

THE LIMES

BURDIEHOUSE ROAD, EDINBURGH EH17 8SQ



A COLLECTION OF 2, 3 AND 4 BED HOMES



BARRATT
HOMES

THE LIMES, BURDIEHOUSE

DEVELOPMENT LAYOUT



barratthomes.co.uk



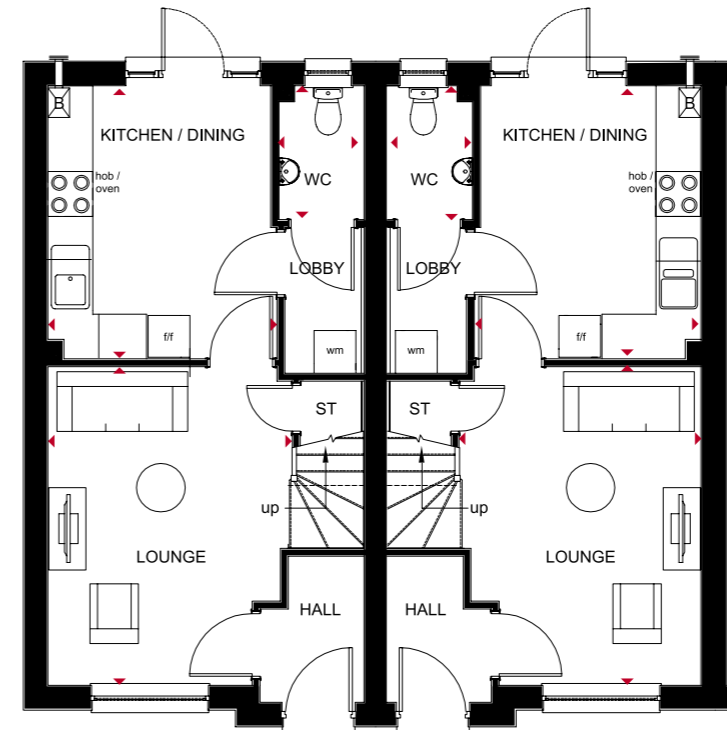
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FORBES 2 TERRACE

2 BEDROOM HOME



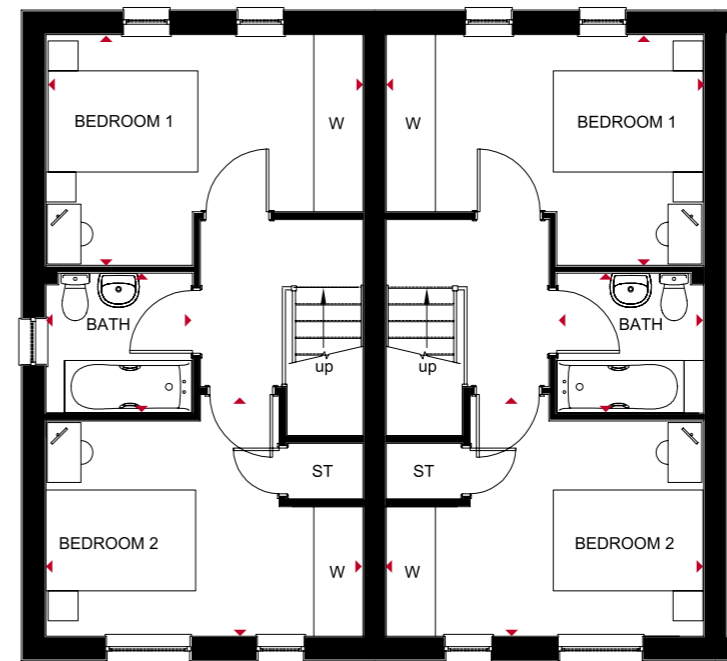
- An attractive two bedroom home offering quality kitchen with dining area
- Ground floor also features comfortable lounge, with access to understairs storage and WC
- First floor offers two beautiful double bedrooms plus bathroom



Ground Floor

Lounge	4269 x 3272mm	14'0" x 10'9"
Kitchen/Dining	3657 x 3069mm	12'0" x 10'1"
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	4232 x 3079mm	13'11" x 10'1"
Bathroom	1957 x 1868mm	6'5" x 6'2"

[Approximate dimensions]

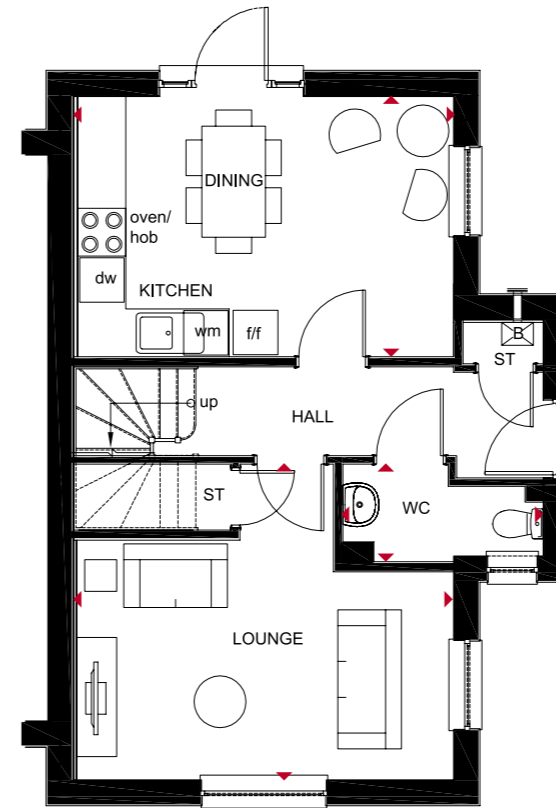
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

ABERGELDIE

3 BEDROOM END-TERRACED HOME



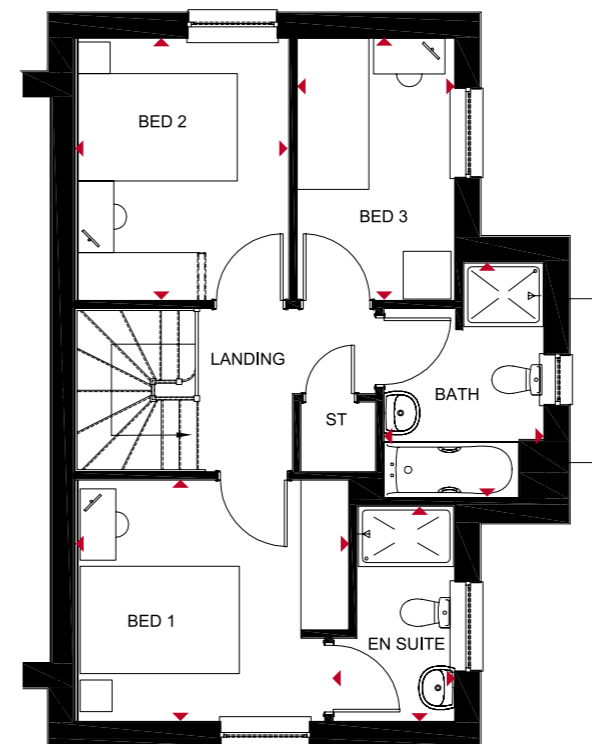
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a master bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4732 x 3969mm	15'6" x 13'0"
Kitchen/Dining	4719 x 3273mm	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	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

[Approximate dimensions]

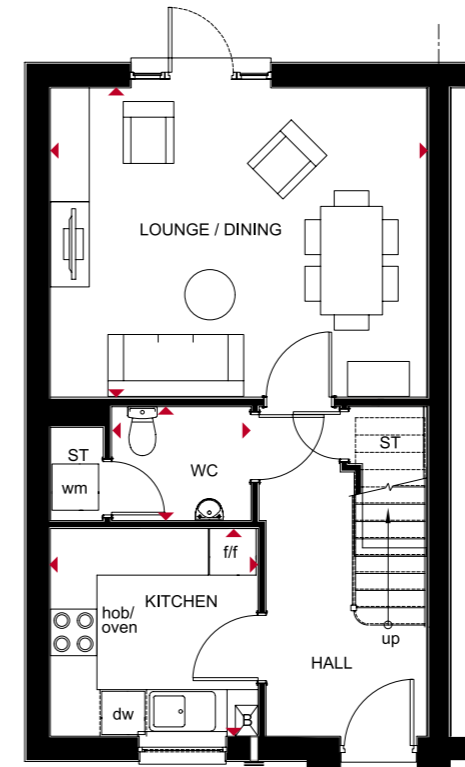
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BONNYTON

3 BEDROOM TERRACED HOME



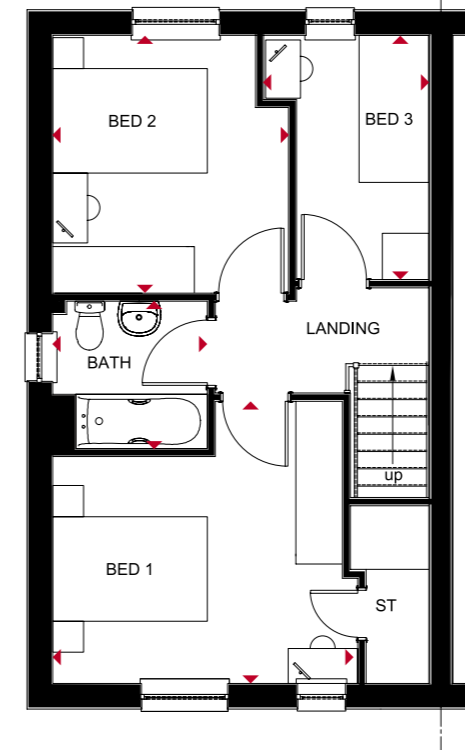
- Good-sized terraced home, with room for a growing family
- Front-aspect kitchen with stylish fitted units
- Large lounge with space for everyone to relax, a dining area and direct access to the rear garden
- Two double bedrooms, a single bedroom and family bathroom are on the first floor



Ground Floor

Lounge/Dining	4857 x 3990mm	15'11" x 13'1"
Kitchen	2678 x 2678mm	8'9" x 8'9"
WC	1798 x 1465mm	5'11" x 4'10"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

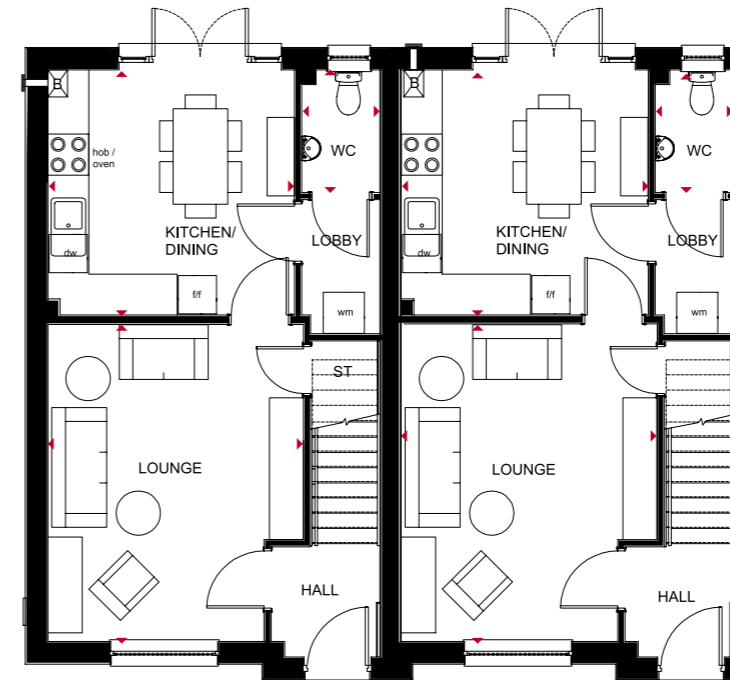
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CAWDOR

3 BEDROOM TERRACED HOUSE



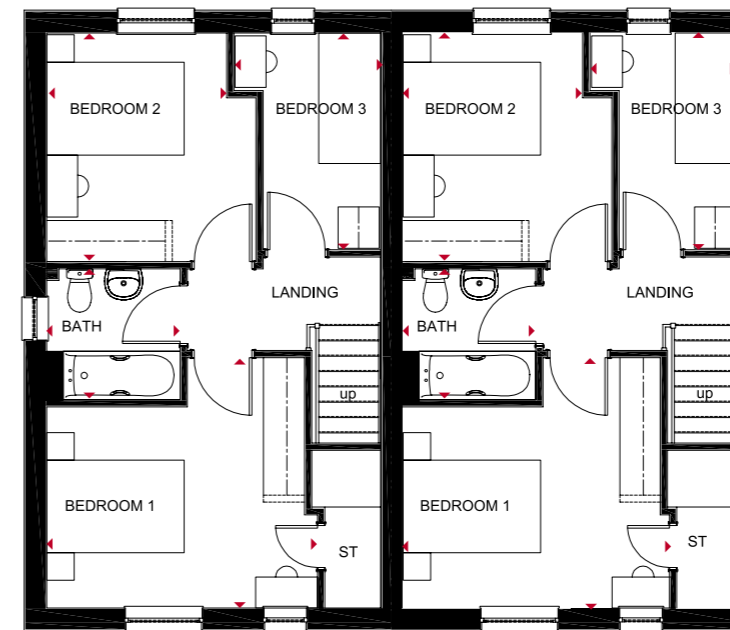
- A carefully designed three bedroom home offering family kitchen and dining area with French doors opening onto the rear garden
- The ground floor also has a comfortable lounge
- First floor features two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	4651 x 3708mm	15'3" x 12'2"
Kitchen/Dining	3588 x 3576mm	11'9" x 11'9"
WC	1794 x 1144mm	5'11" x 3'9"

[Approximate dimensions]



First Floor

Bedroom 1	3840 x 3643mm	12'7" x 11'11"
Bedroom 2	3329 x 3001mm	10'11" x 9'10"
Bedroom 3	3155 x 2131mm	10'4" x 7'0"
Bathroom	1941 x 1900mm	6'4" x 6'3"

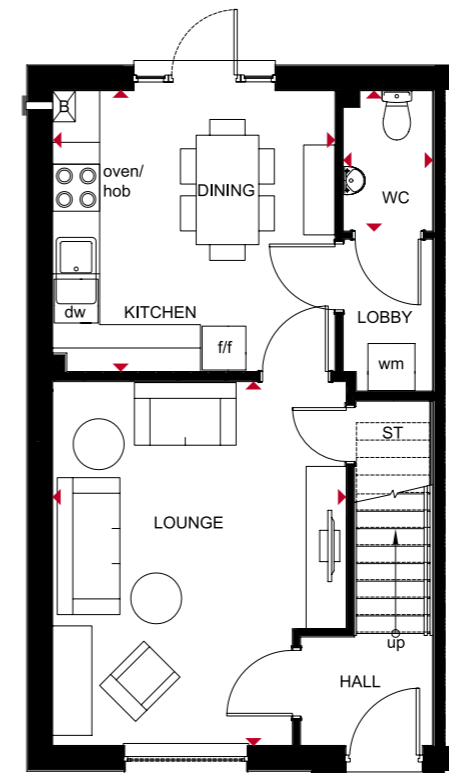
[Approximate dimensions]

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

3 BEDROOM END-/MID-TERRACED HOME



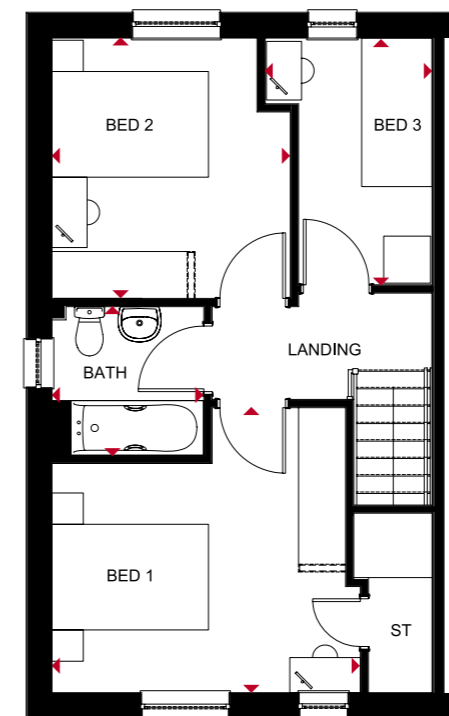
- Open-plan kitchen and dining area, with access to the rear garden creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1940mm	3'9" x 6'4"

[Approximate dimensions]



First Floor

Bedroom 1	3840 x 3643mm	12'7" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2131 x 3155mm	7'0" x 10'4"
Bathroom	1941 x 1900mm	6'4" x 6'3"

[Approximate dimensions]

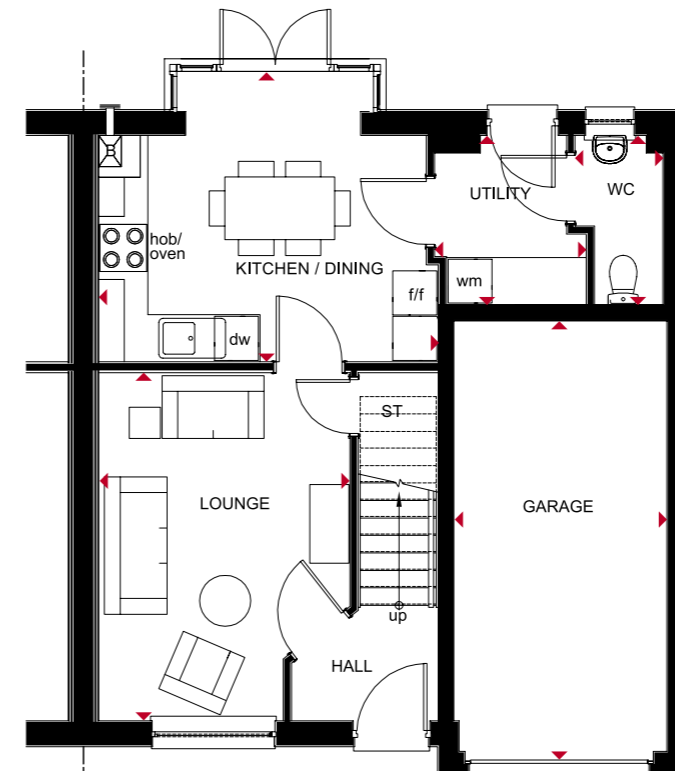
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRAMMOND

3 BEDROOM SEMI-DETACHED HOME



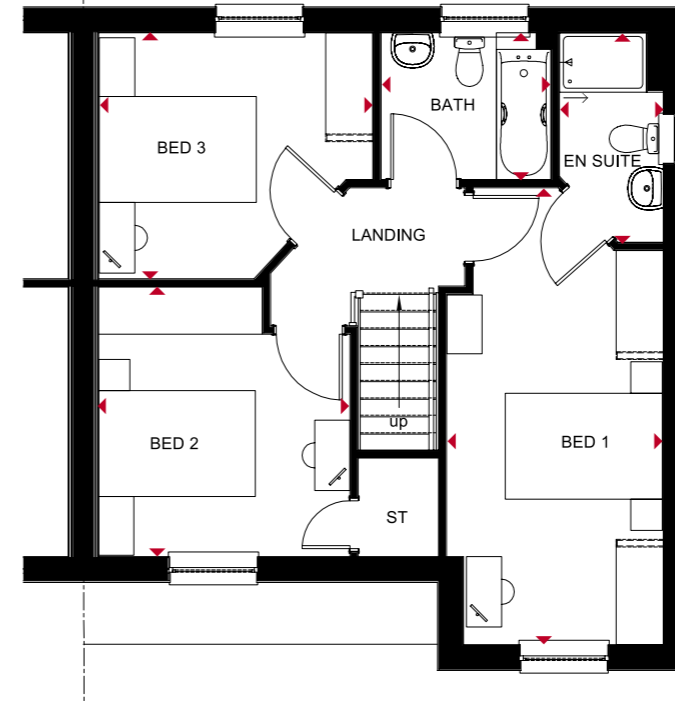
- An attractive three bedroom home offering a stylish open-plan kitchen and dining area with French doors leading onto the garden
- Ground floor features a spacious lounge, a handy utility room and WC
- First floor offers a master bedroom with en suite, two further double bedrooms and family bathroom
- This home also offers an integral garage



Ground Floor

Lounge	4442 x 3204mm	14'7" x 10'6"
Kitchen/Dining	4331 x 3704mm	14'3" x 12'2"
Utility	2160 x 1935mm	7'1" x 6'4"
WC	2160 x 1123mm	7'1" x 3'8"
Garage	5487 x 2717mm	18'0" x 8'11"

[Approximate dimensions]



First Floor

Bedroom 1	5828 x 2763mm	19'1" x 9'1"
En Suite	2673 x 1322mm	8'9" x 4'4"
Bedroom 2	3435 x 3216mm	11'3" x 10'7"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

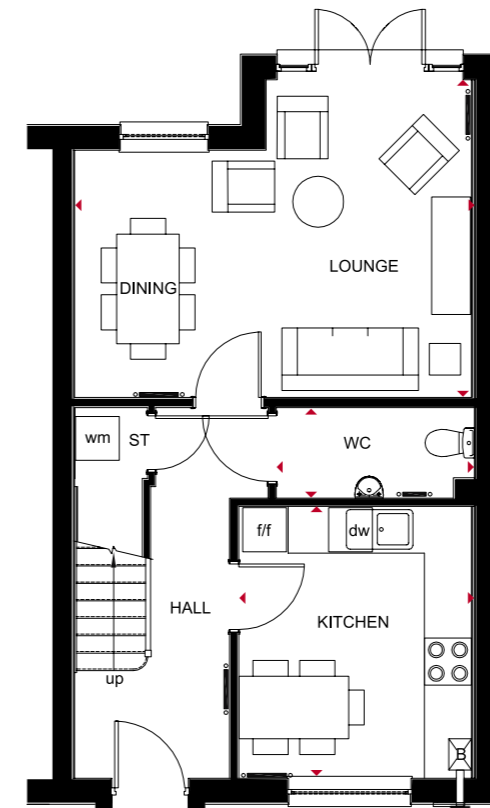
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DOUNE

3 BEDROOM SEMI-DETACHED HOME



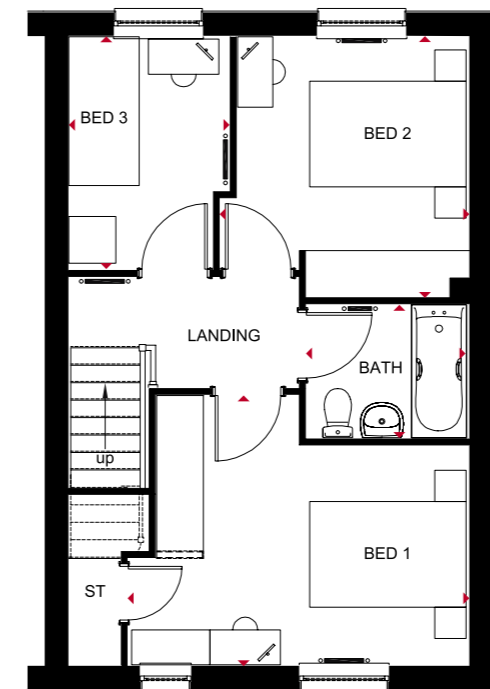
- Natural light flows through this good-sized three bedroom home
- A bright, open-plan lounge and dining area opens onto the rear garden
- Front-aspect fitted kitchen includes breakfast area and the ground floor offers plenty of convenient storage including utility space
- Upstairs are a spacious master bedroom with large storage space, a further double bedroom, a single bedroom and family bathroom



Ground Floor

Lounge/Dining	5078 x 4062mm	16'8" x 13'4"
Kitchen	3478 x 2976mm	11'5" x 9'9"
WC	2534 x 1157mm	8'4" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3444 x 4318mm	11'4" x 14'2"
Bedroom 2	3326 x 3139mm	10'11" x 10'4"
Bedroom 3	2971 x 2052mm	9'9" x 6'9"
Bathroom	2039 x 1700mm	6'8" x 5'7"

[Approximate dimensions]

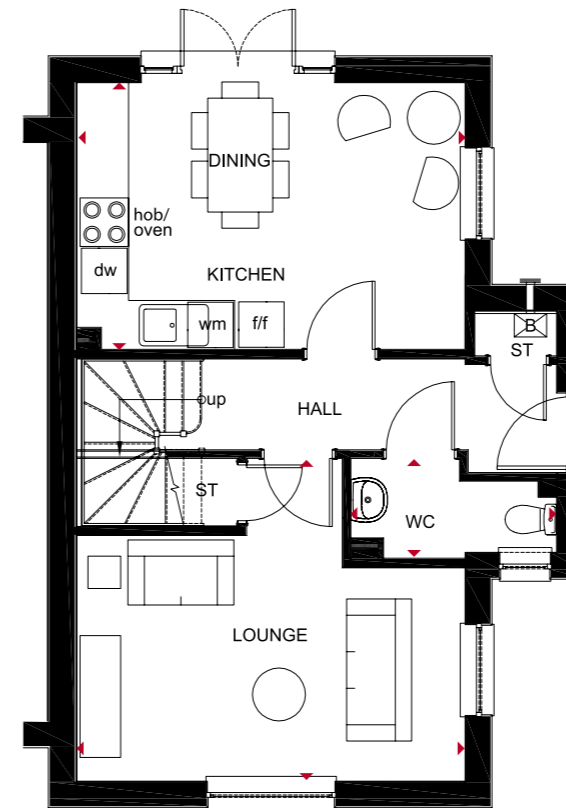
KEY	Radiator	wm	Washing machine space		Dimension location
	B	Boiler	f/f	Fridge/freezer space	
	ST	Store	dw	Dishwasher space	

DUNROBIN

3 BEDROOM TERRACED HOUSE



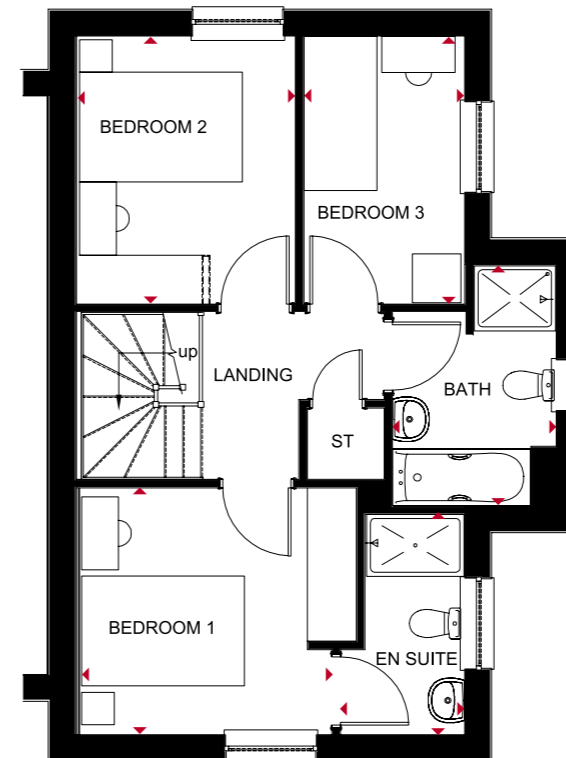
- An attractive three bedroom home offering quality kitchen with dining area and French doors leading to the garden
- Ground floor also features comfortable lounge, WC and central staircase
- First floor offers a spacious master bedroom with en suite, a double bedroom, a single bedroom and bathroom



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]

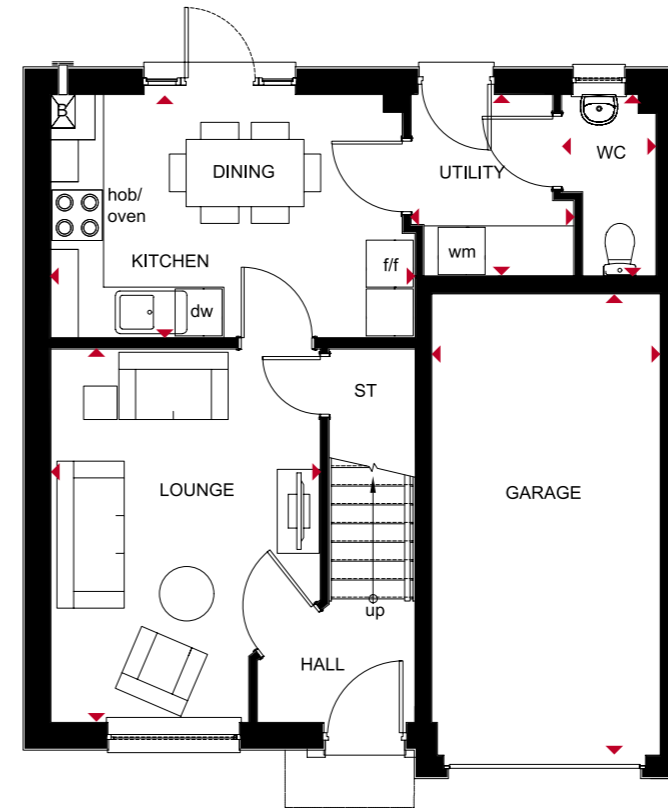
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

RAVENS CRAIG

3 BEDROOM DETACHED HOME



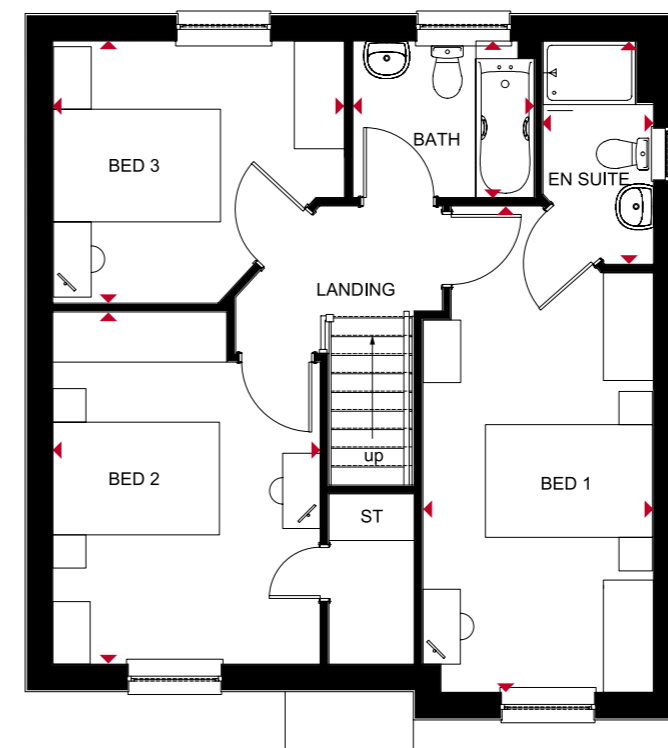
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the master with en suite, and family bathroom are on the first floor



Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4331 x 2889mm	14'3" x 9'6"
Utility	1935 x 2123mm	6'4" x 7'0"
WC	1123 x 2123mm	3'8" x 7'0"
Garage	2717 x 5487mm	8'11" x 18'0"

[Approximate dimensions]



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

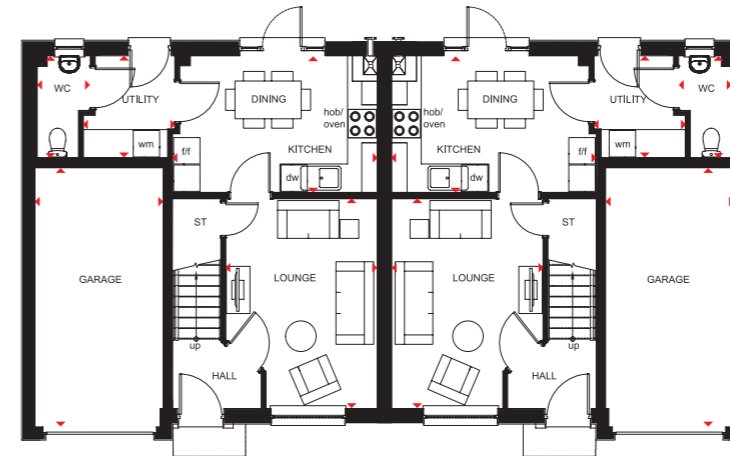
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

RAVENS CRAIG

3 BEDROOM SEMI-DETACHED HOME



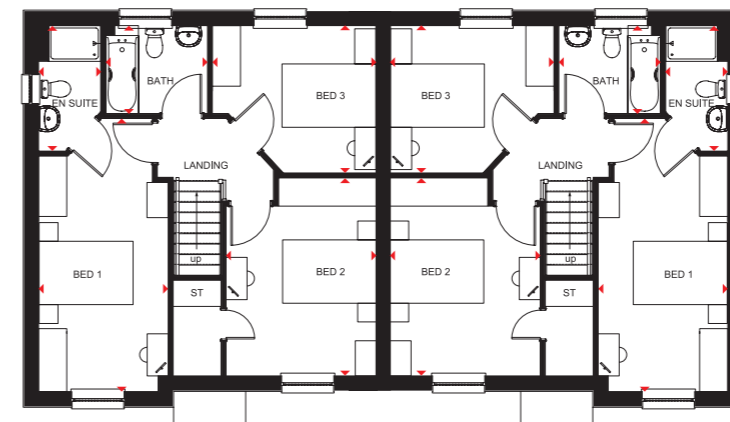
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the master with en suite, and family bathroom are on the first floor



Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4331 x 2889mm	14'3" x 9'6"
Utility	1935 x 2123mm	6'4" x 7'0"
WC	1123 x 2123mm	3'8" x 7'0"
Garage	2717 x 5487mm	8'11" x 18'0"

[Approximate dimensions]



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3494 x 3140mm	11'6" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

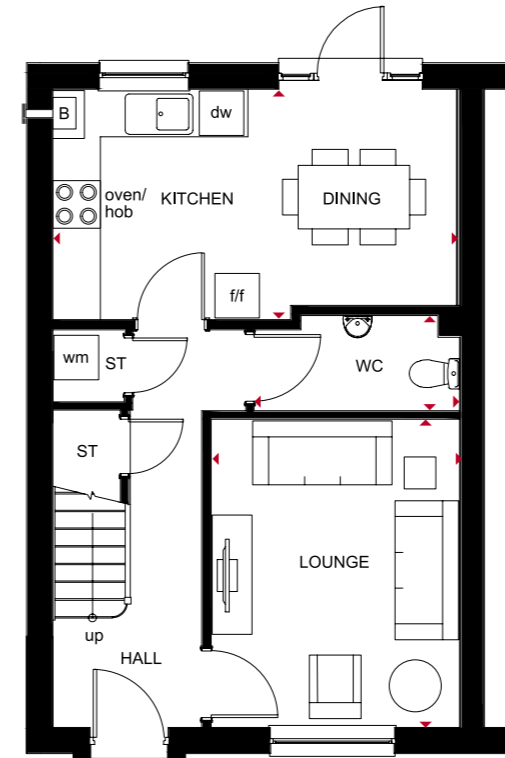
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

WEMYSS

3 BEDROOM TERRACED HOME



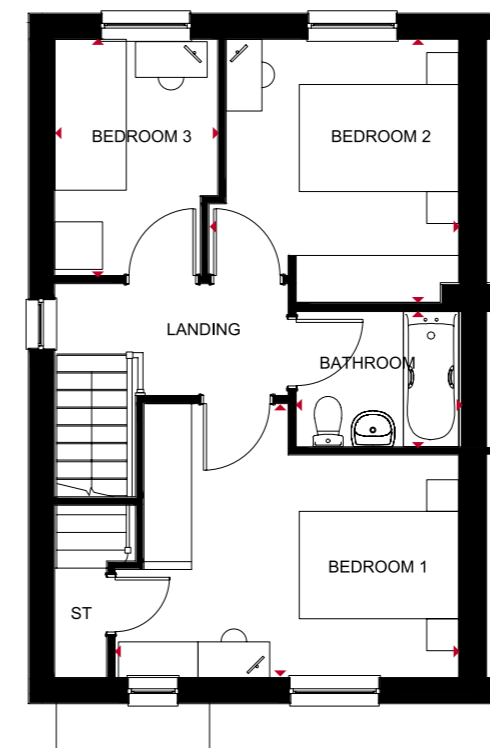
- Family home with all the essential space for modern living
- Open-plan kitchen with dining area and access to the rear garden, separate utility cupboard and plenty of storage
- Front-aspect lounge provides room to relax in comfort
- Two double bedrooms, a single bedroom and family bathroom are upstairs



Ground Floor

Lounge	3122 x 3864mm	10'3" x 12'8"
Kitchen/Dining	5077 x 2899mm	16'8" x 9'6"
WC	2584 x 1198mm	8'6" x 3'11"

[Approximate dimensions]



First Floor

Bedroom 1	4318 x 3444mm	14'2" x 11'4"
Bedroom 2	3139 x 3311mm	10'4" x 10'10"
Bedroom 3	2052 x 2971mm	6'9" x 9'9"
Bathroom	2076 x 1700mm	6'10" x 5'7"

[Approximate dimensions]

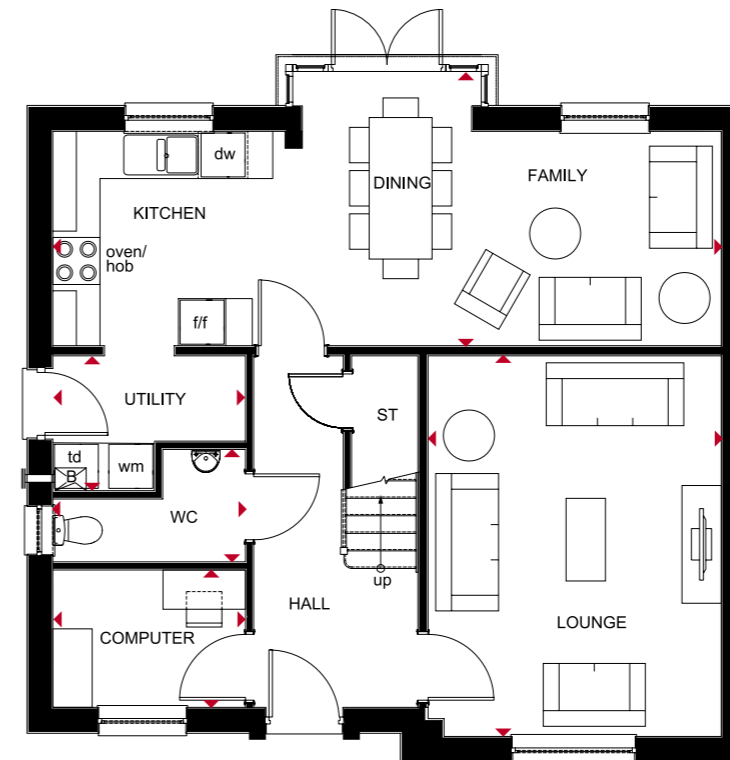
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

BALMORAL

4 BEDROOM DETACHED HOME



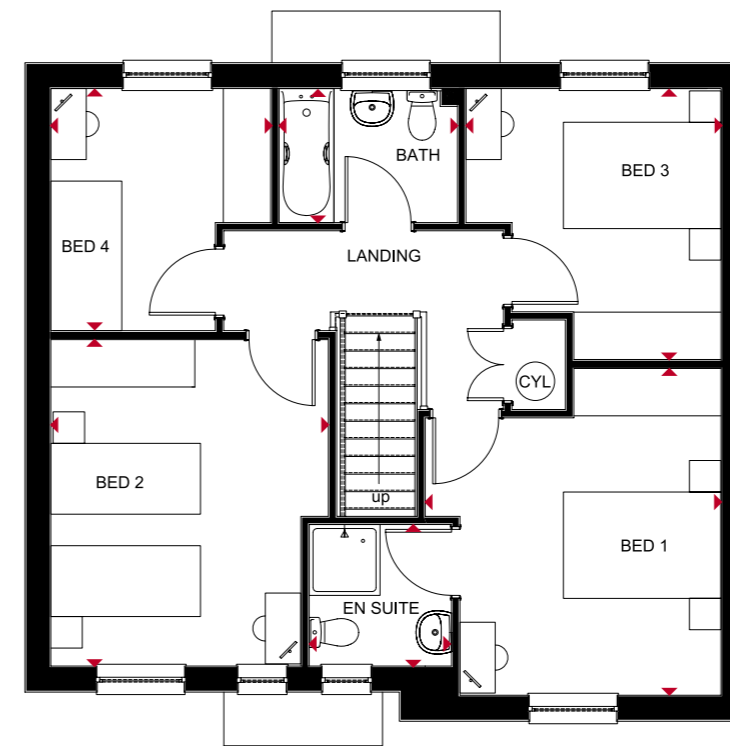
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and attractive glazed bay leading to the rear garden
- Ground floor includes separate utility room, WC and computer room
- First floor comprises three double bedrooms, the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



Ground Floor

Lounge	3743 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 3490mm	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	3766 x 4149mm	12'4" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3511 x 4144mm	11'6" 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]

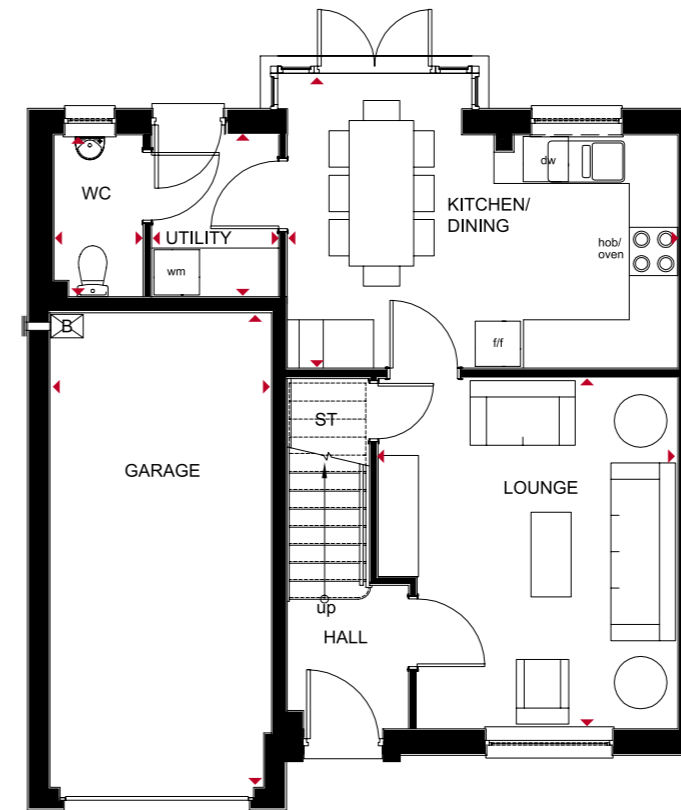
KEY					
B	Boiler	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		

CRAIGIEVAR

4 BEDROOM DETACHED HOUSE



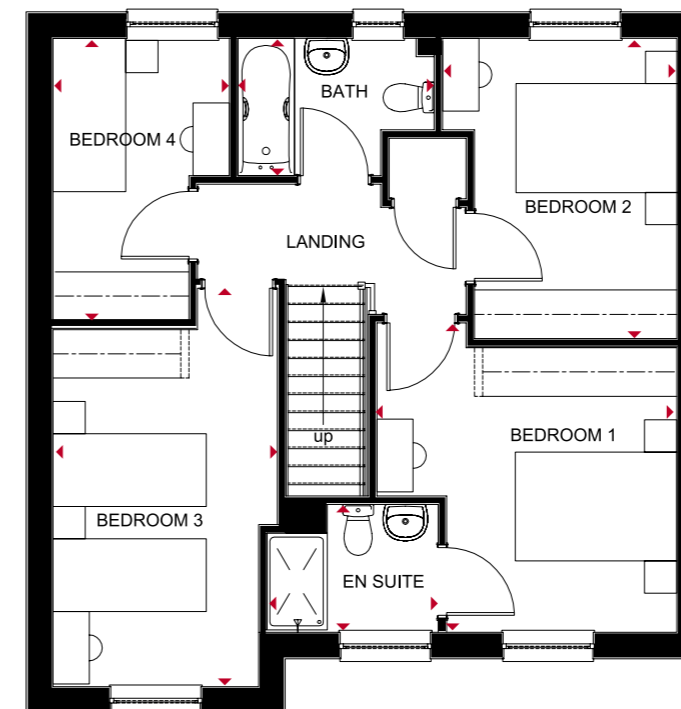
- A delightful 4 bedroom home offering kitchen with dining area and full height glazed bay with French doors leading to the rear garden
- Airy lounge and separate utility room also located on the ground floor
- First floor has two double bedrooms, en suite shower room to master bedroom, a twin bedroom, a single bedroom and family bathroom
- This family home also comes with integral garage



Ground Floor

Lounge	4339 x 3712mm	14'3" x 12'2"
Kitchen/Dining	4837 x 3650mm	15'10" x 12'0"
Utility	2004 x 1572mm	6'7" x 5'2"
WC	2004 x 1103mm	6'7" x 3'7"
Garage	5885 x 2743mm	19'4" x 9'0"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

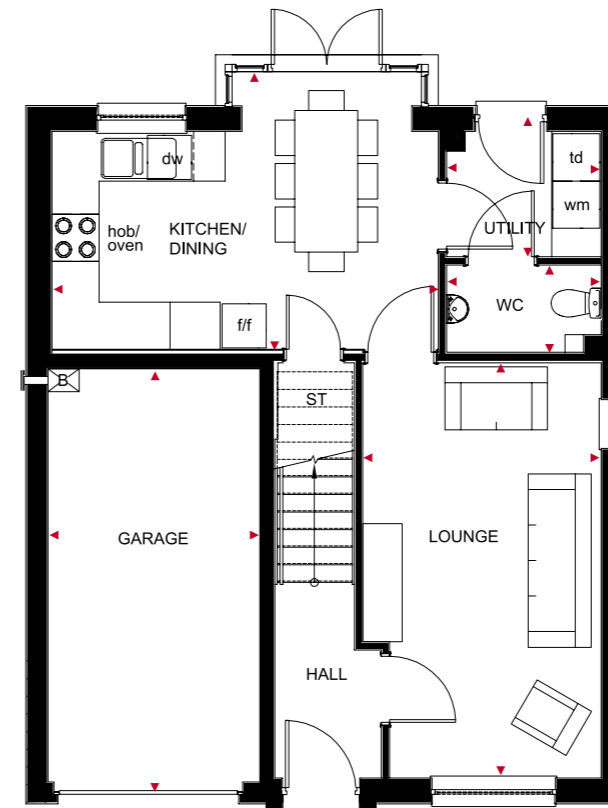
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRICHTON

4 BEDROOM DETACHED HOUSE



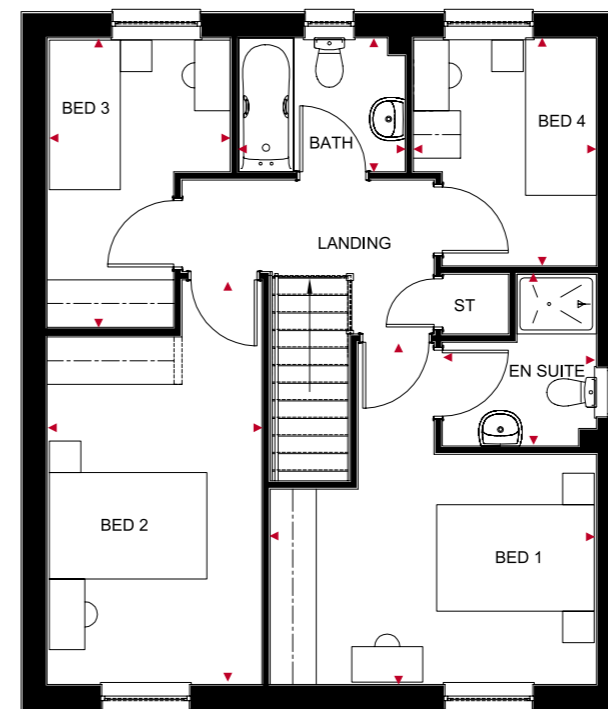
- An attractive four bedroom home offering open-plan kitchen and dining room with glazed bay opening onto the rear garden
- Ground floor also features comfortable lounge, separate utility room and WC
- First floor includes a master bedroom with en suite shower room, a further double bedroom, two single bedrooms and family bathroom
- This home comes with integral garage



Ground Floor

Lounge	5269 x 3025mm	17'3" x 9'11"
Kitchen/ Dining	4904 x 3528mm	16'1" x 11'7"
Utility	1963 x 1592mm	6'5" x 5'3"
WC	1963 x 1105mm	6'5" x 3'8"
Garage	5245 x 2688mm	17'2" x 8'10"

[Approximate dimensions]



First Floor

Bedroom 1	4342 x 4140mm	14'3" x 13'7"
En Suite	2182 x 1954mm	7'2" x 6'5"
Bedroom 2	5105 x 2727mm	16'9" x 8'11"
Bedroom 3	3646 x 2296mm	12'0" x 7'6"
Bedroom 4	2895 x 2323mm	9'6" x 7'7"
Bathroom	2115 x 1700mm	6'11" x 5'7"

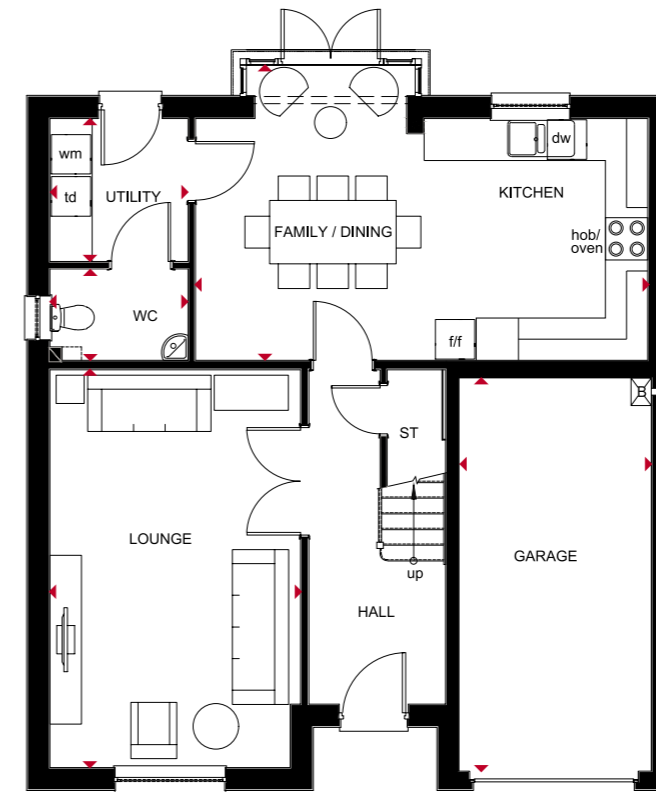
[Approximate dimensions]

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

4 BEDROOM DETACHED HOME



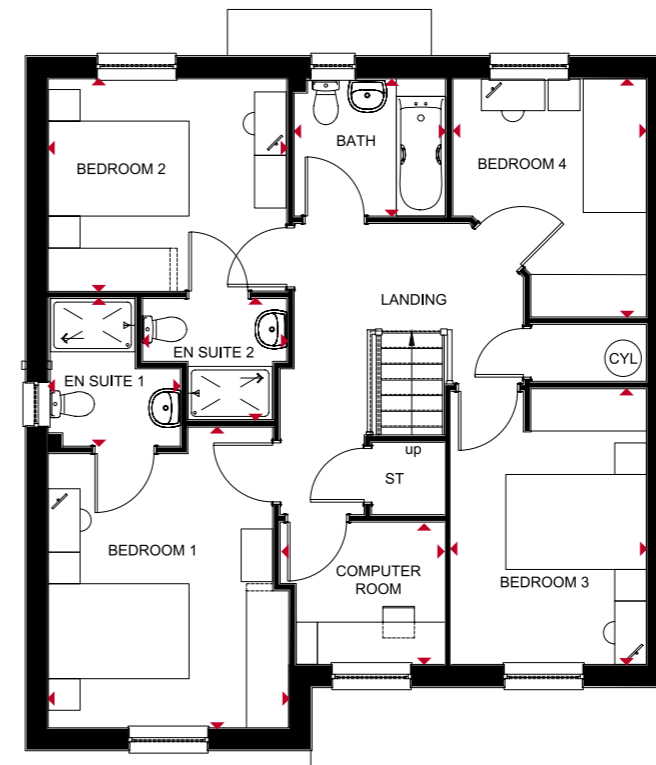
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with glazed bay leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax and elegant double-door entrance. An integral garage provides added security
- Upstairs are three double bedrooms – the master and bedroom two both with en suite – a single bedroom, a family bathroom, and a computer room/study



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Family/Dining	6432 x 4201mm	21'1" x 13'9"
Utility	1963 x 2034mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2733 x 5592mm	9'0" x 18'4"

[Approximate dimensions]



First Floor

Bedroom 1	3417 x 4272mm	11'3" x 14'0"
En Suite 1	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3388 x 3025mm	11'1" x 9'11"
En Suite 2	2050 x 1725mm	6'9" x 5'8"
Bedroom 3	2774 x 3919mm	9'1" x 12'10"
Bedroom 4	2752 x 3388mm	9'0" x 11'1"
Computer Room	2333 x 2023mm	7'8" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

[Approximate dimensions]

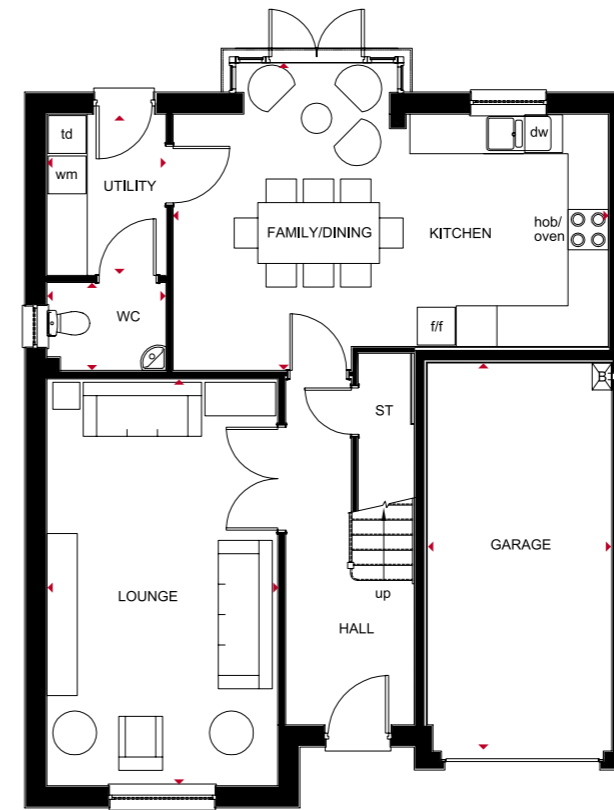
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

DRUMMOND

4 BEDROOM DETACHED HOME



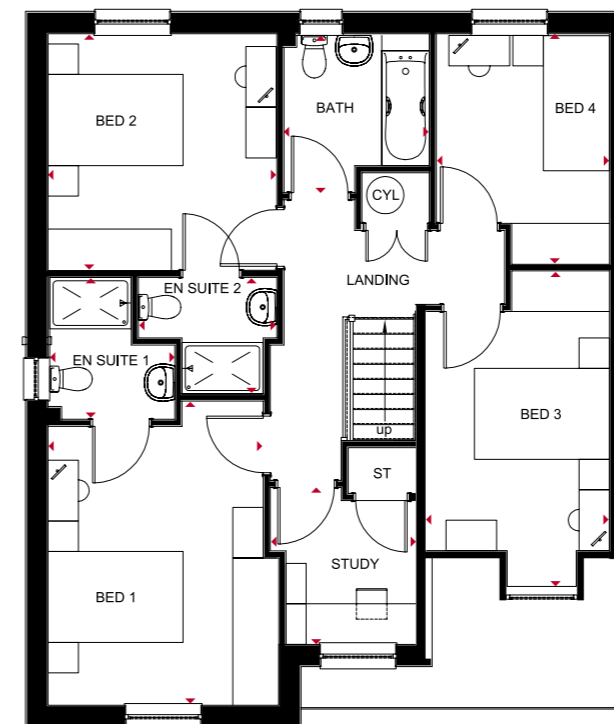
- A stylish four bedroom home with family kitchen and dining area, full-height glazed bay opening onto the rear garden, and an adjoining utility room
- Bright and airy lounge also located on the ground floor
- First floor has three double bedrooms, the master and bedroom two with en suite shower rooms,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

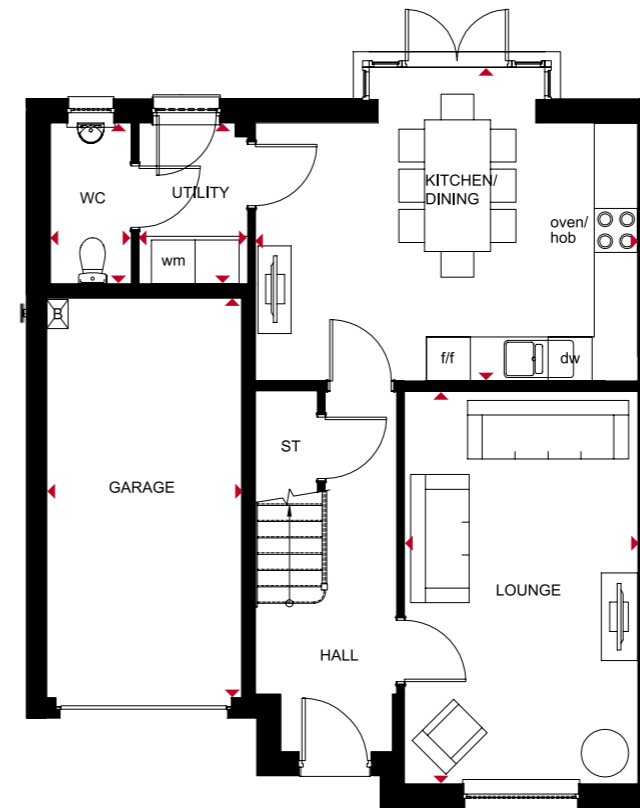
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

DUNBAR

4 BEDROOM DETACHED HOME



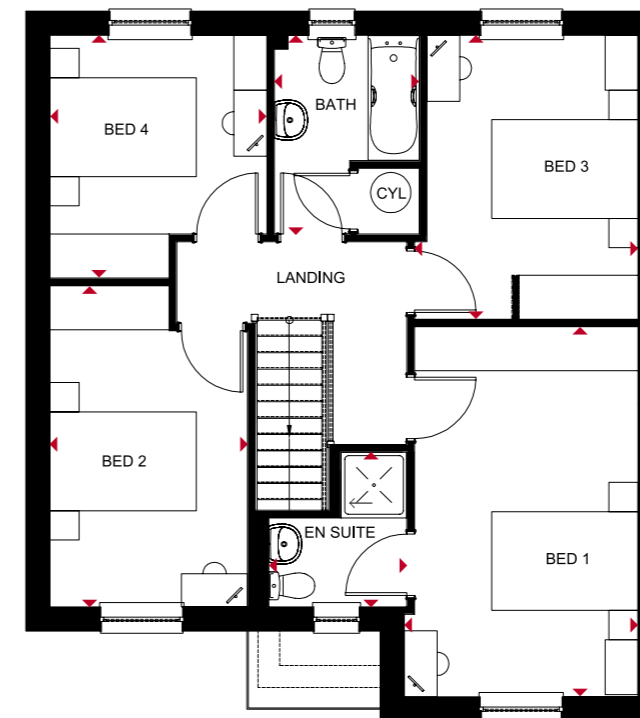
- Spacious detached home with integral garage for added security
- Light-filled, open-plan kitchen, ideal for flexible modern living, with separate utility and a dining area with glazed bay leading to the garden
- Separate front-aspect lounge provides the perfect place to relax
- Upstairs are four double bedrooms and a family bathroom, the generous master bedroom with shower room en suite



Ground Floor

Lounge	5369 x 3192mm	17'7" x 10'6"
Kitchen/Dining Room	5228 x 4287mm	17'2" x 14'1"
Utility	2199 x 1489mm	7'3" x 4'11"
WC	2199 x 1103mm	7'3" x 3'7"
Garage	5460 x 2661mm	17'11" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	5052 x 3192mm	16'7" x 10'6"
En Suite	2113 x 1887mm	6'11" x 6'2"
Bedroom 2	4384 x 2697mm	14'5" x 8'8"
Bedroom 3	3875 x 3052mm	12'9" x 10'0"
Bedroom 4	3315 x 2691mm	10'11" x 8'8"
Bathroom	2715 x 1975mm	8'11" x 6'6"

[Approximate dimensions]

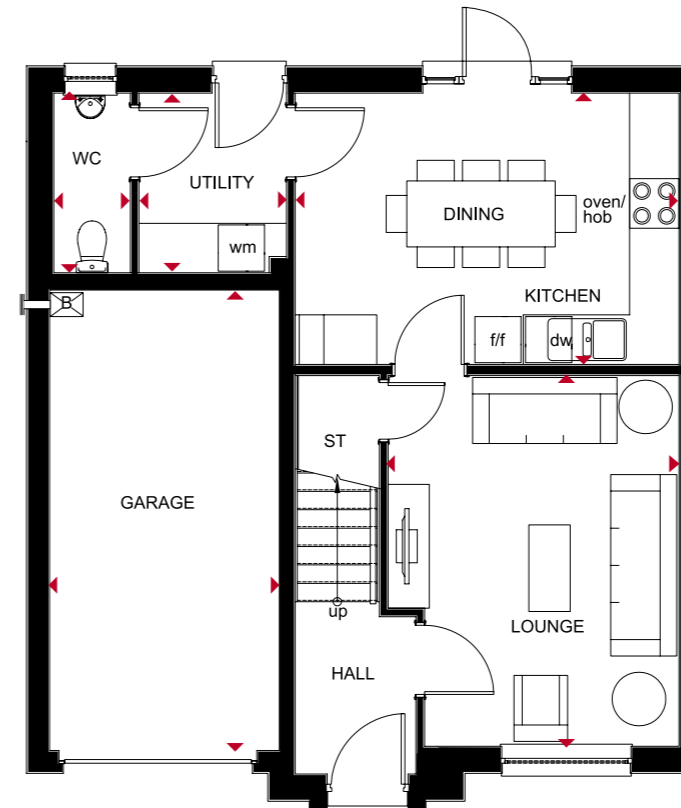
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	

FENTON

4 BEDROOM DETACHED HOME



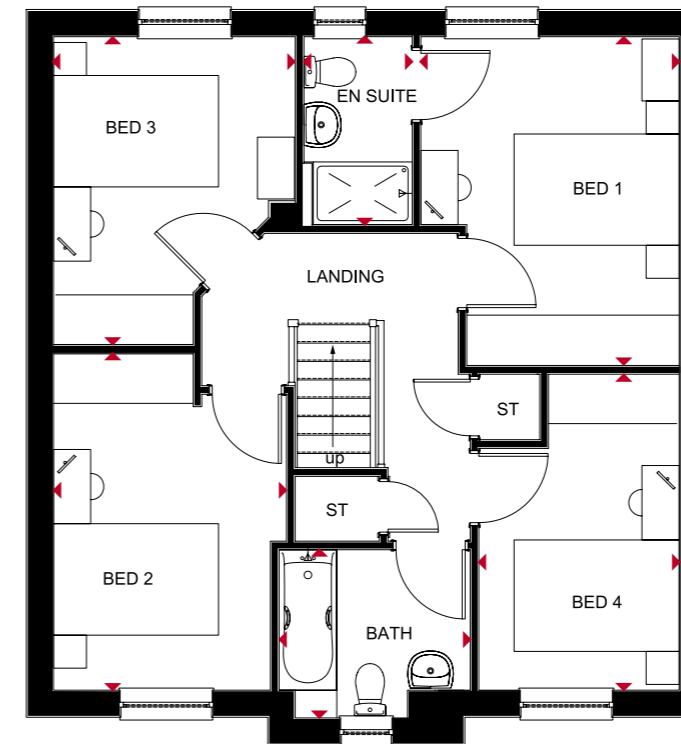
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with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

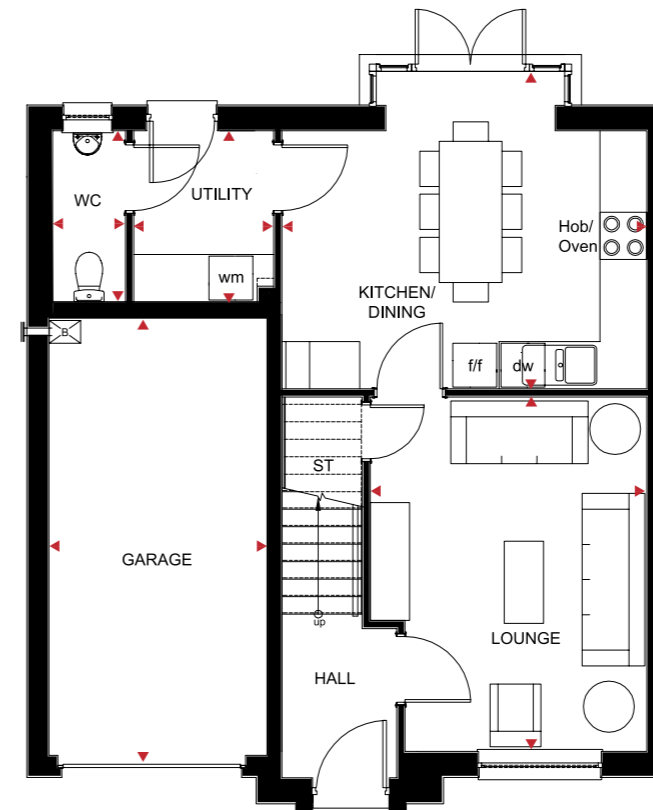
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

FERNIE

4 BEDROOM DETACHED HOUSE



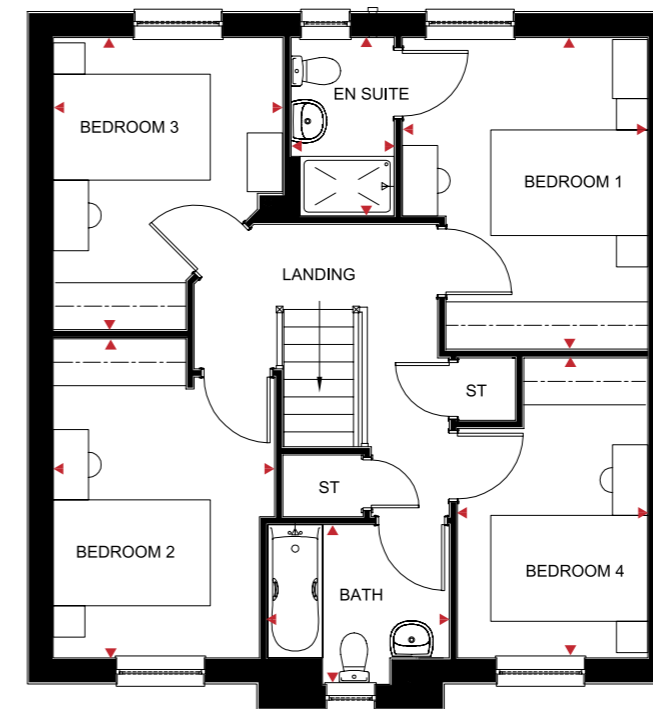
- A beautifully presented four bedroom home offering kitchen with dining area, and full-height glazed bay with French doors leading to the rear garden
- An airy lounge, utility room and WC are also located on the ground floor
- First floor has four double bedrooms with en suite shower room to master bedroom, and family bathroom
- This family home also comes with an integral garage



Ground Floor

Lounge	4524 x 3527mm	14'10" x 11'7"
Kitchen/ Dining Room	4655 x 4050mm	15'3" x 13'3"
Utility	2179 x 1787mm	7'2" x 5'10"
WC	2179 x 929mm	7'2" x 3'1"
Garage	5579 x 2784mm	18'4" x 9'2"

[Approximate dimensions]



First Floor

Bedroom 1	3974 x 3129mm	13'0" x 10'3"
En Suite	2279 x 1313mm	7'6" x 4'4"
Bedroom 2	4074 x 2628mm	13'4" x 8'7"
Bedroom 3	3729 x 2929mm	12'3" x 9'7"
Bedroom 4	3829 x 2426mm	12'7" x 8'0"
Bathroom	2316 x 2036mm	7'7" x 6'8"

[Approximate dimensions]

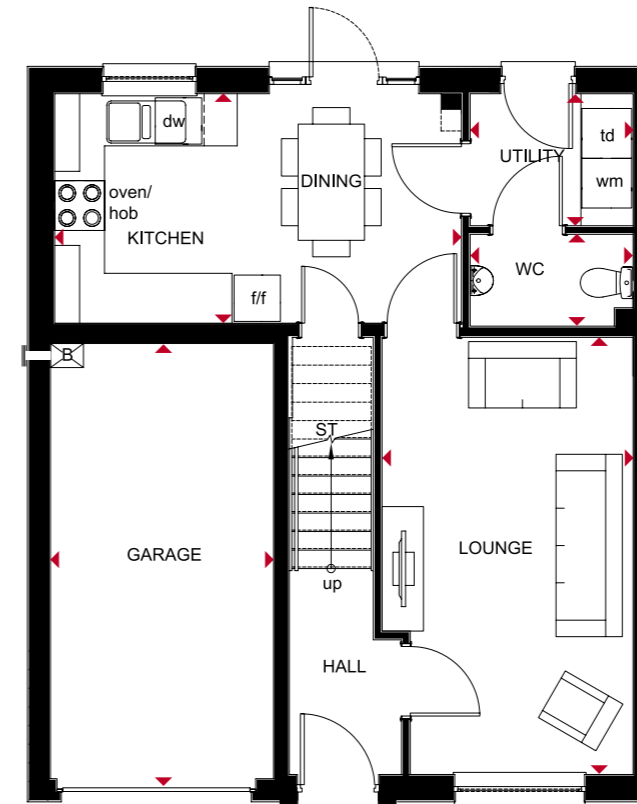
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

GLENBUCHAT

4 BEDROOM DETACHED HOME



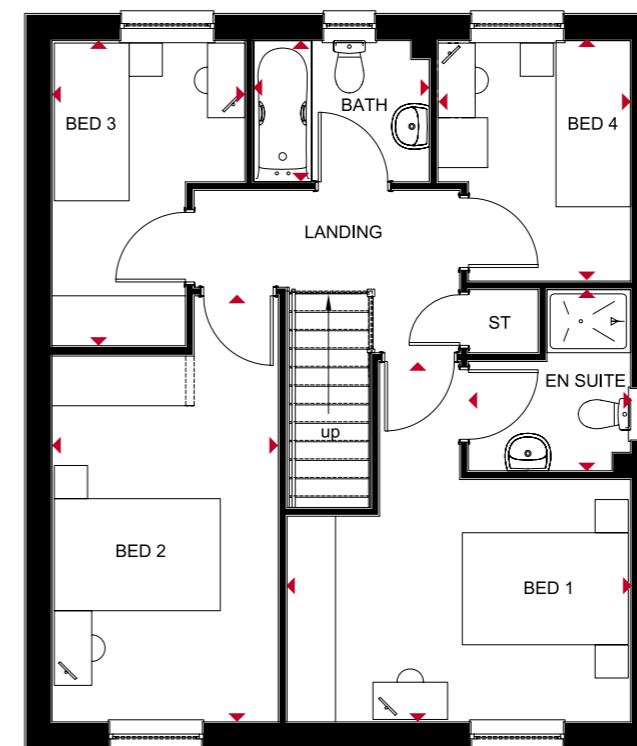
- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and family bathroom



Ground Floor

Lounge	3025 x 5260mm	9'11" x 17'3"
Kitchen/Dining	4904 x 2775mm	16'1" x 9'1"
Utility	1963 x 1592mm	6'5" x 5'3"
WC	1963 x 1114mm	6'5" x 3'8"
Garage	2690 x 5236 mm	8'10" x 17'2"

[Approximate dimensions]



First Floor

Bedroom 1	4140 x 4342mm	13'7" x 14'3"
En suite	1954 x 2182mm	6'5" x 7'2"
Bedroom 2	2727 x 5133mm	8'11" x 16'10"
Bedroom 3	2324 x 3674mm	7'7" x 12'1"
Bedroom 4	2323 x 2895mm	7'7" x 9'6"
Bathroom	2115 x 1700mm	6'11" x 5'7"

[Approximate dimensions]

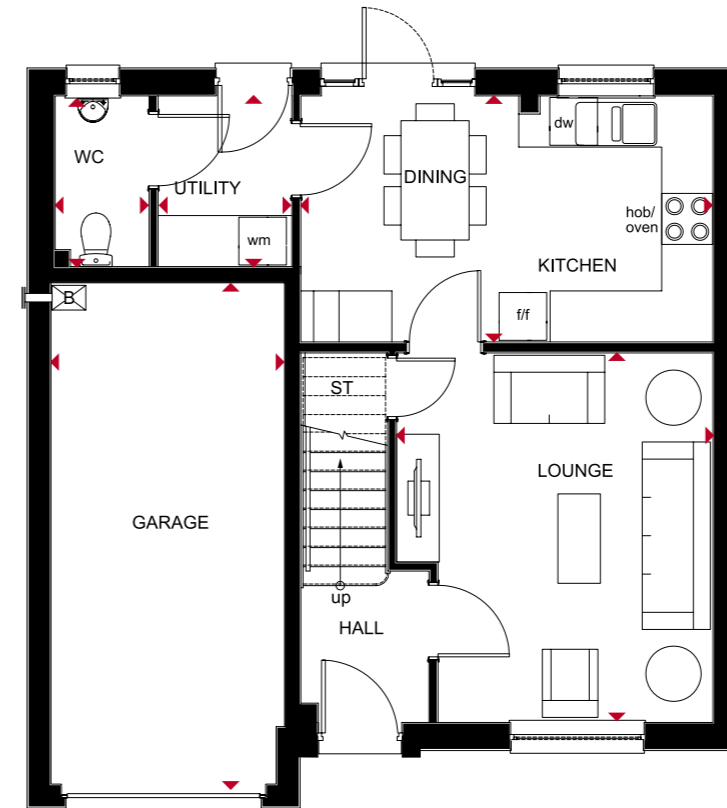
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

INVERCAULD

4 BEDROOM DETACHED HOME



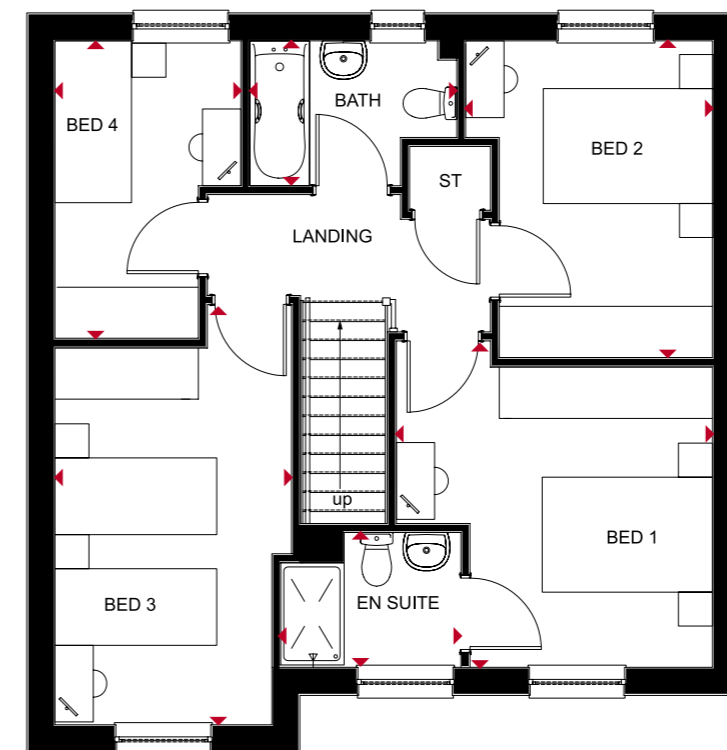
- Generous, front-aspect lounge with room for all the family to relax
- Open-plan fitted kitchen with dining area and access to the rear garden, and a separate utility room and WC
- Integral garage for added security and convenience
- First floor comprises three double bedrooms, the master with en suite,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

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
- 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/>

**CONSUMER
CODE FOR
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www.consumercode.co.uk



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