

Rivergate at Annick Road

A STUNNING DEVELOPMENT OF APARTMENTS, SEMI DETACHED AND DETACHED FAMILY VILLAS

Irvine

ogilvie
HOMES

www.ogilviehomes.co.uk

Irvine

Rivergate at Annick Road Development



The Area

Irvine is situated in North Ayrshire only six miles from the coast where you will find Irvine's beautiful sandy beaches. From cobbled streets, full of history, to its modern new town shopping centre, Irvine offers something for everyone with an eclectic mix of restaurants, independent stores and big brands.

Once classed as a Royal Burgh it was rumoured that Mary Queen of Scots spent time at Seagate Castle in Irvine and Scotlands famous poet, Rabbin Burns spent a year working in Irvine.

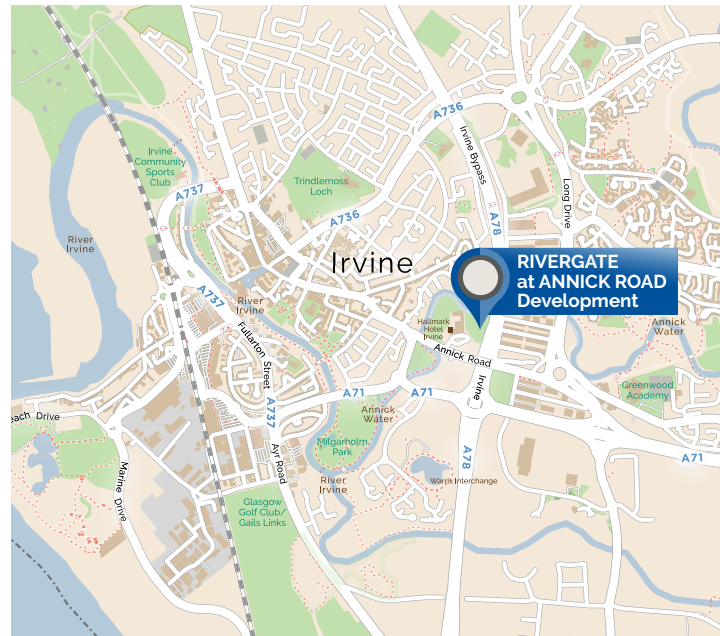
Only 23 minutes north east of Ayr and 41 minutes south west of Glasgow, Irvine offers an ideal location for all the family.

How to Get There

From Glasgow: Take the M8 heading west following signs for M77, keep left at the fork and continue on M77 following signs for Kilmarnock & Prestwick Airport. Take the A735/A71/A76 slip road towards Kilmarnock/Irvine/Dumfries/Edinburgh. At Bellfield interchange take the 4th exit onto Hurlford Road (A71), at the roundabout take the 2nd exit and stay on Hurlford Road, continue to follow the road taking the 2nd exits at the next 3 roundabouts. At the fourth roundabout take the 2nd exit onto Annick Road (B7081) then turn left to arrive at your destination.

From Ayr: Take the A70 onto Holmston Road and follow signs for A77, remain on A77 then at fourth roundabout take the second exit onto A78 following signs for Irvine. Take the third exit at next two roundabouts to stay on the A78, then take slip Road to Kilmarnock. At the roundabout take the first exit onto A71 heading to Irvine, at next roundabout take the second exit onto Annick Road (B7081, then take left to arrive at your destination.


SAT NAV Ref: KA11 4LD



Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

2 Bedroom

 Rannoch
Semi Detached Villa

3 Bedroom

 TAY
Semi Detached Villa

 EDEN
Detached Villa

4 Bedroom

 SPEY
Detached Villa

 TWEED
Detached Villa

Plots not yet under construction may be subject to change and local authority approval. Images are for reference only. Materials may vary due to statutory authority requirements. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.





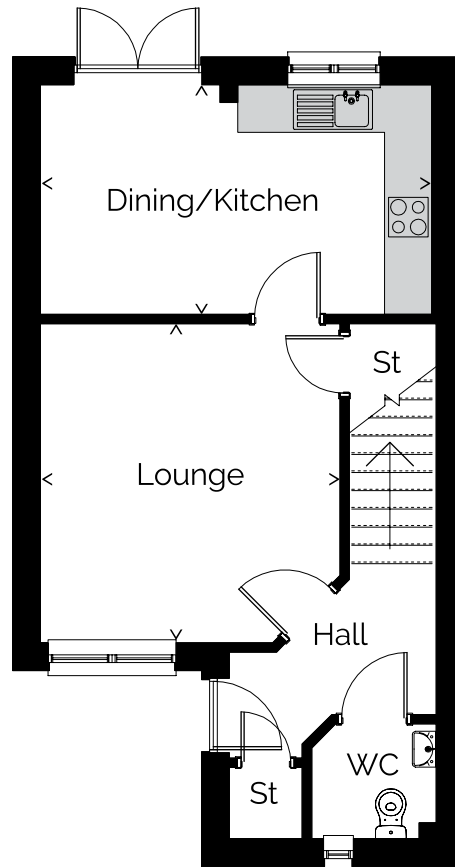
The Rannoch

2 Bedroom Semi-Detached Villa

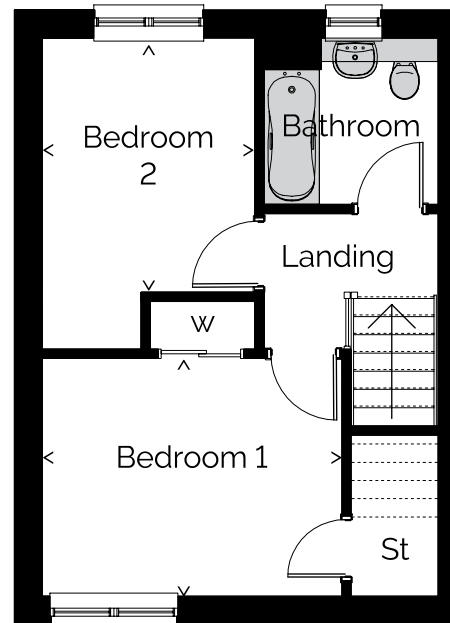
Irvine

Rivergate
at Annick Road

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.80 x 4.05m 12.47 x 13.29ft
- Kitchen/Dining:
4.95 x 2.90m 16.02 x 9.51ft

First Floor

- Bedroom 1:
3.80 x 3.00m 12.47 x 9.84ft
- Bedroom 2:
2.70 x 3.20m 8.86 x 10.50ft

House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

ogilvie
HOMES

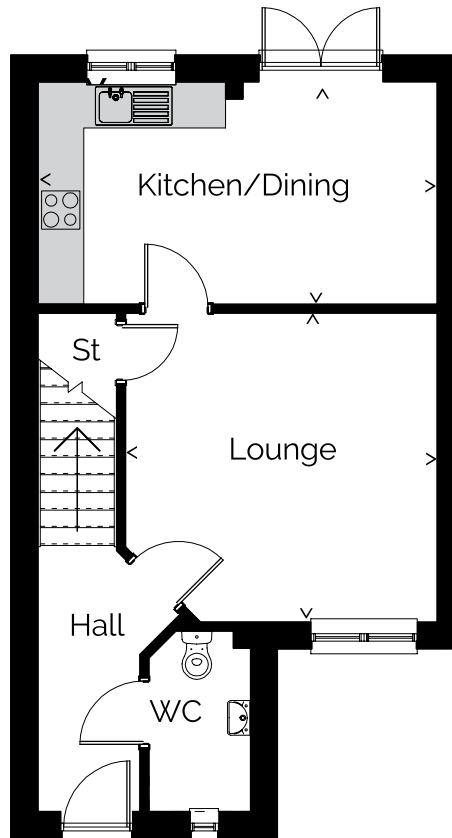


The Tay

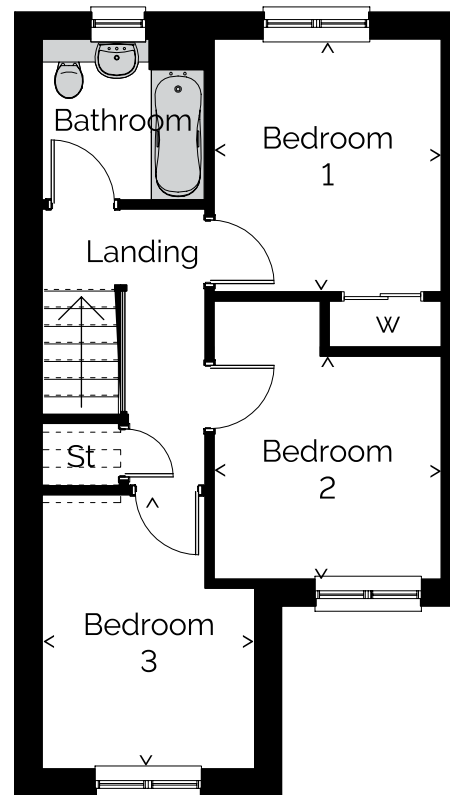
3 Bedroom Semi Detached Villa

Irvine
Rivergate
at Annick Road

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.05 x 4.05m 13.29 x 13.29ft
- Kitchen/Dining:
5.20 x 2.90m 17.06 x 9.51ft

First Floor

- Bedroom 1:
2.95 x 3.30m 9.68 x 10.83ft
- Bedroom 2:
2.95 x 2.90m 9.68 x 9.51ft
- Bedroom 3:
2.75 x 3.55m 9.02 x 11.65ft

House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

ogilvie
HOMES



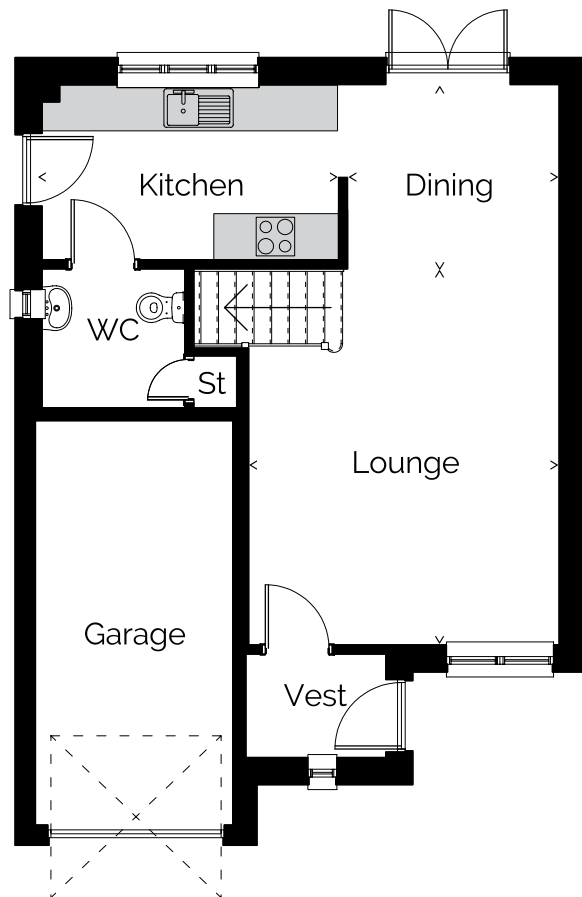
The Eden

3 Bedroom Detached Villa

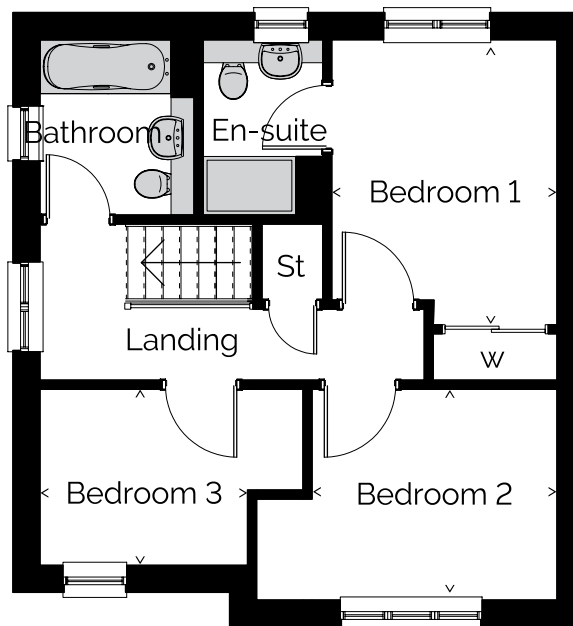
Irvine

Rivergate
at Annick Road

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
4.05 x 4.90m 13.29 x 16.08ft
- Kitchen:
3.85 x 2.30m 12.63 x 7.55ft
- Dining:
2.75 x 2.40m 9.02 x 7.87ft

First Floor

- Bedroom 1:
2.90 x 3.70m 9.51 x 12.14ft
- Bedroom 2:
3.20 x 2.75m 10.50 x 9.02ft
- Bedroom 3:
2.70 x 2.30m 8.86 x 7.54ft

House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

ogilvie
HOMES

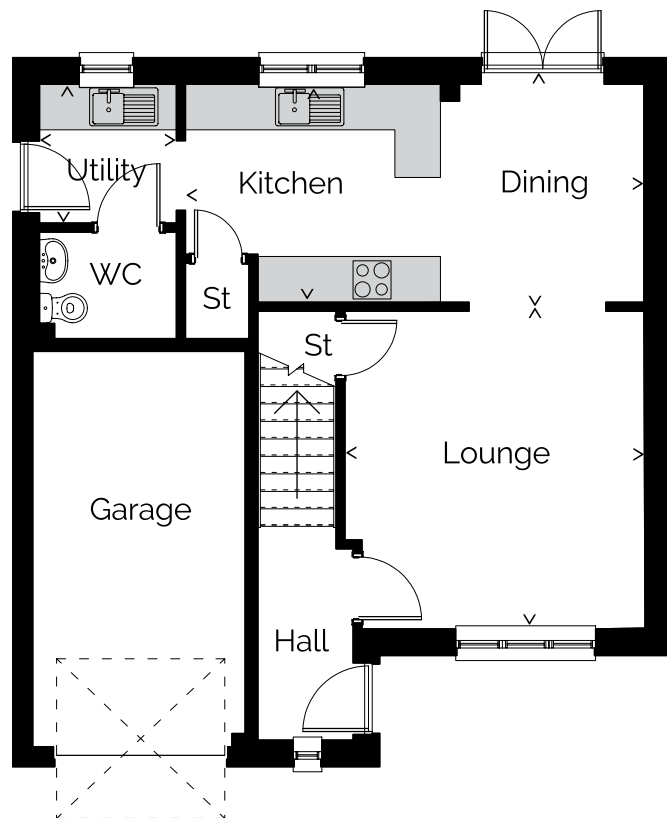


The Spey

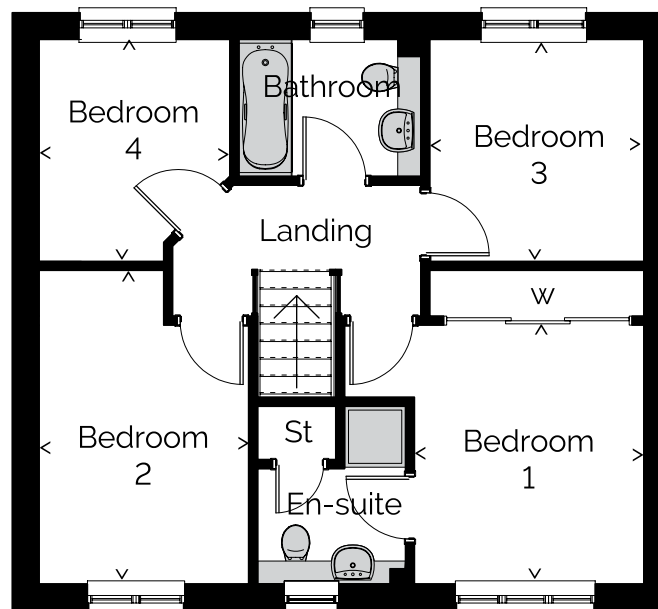
4 Bedroom Detached Villa

Irvine
Rivergate
at Annick Road

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.95 x 4.15m 12.96 x 13.61ft
- Kitchen/Dining:
6.05 x 2.85m 19.85 x 9.35ft
- Utility:
1.85 x 1.80m 6.07 x 5.90ft

First Floor

- Bedroom 1:
3.00 x 3.40m 9.84 x 11.15ft
- Bedroom 2:
2.75 x 4.10m 9.02 x 13.45ft
- Bedroom 3:
2.80 x 2.90m 9.19 x 9.51ft
- Bedroom 4:
2.50 x 2.90m 8.20 x 9.51ft

House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.



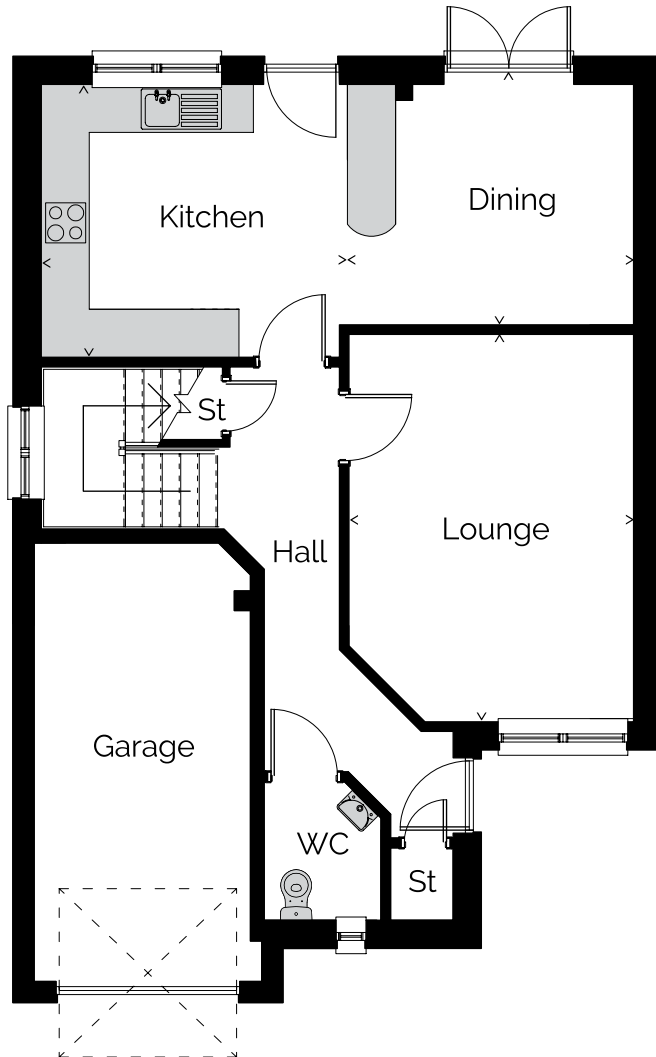


The Tweed

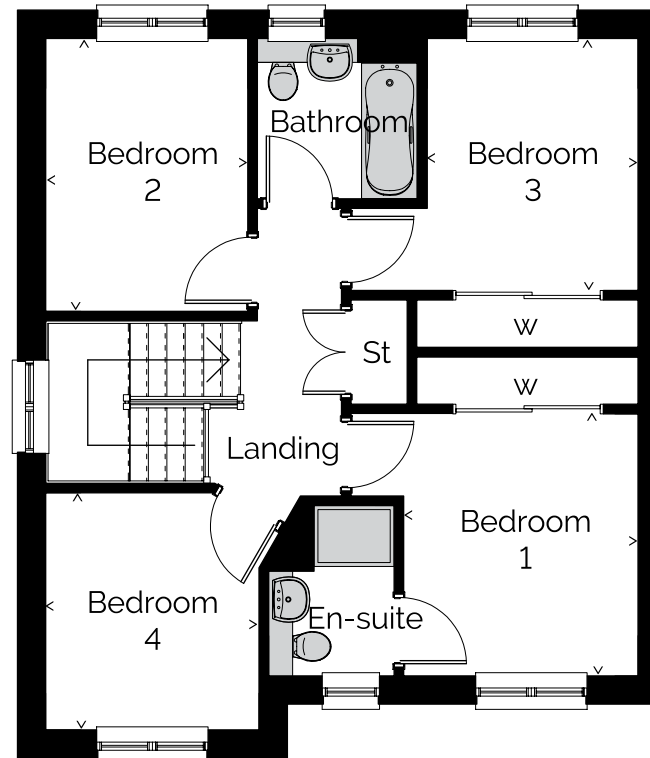
4 Bedroom Detached Villa

Irvine
Rivergate
at Annick Road

GROUND FLOOR



FIRST FLOOR



Ground Floor

- Lounge:
3.55 x 4.85m 11.65 x 15.91ft
- Kitchen:
3.80 x 3.40m 12.48 x 11.15ft
- Dining:
3.55 x 3.00m 11.65 x 9.84ft

First Floor

- Bedroom 1:
2.90 x 3.25m 9.51 x 10.66ft
- Bedroom 2:
2.50 x 3.40m 8.20 x 11.15ft
- Bedroom 3:
2.65 x 3.15m 8.69 x 10.33ft
- Bedroom 4:
2.65 x 2.95m 8.69 x 9.68ft

House type colours and specifications may vary from those illustrated.

Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.

ogilvie
HOMES

Irvine Rivergate at Annick Road Development



SPECIFICATIONS

General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- De-centralised ventilation
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors with chrome effect ironmongery
- Smoke/carbon/heat detectors fitted
- Smooth ceiling finish
- White gloss skirtings, facings, stair ballustrading and handrails
- Photovoltaic Solar Panels
- 10 year warranty body cover

Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Integratec cooker hood and stainless steel splashback at hob
- Single stainless steel oven
- Integrated fridge freezer (where applicable)

Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- Electric over bath shower (where applicable)
- Thermostatic shower to en-suite only (where applicable)
- Choice from a range of vanity furniture (where applicable)
- Choice from a wide range of co-ordinating ceramic wall tiles

External

- Paved footpaths and patios
- Permeable block paving driveways
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias
- All properties will have double glazing fitted as standard.

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The specifications can be subject to change at any time, therefore please refer to on site Sales Advisor for full specification.

