

ABBEY VIEW

ABBEY ROAD, ELDERSLIE PA5 9JJ



A DEVELOPMENT OF 3 AND 4 BED HOMES

ABBEY VIEW

DEVELOPMENT LAYOUT

KEY

- Traquair - 3 bedroom semi-detached
- Abergeldie - 3 bedroom semi-detached
- Craigend - 3 bedroom detached
- Glenbuchat - 4 bedroom detached
- Mey - 4 bedroom detached
- Corgarff - 4 bedroom detached
- Craigston - 4 bedroom detached
- Dunbar - 4 bedroom detached
- Tantallon - 4 bedroom detached



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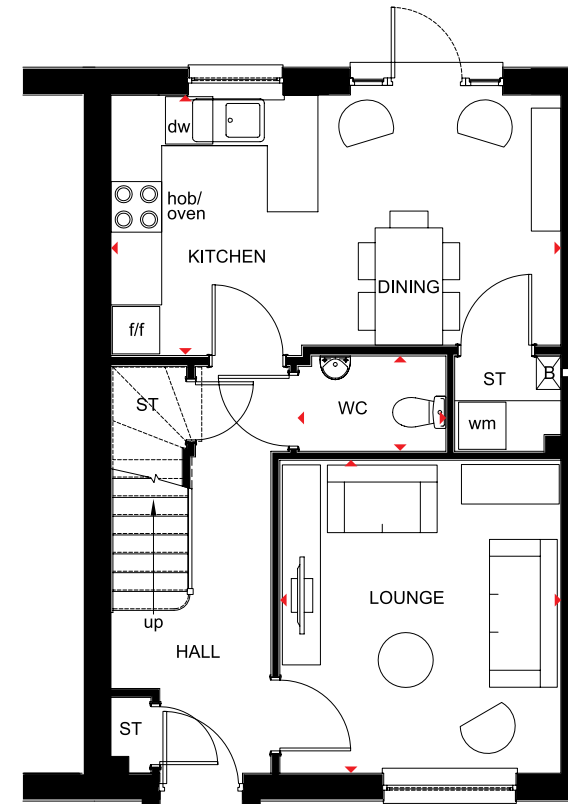
BARRATT
HOMES

TRAQUAIR

3 BEDROOM SEMI-DETACHED HOME



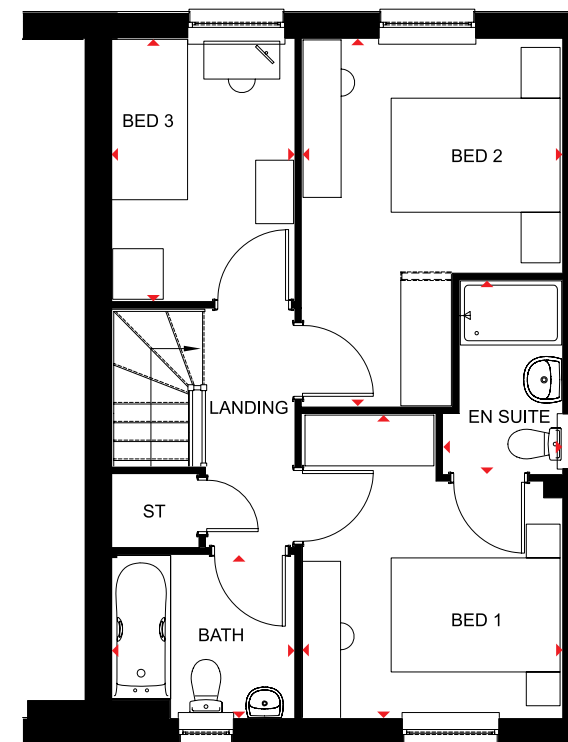
- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 3328 x 3707mm | 10'11" x 12'2" |
| Kitchen/Dining | 5330 x 3085mm | 17'6" x 10'1" |
| WC | 1750 x 1129mm | 5'9" x 3'8" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3068 x 3585mm | 10'1" x 11'9" |
| En suite | 1397 x 2280mm | 4'7" x 7'6" |
| Bedroom 2 | 3068 x 4340mm | 10'1" x 14'3" |
| Bedroom 3 | 2157 x 3091mm | 7'1" x 10'2" |
| Bathroom | 2157 x 1920mm | 7'1" x 6'4" |

(Approximate dimensions)

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

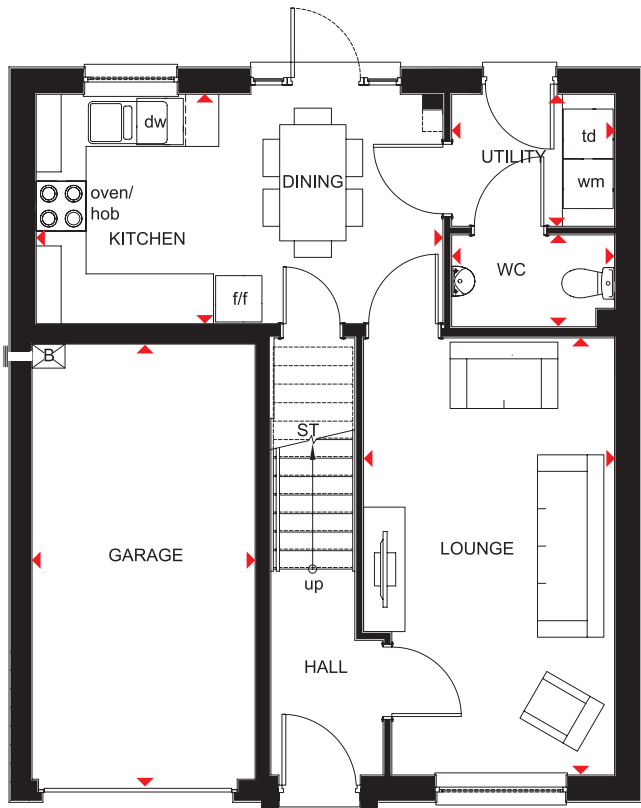
GLENBUCHAT

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

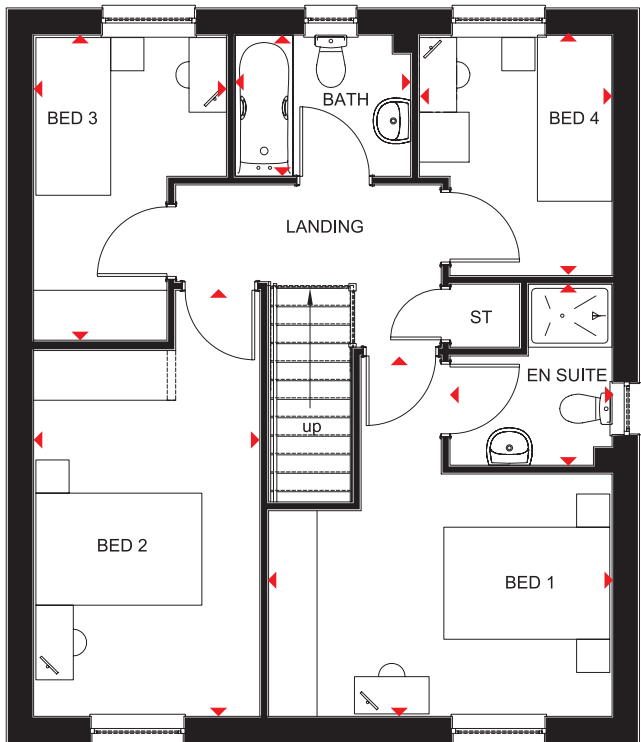




Ground Floor

| | | |
|----------------|----------------|---------------|
| 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 | |
| | | | | | |

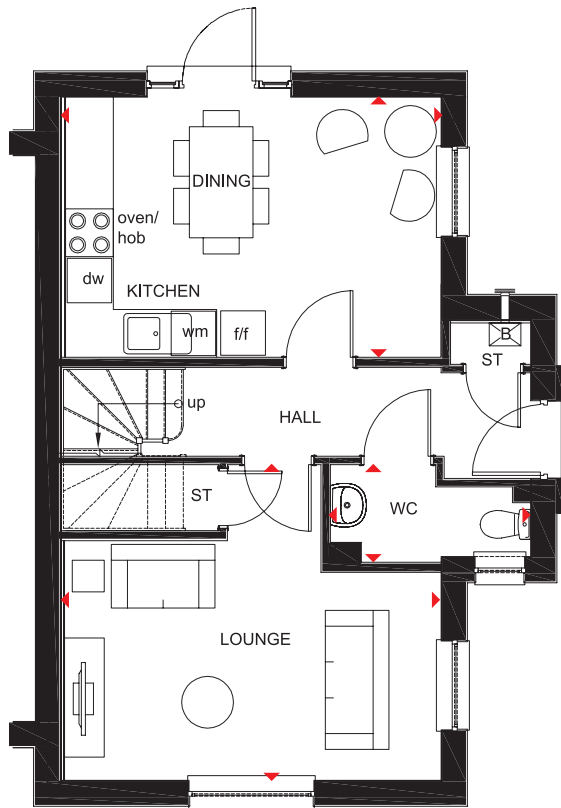
ABERGELDIE

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

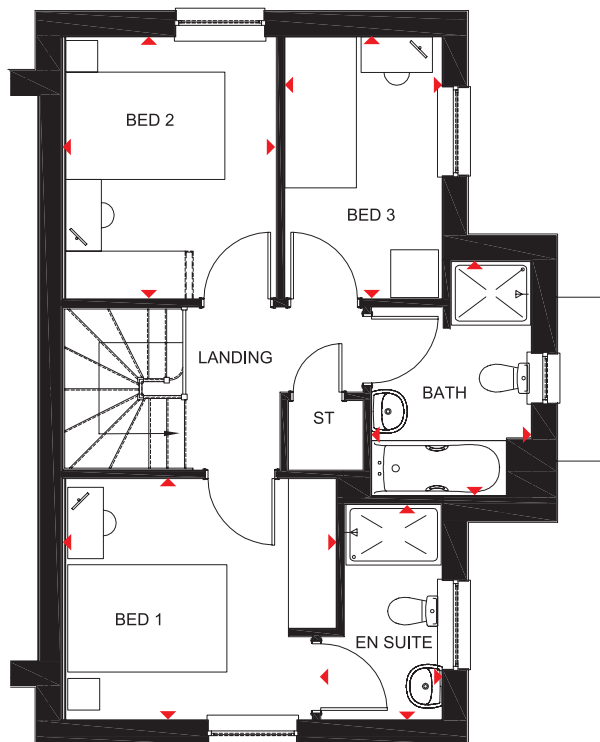




Ground Floor

| | | |
|----------------|---------------|---------------|
| 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 |
| ST | Store |
| wm | Washing machine space |

| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw | Dishwasher space |
| ◄► | Dimension location |

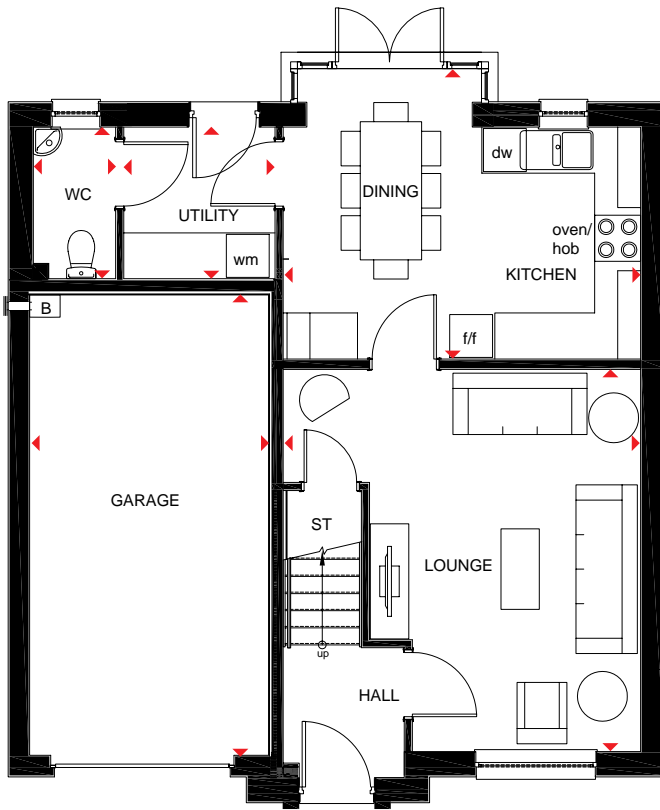
CORGARFF

4 BEDROOM DETACHED HOME



- Bright open-plan kitchen and dining area with walk-in glazed bay leading to the rear garden
- Front-aspect lounge with space for all the family to relax
- Practical utility, WC and integral garage complete the ground floor of this spacious family home
- Four double bedrooms, the master with en suite and walk-in wardrobe, and a family bathroom are upstairs

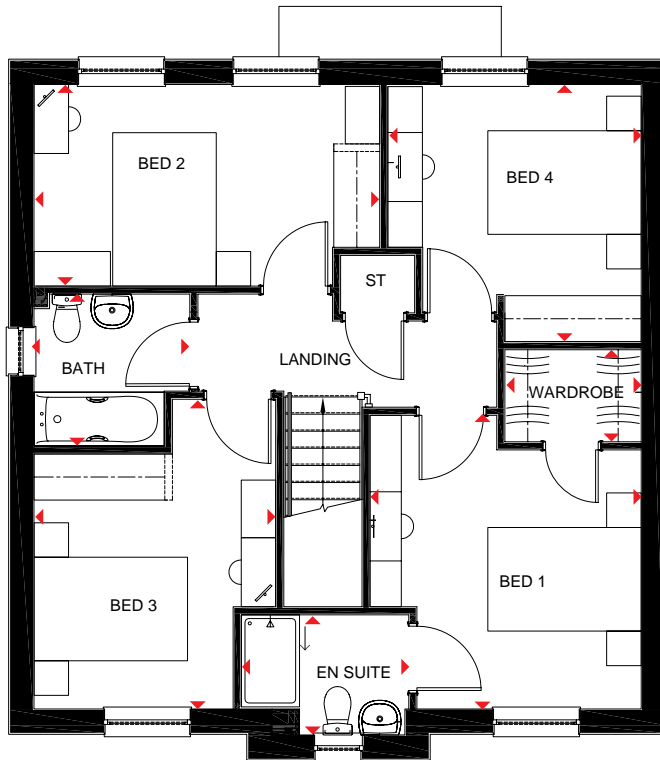




Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4661 x 4973mm | 15'4" x 16'4" |
| Kitchen/Dining | 4661 x 3794mm | 15'4" x 12'5" |
| Utility | 1973 x 1949mm | 6'6" x 6'5" |
| WC | 1074 x 1949mm | 3'6" x 6'5" |
| Garage | 3115 x 5994mm | 10'3" x 19'8" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3536 x 3829mm | 11'7" x 12'7" |
| Wardrobe | 1779 x 1200mm | 5'10" x 3'11" |
| En Suite | 2185 x 1566mm | 7'2" x 5'2" |
| Bedroom 2 | 4509 x 2629mm | 14'10" x 8'8" |
| Bedroom 3 | 3152 x 4039mm | 10'4" x 13'3" |
| Bedroom 4 | 3304 x 3354mm | 10'10" x 11'0" |
| Bathroom | 2033 x 1980mm | 6'8" x 6'6" |

(Approximate dimensions)

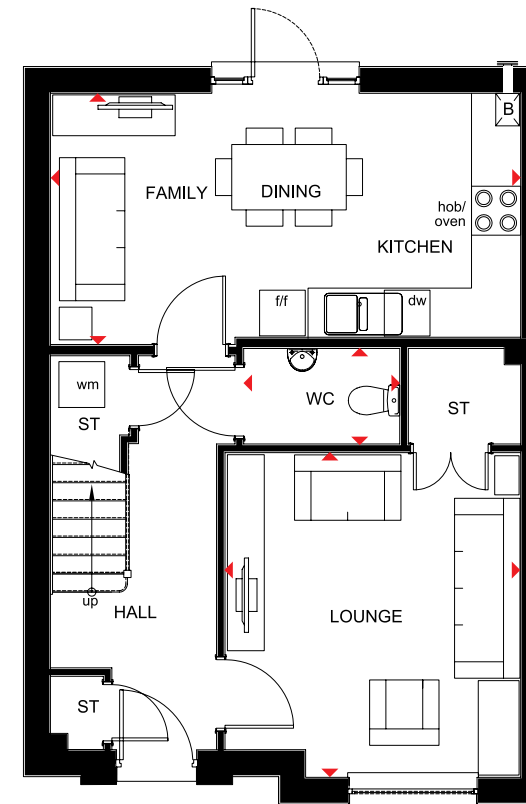
- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space
 - f/f Fridge/freezer space
 - dw Dishwasher space
 - ◀▶ Dimension location

CRAIGEND

3 BEDROOM DETACHED HOME



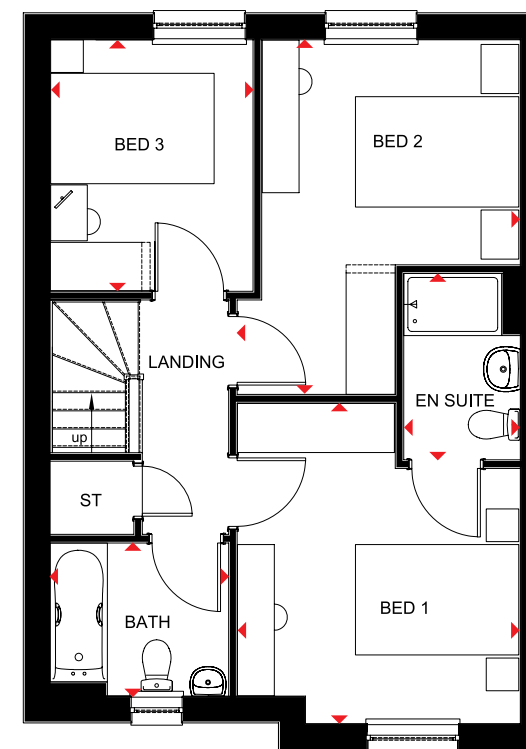
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a WC complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the master with en suite, and a family bathroom



Ground Floor

| | | |
|---------------------------|---------------|----------------|
| Lounge | 3615 x 3973mm | 11'10" x 13'0" |
| Kitchen/ Family/Dining | 5752 x 3073mm | 18'10" x 10'1" |
| WC | 1910 x 1170mm | 6'3" x 3'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3465 x 3923mm | 11'4" x 12'10" |
| En suite | 1427 x 2280mm | 4'8" x 7'6" |
| Bedroom 2 | 3465 x 4340mm | 11'4" x 14'3" |
| Bedroom 3 | 2482 x 3079mm | 8'2" x 10'1" |
| Bathroom | 2182 x 1873mm | 7'2" x 6'2" |

(Approximate dimensions)

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

MEY

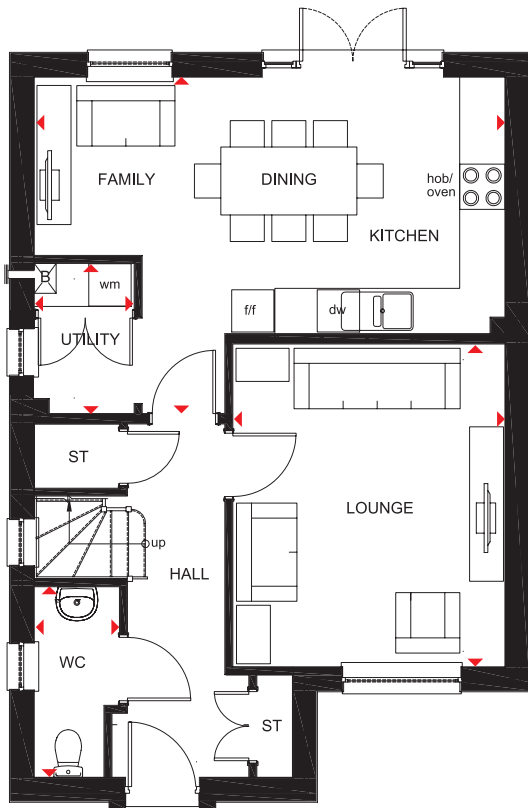
4 BEDROOM DETACHED HOME



- The expansive open-plan kitchen includes family and dining areas with access to the garden, and a separate utility
- There's plenty of room to relax in comfort in the good-sized lounge
- Upstairs is a master bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this an ideal family home



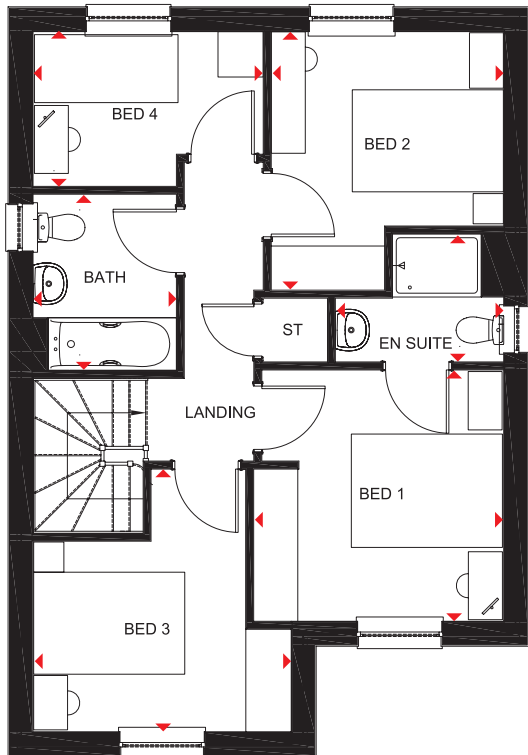
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HOMES



Ground Floor

| | | |
|---------------------------|---------------|---------------|
| Lounge | 3589 x 4273mm | 11'9" x 14'0" |
| Kitchen/ Family/Dining | 6230 x 4453mm | 20'5" x 14'7" |
| Utility | 1323 x 1988mm | 4'4" x 6'6" |
| WC | 1127 x 2523mm | 3'8" x 8'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3310 x 3328mm | 10'10" x 10'11" |
| En Suite | 2227 x 1695mm | 7'4" x 5'7" |
| Bedroom 2 | 3077 x 3423mm | 10'1" x 11'3" |
| Bedroom 3 | 3417 x 3477mm | 11'3" x 11'5" |
| Bedroom 4 | 3047 x 2048mm | 10'0" x 6'9" |
| Bathroom | 1897 x 2332mm | 6'3" x 7'8" |

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

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

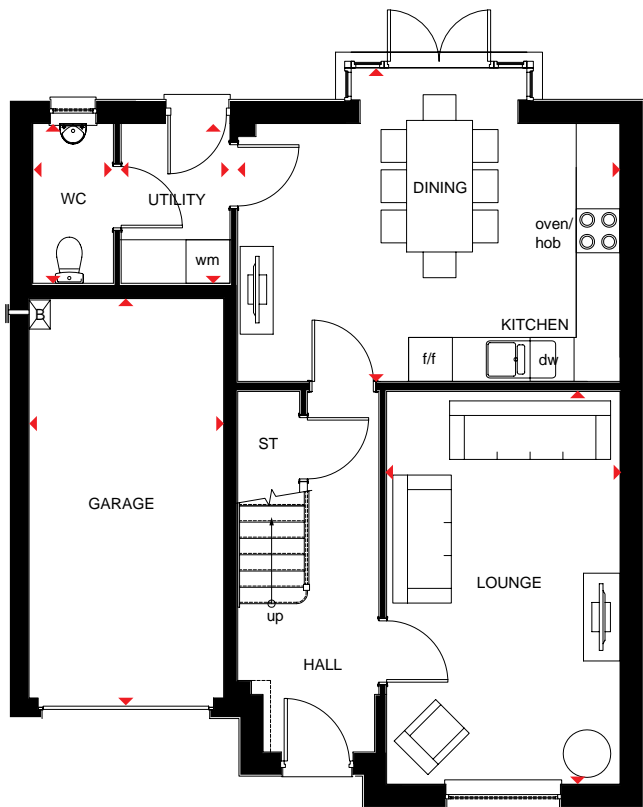
DUNBAR

4 BEDROOM DETACHED HOME



- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via a glazed walk-in bay
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect family home

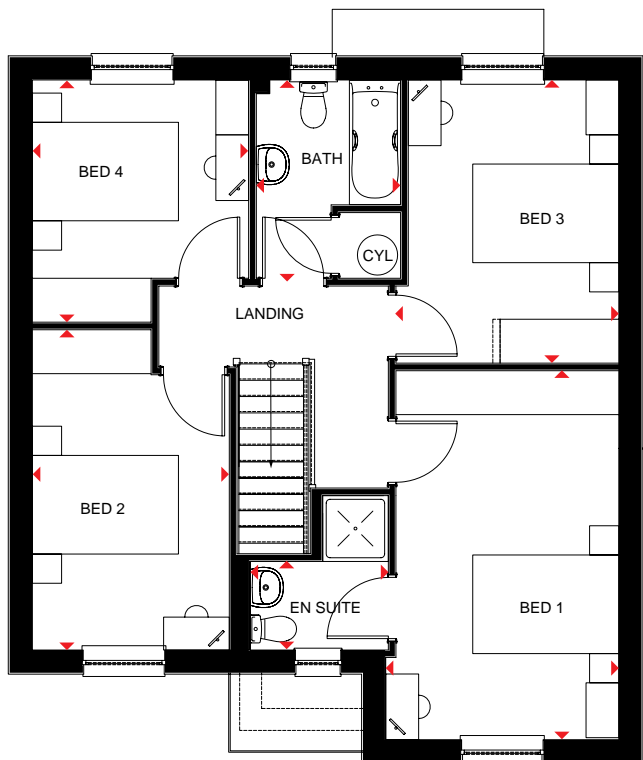




Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3192 x 5369mm | 10'6" x 17'7" |
| Kitchen/Dining | 5228 x 4287mm | 17'2" x 14'1" |
| Utility | 1489 x 2146mm | 4'11" x 7'0" |
| WC | 1103 x 2146mm | 3'7" x 7'0" |
| Garage | 2661 x 5460mm | 8'9" x 17'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3192 x 5052mm | 10'6" x 16'7" |
| En suite | 1887 x 2113mm | 6'2" x 6'11" |
| Bedroom 2 | 2697 x 4384mm | 8'10" x 14'5" |
| Bedroom 3 | 3057 x 3875mm | 10'0" x 12'9" |
| Bedroom 4 | 2961 x 3315mm | 9'9" x 10'11" |
| Bathroom | 1975 x 2715mm | 6'6" x 8'11" |

(Approximate dimensions)

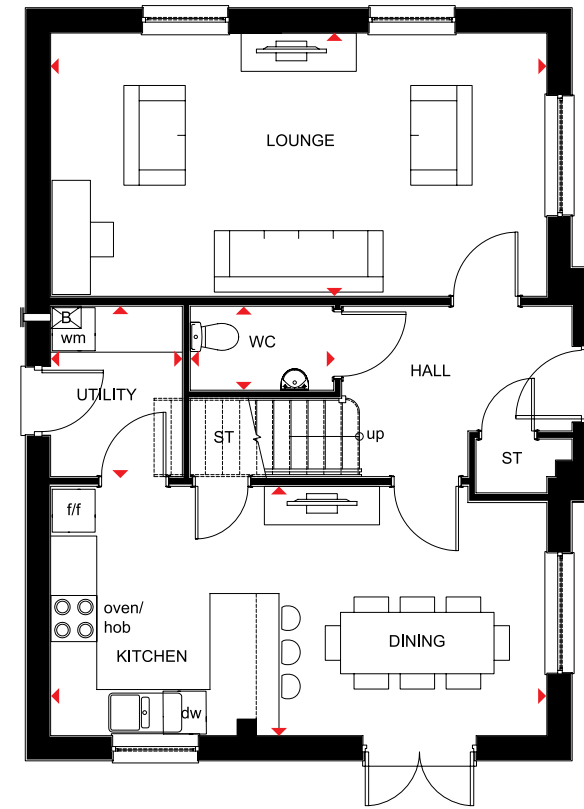
| | | | | | |
|------------|-----|----------|-----|-----------------------|-----------------------|
| KEY | B | Boiler | wm | Washing machine space | ◀▶ Dimension location |
| | ST | Store | f/f | Fridge/freezer space | |
| | CYL | Cylinder | dw | Dishwasher space | |

CRAIGSTON

4 BEDROOM DETACHED HOME



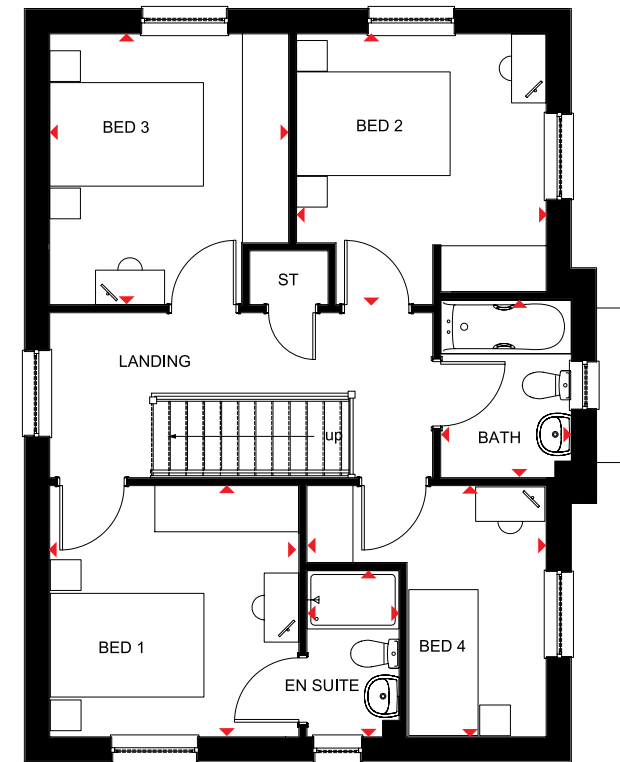
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a master bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



Ground Floor

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 6464 x 3247mm | 21'2" x 10'8" |
| Utility | 1715 x 2220mm | 5'8" x 7'3" |
| WC | 1867 x 1095mm | 6'2" x 3'7" |
| Lounge | 6464 x 3432mm | 21'2" x 11'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3244 x 3270mm | 10'8" x 10'9" |
| En suite | 1200 x 2164mm | 3'11" x 7'1" |
| Bedroom 2 | 3249 x 3527mm | 10'8" x 11'7" |
| Bedroom 3 | 3110 x 3527mm | 10'2" x 11'7" |
| Bathroom | 1700 x 2315mm | 5'7" x 7'7" |
| Bedroom 4 | 3115 x 3270mm | 10'3" x 10'9" |

(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/>



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