a 5 Star Housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>





DIRECTIONS

RIVERSIDE QUARTER, MUGIEMOSS ROAD, ABERDEEN AB21 9PA












barratthomes.co.uk
01224 713570

RIVERSIDE QUARTER, ABERDEEN

DEVELOPMENT LAYOUT



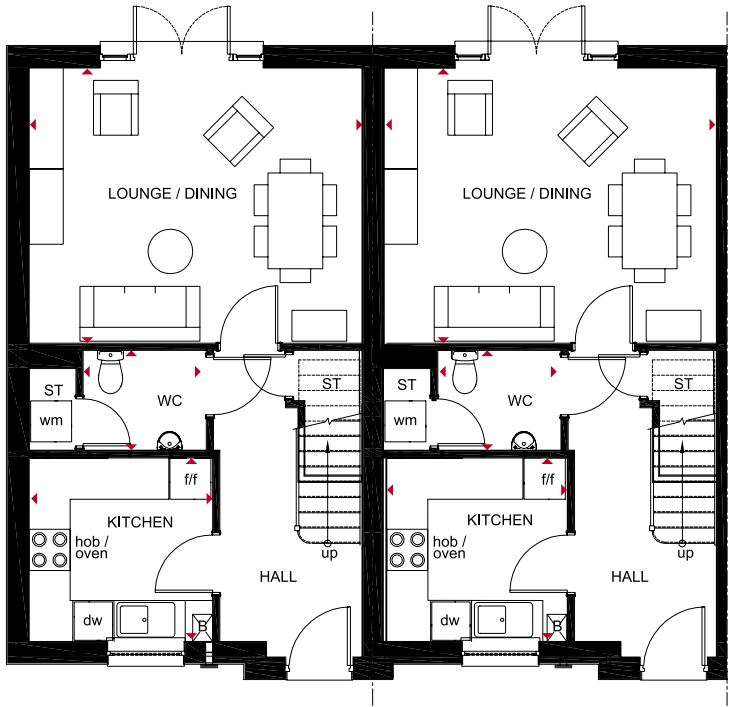
- | | | | | |
|--|---|--|--|--|
|  Balfour
2 bedroom house |  Fyvie
2 bedroom house |  Forbes
3 bedroom house |  Brodie
3 bedroom house |  Balmoral
4 bedroom house |
|  Drummond
4 bedroom house |  Apartments
2 bedroom apartments |  Dunrobin
3 bedroom house |  Fenton
4 bedroom house |  Invercauld
4 bedroom house |

BRODIE

3 BEDROOM TERRACED HOUSE



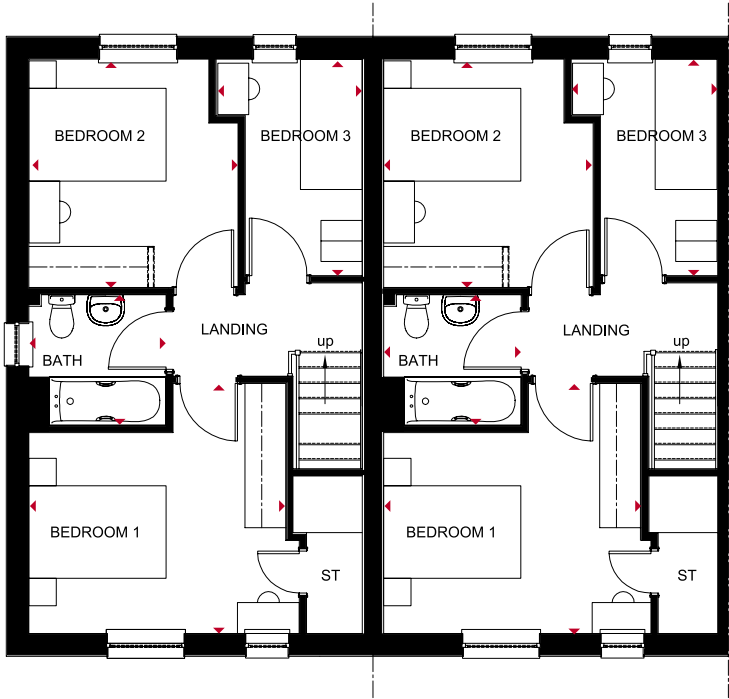
- An attractive three bedroom home offering spacious lounge and dining area with French doors leading to the garden
- Ground floor also features kitchen and WC
- First floor offers two beautiful double bedrooms, a single bedroom and bathroom



Ground Floor

Lounge/Dining	4857 x 4013mm	15'11" x 13'2"
Kitchen	2678 x 2678mm	8'9" x 8'9"
WC	1798 x 1456mm	5'11" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3940 x 3644mm	12'11" x 11'11"
Bedroom 2	3329 x 3046mm	10'11" x 10'0"
Bedroom 3	3154 x 2131mm	10'4" x 7'0"
Bathroom	1997 x 1900mm	6'7" x 6'3"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

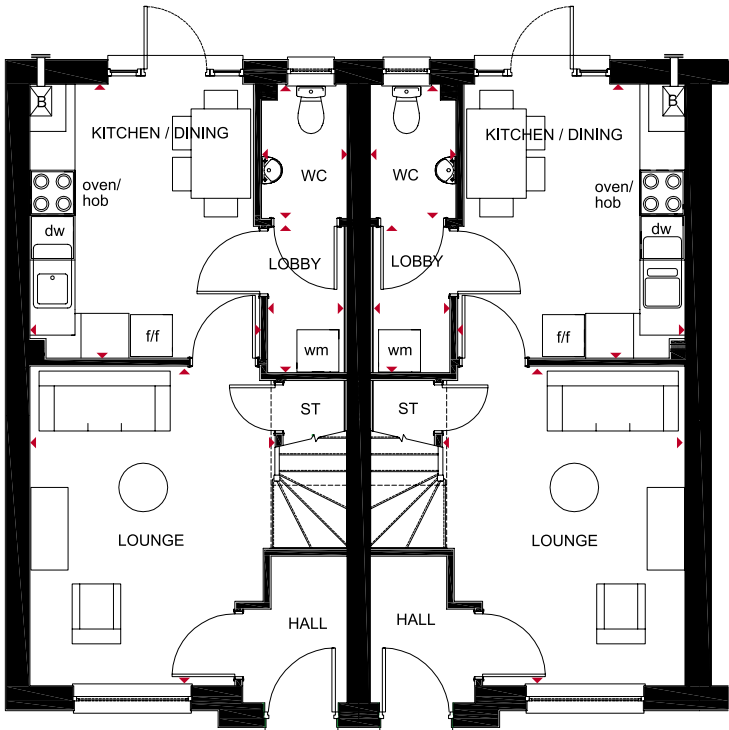
f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location

FORBES 1

3 BEDROOM TERRACED HOME



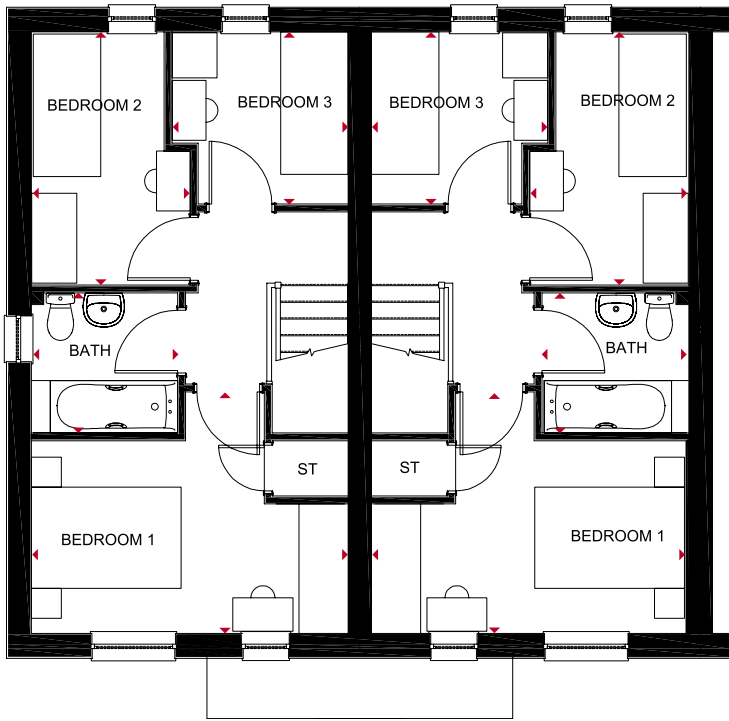
- A three bedroom home with open-plan kitchen/dining area
- Ground floor also has comfortable lounge and WC
- On the first floor is a double bedroom, two single bedrooms and a bathroom



Ground Floor

Lounge	4269 x 3272mm	14'0" x 10'9"
Kitchen/Dining	3657 x 3069mm	12'0" x 10'1"
Lobby	1950 x 1021mm	6'5" x 3'4"
WC	1794 x 1144mm	5'11" x 3'9"

(Approximate dimensions)



First Floor

Bedroom 1	4232 x 3225mm	13'11" x 10'7"
Bedroom 2	3379 x 1774mm	11'1" x 5'10"
Bedroom 3	2353 x 2298mm	7'9" x 7'6"
Bathroom	1956 x 1868mm	6'5" x 6'2"

(Approximate dimensions)

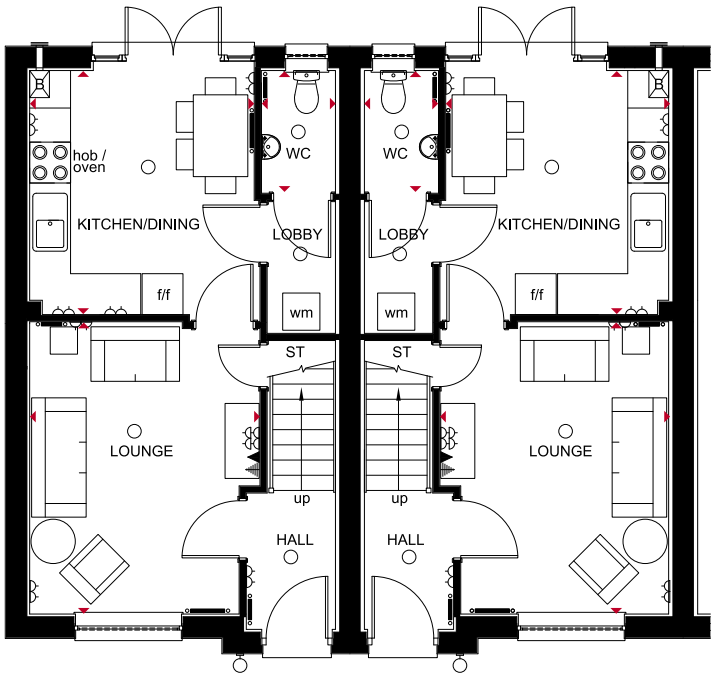
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BALFOUR

2 BEDROOM SEMI-DETACHED OR TERRACED HOME



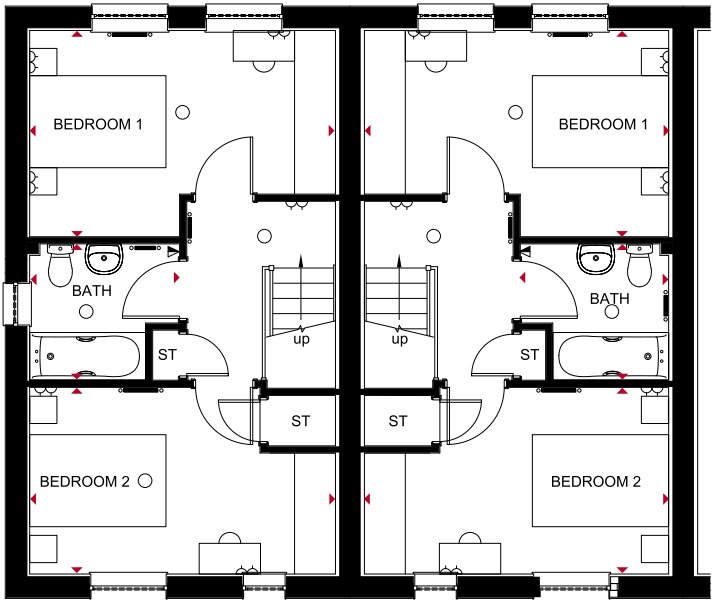
- An attractive 2 bedroom home offering quality kitchen/dining area with French doors leading to the garden
- Ground floor also features comfortable lounge and WC
- First floor offers two beautiful double bedrooms plus bathroom



Ground Floor

Kitchen/ Dining Room	3580 x 3270mm	11'9" x 10'9"
Lounge	4288 x 3355mm	14'1" x 11'0"
WC	1800 x 1088mm	5'11" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	4463 x 3025mm	14'8" x 9'11"
Bedroom 2	4463 x 2738mm	14'8" x 9'0"
Bathroom	2175 x 2000mm	7'2" x 6'7"

(Approximate dimensions)

KEY

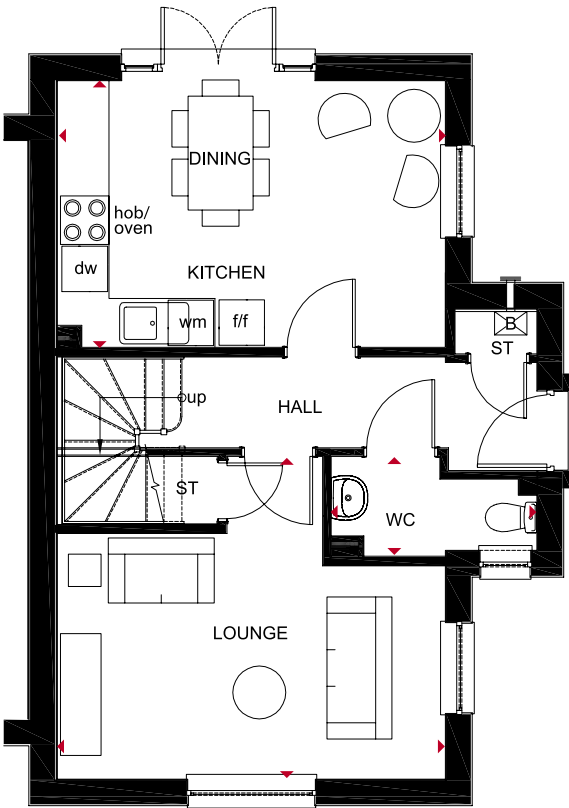
- | | | | |
|--------------------------|----------------------|--------------------------|--------------------------|
| ○ Light fitting | ▲ T.V. aerial socket | B Boiler | f/f Fridge/freezer space |
| ◊ Electric socket | ▲ Shaver socket | ST Store | ◄ Dimension location |
| ◄ Telephone outlet point | — Radiator | wm Washing machine space | |

DUNROBIN

3 BEDROOM TERRACED HOUSE



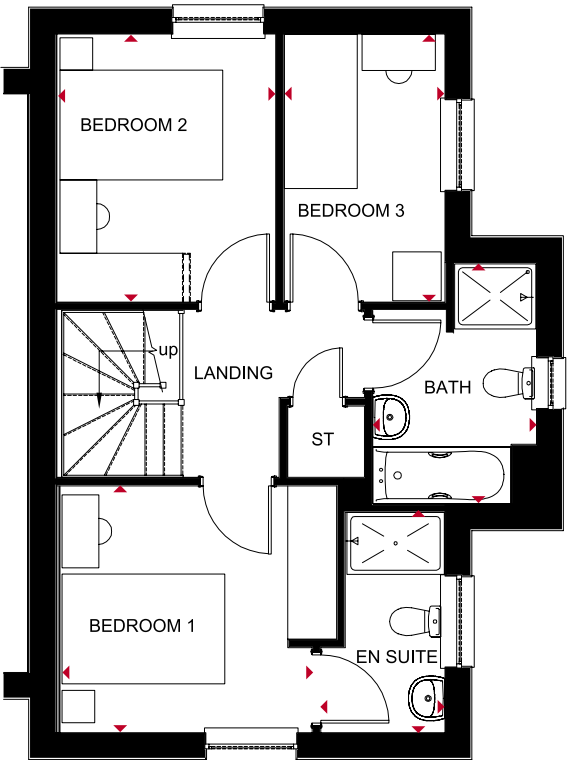
- An attractive three bedroom home offering quality kitchen with dining area and French doors leading to the garden
- Ground floor also features comfortable lounge, WC and central staircase
- First floor offers a spacious master bedroom with en suite, a double bedroom, a single bedroom and bathroom



Ground Floor

Lounge	4735 x 3969mm	15'6" x 13'0"
Kitchen/Dining	4735 x 3282mm	15'6" x 10'9"
WC	2529 x 1227mm	8'4" x 4'0"

(Approximate dimensions)



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	2708 x 1529mm	8'11" x 5'0"
Bedroom 2	3296 x 2651mm	10'10" x 8'8"
Bedroom 3	3296 x 1979mm	10'10" x 6'6"
Bathroom	3296 x 2014mm	10'10" x 6'7"

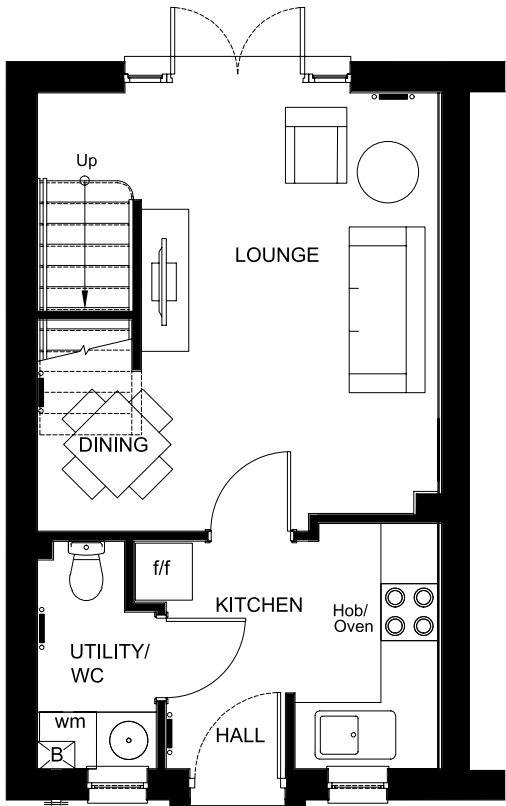
(Approximate dimensions)

KEY			
B	Boiler	f/f	Fridge/freezer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	◀▶	Dimension location

2 BEDROOM TERRACED HOME



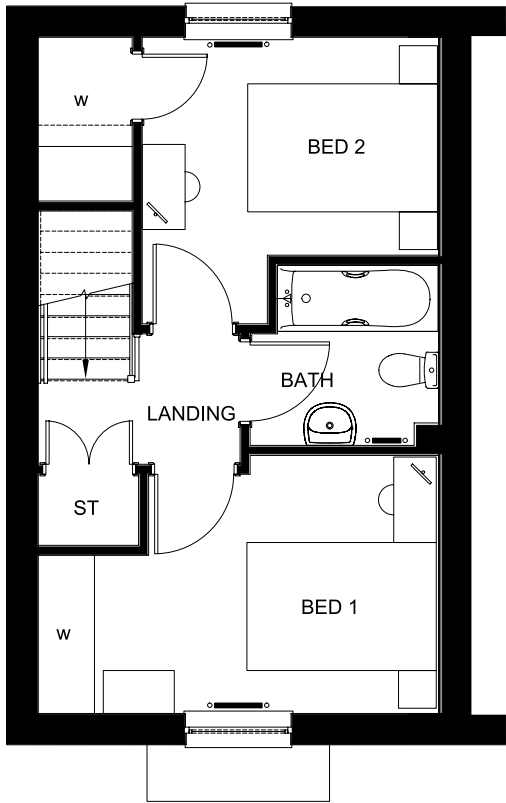
- An attractive two bedroom home featuring a dining area with airy lounge leading to the rear garden via French doors
- Ground floor also has a quality kitchen and utility room
- First floor offers two double bedrooms and family bathroom



Ground Floor

Lounge/ Dining Area	4732 x 3089mm	15'6" x 10'2"
Kitchen	2847 x 2560mm	9'4" x 8'5"
Utility/WC	2375 x 1236mm	7'10" x 4'1"

(Approximate dimensions)



First Floor

Bedroom 1	4188 x 2692mm	13'9" x 8'10"
Bedroom 2	3089 x 2270mm	10'2" x 7'5"
Bathroom	1901 x 1700mm	6'3" x 5'7"

(Approximate dimensions)

KEY

- Radiator
- B Boiler
- ST Store

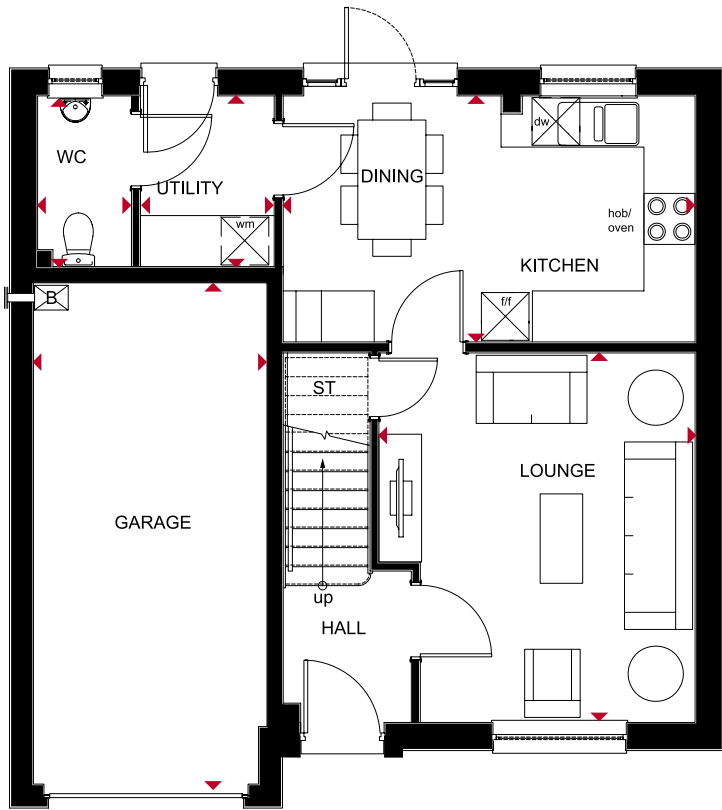
wm Washing machine space
f/f Fridge/freezer space

INVERCAULD

4 BEDROOM DETACHED HOME



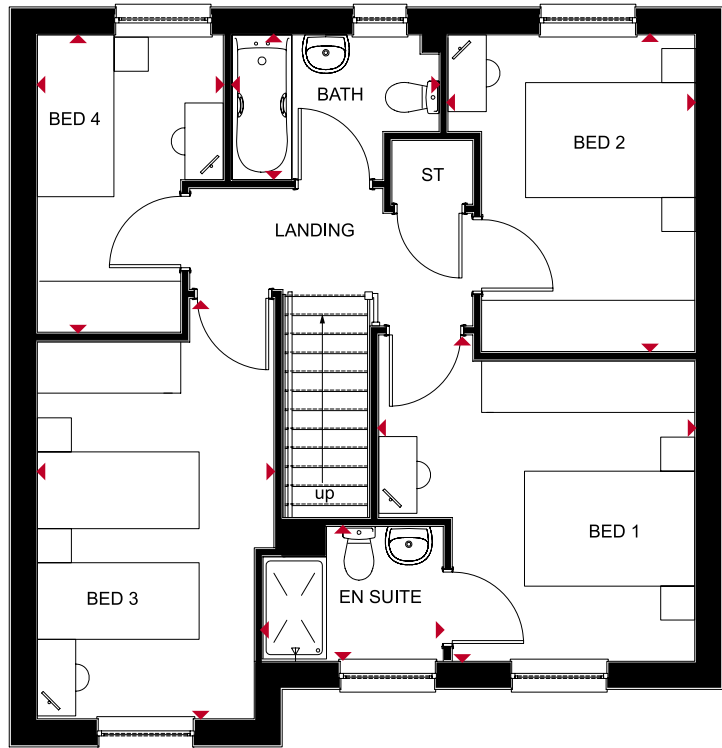
- Generous, front-aspect lounge with room for all the family to relax
- Open-plan fitted kitchen with dining area and access to the rear garden, and a separate utility room and WC
- Integral garage for added security and convenience
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	3712 x 4339mm	12'2" x 14'3"
Kitchen/Dining	4837 x 2888mm	15'10" x 9'6"
Utility	1572 x 1966mm	5'2" x 6'5"
WC	1103 x 1966mm	3'7" x 6'5"
Garage	2743 x 5885mm	9'0" x 19'4"

(Approximate dimensions)



First Floor

Bedroom 1	3712 x 3834mm	12'2" x 12'7"
En Suite	2117 x 1584mm	6'11" x 5'2"
Bedroom 2	2898 x 3717mm	9'6" x 12'2"
Bedroom 3	2780 x 4937mm	9'1" x 16'2"
Bedroom 4	2184 x 3492mm	7'2" x 11'5"
Bathroom	2430 x 1700mm	8'0" x 5'7"

(Approximate dimensions)

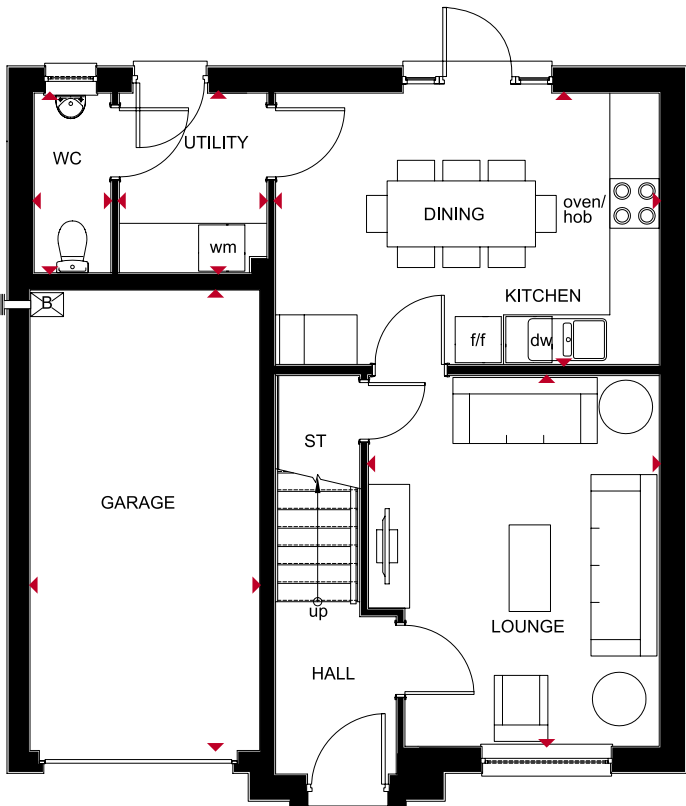
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

FENTON

4 BEDROOM DETACHED HOME



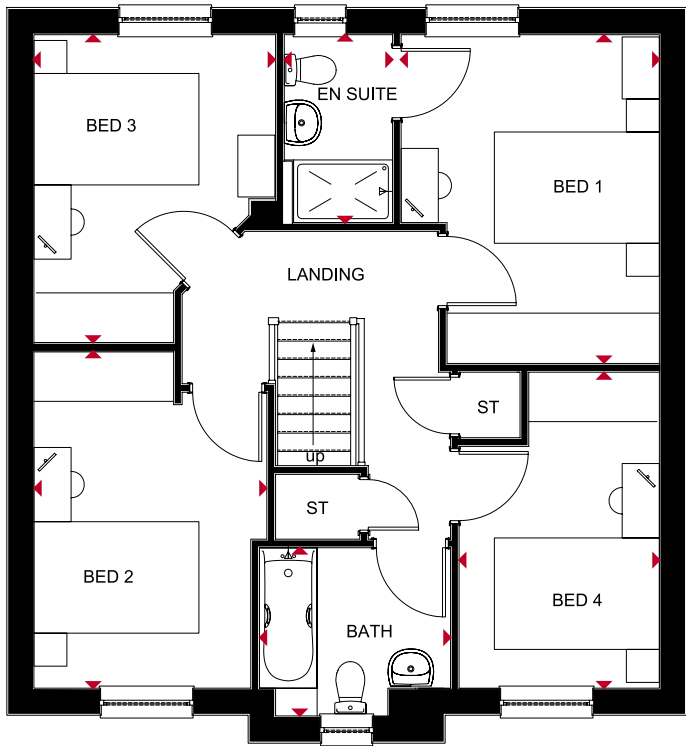
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

(Approximate dimensions)



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

(Approximate dimensions)

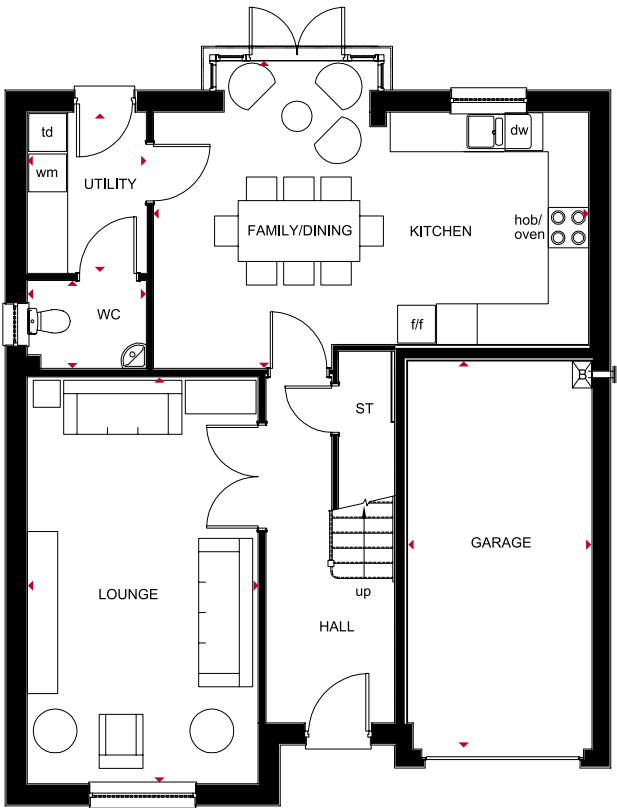
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DRUMMOND

4 BEDROOM DETACHED HOME



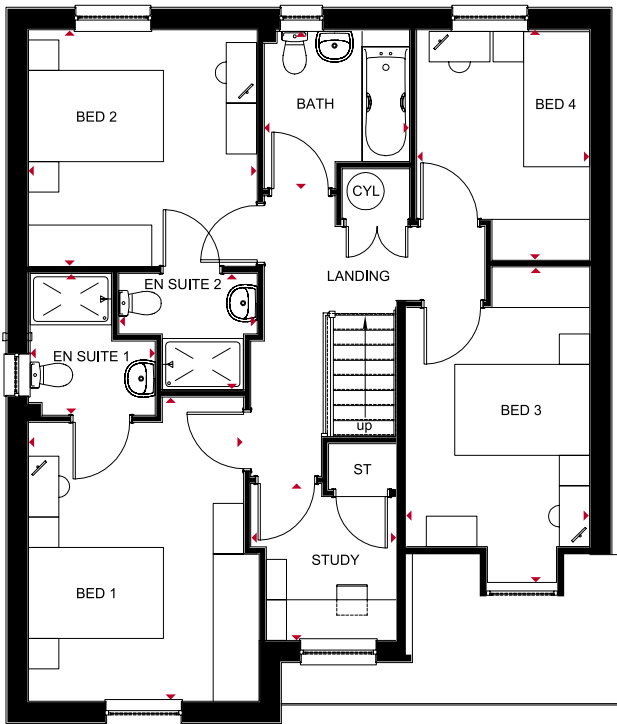
- A stylish four bedroom home with family kitchen and dining area, full-height glazed bay opening onto the rear garden, and an adjoining utility room
- Bright and airy lounge also located on the ground floor
- First floor has three double bedrooms, the master and bedroom two with en suite shower rooms, a single bedroom, study and family bathroom
- This family home also comes with an integral garage



Ground Floor

Lounge	6021 x 3417mm	19'9" x 11'3"
Kitchen/ Family Room	6444 x 4555mm	21'2" x 14'11"
WC	1763 x 1300mm	5'9" x 4'3"
Utility	2389 x 1763mm	7'10" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	4503 x 3417mm	14'9" x 11'3"
En Suite 1	2100 x 1878mm	6'11" x 6'2"
Bedroom 2	3510 x 3388mm	11'6" x 11'1"
En Suite 2	1725 x 2050mm	5'8" x 6'9"
Bedroom 3	4671 x 2709mm	15'4" x 8'11"
Bedroom 4	3414 x 2564mm	11'2" x 8'5"
Study	2323 x 2145mm	7'7" x 7'0"
Bathroom	2354 x 2150mm	7'9" x 7'1"

(Approximate dimensions)

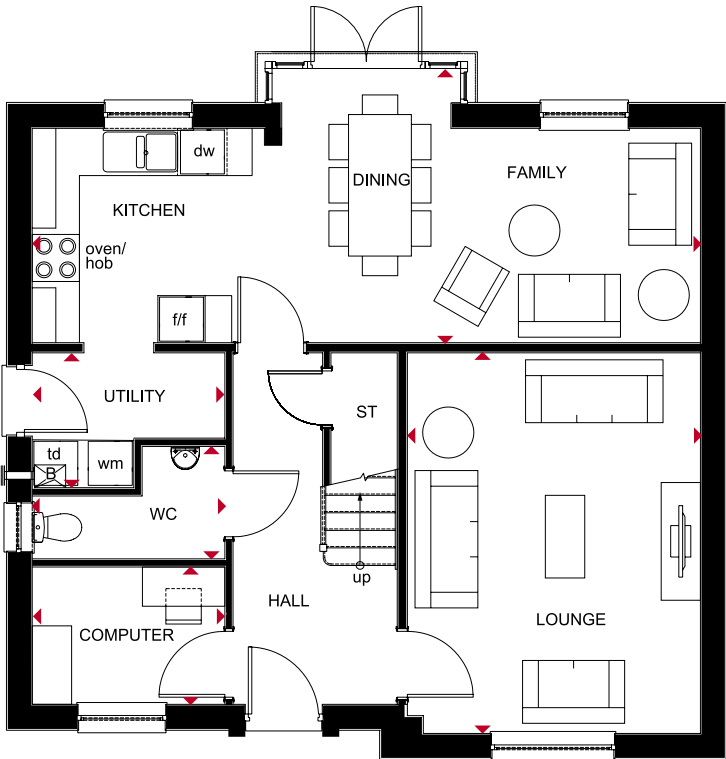
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

BALMORAL

4 BEDROOM DETACHED HOME



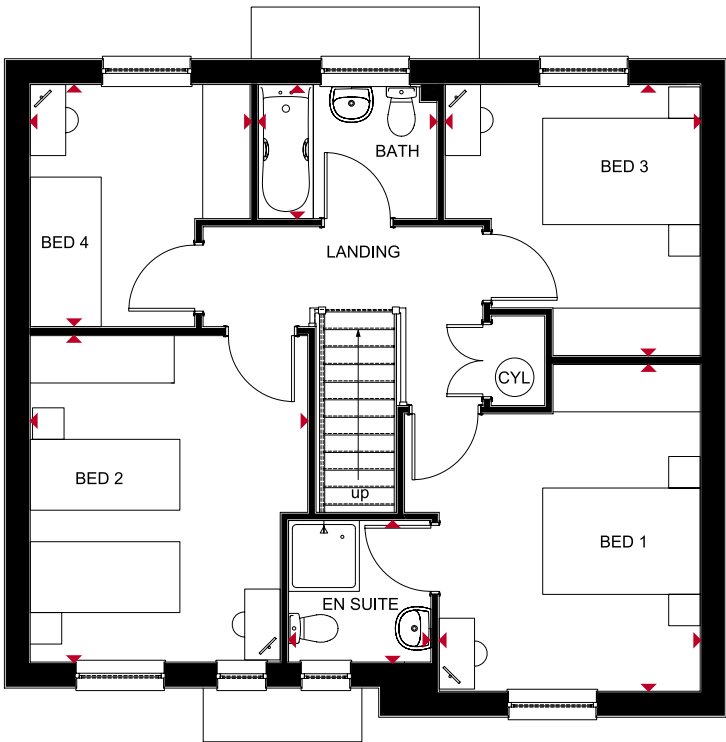
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and attractive glazed bay leading to the rear garden
- Ground floor includes separate utility room, WC and computer room
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and a fully fitted bathroom



Ground Floor

Lounge	3732 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 3490 mm	27'11" x 11'5"
Utility	2452 x 1717mm	8'1" x 5'8"
Computer	2451 x 1749mm	8'0" x 5'9"
WC	2467 x 1430mm	8'1" x 4'8"

(Approximate dimensions)



First Floor

Bedroom 1	3316 x 4149mm	10'11" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3538 x 4144mm	11'7" x 13'7"
Bedroom 3	3240 x 3438mm	10'8" x 11'3"
Bedroom 4	2790 x 3074mm	9'2" x 10'1"
Bathroom	2267 x 1700mm	7'5" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		