

ALLANWATER
HOMES

Stirling

FK7 0PA

2, 3 & 4 bedroom Villas and 1 & 2 bedroom Apartments

Sales Adviser telephone 0330 1247695





For current availability contact our Sales Adviser or refer to the online price list



1 & 2 bedroom Properties

- Blocks 1 & 2** (3 storey)
1 & 2 bedrooms Apartments
- Morven**
2 bedroom mid/end terrace Villa

3 bedroom Properties

- Nevis**
3 bedroom detached Villa
- Kintail**
3 bedroom end terrace Villa
- Arrochar**
3 bedroom semi detached Villa
- Sidlaw**
3 bedroom detached Villa

4 bedroom Properties

- Lomond**
4 bedroom detached Villa

The Development Plan is for orientation purposes only and does not show details of land gradients, boundary treatments or lighting. The plan has been prepared with care, and it is our intention to build in accordance with this plan, but there may be occasions when boundaries, footpaths and landscaping may change during the building process. Please check with our Sales Adviser for up-to-date details of your chosen property prior to reservation.



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Morven

2 bedroom mid/end terrace Villa



GROUND FLOOR

Lounge	3.38 x 4.21m	11'1" x 13'10"
Kitchen/Dining	3.14 x 3.31m	10'3" x 10'10"
WC	1.20 x 1.80m	3'11" x 5'11"

FIRST FLOOR

Principal Bedroom	4.52 x 2.73m	14'10" x 9'0"
Bedroom 2	4.52 x 2.73m	14'10" x 9'0"
Bathroom	2.00 x 1.95m	6'7" x 6'5"

End Terrace property dimensions vary slightly - ask for details.

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Computer generated images - individual features, specification and elevational treatments may vary at the discretion of Allanwater Homes, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.



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Nevis

3 bedroom detached Villa



GROUND FLOOR

Lounge	4.03 x 4.37m	13'3" x 14'4"
Kitchen/Dining	5.16 x 2.78m	16'11" x 9'1"
WC	1.18 x 1.81m	3'11" x 5'11"

FIRST FLOOR

Principal Bedroom	3.01 x 2.82m	9'10" x 9'3"
En suite	1.77 x 1.50m	5'10" x 4'11"
Bedroom 2	3.01 x 2.76m	9'10" x 9'1"
Bedroom 3	2.68 x 3.06m	8'9" x 10'1"
Bathroom	2.04 x 1.90m	6'8" x 6'3"

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Kintail

3 bedroom end terrace Villa



GROUND FLOOR

Lounge	3.77 x 4.66m	12'5" x 15'4"
Kitchen/Dining	3.52 x 3.72m	11'7" x 12'3"
WC	1.20 x 1.80m	3'11" x 5'11"

FIRST FLOOR

Principal Bedroom	2.61 x 3.61m	8'7" x 11'10"
Bedroom 2	2.61 x 3.40m	8'7" x 11'2"
Bedroom 3	2.18 x 3.11m	7'2" x 10'3"
Bathroom	2.14 x 2.01m	7'0" x 6'7"

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Arrochar

3 bedroom semi detached Villa



GROUND FLOOR

Lounge	4.07 x 4.37m	13'4" x 14'4"
Kitchen/Dining	5.23 x 2.78m	17'2" x 9'1"
WC	1.18 x 1.81m	3'11" x 5'11"

FIRST FLOOR

Principal Bedroom	3.09 x 2.82m	10'1" x 9'5"
En suite	1.85 x 1.50m	6'1" x 4'11"
Bedroom 2	3.09 x 2.76m	10'1" x 9'1"
Bedroom 3	2.68 x 3.06m	8'9" x 10'1"
Bathroom	2.04 x 1.90m	6'8" x 6'3"

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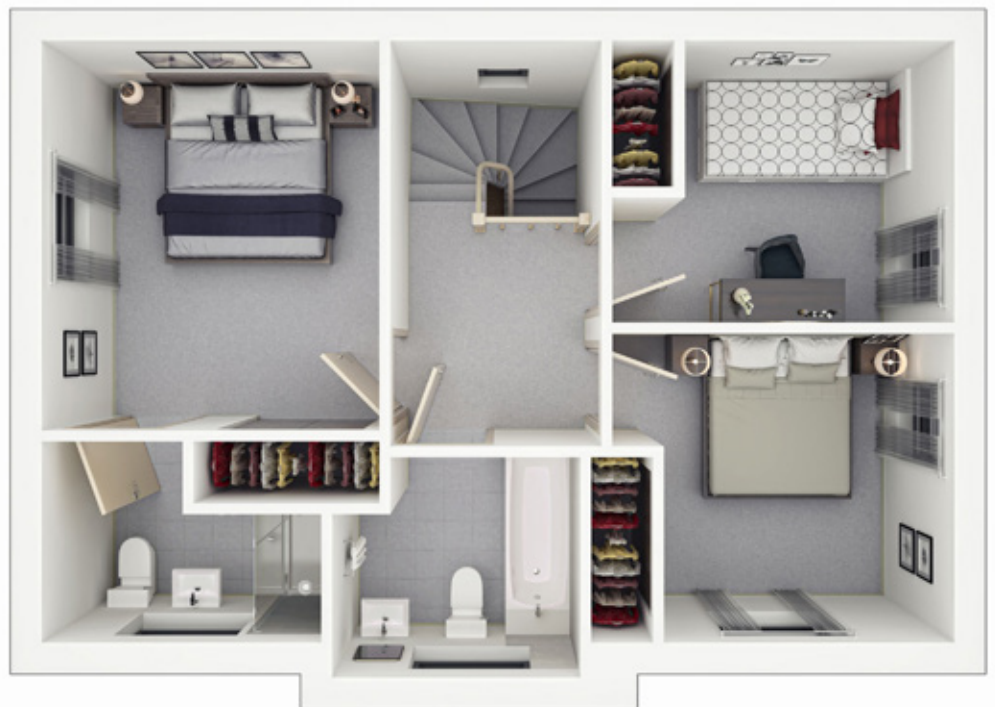
Sidlaw

3 bedroom detached Villa



GROUND FLOOR

Lounge	5.72 x 3.25m 18'9" x 10'8"
Kitchen/Dining	5.72 x 3.22m 18'9" x 10'7"
WC	2.15 x 1.10m 7'1" x 3'7"



FIRST FLOOR

Principal Bedroom	3.71 x 3.23m 12'2" x 10'7"
En suite	1.90 x 2.71m 6'3" x 8'11"
Bedroom 2	2.95 x 2.77m 9'8" x 9'1"
Bedroom 3	2.66 x 2.56m 8'9" x 8'5"
Bathroom	2.09 x 2.36m 6'10" x 7'9"

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Lomond

4 bedroom detached Villa



GROUND FLOOR

Lounge	3.28 x 4.36m	10'9" x 14'4"
Kitchen/Dining	7.18 x 3.85m	23'7" x 12'8"
Utility	1.50 x 2.10m	4'11" x 6'11"
WC	1.50 x 1.56m	4'11" x 5'1"



FIRST FLOOR

Principal Bedroom	3.30 x 3.20m	10'10" x 10'6"
En suite	1.74 x 1.76m	5'8" x 5'9"
Bedroom 2	2.66 x 3.73m	8'9" x 12'3"
Bedroom 3	2.57 x 3.20m	8'5" x 10'6"
Bedroom 4	2.28 x 3.58m	7'6" x 11'9"
Bathroom	2.11 x 2.00m	6'11" x 6'7"

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Allanwater Stirling

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KITCHEN

- Stylishly designed kitchen (supplier TBC)
- Extractor hood (as design dictates)
- Hob
- Single oven
- 1.5 bowl stainless steel sink

BATHROOMS & EN SUITES

- White sanitary ware from Twyford, Aspect Bath, with Bristan Quest mixer tap
- Twyford Alcona wash hand basins, with Bristan Quest Basin Mixer tap
- Twyford Alcona Close Coupled Toilet
- Bristan Frenzy Thermostatic shower (to en suite where design dictates)
- Mira Flight Shower Tray on Riser
- Mira Elevate Range Chrome Shower Screen (Opening method as design dictates)

WALL TILING

- Around bath approx. 400-600mm dependent on tile selected and fitting orientation
- En suite, Bathroom, & WC Sinks - Single tile splashback
- En suite shower cubicle full tiling
- White rounded tile trim

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Skirtings, facings and balustrade finished in white satinwood

WARDROBES

- To match pass doors
- Sliding (chrome finished slider) or hinged as design dictates
- Handles Chrome T bar

ELECTRICAL

- Low energy light fittings to all rooms, pendant or rose where design dictates
- Switches and sockets white Schneider Lisse range
- Three USB sockets fitted as included

SECURITY & SAFETY

- Mains-wired smoke detectors as required
- Heat detector in kitchen
- Carbon monoxide detector
- Apartments – Door entry system

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler with radiators
- Thermostatic heating controls
- Radiators Myson premier range

EXTERNAL

- Low energy external light fittings provided to external door exits
- Lucide chrome up and down front exit light (Villas)
- Fern Howard rear/side light (Villas)
- Turf fitted to front garden, rear garden rotovated top-soil (Villas)
- Fencing 1.8m timber to rear garden boundaries in single slat, side boundary in a ranch style (Villas)
- One dedicated car parking space for each home, where a driveway is not included
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

APARTMENTS STAIRWELL

- Flooring – High grade Vinyl with matt well to ground floor
- High grade carpet with wall capping to stairs and upper floors
- Fully housed bin store to apartments
- Communal Secure Bicycle Storage

A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request from our options menu as soon as possible with your Sales Adviser to avoid disappointment