

# WALLACE FIELDS PHASE 2

AUCHINLECK ROAD, ROBROYSTON G33 1PN



3 & 4 BEDROOM HOMES





## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.












# WALLACE FIELDS - PHASE 2

## DEVELOPMENT LAYOUT

### Key

	TRAQUAIR	3 BED SEMI-DETACHED
	ABERGELDIE	3 BED SEMI-DETACHED
	GLENBUCHAT	4 BED DETACHED
	FENTON	4 BED DETACHED
	ROTHES	4 BED DETACHED
	DUNBAR	4 BED DETACHED
	CULLEN	4 BED DETACHED

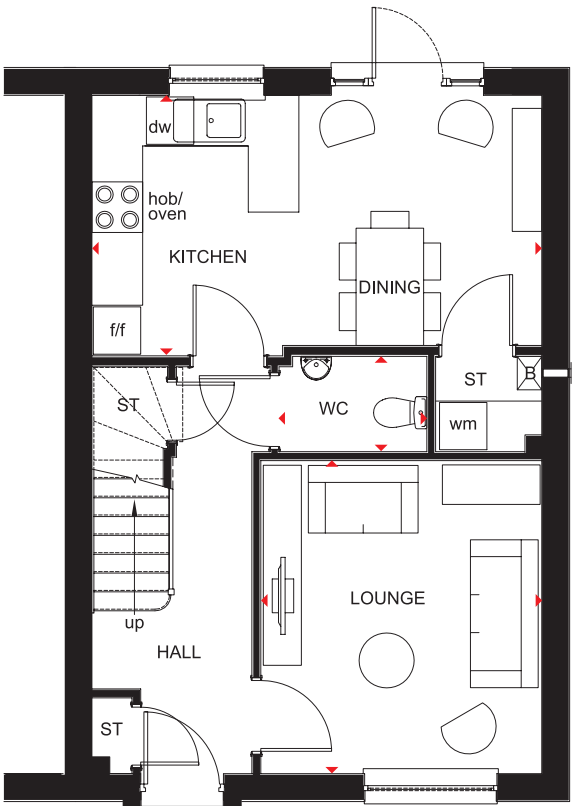


# TRAQUAIR

## 3 BEDROOM SEMI-DETACHED HOME



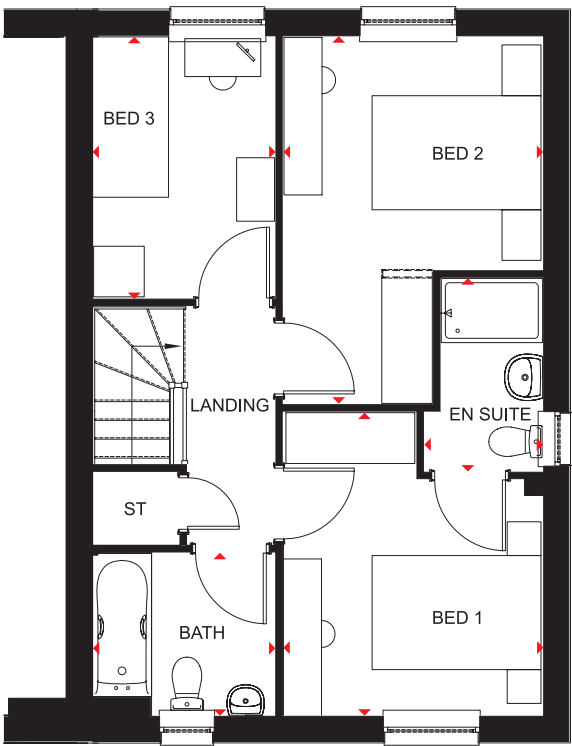
- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom



### 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

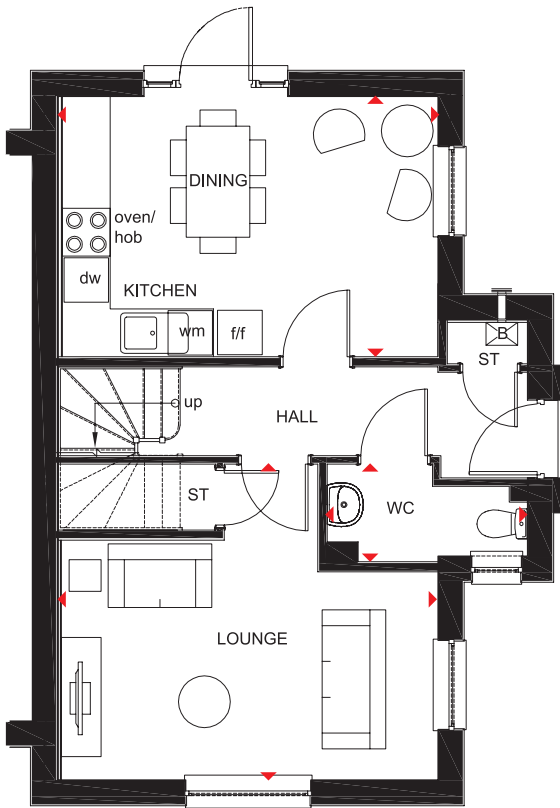


# ABERGELDIE

## 3 BEDROOM END-TERRACED HOME



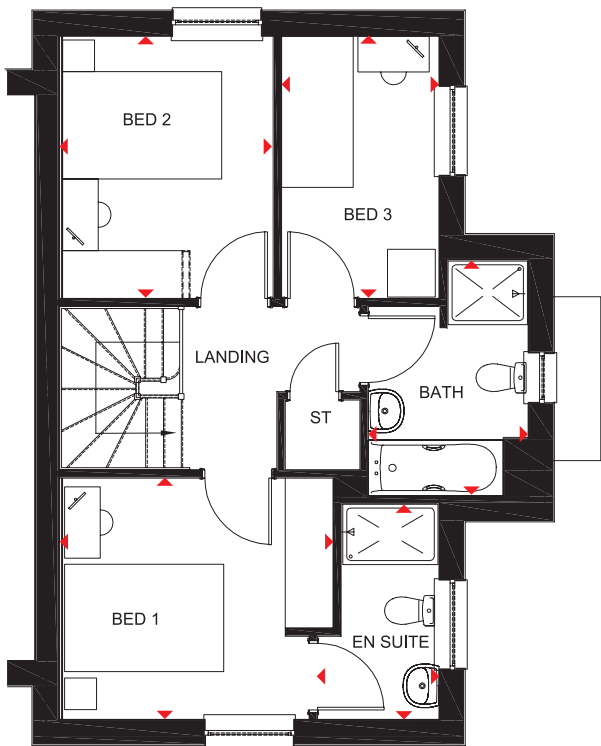
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a master bedroom with en suite shower room, a further double bedroom, a single bedroom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

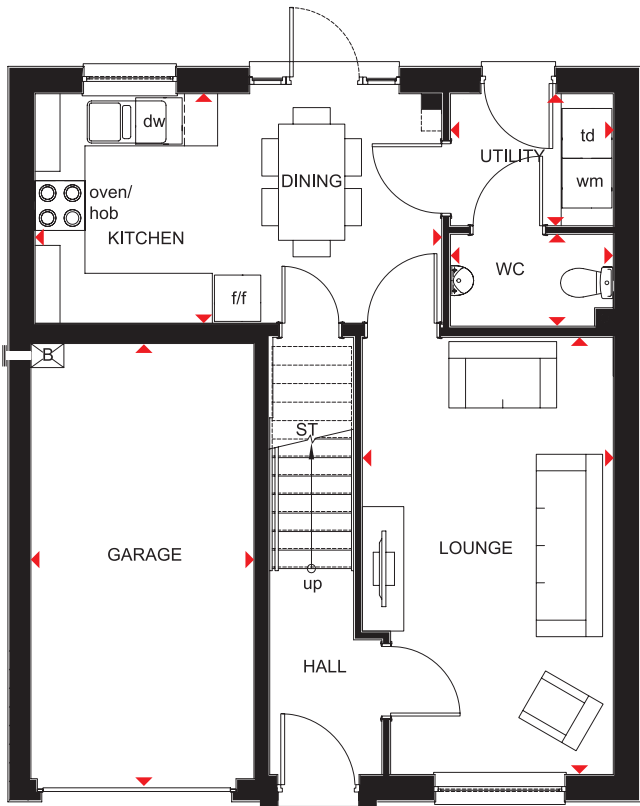
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# GLENBUCHAT

## 4 BEDROOM DETACHED HOME



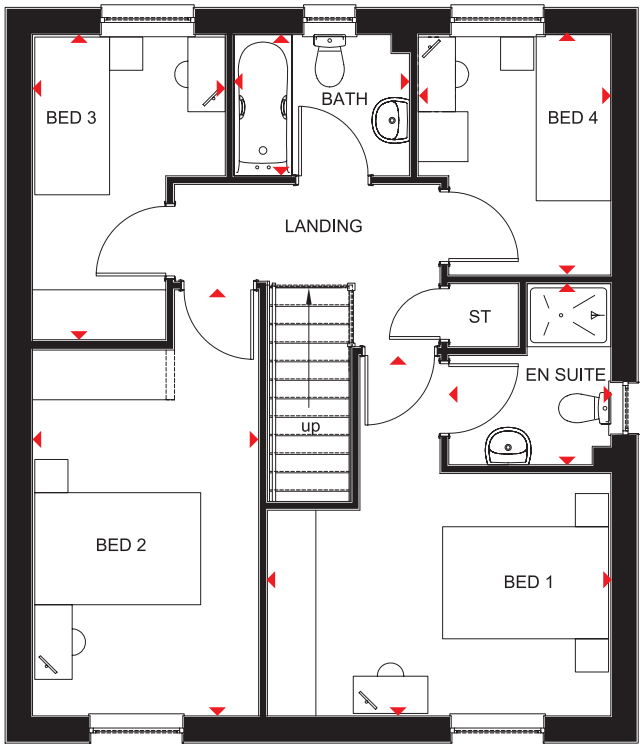
- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms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

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

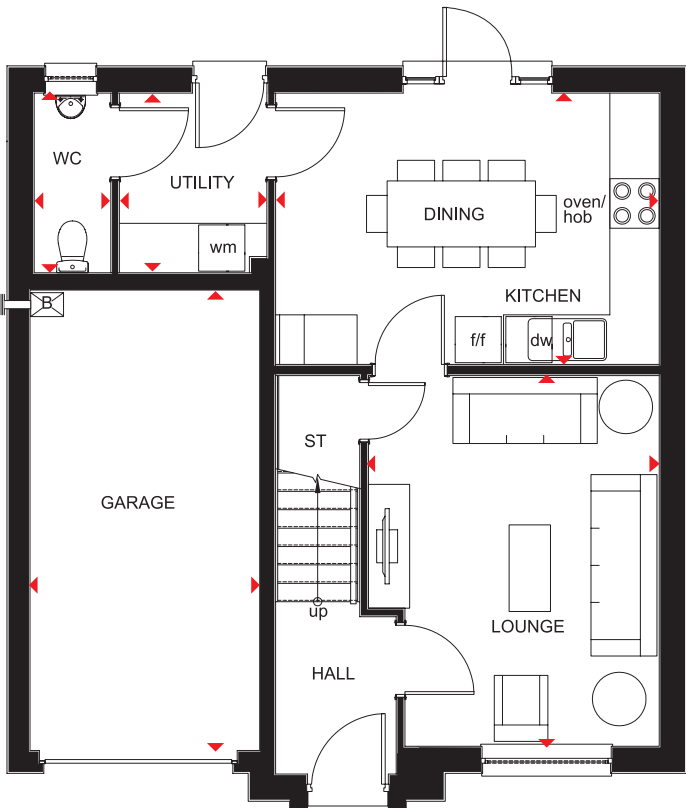


# FENTON

## 4 BEDROOM DETACHED HOME



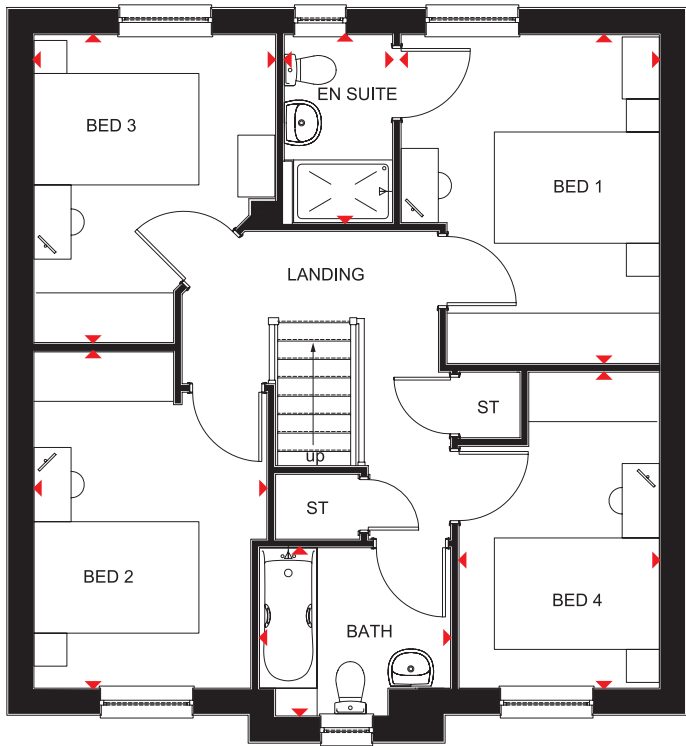
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with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

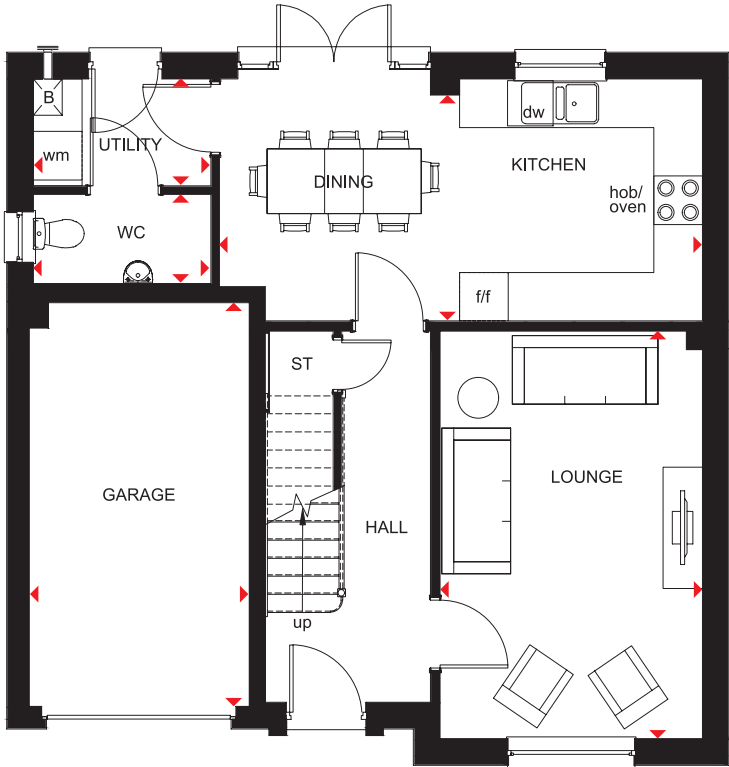
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# ROTHES

## 4 BEDROOM DETACHED HOME



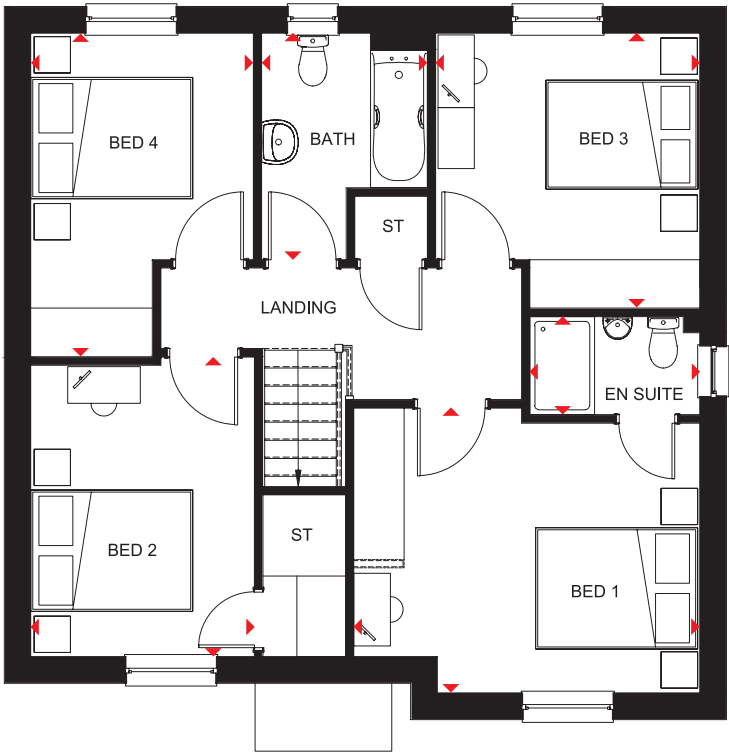
- A bright detached home designed for flexible modern living
- Open-plan kitchen and dining area with French doors leading to the garden, and a separate utility
- Separate front-aspect lounge is just perfect for relaxing in and an integral garage provides extra security
- First floor has four double bedrooms with en suite to master bedroom and family bathroom.



### Ground Floor

Lounge	3241 x 5034mm	10'8" x 16'6"
Kitchen/Dining	5966 x 2991mm	19'7" x 9'10"
Utility	2194 x 1323mm	7'2" x 4'4"
WC	2194 x 1100mm	7'2" x 3'7"
Garage	2715 x 4989mm	8'11" x 16'4"

(Approximate dimensions)



### First Floor

Bedroom 1	4273 x 3519mm	14'0" x 11'7"
En Suite	2098 x 1210mm	6'11" x 4'0"
Bedroom 2	2761 x 3700mm	9'1" x 12'2"
Bedroom 3	3262 x 3398mm	10'8" x 11'2"
Bedroom 4	2748 x 3998mm	9'0" x 13'1"
Bathroom	2045 x 2798mm	6'9" x 9'2"

(Approximate dimensions)

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

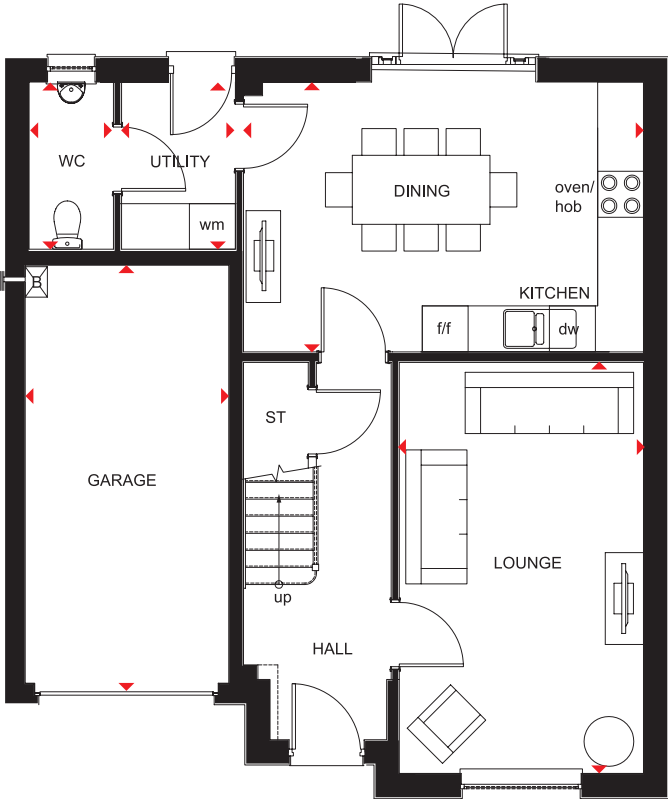


# DUNBAR

## 4 BEDROOM DETACHED HOME



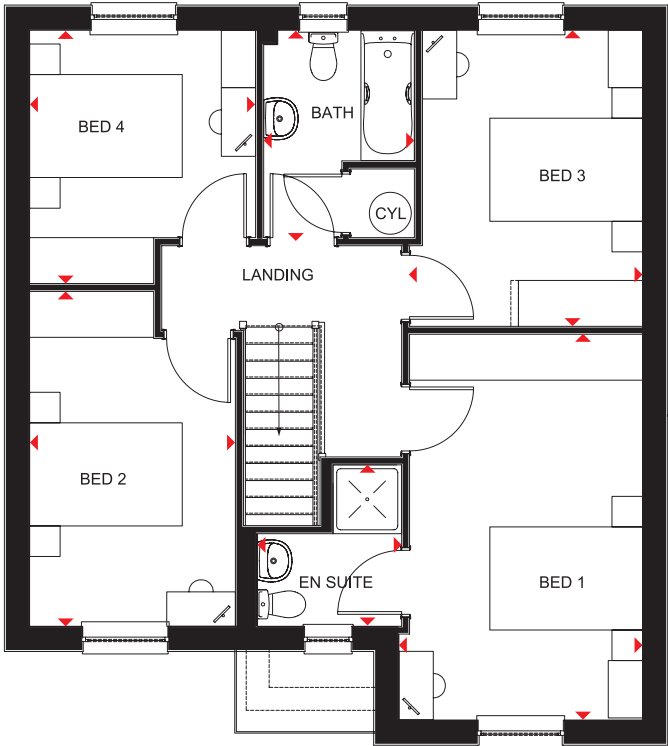
- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect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



### Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 3535mm	17'2" x 11'7"
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)

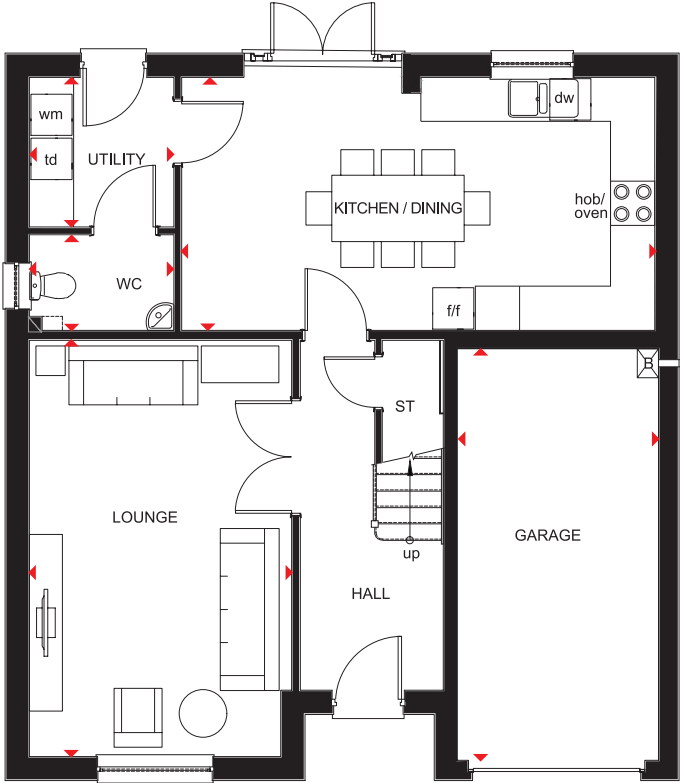
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

# CULLEN

## 4 BEDROOM DETACHED HOME



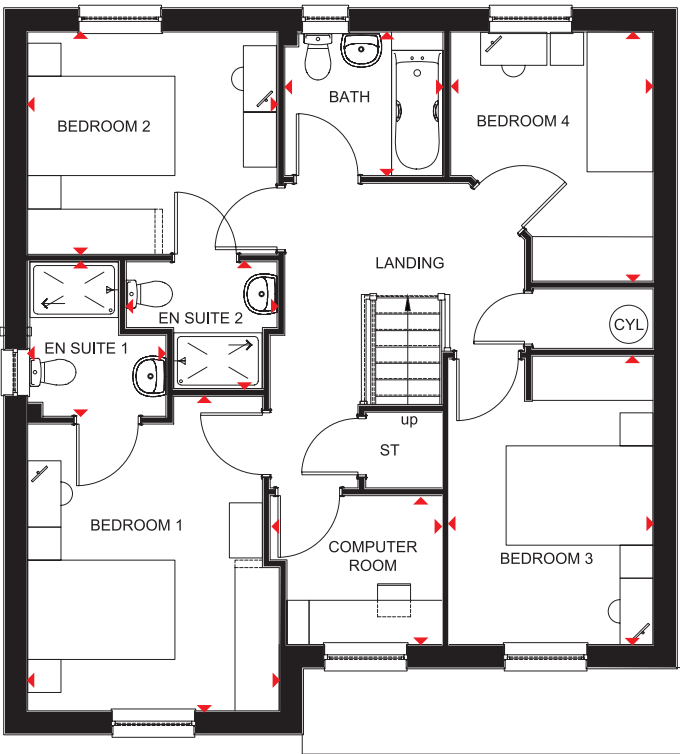
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax and elegant double-door entrance. An integral garage provides added security
- 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/Dining	6432 x 3439mm	21'1" x 11'3"
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)

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



# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

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 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.

Our Directors carry out weekly site inspections before, during and after the build process. 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.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

**Find out more, talk to one of our Sales Advisers today.**



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Wallace Fields is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



# 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/>





**barratthomes.co.uk**  
**0330 057 6000**



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.