



# Kinion Heights Aberdeen

THE PERFECT PLACE TO CALL HOME

Bancon Homes



01

## The Place Where I Belong

Perfectly located on the edge of the city, just a few minutes from the city, beach and countryside.



07

## With all the little touches you're looking for

We make your house a wonderful place to call home.



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## Individual Homes

Choose from a superb range of 2, 3 & 4 bedroom luxury homes with designer kitchens, stunning finishes and Bancon's award winning customer service.



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## Your New Neighbourhood

Welcoming and friendly. Perfect for families and anyone looking for a great place to live.

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## Taking Your First Steps With Bancon Homes



An aerial photograph of a coastal city at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, there's a beach with waves crashing onto the shore. The middle ground shows a dense urban area with various buildings, including a prominent white building with a red roof. In the background, there are hills and a few tall skyscrapers. A large white text box is overlaid on the center of the image.

THE PLACE WHERE I

# Belong

**Moving home is a thrilling new beginning, a fresh chapter. It usually starts with a challenge. We've run out of space, we don't need the space, our family is growing, we want to own our first home and to get onto the property ladder, we can afford something a bit bigger, mum is coming to stay, the kids need space of their own, I need space of my own. The list is endless and personal to each of us.**

We've been a family company for generations and we know just what makes families happy at home. Great space to be together, space to be apart. Great surroundings to take the dog for a walk, for the kids to play outside safely, plenty of fresh air, mature trees, a green place, a place to be healthy and happy – that sense of wellbeing you feel when everything is just right.

It's all about comfort. A gleaming kitchen with plenty of worktops, premium new appliances and space for a proper kitchen table, a separate study ideal for homeworking, a garden to enjoy when the weather is right, plenty of storage to hide away the boots, coats, school bags, Hoover, a beautiful bathroom – practical for the family with a bit of luxury for you, bedrooms with space and some with fitted wardrobes already built in.

All the little touches that say – this is a quality home built with craftsmanship by people who really care.

It's warm when you come home each evening to put your feet up, it's bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit.

You don't have to think about your home because everything is just right. Life is for living. Weekends are for friends, sports, days out, nights in. Your home – the place to snuggle up, be fulfilled, hear laughter, plan the future, feel blessed, know that this is where you belong.

# The Perfect Place

TO PUT DOWN ROOTS AND GROW

**When you find the perfect place that feels just right, it's a magical moment. The moment you know that you'll love living here, love having friends around and love being close to all that matters to you.**

At Kinion Heights, you will find just that. Surrounded by beautiful countryside, yet only a short drive from Aberdeen City Centre, this beautiful development offers an enviable combination of city, country and seaside living.

## GREEN SPACE AND FRESH AIR

The beautiful hills of Bennachie are just a short drive away with stunning views over the city and shire and a variety of paths for hikers and those who just like a walk. If you want a great place to take the dog, then Brimmond Hill is just 2 miles away with superb views over the city. Balmedie Country Park is also nearby with stunning coastal walks, great on a Sunday with a roast lunch to follow at the well known Cock and Bull. If you're more sporty there are some great golf courses nearby including Trump International. Leave home in the morning and you can be skiing in the Cairngorms before lunch. Within a short drive, you can enjoy all the facilities of Aberdeen Sports Village including an excellent gym, indoor football pitch, squash, athletics, badminton, hockey and a host of other fitness classes along with a stunning swimming pool.

## BUSTLING CITY LIFE

You'll be spoilt for choice with the city on your doorstep. If retail therapy is your guilty pleasure, you're close to some great shopping with both boutiques and department stores. When you want to eat out, there is a great choice of restaurants, cafés and pubs to tempt you. The theatres are also nearby along with P&J Live, Aberdeen's state-of-the-art exhibition and entertainment venue, which is only ten minutes walk away, and hosts sporting events, concerts and shows.

For a family day out, take the kids to Codona's Pleasure Fairground, enjoy bowling, a host of indoor and outdoor games and rides, go ice skating or test your competitive spirit with crazy golf.

## FRESH OCEAN AIR

Close to the beach, you'll find miles of sandy shoreline to walk the dog, feel the breeze on your face, spot ships or dolphins out at sea and just enjoy being outdoors. It's special because not everyone can go to the beach in the morning.

## VILLAGE LIFE

The village of Kingswells is nearby with Urban Village and its swimming pool and gym facilities as well as Starbucks and a great informal restaurant. Kingswells also has a supermarket, post office, vet practice,

café, hair salon and doctors practice. Bucksburn is a short drive away with a supermarket, butchers, florist, library, medical practice, dentist and other convenience stores, all the things you'll need on a daily basis, right on your doorstep.

## GETTING AROUND

Kinion Heights has superb connections. It is close to the centre of Aberdeen and the main train station with services across the UK. Dyce train station is also nearby while there are regular bus services along the A96 to the city centre and beyond. It's also no more than a ten minute drive from the Bridge of Don, Dyce, Kingswells and Westhill, making the commute to work stress free. The AWPR is also within easy reach, making it even quicker to travel outside of the city. The airport is just minutes away for travel further afield.

## EDUCATION

Brimmond Primary School and Bucksburn Academy are in neighbouring Bucksburn, less than a mile away.

The local authority is Aberdeen City.





# Kinion Heights

WHERE NEIGHBOURS BECOME LIFE LONG FRIENDS

At Bancon Homes, we pride ourselves on the quality of our craftsmanship and include all the little things that you'll want as standard. There is no need to think about added extras when you buy a Bancon home as we've thought about them for you.

The kitchen is really the heart of your home, where you spend time cooking, chatting, kids at the kitchen table doing their homework, friends over for a casual supper. The kitchen is where it all happens. Family and friends gather there and there's plenty of space for everyone. Plenty of space too for cooking, from quick mid week suppers to big Sunday lunches, with streamlined work surfaces, great storage and all the best appliances.

Your kitchen is manufactured, installed and designed by Symphony and our designers work with them to create the perfect kitchen, whatever your lifestyle, with soft close drawers and stylish finishes. When it comes to taste, it's all yours and depending on when you reserve, you can choose the kitchen colours and finish that suits you best.

The kitchen comes complete with a single oven and an induction hob – heat when you need it, faster than gas, easy to clean, more energy efficient and more importantly, safe for the kids as the hob cools down quickly.

In your master bedroom you'll find beautiful fitted wardrobes ready to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white fittings with contemporary taps, large showers and Porcelanosa tiling.

It's the little things that matter like plenty of storage for bags, coats, suitcases, toys and the things you just want to hold on to, and USB points so you don't have to find the plug each time to recharge your phone.

Communicating inside your home is important but communicating with the rest of the world is key. We include superfast broadband in all our homes, making speed and connectivity easy, when you choose your broadband provider.





We pride ourselves on the level of individual customer care we provide, and our passionate team is committed to delivering an end-to-end personalised service throughout the entire buying process. It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we secured a prestigious Gold Award from independent research company In House Research Ltd for the sixth consecutive year.

Bancon Homes is a Registered Developer with the New Homes Quality Board.

**PREMIUM PARTNERS**

We know that the quality of finish is just as important as the quality of build. We work with the best suppliers to ensure all the finishes in your home are second to none.



Symphony®

Haier

CANDY

PORCELANOSA®





# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM

We pride ourselves on including all the little things that you'll come to love in your home and we include them as part of the high standard of finish we provide.

## YOUR HOME COMES COMPLETE WITH

- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Landscaped front garden
- > Lock block paved driveway (where applicable)
- > Solar PV Panels
- > An EPC Band B Energy Efficiency rating
- > A 10 year NHBC warranty
- > 2 years of Bancon After Care

## YOUR SYMPHONY KITCHEN

- > A contemporary kitchen design from one of the UK's leading suppliers
- > Inset stainless steel sink with lever chrome mixer tap
- > Haier induction hob
- > Haier multifunction single fan oven
- > Haier extractor hood
- > Candy integrated fridge freezer
- > Candy integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface (dependent on when you reserve)
- > Ideal Logic condensing combi boiler

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak finish internal doors
- > White satin paintwork for all wood
- > Hard wired heat and smoke alarms with battery back-up
- > White satin painted stairs with hardwood oak handrail and newel caps
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves and room thermostat
- > Fully fitted wardrobes in the main bedroom

## YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling (dependent on when you reserve)
- > Contemporary white fittings
- > Contemporary taps

WELCOME TO

# Your New Neighbourhood

Close to the heart of the city, close to the beach and the countryside, Kinion Heights is the ideal location for family city life. Set on the hillside just minutes from P&J Live, this thriving new neighbourhood nestles amongst wood and parkland, close to the great outdoors yet on the edge of bustling city life. Here we're creating a welcoming friendly place, perfect for families and those just looking for a great place to come home to.

Each home has been designed with its beautiful surroundings in mind, with space to breathe and places to sit outside and enjoy fresh air, with dry stone walls and parkland in a naturally landscaped setting. Homes combine contemporary architecture with versatile interior space, quality materials and superior craftsmanship.

## The Loch

2 bedroom mid-terraced home  
Plots 46, 47, 50 & 60.

## The Richmond

3 bedroom semi-detached or end-terraced home  
Plots 19, 20, 45, 48, 49, 51, 59 & 61.

## The Thistle

3 bedroom semi-detached home  
Plots 3, 4, 9, 10, 15, 16, 52 & 53.

## The Cairnfield

3 bedroom semi-detached home  
Plots 13 & 14.  
3 bedroom detached home  
Plots 26, 27 & 29.

## The Argyll

3 bedroom detached home  
Plots 25, 28 & 37.

## The Fernielea

3 bedroom semi-detached home  
Plots 62 & 63.

## The Rowan

4 bedroom detached home  
Plots 30 & 32.

## The Oak

3 bedroom detached home  
Plots 55, 56 & 58.

## The Viewfield

4 bedroom detached home  
Plots 12, 21, 22, 33, 36 & 41.

## The Birch

4 bedroom detached home  
Plots 5, 6 & 57.

## The Larch

4 bedroom detached home  
Plots 11, 18, 23, 34, 35, 40 & 43.

## The Rosehill

4 bedroom detached home  
Plots 2, 7, 17, 24 & 42.

## The Raeburn

4 bedroom detached home  
Plots 1, 8, 44 & 54.

## The Louisville

4 bedroom detached home  
Plots 31, 38 & 39.





KINION PLACE  
PREVIOUS PHASE



FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

This site plan is indicative only and may be subject to change.

# The Loch

2 bedroom mid-terraced home



"The overall care that they took of us was very much appreciated, especially as we were first time buyers. We weren't forced to buy either, it was just nice. The overall experience that we had was perfect." – Buyer, The Reserve at Eden.



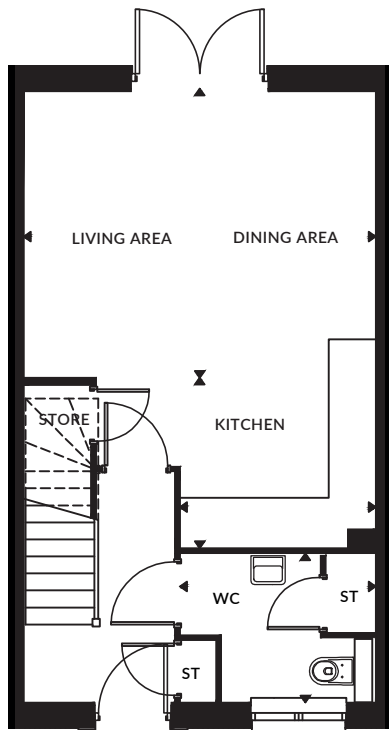
This is a great first home, ideal for couples or those just starting out. The design really optimises the space and light available with a large open concept living/dining area with a Symphony kitchen, a superb range of premium appliances and plenty of storage and work surfaces. French doors leading out to the enclosed rear garden, bring the outside in, making this an adaptable entertaining and living space. The ground floor also has a guest cloakroom and plenty of additional storage, perfect for linens and towels. The entrance hallway has a good sized storage cupboard and a second large storage cupboard can be found in the kitchen area.

Upstairs there are two generous bedrooms. The master bedroom has two fitted wardrobes providing lots of storage space and two windows overlooking the rear garden. The second bedroom also has a fitted wardrobe and benefits from two windows, making this a bright and airy room. The family bathroom has contemporary white fittings and features a bath with over bath shower and is finished with premium quality Porcelanosa tiling.

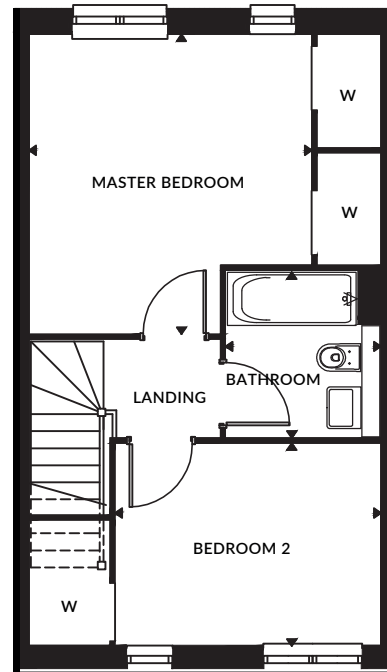
Outside, the front garden is landscaped and there are 2 dedicated parking spaces.

# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

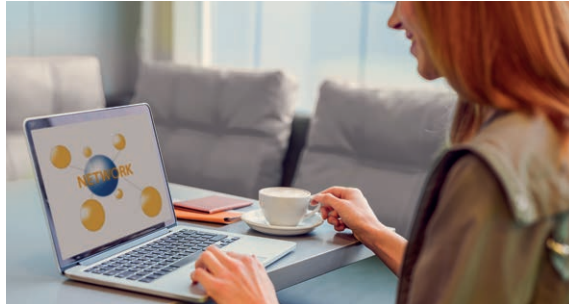
First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.67m x 3.97m	12' 0" x 13' 0"
Bedroom 2	3.48m x 2.68m	11' 5" x 8' 9"
Bathroom	2.02m x 2.18m	6' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.62m x 3.80m	15' 1" x 12' 5"
Kitchen	2.55m x 2.23m	8' 4" x 7' 3"
WC	2.54m x 1.95m	8' 3" x 6' 4"

**Total Area** 75.00 m<sup>2</sup> | 807 Sq Ft

# The Richmond

3 bedroom semi-detached or end-terraced home



"The whole team have been very helpful and made sure that everything went smoothly. The city is minutes away and the countryside is on your doorstep. The houses are lovely. The whole process was easy." – Buyer, The Reserve at Eden.



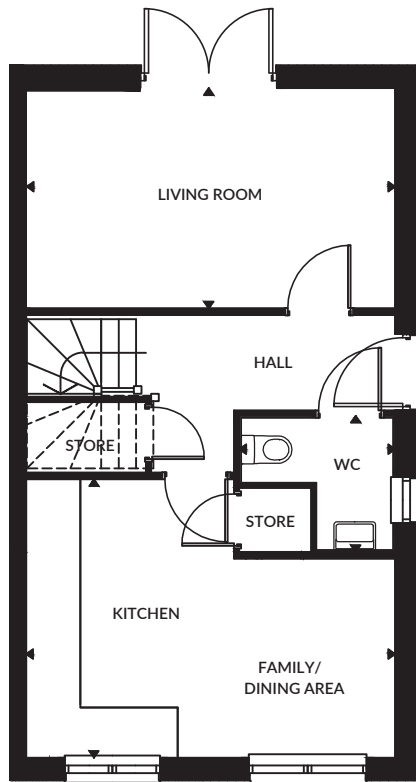
This beautiful home really optimises the space and light with a large Symphony dining kitchen and a superb range of premium appliances along with plenty of storage and work surfaces. There is a separate living room with French doors leading out to the garden, making the most of the entertaining space and making this a practical and adaptable home. The ground floor also has a guest cloakroom and a large storage cupboard in the hall. The kitchen also benefits from a storage cupboard, perfect to use as a larder or storage for the vacuum cleaner.

Upstairs, the master bedroom has fitted wardrobes and an en-suite finished with contemporary white fittings and premium quality Porcelanosa tiling. There are two further spacious bedrooms, which each have a large window overlooking the front garden. The family bathroom comes with contemporary white fittings including bath with over bath shower.

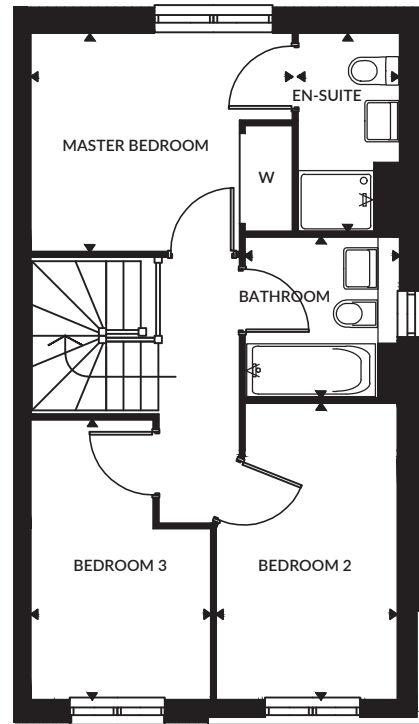
Outside, the front garden is landscaped and there are 2 dedicated parking spaces available or a lock block driveway (where applicable).

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 2.90m	11' 3" x 9' 6"
En-suite	1.32m x 2.63m	4' 4" x 8' 7"
Bedroom 2	2.39m x 3.89m	7' 10" x 12' 9"
Bedroom 3	2.37m x 3.68m	7' 9" x 12' 0"
Bathroom	2.02m x 2.10m	6' 7" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.86m x 2.88m	15' 11" x 9' 5"
Kitchen	2.68m x 3.66m	8' 9" x 12' 0"
Family/Dining	2.13m x 2.61m	6' 11" x 8' 6"
WC	2.01m x 1.75m	6' 7" x 5' 8"

**Total Area** 85.80 m<sup>2</sup> | 923 Sq Ft

# The Thistle

3 bedroom semi-detached home



"Their customer service is very friendly. I have no doubt to recommend them to anyone who is looking to buy a new house. For example, they were always on time to an appointment, always free to deal with our questions. It is beyond our expectations." – Buyer, Aden Meadows.



This is a fabulous home for a couple or young family. It has an open concept Symphony dining kitchen with plenty of space for cooking and dining. The space is bright and airy with French doors leading out to the private rear garden. To the front of the house there is a spacious living room with full height windows. From the hall you'll find a guest cloakroom and two additional storage cupboards, giving you plenty of space for all your needs.

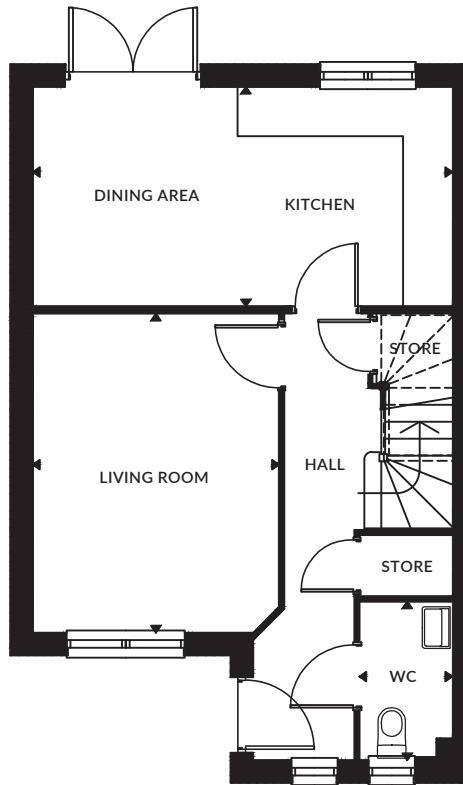
Upstairs, there are three generous bedrooms, one of which has fitted wardrobes. The luxurious family bathroom has contemporary white fittings and has both a bath and a shower enclosure and is completed with your choice of Porcelanosa tiling (dependent on point of reservation). There is a handy linen cupboard on the landing for extra storage.

Outside, the front garden is landscaped and comes complete with a lock block paved driveway or two dedicated parking spaces (where applicable).

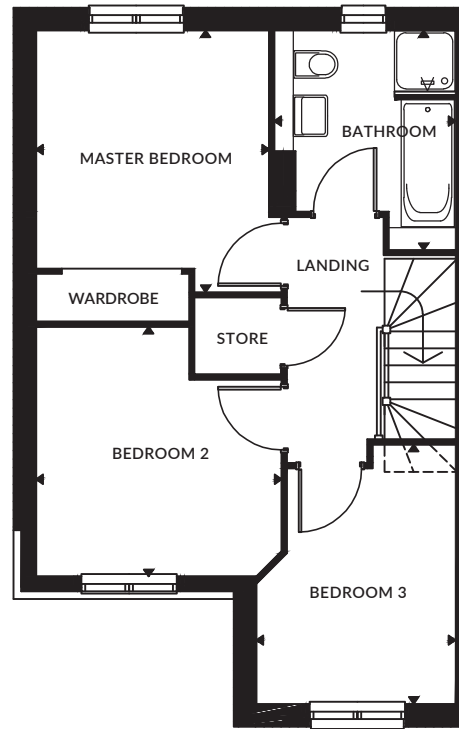


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 3.27m	10' 6" x 10' 8"
Bedroom 3	2.60m x 3.40m	8' 6" x 11' 1"
Bathroom	2.36m x 2.87m	7' 9" x 9' 5"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.22m x 4.19m	10' 6" x 13' 8"
Kitchen/Dining	5.51m x 2.87m	18' 0" x 9' 4"
WC	1.17m x 2.05m	3' 10" x 6' 8"

**Total Area** 88.00m<sup>2</sup> | 947 Sq Ft

# The Cairnfield

3 bedroom semi-detached or detached home with integral single garage



"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The solar panels were included and we like thinking about the environment so that was a big selling point for us. Bancon Homes are nice people to deal with." – Buyer, Kinion Place.



This stunning open concept home has a beautiful dining/living area with a Symphony kitchen and is thoughtfully styled with premium appliances throughout.

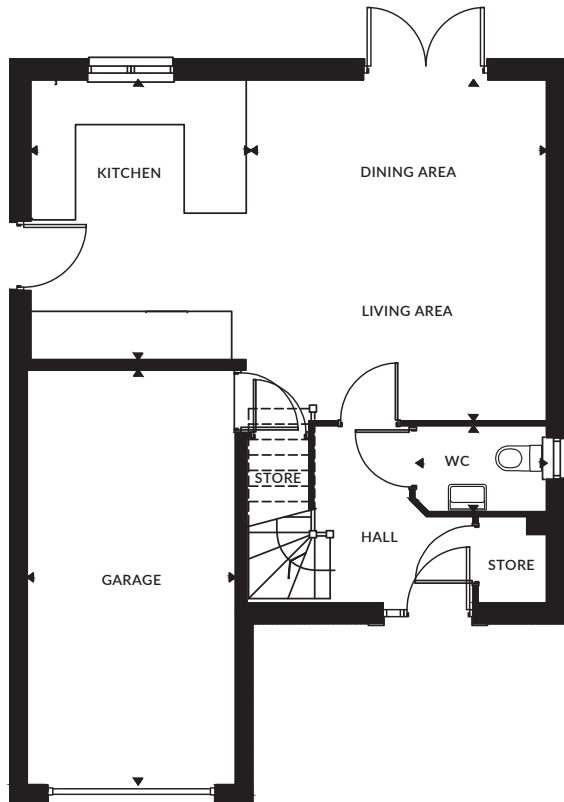
French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds to the space and there is a convenient internal door to the integral garage.

Upstairs the master bedroom has fitted wardrobes and an en-suite with large shower and Porcelanosa tiling. There are two additional bedrooms which are spacious and each have a good sized window overlooking the front of the house. The luxurious family bathroom has a bath and separate shower. The landing makes good use of the space with a linen cupboard for added storage.

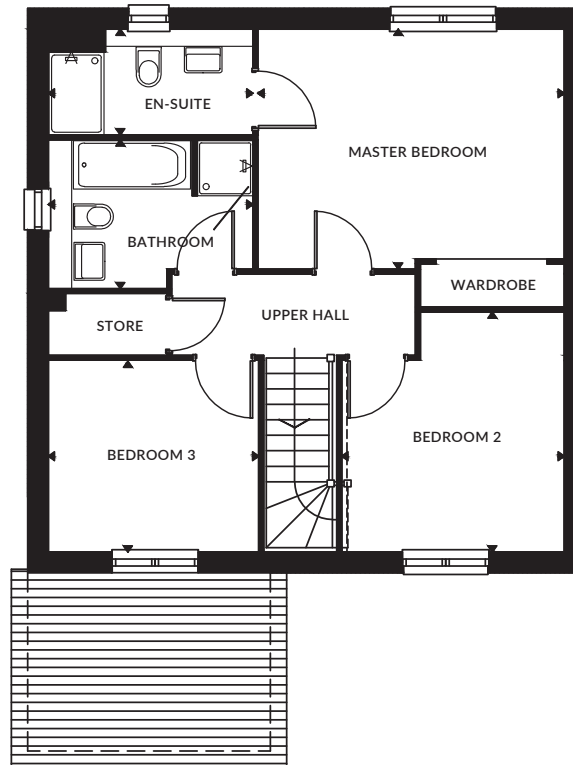
Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 3.46m	10' 5" x 11' 4"
Bedroom 3	3.02m x 2.76m	9' 11" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 102.50 m<sup>2</sup> | 1,103 Sq Ft

# The Argyll

3 bedroom detached home with integral single garage



"It was plain sailing. Communication was good. We got a bottle of gin which was nice, and Jennifer the sales representative was very accommodating. There were no issues at all." – Buyer, Aden Meadows.



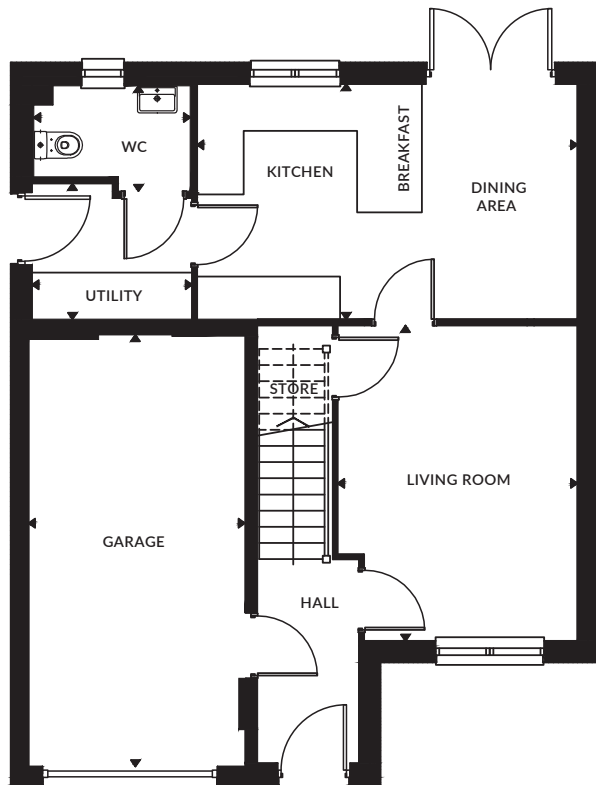
The open concept kitchen with great dining space is the star of this home. The luxurious Symphony kitchen with contemporary finish is complemented by premium appliances and has French doors leading out to your private garden. There is also a spacious living room with full height windows, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a contemporary look.

Upstairs you will find the master suite with its own walk-in wardrobe and an en-suite bathroom complete with large luxury shower, contemporary white fittings and Porcelanosa tiles. There are two additional bedrooms which are spacious, each with a good sized window. A contemporary family bathroom completes this floor.

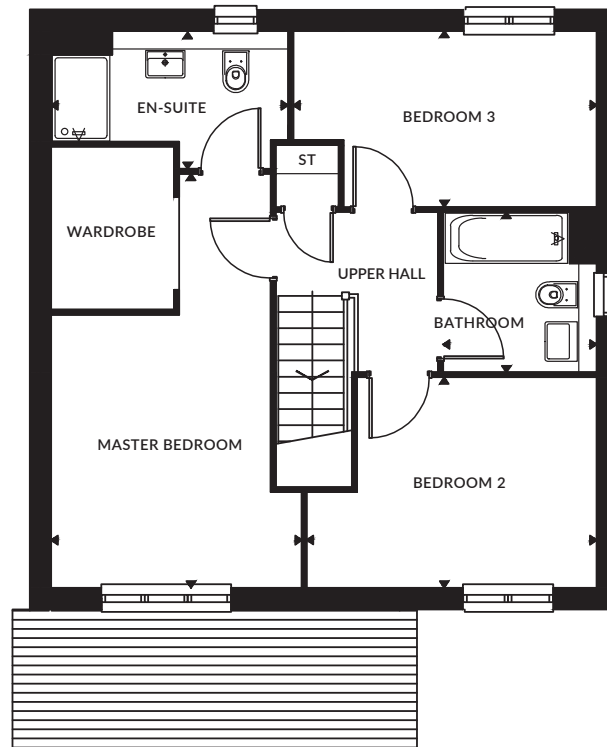
Outside the front garden is landscaped with a lock block paved driveway and there is an integral garage with access from the hall.

# We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 5.73m	11' 3" x 18' 9"
En-suite	3.26m x 1.89m	10' 8" x 6' 2"
Bedroom 2	4.01m x 2.90m	13' 1" x 9' 6"
Bedroom 3	4.19m x 2.39m	13' 9" x 7' 10"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 105.20 m<sup>2</sup> | 1,132 Sq Ft

# The Fernielea

3 bedroom semi-detached home



“The quality of the development is brilliant. Overall, it’s been a good experience.” – Buyer, The Aspire Residence.



This spacious family home combines open concept living with elements of more formal living space.

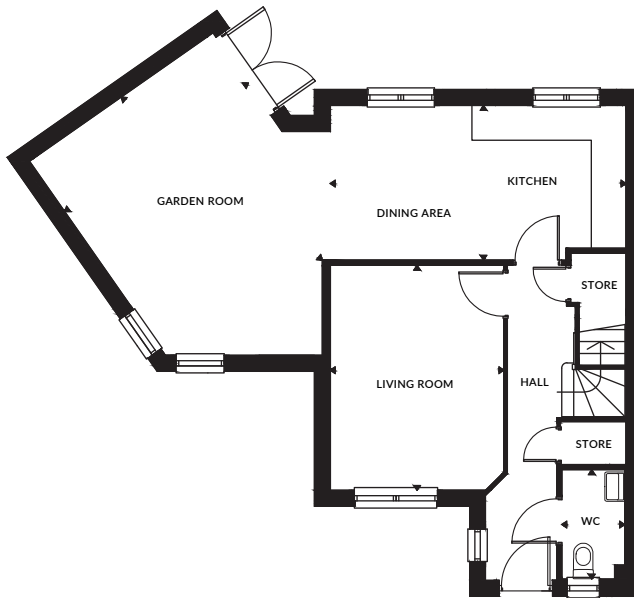
The stunning Symphony kitchen offers your choice of finish (dependent on the point of reservation) and comes complete with premium appliances. The dining area is light and airy and leads to a beautiful, spacious garden room which features French doors out to the rear garden. The separate living room is large with full height windows overlooking the front garden. There is also a guest cloakroom and extra storage in the hall making this a great family home.

Upstairs, there are three good-sized bedrooms, one of which has fitted wardrobes. The main family bathroom has contemporary white fittings and again you can choose the Porcelanosa tiles to suit your tastes (dependent on the point of reservation).

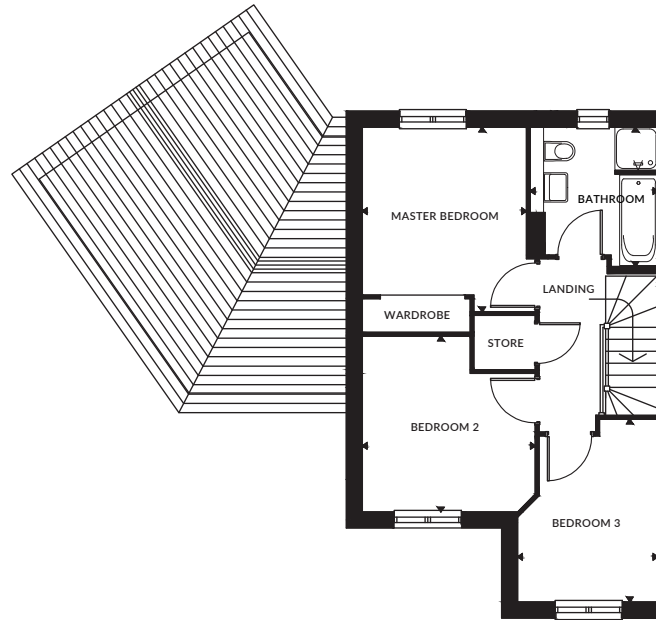
Outside, the front garden is landscaped and there are two dedicated parking spaces.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 3.27m	10' 6" x 10' 8"
Bedroom 3	2.60m x 3.40m	8' 6" x 11' 2"
Bathroom	2.36m x 2.58m	7' 9" x 8' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.22m x 4.19m	10' 6" x 13' 8"
Kitchen/Dining	5.51m x 2.87m	18' 0" x 9' 4"
Garden Room	4.85m x 4.17m	15' 10" x 13' 8"
WC	1.17m x 2.05m	3' 10" x 6' 8"

**Total Area** 111.16 m<sup>2</sup> | 1,197 Sq Ft

# The Rowan

4 bedroom detached home with integral single garage



"I believe the house is good quality. Bancon Homes have good, helpful staff. They help you with everything." – Buyer, The Reserve at Eden.



Ideal for growing families, the Rowan is a beautiful four bedroom home with integral garage. On the ground floor, there is an open plan dining kitchen with a luxury breakfast bar and plenty of space for entertaining and family meals around the table. The luxurious kitchen is by Symphony and comes complete with premium appliances and plenty of storage options and work surfaces. There is also a utility room and guest cloakroom. A separate living room, with floor to ceiling windows, overlooks the front garden, adding to the versatility of this lovely home.

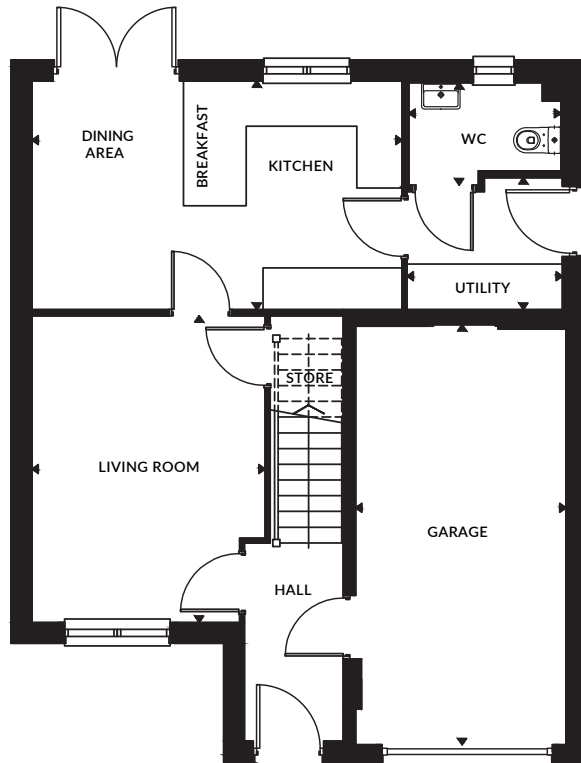
Upstairs there are four large bedrooms. The master suite comes complete with fitted wardrobes and its own stylish en-suite, with shower. Light floods this room through French doors, overlooking the front garden, which open onto a Juliet balcony. The family bathroom is luxurious and all the bathrooms in this beautiful home come complete with Porcelanosa tiles and contemporary white fittings.

Outside the front garden is landscaped and the driveway is paved with lock block.

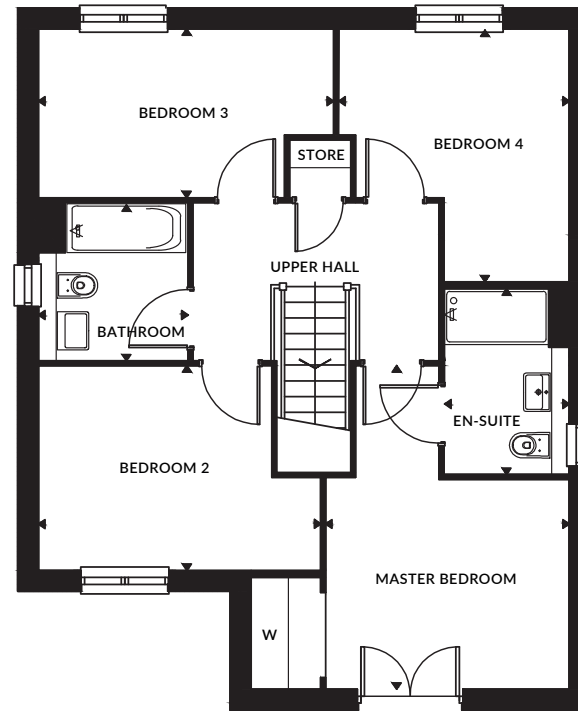


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 4.60m	11' 3" x 15' 1"
En-suite	2.60m x 1.75m	8' 6" x 5' 8"
Bedroom 2	4.00m x 2.90m	13' 1" x 9' 6"
Bedroom 3	4.19m x 2.39m	13' 9" x 7' 10"
Bedroom 4	3.27m x 3.59m	10' 8" x 11' 9"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 113.12 m<sup>2</sup> | 1,218 Sq Ft

# The Oak

3 bedroom detached home with a semi-detached single garage

"I like having the big kitchen, dining and living area. It's good quality." – Buyer, Kinion Place.



The Oak is a superb three bedroom contemporary family home which will suit buyers looking to combine open plan living with more formal living space.

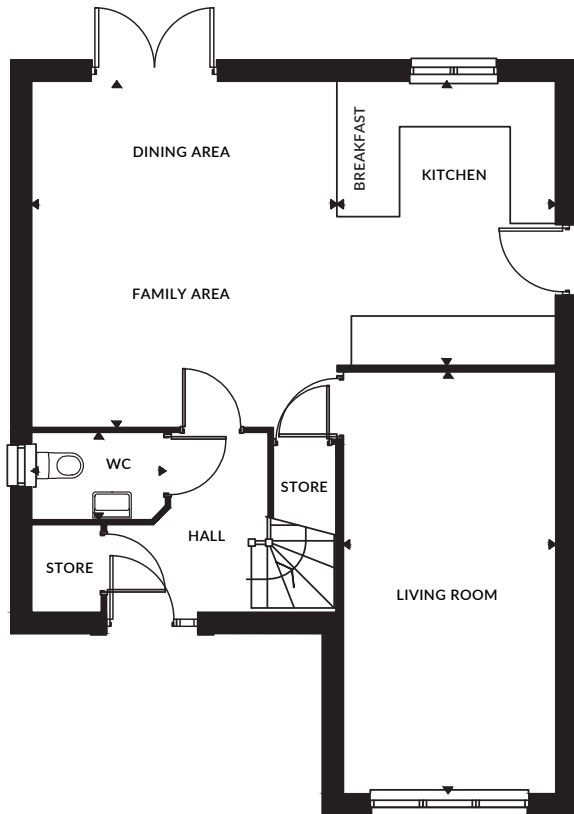
Downstairs, the stunning kitchen/dining/family room is ideal for modern living. Here you'll find plenty of room for relaxing and getting together with family and friends. French doors to the rear garden maximise the light and bring the outside in. The luxurious kitchen is by Symphony and comes complete with premium appliances, and all the work surfaces and cupboards you'll need. There is also a guest cloakroom and an impressive living room, which adds to the sophistication of this beautiful home, with floor to ceiling windows overlooking the front garden.

Upstairs, there are three large bedrooms. The generous master bedroom comes with fitted wardrobes and its own en-suite, with luxury shower. A stylish family bathroom completes the accommodation in this lovely home. All the bathrooms come with contemporary white fittings and your choice of Porcelanosa tiling (dependent on the point of reservation). There is also plenty of storage space throughout, ensuring your home remains clutter free.

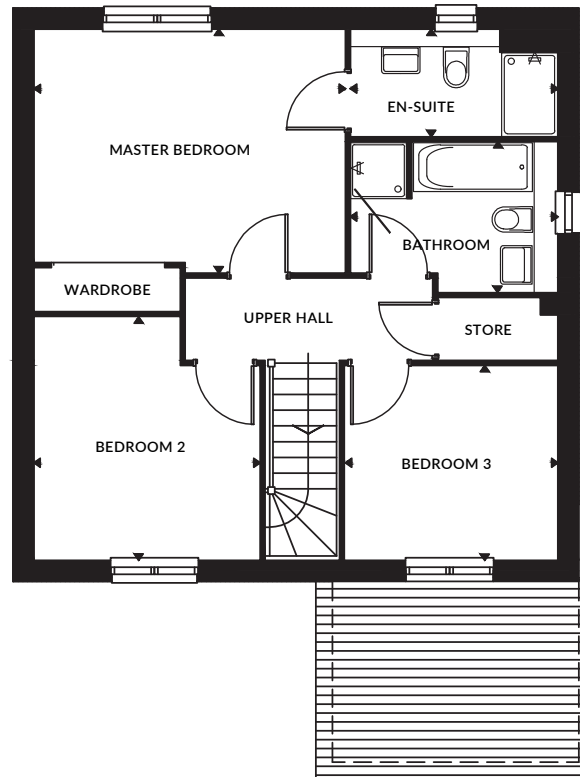
Outside, the front garden is landscaped and there is a semi-detached single garage with lock block paved driveway.

# We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 3.46m	10' 5" x 11' 4"
Bedroom 3	3.02m x 2.76m	9' 11" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.00m x 6.00m	9' 10" x 19' 8"
Family/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"

**Total Area** 121.00 m<sup>2</sup> | 1,302 Sq Ft

# The Viewfield

4 bedroom detached home with integral single garage



"We've had no issues at all and the process was quick and straight-forward." – Buyer, Kinion Place.



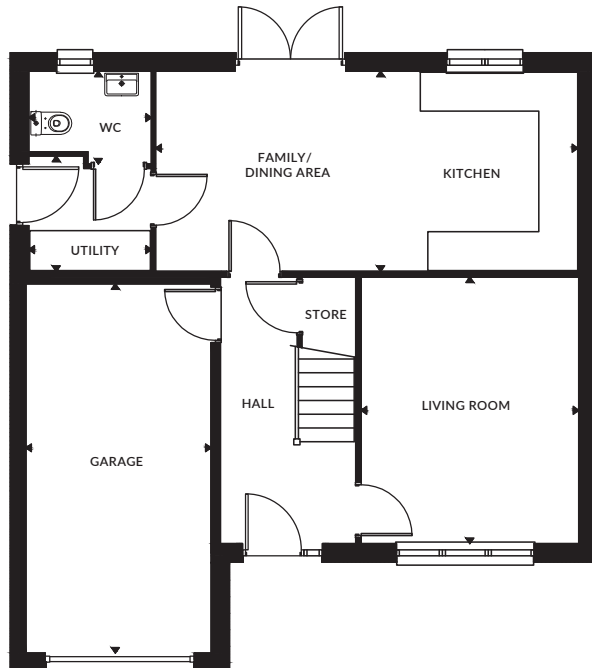
This is a spacious and attractive family home with a large kitchen and plenty of space for dining and informal family gatherings. Within the Symphony kitchen, you'll find all the best appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has full height windows overlooking the garden.

Upstairs, the master bedroom has its own en-suite with luxury large size shower, contemporary white fittings and your choice of Porcelanosa tiles (dependent on the point of reservation). It also has a great walk-in wardrobe. There are three other spacious bedrooms, each with a large window overlooking the front or rear garden. The contemporary family bathroom is a good size with a bath as well as separate shower and there is handy additional storage on the landing.

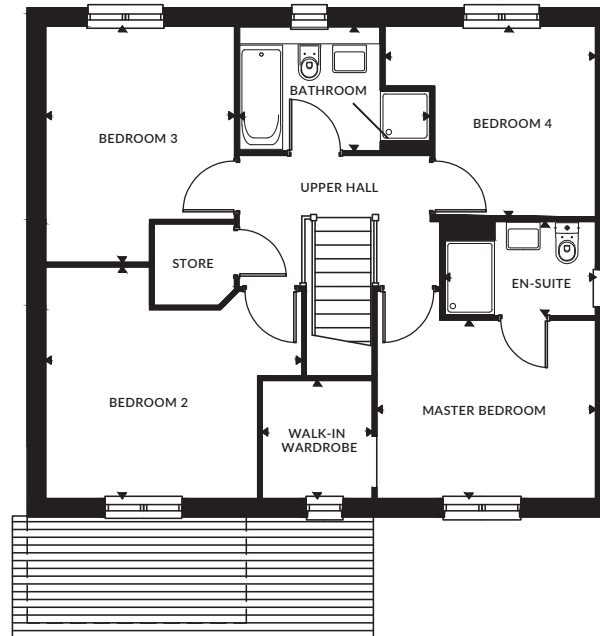
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.75m	13' 7" x 12' 3"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 123.30 m<sup>2</sup> | 1,327 Sq Ft

# The Birch

4 bedroom detached home with detached single garage



"I like the quality. There is a good design and good communication. They responded to our questions quickly and the incentives were good."  
– Buyer, Lochside of Leys.



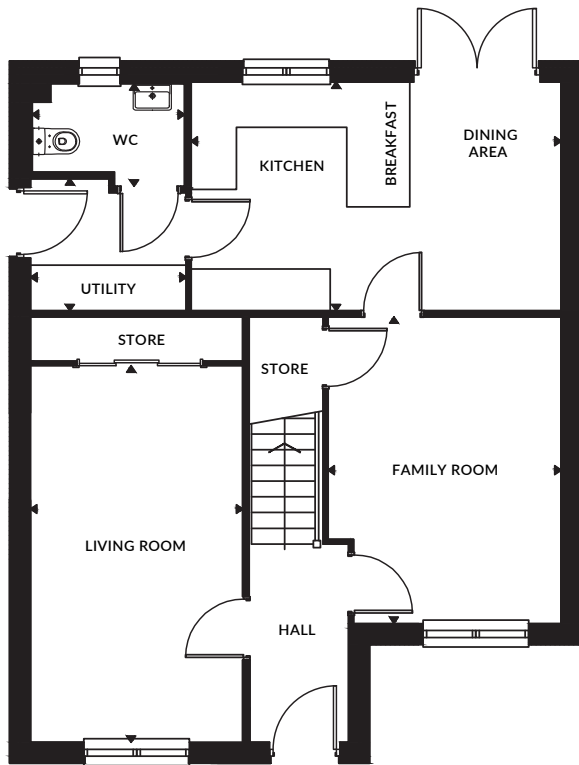
An impressive four bedroom home with garage parking, The Birch offers outstanding living accommodation for families. The luxurious open plan dining kitchen is the star of this home. It includes a contemporary breakfast bar and plenty of space for a large dining table, which means that there are no shortage of options for getting everyone around the table. Adding to the luxury feel is the Symphony kitchen, which comes with premium appliances and lots of work surfaces and cupboards. Overlooking the front garden is a stunning family room and separate living room, each of which have floor to ceiling windows, making these bright, sunny and versatile rooms. There is also a guest cloakroom and storage cupboard, ideal for keeping your home clutter free.

Upstairs there are four large bedrooms. The master suite comes complete with fitted wardrobes and its own stylish en-suite, with shower. Light floods this room through French doors, overlooking the front garden, which open onto a Juliet balcony. The guest bedrooms are spacious and there is a luxurious family bathroom. All the bathrooms in this beautiful home come complete with Porcelanosa tiles and contemporary white fittings. There is also plenty of storage space throughout.

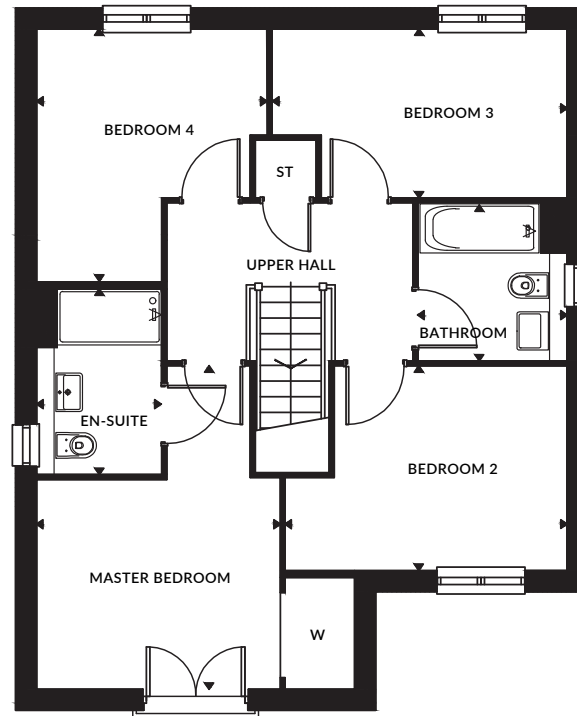
Outside the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 4.60m	11' 3" x 15' 1"
En-suite	2.60m x 1.75m	8' 6" x 5' 8"
Bedroom 2	4.00m x 2.90m	13' 1" x 9' 6"
Bedroom 3	4.19m x 2.39m	13' 9" x 7' 10"
Bedroom 4	3.27m x 3.59m	10' 8" x 11' 9"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.00m x 5.35m	9' 10" x 17' 6"
Family Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"

**Total Area** 132.26 m<sup>2</sup> | 1,424 Sq Ft

# The Larch

4 bedroom detached home with integral single garage



"We bought the home of our dreams and our experience with Bancon was nothing short of exceptional. From first enquiry through to purchase and after care, the service we received was excellent and the home itself is an abundance of luxury." – Buyer, Overton Gardens.



This is a beautiful family home which benefits from an open concept dining kitchen and a separate living room. The kitchen comes from Symphony and has plenty of storage and work surfaces. Combined with premium appliances and your choice of finish (dependent on the point of reservation), this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading out to your private garden. Off the kitchen you'll find a separate utility room with a door also leading into the garden for ease. In the hall, there is plenty of handy storage.

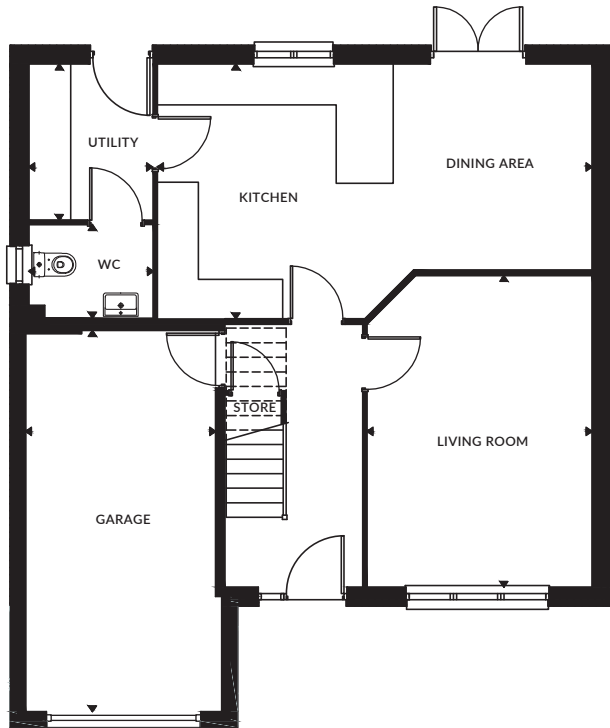
Upstairs, there are four large bedrooms and a beautiful family bathroom with bath and separate shower. Within the master bedroom you'll find a walk-in wardrobe and en-suite bathroom with large luxury shower, finished with Porcelanosa tiling.

There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

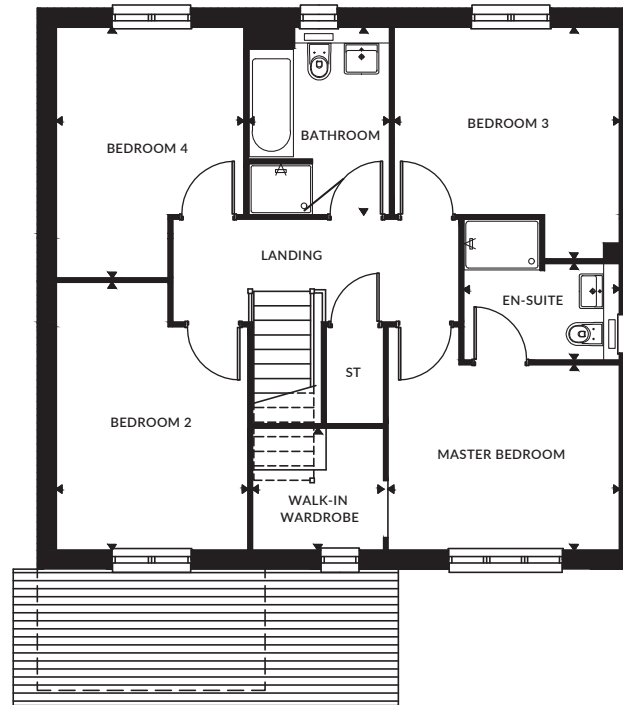


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 4.20m	9' 10" x 13' 9"
Bedroom 3	3.54m x 3.60m	11' 7" x 11' 9"
Bedroom 4	2.94m x 3.90m	9' 7" x 12' 9"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	10' 11" x 16' 0"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	3.07m x 6.00m	10' 0" x 19' 8"

**Total Area** 133.20 m<sup>2</sup> | 1,434 Sq Ft

# The Rosehill

4 bedroom detached home with study and detached single garage



"The location, my house looks on to the garden which is really nice. The layout is beautiful and so is the setting. The houses are American-esque and are lovely." – Buyer, Overton Gardens.



This is a stylish home, perfect for entertaining, with a stunning open concept kitchen with plenty of space for a dining table and a relaxing area to chat and catch up with family and friends.

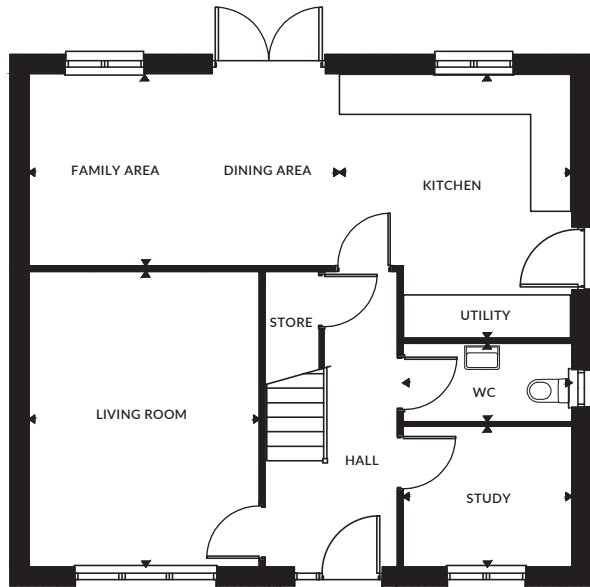
Your Symphony kitchen has lots of work surface and storage and comes complete with premium appliances. French doors open out to the garden creating a light and spacious feel. In addition to this, there is a separate living room with full height windows, a downstairs cloakroom, hall storage cupboard and separate study.

Upstairs there are four spacious bedrooms and a contemporary family bathroom with bath and separate shower. The superb master bedroom has fitted wardrobes and its own en-suite. There is also additional storage on the landing. Both the bathroom and en-suite include your choice of Porcelanosa tiles (dependent on the point of reservation) and come with contemporary white fittings.

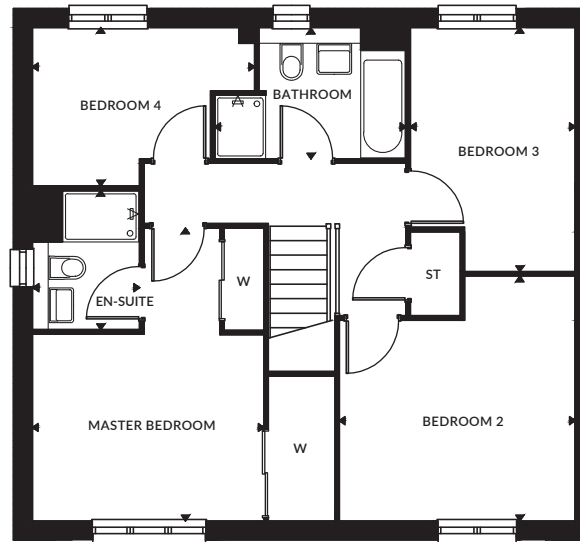
Outside the front garden is landscaped with a lock block paved driveway and the home comes complete with a detached garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.64m x 4.61m	11' 11" x 15' 1"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.85m	12' 2" x 12' 7"
Bedroom 3	2.58m x 3.84m	8' 5" x 12' 7"
Bedroom 4	3.49m x 2.48m	11' 5" x 8' 1"
Bathroom	3.00m x 2.05m	9' 10" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 4.66m	11' 10" x 15' 3"
Kitchen/Utility	3.66m x 4.18m	12' 0" x 13' 8"
Family/Dining	4.90m x 3.02m	16' 1" x 9' 10"
WC	2.59m x 1.16m	8' 5" x 3' 9"
Study	2.64m x 2.20m	8' 7" x 7' 2"

**Total Area** 133.60 m<sup>2</sup> | 1,461 Sq Ft

# The Raeburn

4 bedroom detached home with detached single garage



"The build quality and customer experience is fantastic." – Buyer, The Roses at Eden.



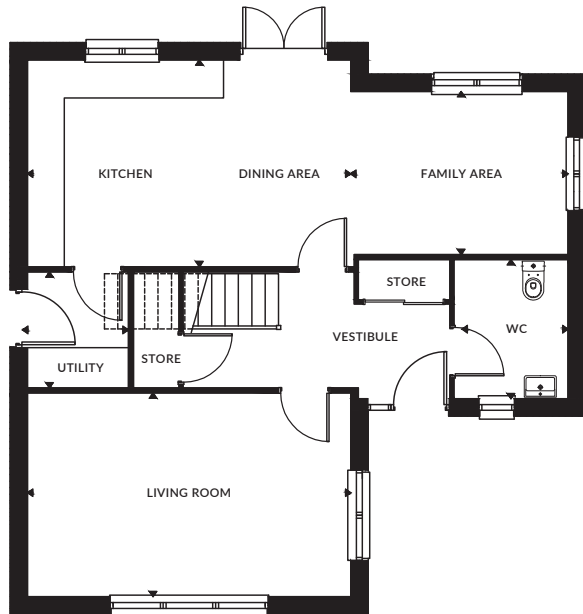
The exquisite Raeburn features a light and spacious living room which overlooks the front garden. Off the hall there is also a large open concept family/dining area that boasts a beautiful Symphony kitchen complete with premium appliances. There is also plenty of cupboard space and work surfaces. The dining area is spacious with French doors opening onto the rear garden making this a very versatile entertaining space. A utility room, guest cloakroom and additional storage completes the downstairs.

Upstairs, there are four good sized bedrooms. The stunning master bedroom has fitted wardrobes along with its own en-suite complete with contemporary white fittings and your choice of Porcelanosa tiling (dependent on the point of reservation). The family bathroom is luxurious and also comes with white fittings and Porcelanosa tiling.

Outside, the front garden is landscaped and the driveway is paved with lock block with a detached single garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	2.91m x 3.63m	9' 7" x 11' 11"
En-suite	2.23m x 1.90m	7' 4" x 6' 3"
Walk-in Wardrobe	2.23m x 1.62m	7' 4" x 5' 4"
Bedroom 2	3.30m x 3.40m	10' 10" x 11' 2"
Bedroom 3	3.54m x 2.85m	11' 7" x 9' 4"
Bedroom 4	3.54m x 2.56m	11' 7" x 8' 5"
Bathroom	2.00m x 3.30m	6' 7" x 10' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.47m x 5.50m	11' 4" x 18' 0"
Kitchen/Dining	3.52m x 5.50m	11' 7" x 18' 0"
Family	3.70m x 2.77m	12' 2" x 9' 1"
Utility	1.96m x 1.70m	6' 5" x 5' 7"
WC	2.33m x 1.90m	7' 8" x 6' 3"

**Total Area** 140.40 m<sup>2</sup> | 1,510 Sq Ft

# The Louisville

4 bedroom detached home with integral single garage



"I have already recommended them because of their customer care. The quality of the home is high. The design of the home for the price means that I get a lot for my money, a lot more than I would have expected." – Buyer, Aden Meadows.



This is a delightful family home combining open concept living with elements of more formal living space.

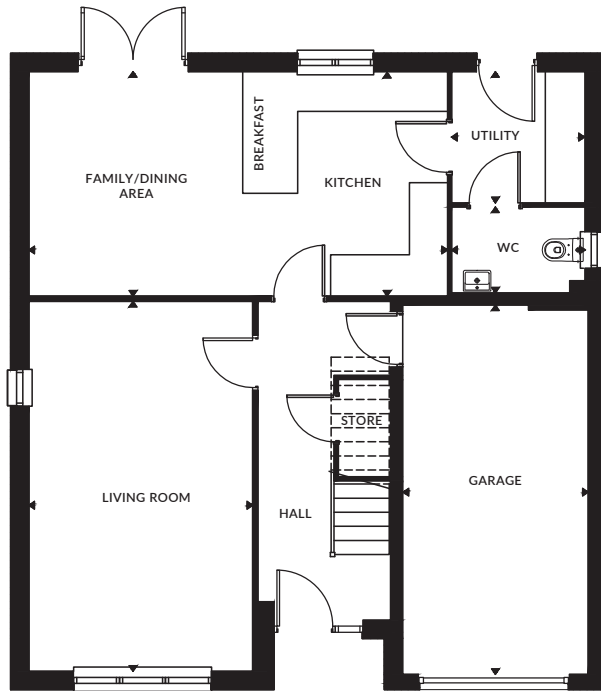
The entrance hall leads you to the stunning Symphony kitchen which offers your choice of finish (dependent on the point of reservation) and comes complete with premium appliances. The real benefit is being able to cook while you are chatting with friends and family. The family dining area is light and airy with French doors that lead out to the rear garden. There is also a guest cloakroom and a utility room. The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this a great family home.

Upstairs, there are four good-sized bedrooms one of which has fitted wardrobes. The master bedroom and the guest bedroom, both have their own en-suites with contemporary white fittings and stylish Porcelanosa tiling. The luxurious family bathroom also has contemporary white fittings and again you can choose the Porcelanosa tiles to suit your tastes (dependent on the point of reservation).

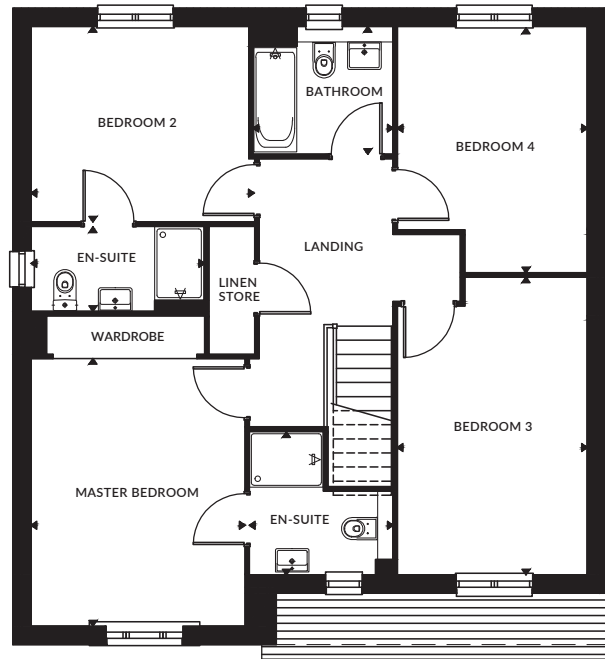
Outside, the front garden is landscaped and the driveway features lock block paving. There is also an integral garage with internal door access.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite	2.31m x 2.31m	7' 6" x 7' 6"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-suite	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.07m x 4.80m	10' 0" x 15' 8"
Bedroom 4	3.07m x 4.00m	10' 0" x 13' 1"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen/Dining/Family	6.80m x 3.63m	22' 3" x 11' 10"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.09m x 1.32m	6' 10" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 150.20 m<sup>2</sup> | 1,616 Sq Ft

TAKING YOUR

# First Steps with Bancon Homes

**Bancon Homes has more than 40 years' experience in building luxury new homes in enviable locations. Our award-winning team takes pride in turning dreams into reality, bringing homebuyers thoughtfully-designed beautiful homes built with superior craftsmanship, in well-connected neighbourhoods.**

Our people are passionate about quality, about getting each and every detail right so when you move into your new home, you'll be as proud of living in it as we have been in creating it. In 2023 we won a Scottish Home Award for our Carden apartment at The Aspire Residence in Aberdeen. We were also finalists in a further four categories, including Housebuilder of the Year (more than 100 units).

Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride ourselves on our award-winning customer service as it really matters to us that each and every customer is happy with their home and our service.

Moving home should be exciting and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like in our brochure, then please come and experience our homes. Walking inside, catching your breath, feeling the space and the light, will help you to decide which home is just perfect for you.

Our experienced team are here to help you, whether that's choosing the right kitchen or finding the best financial advice so feel free to ask, we're always on hand and ready to support you every step of the way.







Find out more about our beautiful homes at Kinion Heights.

Tel. 01224 900142 | [www.banconhomes.com](http://www.banconhomes.com)

If you would like to be updated on future releases  
please email us at [kinionheights@bancon.co.uk](mailto:kinionheights@bancon.co.uk)

**Bancon Homes**



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