

# *an tùr mòr* *Lethenty Inverurie*

*A prestigious development of 4 and 5 bedroom houses set in the countryside close to Inverurie with fantastic countryside views in all directions.*



# *Development Plan*



## ***Disclaimer***

*While great care has been taken in the preparation of this brochure, the information is for illustration purposes only. The developer reserves the right to amend or vary any part without notice. As such this document should not be relied on as accurately describing any of the specific matters prescribed under the Property Misrepresentation Act 1991, and does not form part of any offer or missive agreement.*





# Specification

## **Internal Stairs**

Oak finishing to handrails HDR profile, 90mm Oak stop chamfered newels, toughened clear glass balustrade, Oak stringers, MDF/Oak treads and ply risers

## **Joinery Finishes**

12x90mm MDF skirtings

70x12mm MDF facings to all door sets with mitred corners and redwood skirting blocks

LPD prefinished Oak Hampshire doors with one and a half butt hinges in stainless steel finish in redwood frame

16mm diameter tubular Aero Deck safety lever door handles with polished and satin chrome finish on sprung rose with matched latch and keeper set with 2 No bolt through fixings

Kelvin or equal wardrobe doors with mirrored toughened safety glass on sliding door track

MDF shelves and haffits with hardwood edging and chrome hanging rails

Skirting mounted sprung door stops with chrome finish as required

## **Kitchens/Utility/Pantry**

We have provided a carefully designed high quality Hacker Classic Lasor High Gloss kitchen with 30mm Quartz tops and upstands, NEFF integrated appliances including; single oven, compact microwave/oven, gas hob, extractor hood, dishwasher, fridge freezer and wine cooler (cda) and Silgranit Blancosona sink

Utility and Pantry (Plot 1) will have matching Hacker Classic Lasor High Gloss units and Hacker Laminate worktops and matching back panel and Stainless steel Blancolivit sink

Customer will have a choice of alternative kitchen design from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

## **Windows & Doors**

Eurocell Modus UPVC Grey woodgrain finished (white internally) triple glazed windows to provide 0.8W/m<sup>2</sup>K U-value

Composite external doors to provide 1.2W/mK<sup>2</sup> U-value.

All windows and doors to be designed, manufactured and installed in accordance with Secure by Design.

UPVC soffits, fascia and dormer fronts

Garador-Hormann LPU40 woodgrain Anthracite Grey sectional double garage door c/w remote control operators and 2 handsets and wireless wall controls

## **Electrical**

Polished and satin chrome electrical fittings, recessed downlighters as per plan

Low energy light fittings with LED lamps to be installed throughout

## **Smoke Alarm**

Grade D Smoke detectors to be optical in all areas except ionising detectors to be used outside areas with high levels of water vapour.

Heat detectors to be used in kitchens.

Carbon monoxide detectors

## **Mechanical Ventilation**

Ventaxia Sentenal Kinetic Advance whole house MVHR system

## **Central Heating**

Worcester Bosch LPG boilers and 300litre hot water cylinders, Purmo Faro radiators with TRV's and NEST 3rd generation smart technology thermostat

## **Sanitary Ware**

We have provided a designed solution for sanitary ware. Customer will have a choice of alternative sanitary ware from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

## **Drainage**

Black uPVC rainwater gutters

Graff treatment plant and soakaway

## **Decoration**

All new walls to have two coats Johnstone Cover Plus matt emulsion — Ivory Spray.

All new ceilings to have two coats Johnstone Cover Plus matt emulsion — Brilliant White.

Joinery finishes to have 1 coat primer, 1 undercoat and 1 coat Satinwood - White.

Stairs: Osmo Polyx to stringers, newels and handrails

Full height tiling to shower and bath enclosures and selected other areas as per plans

External Cedar linings to have Osmo Polyx finish

Hard flooring throughout the ground floor from the Karndean Palio Clic range, staircase, landing and bedrooms carpeted, bathrooms and en-suites vinyl from the Tarkett Goliath range

## **External**

Marschalls Sandstone slab paths and granite chip surrounds and timber edging

Tarmac driveway with concrete kerbs

Front gardens turfed, rear gardens grass seeded

Trees and shrubs as per the landscaping layout plan

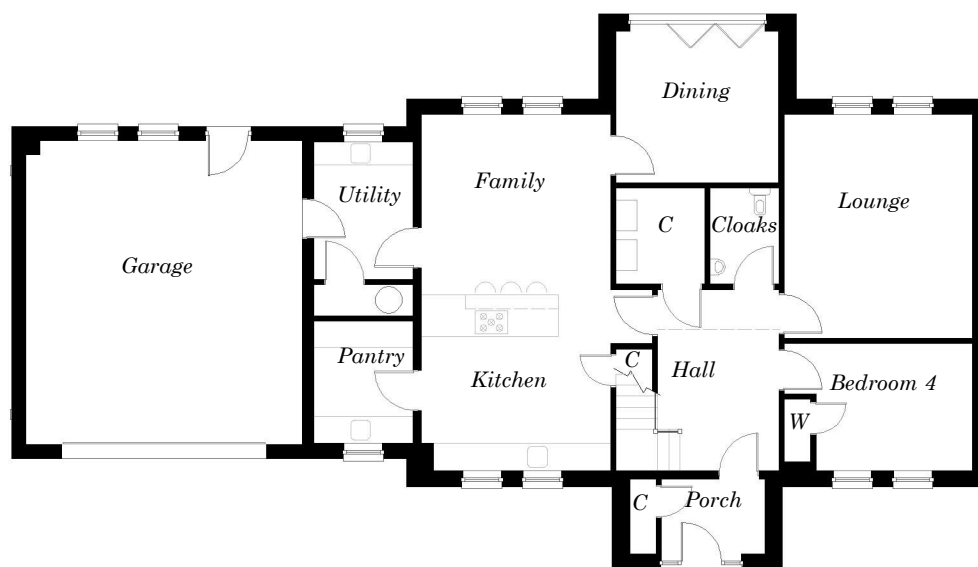
Tarmac shared access road with road kerbs where adjacent to plots

Shared open areas landscaped

Hot and cold water external taps

Underground LPG gas tank

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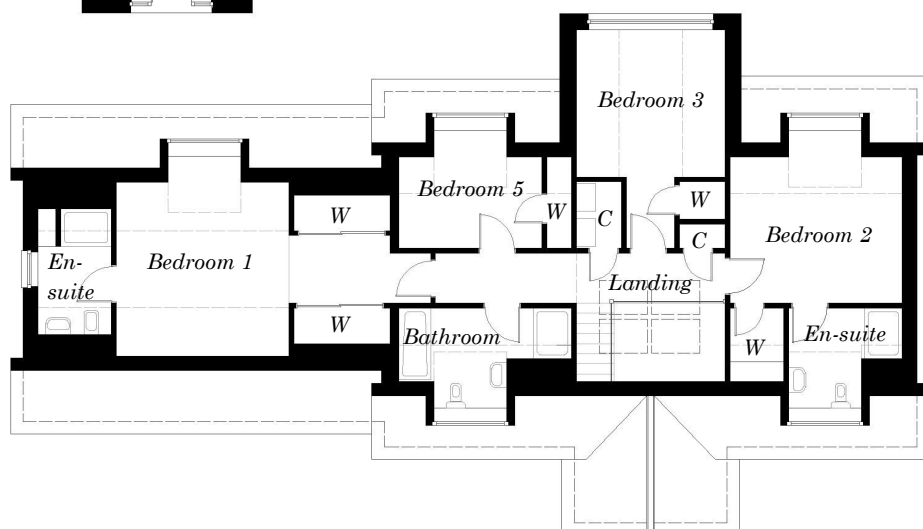


## Ground Floor Room Sizes

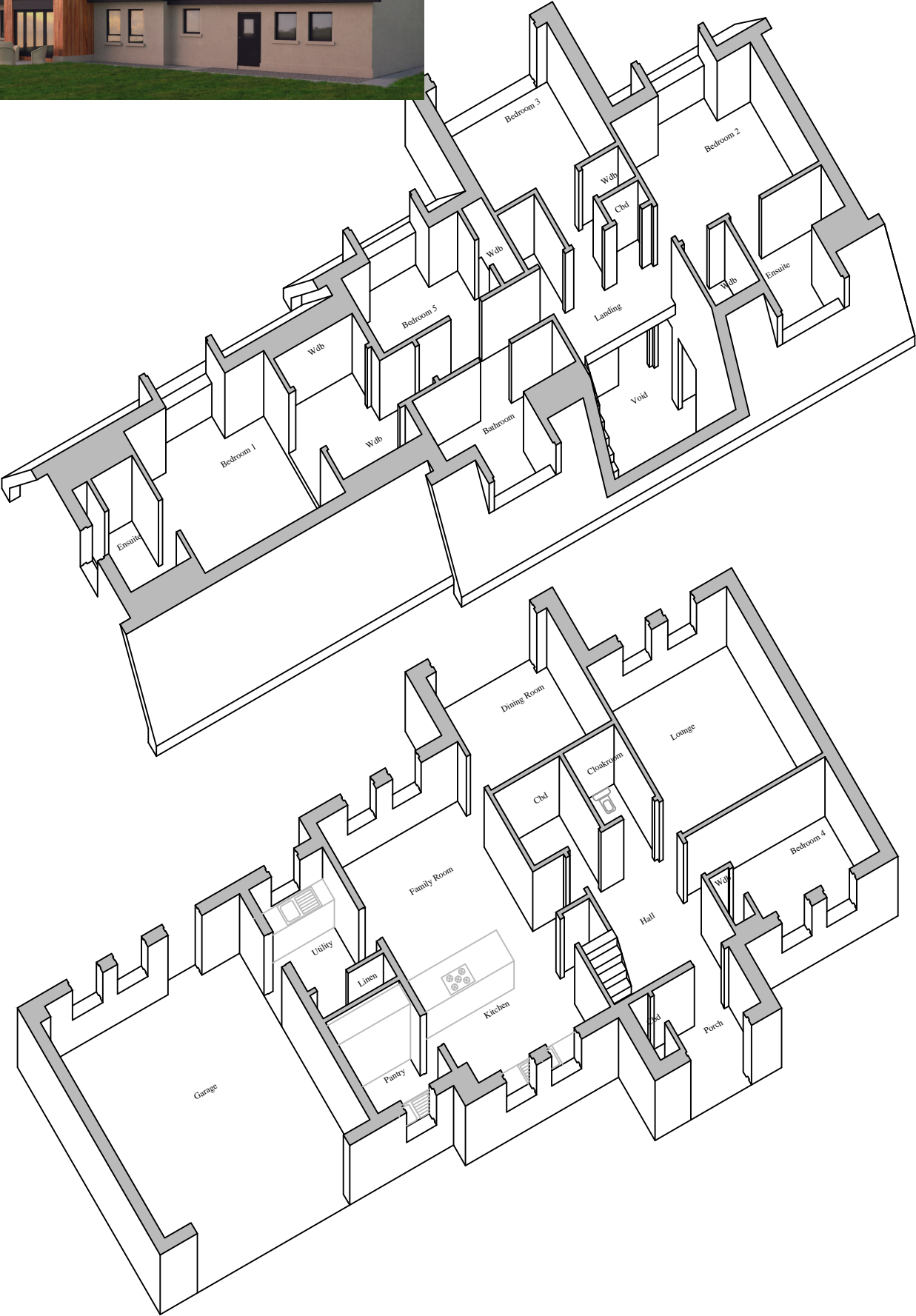
Lounge	4.09 x 4.85m
Kitchen/Family	4.10 x 7.72m
Dining Room	3.52 x 3.28m
Bedroom 4	4.09 x 2.76m
Utility Room	2.15 x 2.97m
Pantry	2.15 x 2.65m
Cloakroom	1.49 x 2.09m
Garage	5.97 x 6.57m

## First Floor Room Sizes

Bedroom 1	4.09 x 4.74m
En-suite	1.75 x 2.98m
Bedroom 2	4.09 x 4.09m
En-suite	2.69 x 2.35m
Bedroom 3	3.52 x 3.38m
Bedroom 5	3.40 x 2.80m
Bathroom	4.09 x 2.38m







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*Kitchen image*



*Pantry image*



*Kitchen image*



*Pantry image*

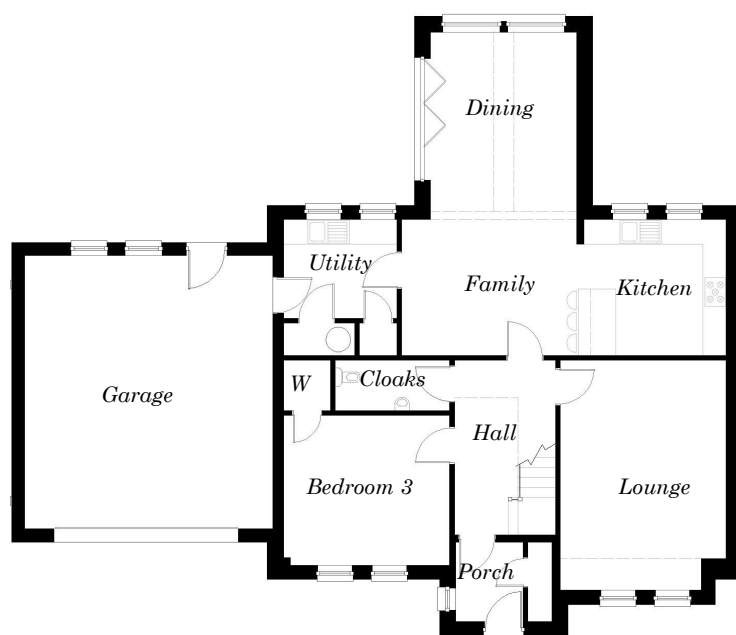


*Kitchen image*



*Utility image*

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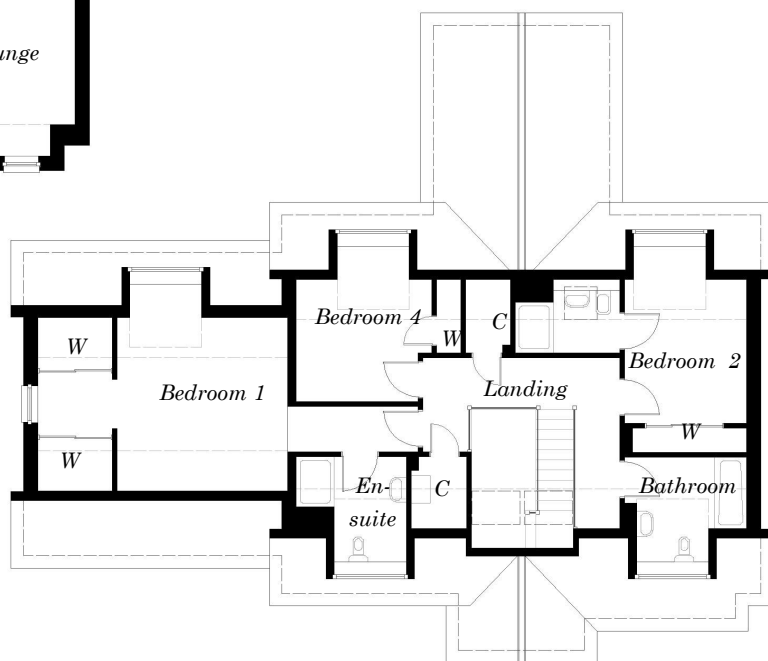


## Ground Floor Room Sizes

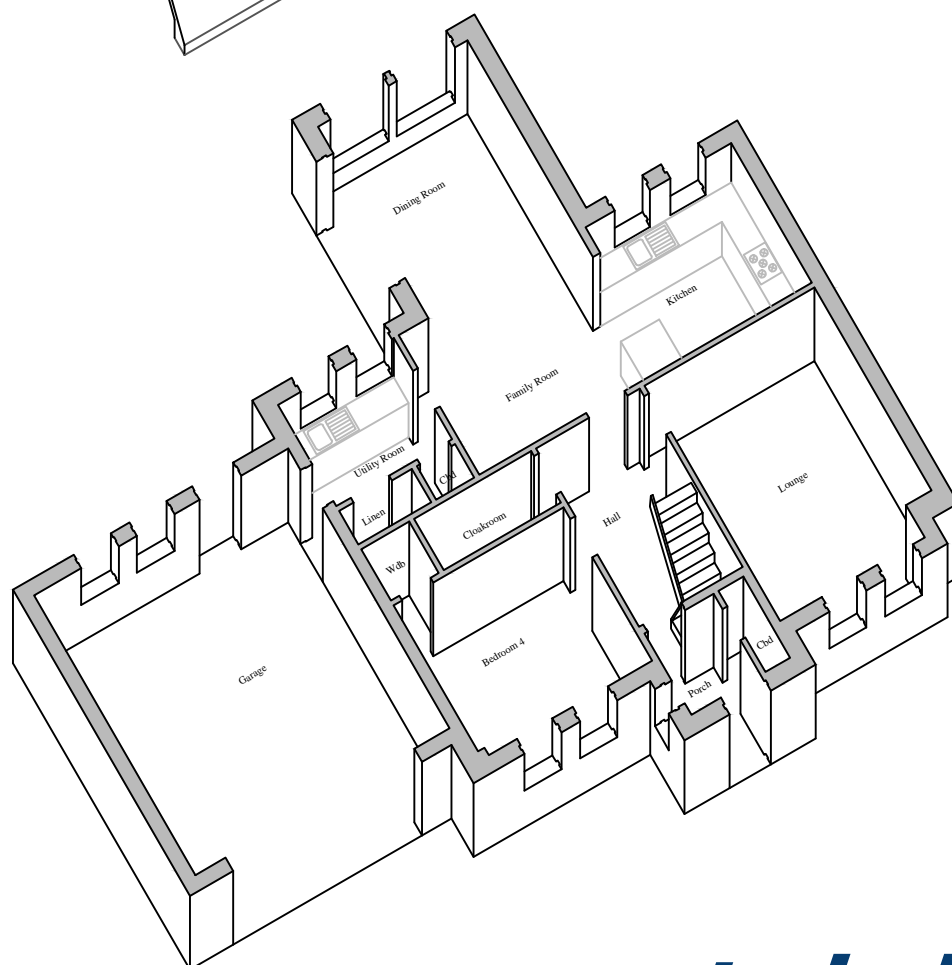
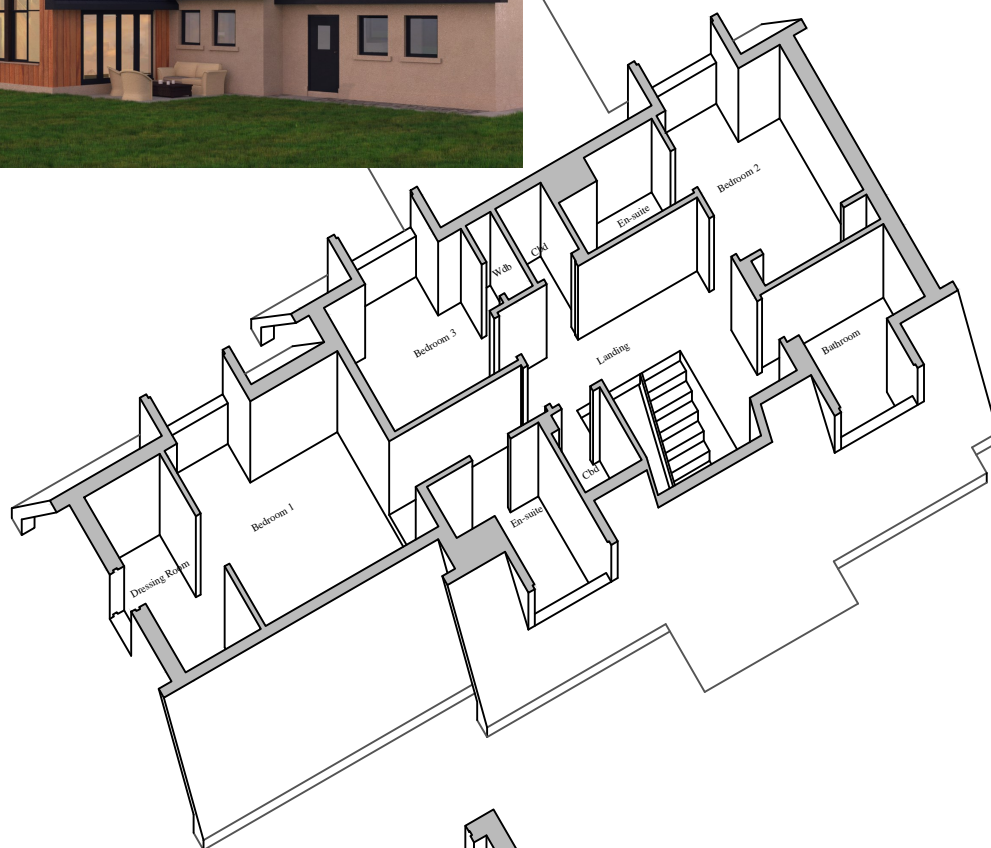
Lounge	4.00x 5.53m
Kitchen/Family	7.81x 3.28m
Dining Room	3.52 x 4.50m
Bedroom 3	4.00 x 3.61m
Utility Room	2.72 x 2.38m
Cloakroom	2.75 x 1.20m
Garage	5.97 x 6.57m

## First Floor Room Sizes

Bedroom 1	4.06 x 5.22m
Dressing Room	1.78 x 4.12m
En-suite	2.62 x 2.50m
Bedroom 2	2.91 x 4.21m
En-suite	2.50 x 1.74m
Bedroom 4	3.22 x 3.69m
Bathroom	2.62 x 2.47m







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*Kitchen image*



*Kitchen image*



*Kitchen image*



*Utility image*



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## *Lethenty Inverurie*

### Property Price List

Plot	Type	Sqft/Sqm Approx	Sale Price	Reservation Fee	Deposit	Completion Approx
1	5 Bed	2505/233	£540,000	£1,000	£10,000	Mar'19
2	4 Bed	2214/206	£475,000	£1,000	£10,000	Mar '19
3	4 Bed	2214/206	£475,000	£1,000	£10,000	Mar'19

- Note 1      The Deed of Condition provides for the maintenance of common landscaped areas, Full details are available upon request.
- Note 2      All plot completion dates are approximate and accurate completion dates will be confirmed during the construction program.
- Note 3      Customers will have a choice of kitchen unit colours and wall tiling. This will only be done after completion of missives and dependant on the construction program.
- Note 4      Taggart Meil Mathers Solicitors and Estate Agents, are the exclusive selling agents acting on behalf of Oakbank Homes.

### **for further enquiries contact**



**TAGGART MEIL MATHERS**

Advocates   Solicitors   Estate Agents   Family Lawyers

*20 Bon Accord Square*

*Aberdeen*

*AB11 6DJ*

*Telephone 01224 588020*



*Telephone 01467 623328*

# Location



From Inverurie take the B9001 Rothienorman road, travel through the new roundabout then take the next right signposted Lethenty Mill. Approximately half a mile along this road turn left at the garage and proceed for a further half mile, the site is located off the main road as indicated by the sales sign.

