



Ternan Grove

BANCHORY



DESIGNED FOR LIVING
built for life...





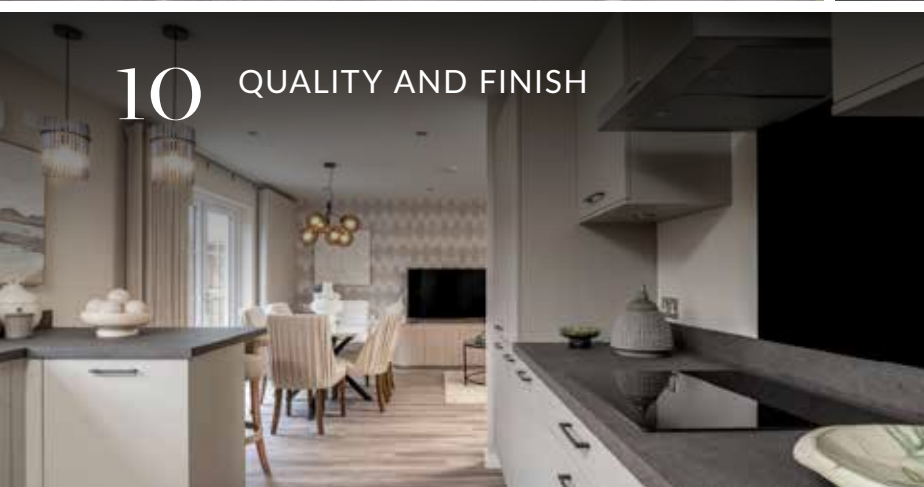
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DESIGNED FOR LIVING,
BUILT FOR LIFE



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Ternan Grove
BANCHORY

THE PLACE WHERE I

Belong



Moving home is more than a fresh start - it's a decision shaped by real-life moments. Maybe you're running out of space, or simply no longer need as much. Perhaps your family is growing, you're stepping onto the property ladder, or looking for a home that offers more flexibility - a home office, a place for family to stay, or rooms where the kids can grow and thrive.

Whatever your reason, it's personal - and we understand that. With generations of experience, we know how to build homes that work for modern life. Homes with space to be together, and space to enjoy some peace and quiet. Surrounded by greenery, safe streets, and fresh air - the kind of place where children can play outside, where dogs can roam, and where you can take a breath and feel at ease.

Inside, it's all about comfort and considered design. A kitchen that's ready for everyday life and special occasions alike, with generous worktops, high-specification appliances, and space for dining with family and friends. A garden that invites you out when the sun shines. Built-in storage where you need it, and bathrooms that balance practicality with a little everyday luxury.

These are homes where quality shows in every detail. Warm, bright, energy-efficient, and easy to live in. With French doors that open to let the day in, and close behind you when it's time to unwind.

It just works. So you can get on with the things that matter: time with friends, weekends well spent, laughter around the table, and the quiet moments that make you feel truly at home.

50
YEARS |  **BANCON**
GROUP

Established in Banchory, Aberdeenshire 1975

DESIGNED FOR LIVING

built for life...

An enviable destination...


Ternan Grove
BANCHORY



AN ENVIABLE DESTINATION

A new home, a new life



There's nothing like a fresh start to inspire a new life. Ternan Grove offers you the opportunity to live in a desirable location in Banchory combining a countryside setting with fantastic amenities close by. Here, you will discover a beautiful place to live in one of Aberdeenshire's most sought after towns – and enjoy the freedom of a stunning new-build home in this inspiring rural landscape.



LIVE YOUR LIFE

The Deeside region is renowned for its unique style of rural living and unrivalled quality of life and, in recent years, has been ranked No.1 in The Sunday Times 'Best Places to Live: Scotland – Ternan Grove is the perfect location for you and your family to live life.



GET ACTIVE

Deeside is an area rich in natural beauty. Positioned on the Hill of Banchory, Ternan Grove is close to beautiful woodland with Scolty Hill and the River Dee nearby. The spectacular Cairngorms National Park is just 17 miles away and is home to 55 Munros, nine horse riding centres and three ski resorts, offering year-round adventure for the entire family. Banchory boasts fishing on the Dee, mountain biking and two golf courses, one in the town itself, and one at nearby Inchmarlo. And if the weather really isn't playing ball, there's the Banchory Sports Village, featuring a 25m swimming pool within a short walking distance.



CULTURAL SPOTS TO KEEP EVERYONE CURIOUS

One of Scotland's most creative places, Banchory is a hive of cultural activity. The Barn is the town's award-winning multi-arts centre, offering music, theatre, film, dance, comedy, visual arts and much more. There's also the annual Banchory Show and the family-focussed Banchory Bonfire and Fireworks Display – something for everyone!

For those interested in Aberdeenshire's rich heritage, there is Milton of Crathes Deeside Railway and several National Trust properties on Banchory's doorstep, including Crathes Castle and Drum Castle. Both castles have attractive grounds, walking trails and woodlands.



A WELCOMING COMMUNITY, A PREMIUM LOCATION

Banchory is a thriving community with everything you need on your doorstep including a busy high street, packed with independent businesses, brasseries and boutiques. With a bookshop, butcher, outdoor shop, florist, garden centre, gym and beauty salon, there's everything you could need. There's a monthly farmer's market, or if you'd prefer to grow your own produce, there are a large number of allotments available at Woodend Barn.

Deeside is famous for its local produce, so if you fancy dining out, then from bistro to café to luxury hotel, you'll always find somewhere special to go for every occasion.

If you are simply looking for a convenient food shop, there's a Tesco, Morrisons and Co-op. Local services include a medical practice, opticians, dental practice, banks and a post office.



GETTING AROUND

Aberdeen city centre is an easy commute, just 18 miles away or a 30 minute drive, as is Aberdeen airport and there is easy access to the AWPR. There is a good public bus service that connects the town to Aberdeen's central transport and shopping hub, Union Square. If you're feeling adventurous, there's the stunning long-distance cycle and walking route, the Deeside Way which connects Aberdeen to Ballater.



EDUCATION

Banchory prides itself on its award-winning schools. Banchory Academy regularly features highly in the Scottish secondary school league tables. Hill of Banchory Primary School is one of two primary schools in the town and also incorporates a nursery, support for learning room, sensory therapy room, library, and a large sports hall.



DESIGNED FOR LIVING

built for life...



TERNAN GROVE, BANCHORY

Designed for Living, Built for Life



THE KITCHEN: THE HEART OF YOUR HOME

Your kitchen is more than just a place to cook, it's the heart of your home. It's where conversations flow, kids do their homework at the table, and friends gather for relaxed, easy suppers. It's the hub of daily life, designed with space and style in mind so there's room for everyone.

Whether you're whipping up a quick midweek meal or preparing a leisurely Sunday lunch, your kitchen is ready for it all. With modern work surfaces, clever storage solutions,

and high-performance appliances included as standard, it makes cooking a pleasure, not a chore.

Crafted by Silver Birch Interiors, your kitchen is designed in collaboration with our expert team to suit your lifestyle perfectly. Enjoy soft-close drawers, premium finishes, and the freedom to choose the colours and materials that reflect your personal taste.

STYLE AND COMFORT THROUGHOUT

Many bedrooms are enhanced by built-in, mirror-finished wardrobes, while selected rooms offer the added luxury and practicality of walk-in wardrobes.

Bathrooms and en-suites feature pristine white sanitaryware, contemporary taps, and large showers, all complemented by your choice of elegant Porcelanosa tiling.

THE THOUGHTFUL TOUCHES

We know it's the little details that make a difference. That's why your home includes little extras such as down lights, lock block driveways and chrome towel rails plus ample storage throughout for everything from coats to kids' toys.

READY FOR MODERN LIFE

Every home at Ternan Grove comes complete with an EV (Electric Vehicle) charging point installed and ready to use.

With more of us working from home, fast and reliable connectivity is essential. Every home includes superfast broadband infrastructure, making it easy to get online when you choose your broadband provider.

Air source heat pumps are installed in all homes, providing energy-efficient heating and hot water.



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QUALITY AND FINISH Delivered as standard

We take pride in thoughtfully including all the little touches that make a home truly special. Delivered as standard in the exceptional quality and finish you can expect from us.

YOUR HOME COMES COMPLETE WITH

- > Two years of Bancon Homes after care*
- > A 10 year NHBC warranty*
- > Air source heat pumps are installed in all homes, providing energy-efficient heating and hot water
- > All homes come complete with an EV (Electric Vehicle) charging point installed and ready to use
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > Outdoor clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Turfed front garden
- > Homes with driveways are paved with lock block

*These run concurrently.

YOUR KITCHEN

- > German designed, award winning Leicht kitchen by Silver Birch Interiors
- > Inset stainless steel sink with lever chrome mixer tap
- > Your choice of door and work surface colour and finish
- > Siemens 4 zone induction hob
- > Siemens multifunction single fan oven
- > Siemens combi microwave oven**
- > Siemens canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher**

THROUGHOUT YOUR HOME YOU'LL FIND

- > Built in floor to ceiling sliding mirror door wardrobes to many bedrooms. Oak finish pass door for walk-ins
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood with solid oak capping and handrail to stair
- > Hard wired heat & smoke alarms with battery back-up

YOUR BATHROOM

- > Chrome finish heated towel rails to selected bathrooms and en-suites
- > Your choice of Porcelanosa wall tiling
- > Contemporary white sanitaryware
- > Contemporary taps



Jacqui McPherson is our sales consultant at Ternan Grove. Jacqui will be on site to guide and assist you through your new home journey.

AWARD WINNING

Customer Care

We pride ourselves on the level of individual customer care we provide, and our award winning, passionate team is committed to delivering an end-to-end personalised service throughout the entire buying and settling-in process and beyond.

From the moment you arrive at our sales centre our friendly team will guide you at every step. From reserving your dream plot, reviewing detailed plans and drawings, choosing your personalised colours and finishes, working with your solicitors and helping you plan your move-in day, we are here to help.

We have a long-standing service commitment to our customers and want to ensure that your new home exceeds your expectations. Bancon Homes cover your home for

the first two years with a warranty and an emergency care service. You will be introduced to a dedicated after-care specialist and welcomed to our HomeCare app to help you report and resolve any issues you may have with your new home quickly and easily. You will also have a 10-year NHBC home warranty.*

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 eight consecutive years.

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

*These run concurrently.



We know that the quality of finish is just as important as the quality of build, that's why we work with the best suppliers.



LEICHT

SIEMENS

PORCELANOSA

DESIGNED FOR LIVING
built for life...

Welcome to your special
new neighbourhood...


Ternan Grove
BANCHORY



Ternan Grove Location

Ideally positioned on Raemoir Road in a desirable location in Banchory, combining a countryside setting with fantastic amenities close by.

There are eight different house styles, each with its own unique layout, designed to suit a variety of lifestyles and needs. Whether you're looking for open-plan living, flexible family spaces, or elegant finishes, you'll find a home that reflects your taste and enhances your everyday life.

This exclusive development offers more than just beautiful homes – it's a peaceful, well-connected community where nature, quality, and comfort come together. Thoughtfully landscaped green space, and easy access to amenities, local schools, and outdoor leisure make this a truly exceptional place to live.

Welcome home.



- Raemoir Garden Centre: 5 mins
- The Cow Shed Restaurant: 4 mins
- Banchory Sports Village: 20 mins
- Hill of Banchory School: 25 mins
- Banchory Academy: 18 mins
- Co-op Hill of Banchory: 20 mins



- Tesco Supermarket & Petrol: 1.8 miles
- Inchmarlo Golf Course: 3 miles
- Prime Four Business Park, Kingswells: 14 miles
- Aberdeen Airport: 17 miles
- Aberdeen Royal Infirmary: 18 miles
- Union Square Shopping Centre: 19 miles
- Aberdeen Western Peripheral Route: (accessed at Milltimber): 11 miles

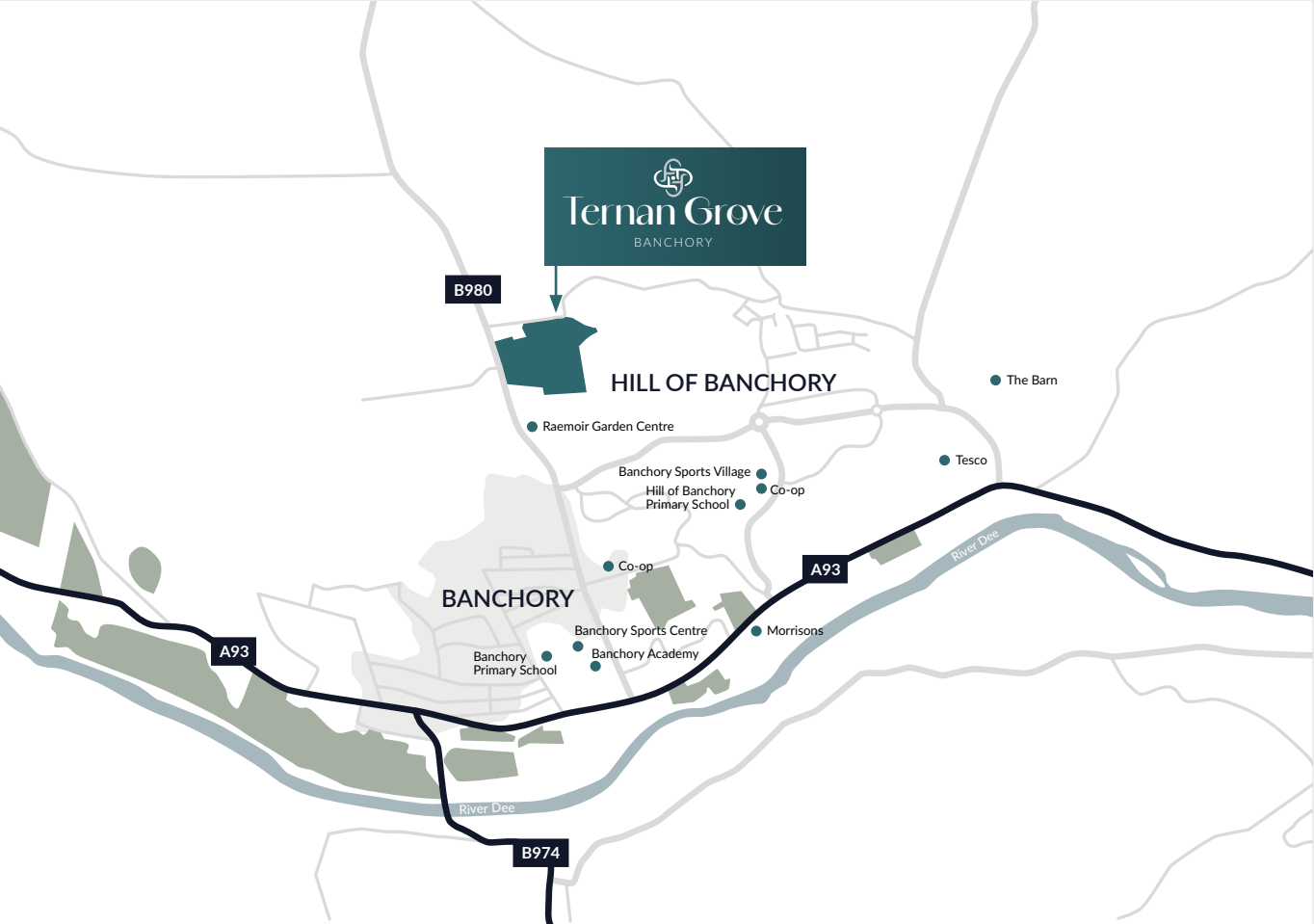


- Regular daytime services, including express routes.
- Night bus options available.



- Duthie Park: 11 miles (via Deeside Railway Line)
- Scolty Hill: 2.6 miles

*All travel times are approximate.



The Osborne
5 bedroom detached home
Plots 1, 22, 33, 46, 79



The Devonshire
4 bedroom detached home
Plots 2, 3, 13, 18, 21, 31, 36, 39, 45, 53, 74, 78, 98, 104



The Louisville
4 bedroom detached home
Plots 4, 6, 9, 12, 20, 24, 32, 51, 56, 69, 72, 87, 99, 147



The Rosehill
4 bedroom detached home
Plots 5, 10, 11, 26, 30, 40, 68, 92, 101, 105



The Larch
4 bedroom detached home
Plots 7, 8, 16, 17, 23, 42, 43, 54, 62, 63, 67, 75, 77, 80, 88, 144, 146



The Viewfield
4 bedroom detached home
Plots 25, 27, 34, 35, 37, 47, 58, 64, 70, 73, 82, 95, 97, 102, 103, 145



The Argyll
3 bedroom detached home
Plots 14, 19, 29, 41, 44, 49, 52, 55, 60, 65, 71, 76, 85, 89, 90, 93, 96, 100, 143



The Cairnfield
3 bedroom detached home
Plots 15, 28, 38, 48, 50, 57, 59, 61, 66, 81, 83, 84, 86, 91, 94

The site plan is for illustrative purposes only to depict the general layout of the development. It does not form part of any contract and should not be relied upon for exact details. For precise information regarding plot positions and boundaries please speak to your sales consultant.

Our Homes Collection

Choose from eight different house styles.



The Osborne 5 bedroom home



The Devonshire 4 bedroom home



The Louisville 4 bedroom home



The Rosehill 4 bedroom home



The Larch 4 bedroom home



The Viewfield 4 bedroom home



The Argyll 3 bedroom home



The Cairnfield 3 bedroom home

Choose your perfect home...

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The Osborne

5 bedroom detached home with integral double garage

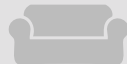


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KEY FEATURES



x1



x2



x5

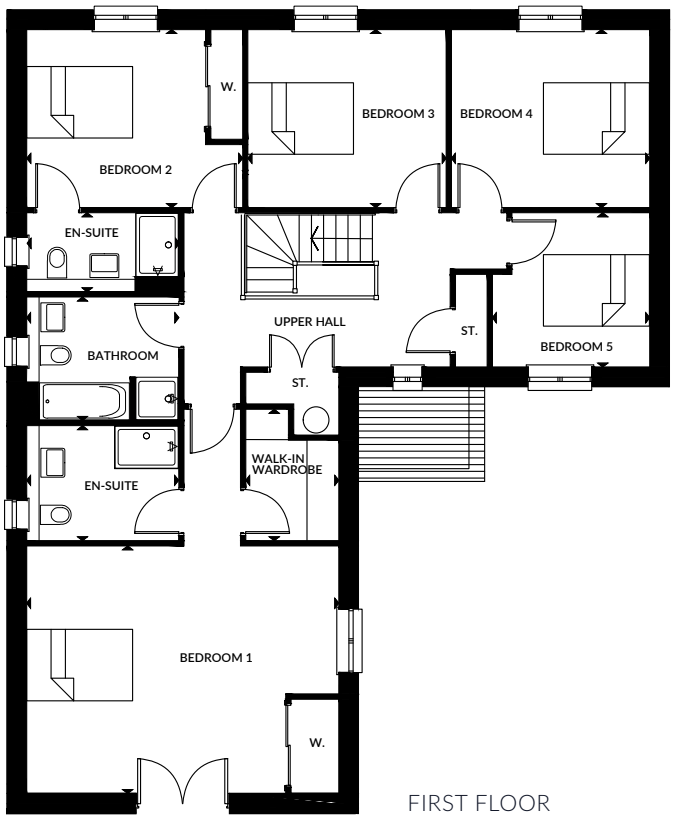


x3

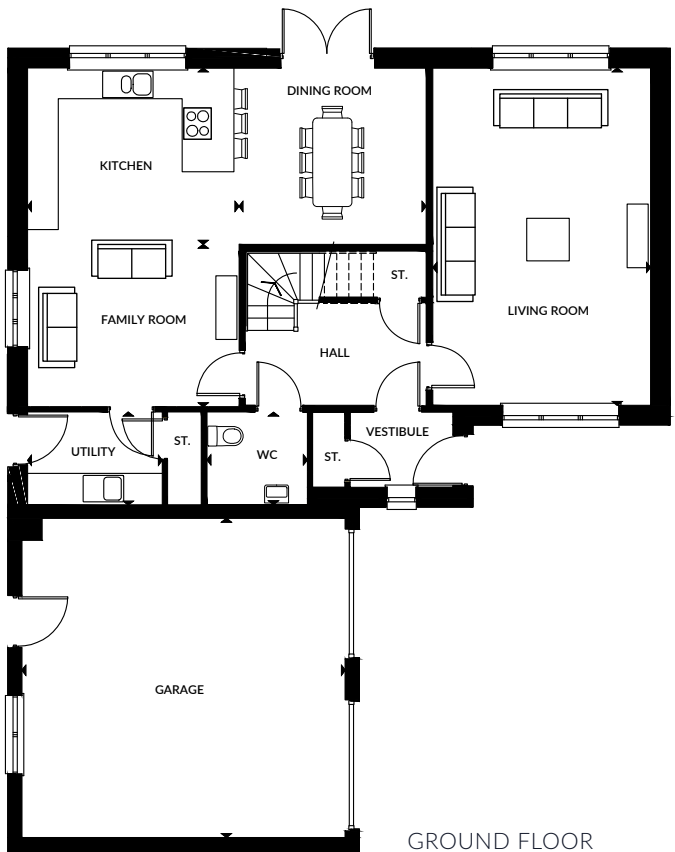
- > Large open plan kitchen/family/dining area and separate utility room
- > Dining area with French doors leading out to the garden
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Four further spacious double bedrooms (one en-suite) and a luxurious family bathroom
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Double integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	5.90m x 4.68m	19' 4" x 15' 4"
En-Suite 1	2.87m x 2.17m	9' 4" x 7' 1"
Walk-in Wardrobe	1.76m x 2.48m	5' 9" x 8' 1"
Bedroom 2	4.08m x 3.36m	13' 4" x 11' 0"
En-Suite 2	2.88m x 1.49m	9' 5" x 4' 10"
Bedroom 3	3.75m x 3.36m	12' 3" x 11' 0"
Bedroom 4	3.75m x 3.36m	12' 3" x 11' 0"
Bedroom 5	2.97m x 2.91m	9' 8" x 9' 6"
Bathroom	2.87m x 2.33m	9' 5" x 7' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.11m x 6.37m	13' 5" x 20' 10"
Kitchen	4.00m x 3.33m	13' 1" x 10' 11"
Family Room	4.00m x 3.07m	13' 1" x 10' 0"
Dining Room	3.54m x 3.33m	11' 7" x 10' 11"
Utility	2.55m x 1.76m	8' 4" x 5' 9"
WC	1.90m x 1.75m	6' 2" x 5' 8"
Garage	6.03m x 6.11m	19' 9" x 20' 0"

Total Area 211.9 m² | 2,280.87 Sq Ft



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The Devonshire

4 bedroom detached home with integral garage



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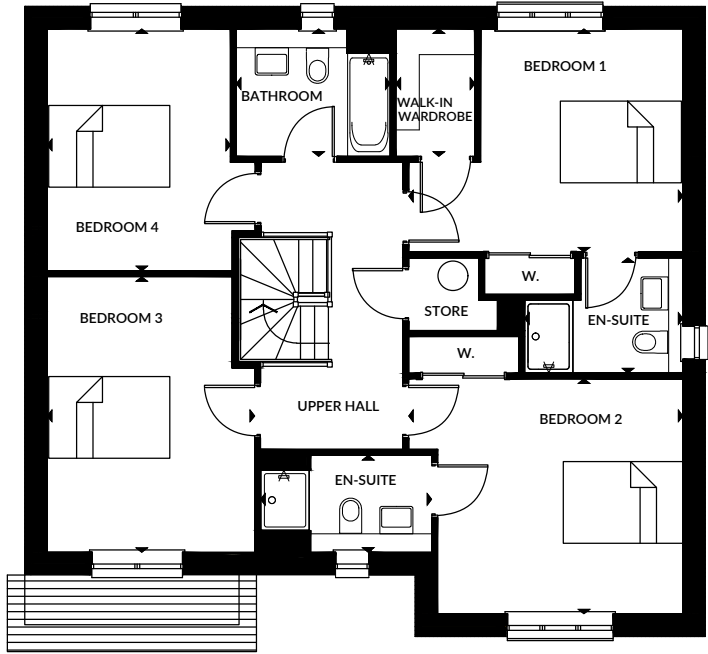
KEY FEATURES



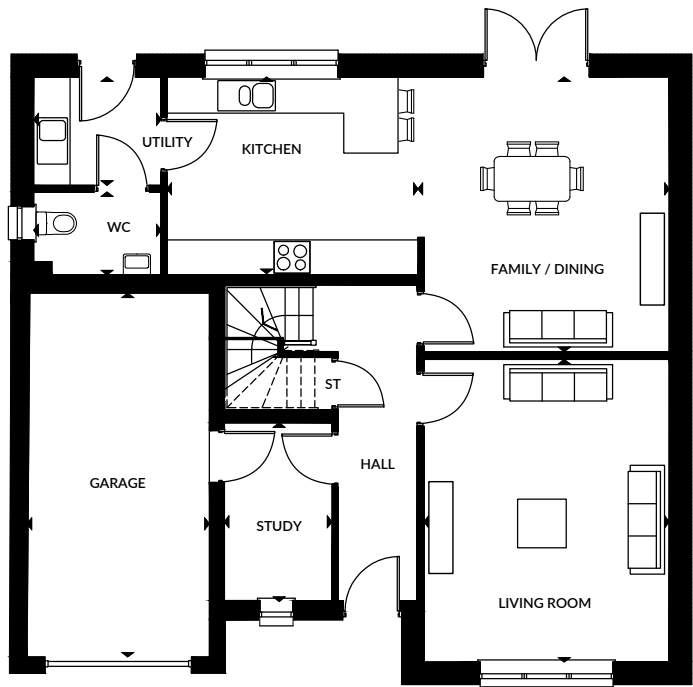
- › Kitchen with breakfast area and utility room. Study on ground floor
- › Open plan kitchen/family/dining area with French doors leading out to the garden
- › Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- › Three further spacious double bedrooms, one with an en-suite shower room
- › Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- › Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	4.53m x 3.69m	14' 10" x 12' 1"
En-Suite 1	2.61m x 1.90m	8' 6" x 6' 2"
Walk-in Wardrobe	1.30m x 2.11m	4' 3" x 6' 10"
Bedroom 2	4.53m x 3.88m	14' 10" x 12' 8"
En-Suite 2	2.83m x 1.60m	9' 3" x 5' 2"
Bedroom 3	3.43m x 4.55m	11' 2" x 14' 11"
Bedroom 4	3.03m x 4.00m	9' 11" x 13' 1"
Bathroom	2.54m x 2.11m	8' 4" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.05m x 5.00m	13' 3" x 16' 4"
Family / Dining	4.15m x 4.54m	13' 7" x 14' 10"
Kitchen	4.15m x 3.32m	13' 7" x 10' 10"
Utility	2.10m x 1.79m	6' 10" x 5' 10"
WC	2.10m x 1.37m	6' 10" x 4' 5"
Study	1.78m x 2.95m	5' 10" x 9' 8"
Garage	3.01m x 6.01m	9' 10" x 19' 8"

Total Area 173 m² | 1,862 Sq Ft



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The Louisville

4 bedroom detached home with integral garage



KEY FEATURES



x1



x2



x4

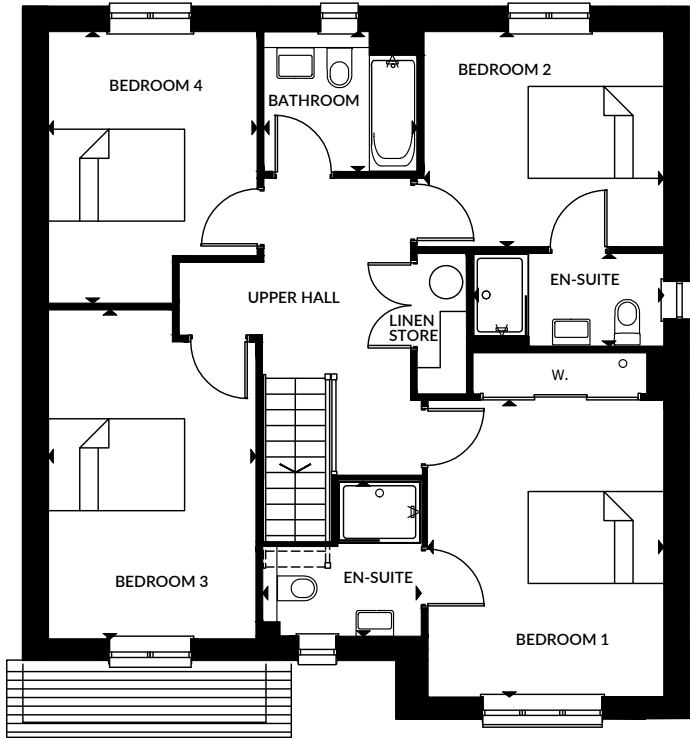


x3

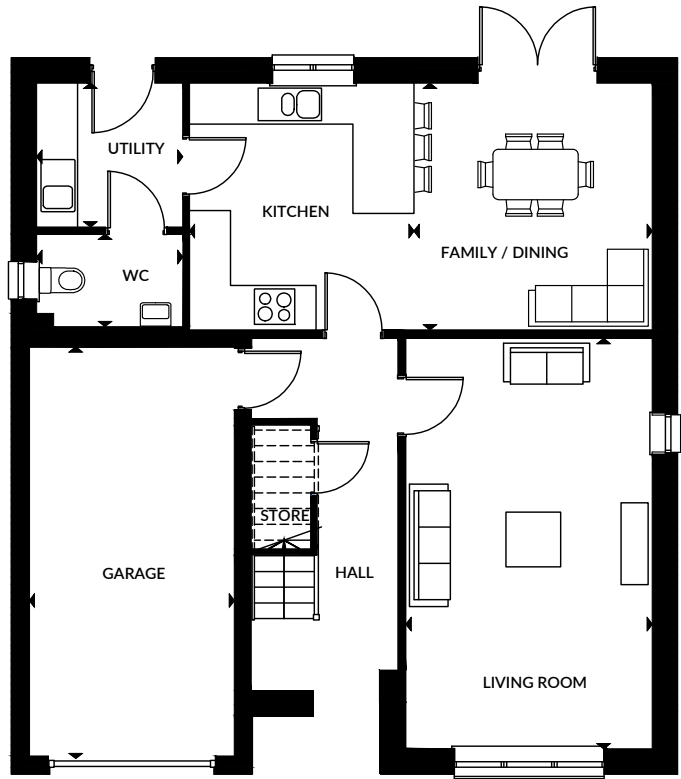
- Kitchen with breakfast area and utility room
- Open plan kitchen/family/dining area with French doors leading out to the garden
- Bedroom one with wardrobe and luxurious en-suite shower room
- Three further spacious double bedrooms, one with an en-suite shower room
- Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.46m x 4.36m	11' 4" x 14' 3"
En-Suite 1	2.33m x 2.28m	7' 7" x 7' 5"
Bedroom 2	3.52m x 3.16m	11' 6" x 10' 4"
En-Suite 2	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.05m x 4.83m	10' 0" x 15' 10"
Bedroom 4	3.07m x 3.99m	10' 0" x 13' 1"
Bathroom	2.26m x 2.06m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.03m	11' 10" x 19' 9"
Kitchen	3.30m x 3.62m	10' 9" x 11' 10"
Family / Dining	3.50m x 3.62m	11' 5" x 11' 10"
Utility	2.15m x 2.11m	7' 0" x 6' 11"
WC	2.15m x 1.35m	7' 0" x 4' 5"
Garage	3.01m x 6.01m	9' 10" x 19' 8"

Total Area 150.4 m² | 1,618.89 Sq Ft



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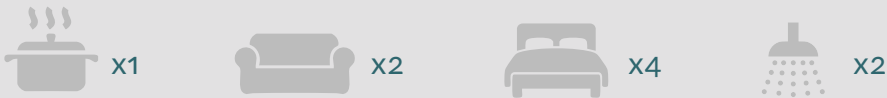
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The Rosehill

4 bedroom detached home with garage



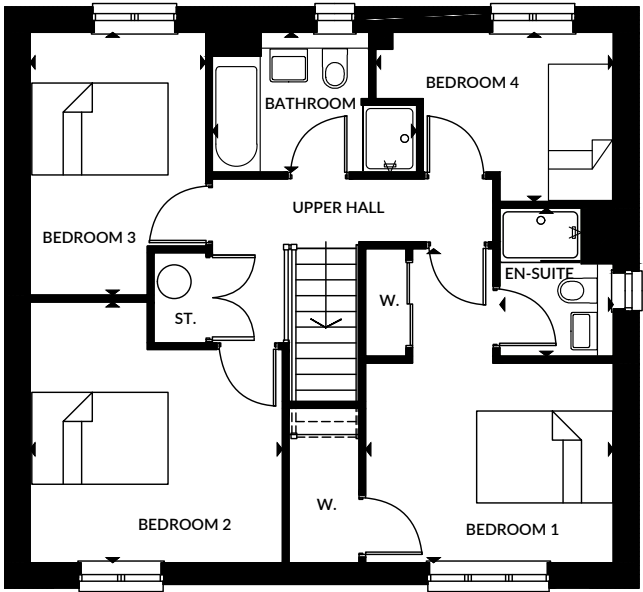
KEY FEATURES



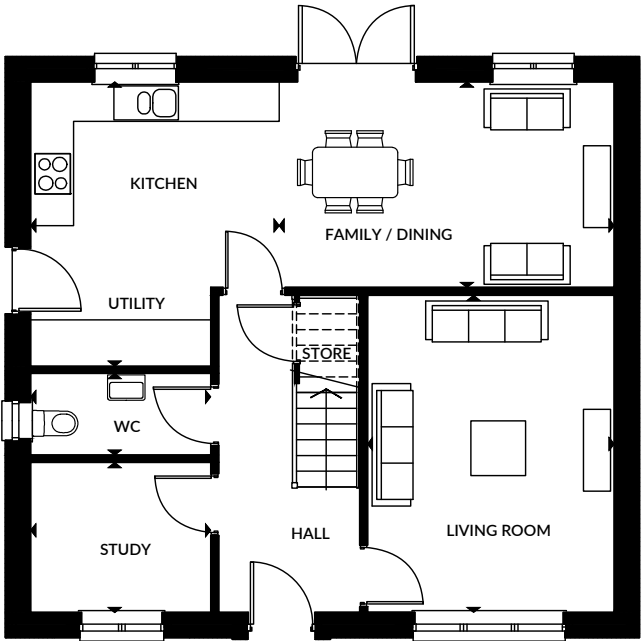
- > Kitchen with utility area
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- > Three further spacious bedrooms and luxurious family bathroom
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	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 3.83m	12' 1" x 12' 6"
Bedroom 3	2.58m x 3.86m	8' 5" x 12' 8"
Bedroom 4	3.49m x 2.48m	11' 5" x 8' 1"
Bathroom	3.00m x 2.05m	9' 9" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 4.66m	11' 10" x 15' 3"
Kitchen / Utility	3.65m x 4.18m	11' 11" x 13' 8"
Family / Dining	4.92m x 3.02m	16' 1" x 9' 10"
WC	2.64m x 1.20m	8' 8" x 3' 11"
Study	2.64m x 2.20m	8' 8" x 7' 2"

Total Area 133.4 m² | 1,435.9 Sq Ft



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The Larch

4 bedroom detached home with integral garage

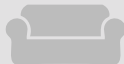


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KEY FEATURES



x1



x1



x4

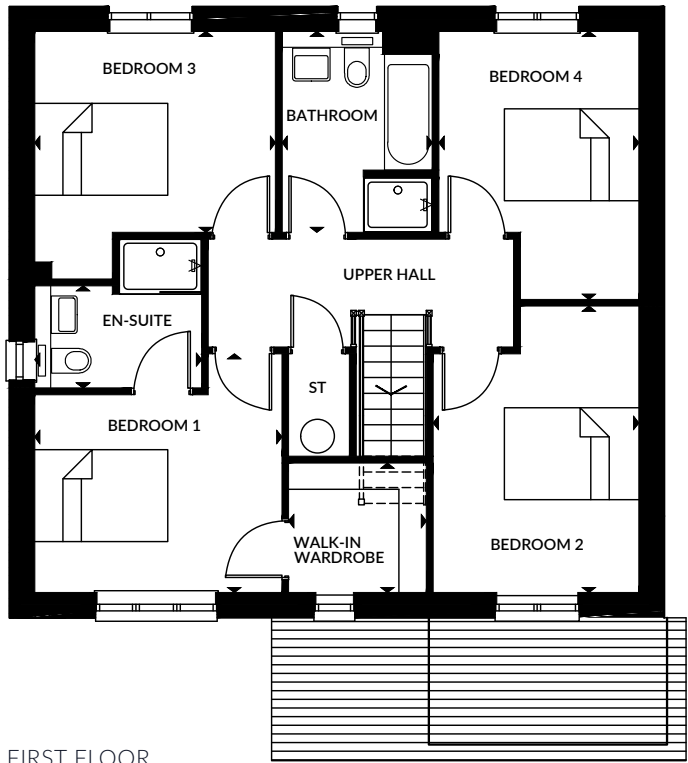


x2

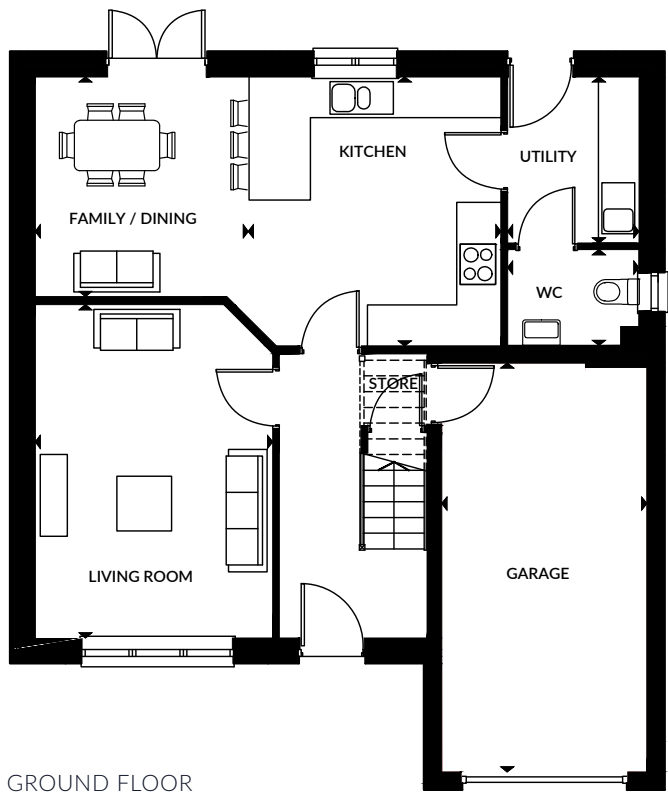
- > Open plan kitchen/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.63m x 3.51m	11' 10" x 11' 5"
En-Suite	2.45m x 1.50m	8' 0" x 4' 11"
Walk-in Wardrobe	2.02m x 1.90m	6' 7" x 6' 2"
Bedroom 2	3.02m x 4.21m	9' 10" x 13' 9"
Bedroom 3	3.54m x 2.95m	11' 7" x 9' 8"
Bedroom 4	2.94m x 3.94m	9' 7" x 12' 10"
Bathroom	2.21m x 2.95m	7' 2" x 9' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.49m x 4.90m	11' 5" x 16' 0"
Kitchen	3.71m x 3.95m	12' 2" x 12' 11"
Family / Dining	3.13m x 3.23m	10' 3" x 10' 7"
Utility	1.93m x 2.44m	6' 3" x 8' 0"
WC	1.93m x 1.40m	6' 3" x 4' 7"
Garage	3.01m x 6.01m	9' 10" x 19' 8"

Total Area 132.8 m² | 1,429.44 Sq Ft



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The Viewfield

4 bedroom detached home with integral garage

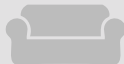


Computer generated image for illustrative purposes only.

KEY FEATURES



x1



x2



x4

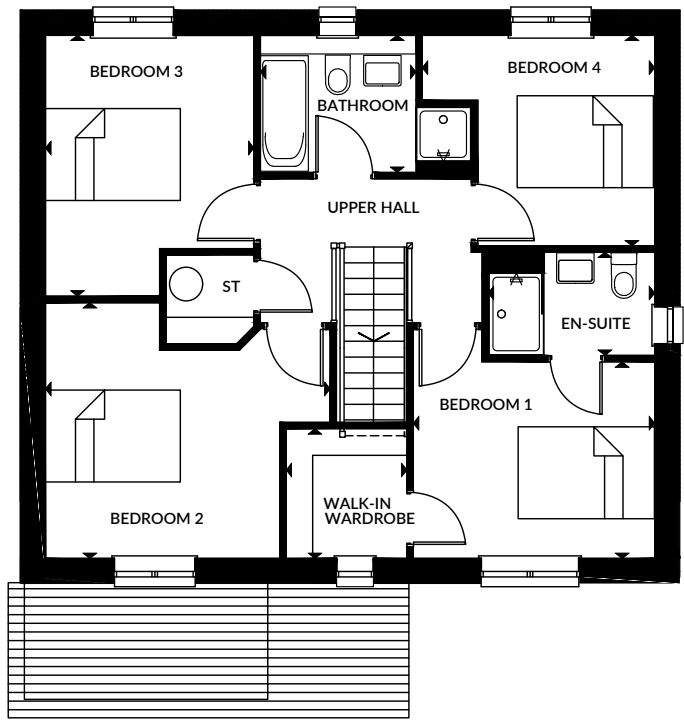


x2

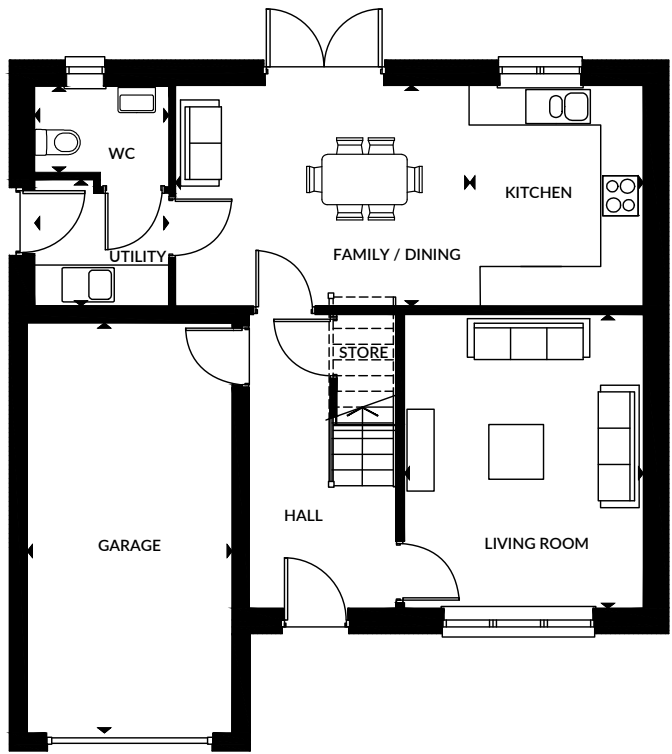
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.54m x 2.88m	11' 7" x 9' 5"
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	4.18m x 3.75m	13' 8" x 12' 3"
Bedroom 3	3.06m x 3.83m	10' 0" x 12' 6"
Bedroom 4	3.41m x 3.09m	11' 2" x 10' 1"
Bathroom	2.28m x 2.01m	7' 5" x 6' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.51m x 4.31m	11' 6" x 14' 1"
Kitchen	2.55m x 3.24m	8' 4" x 10' 7"
Family / Dining	4.33m x 3.24m	14' 2" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 0"
WC	1.97m x 1.26m	6' 5" x 4' 1"
Garage	3.01m x 6.02m	9' 10" x 19' 9"

Total Area 123.3 m² | 1,327.19 Sq Ft



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The Argyll

3 bedroom detached home

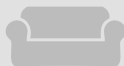


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KEY FEATURES



x1



x1



x3

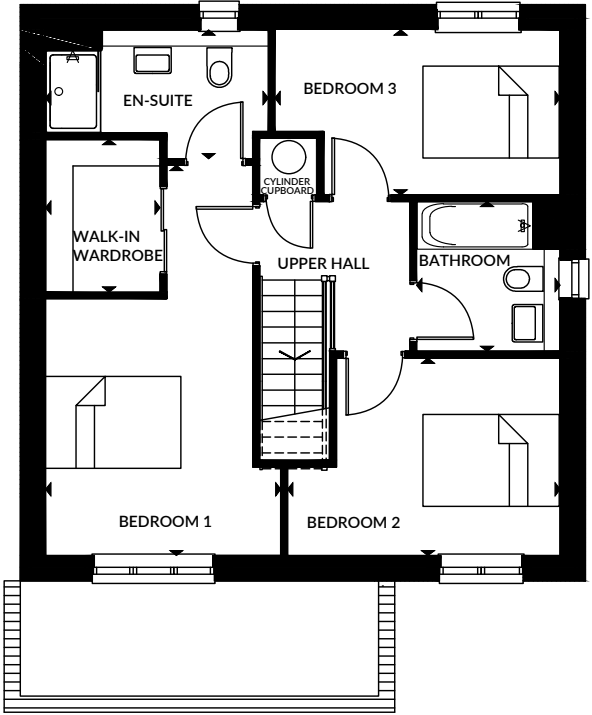


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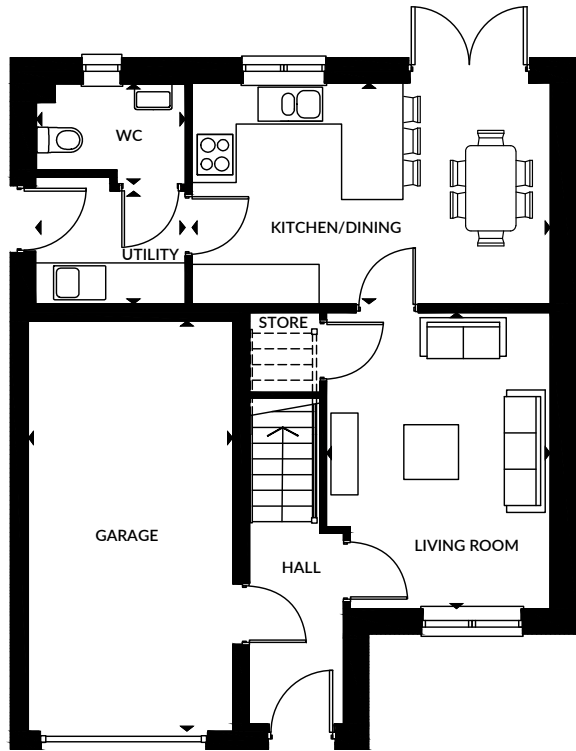
- Large open plan kitchen/family/dining area with separate utility room
- French doors leading out to the garden
- Bedroom one features a built-in walk-in wardrobe and luxurious en-suite shower room
- Two further spacious bedrooms and luxurious family bathroom
- Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.46m x 5.73m	11' 4" x 18' 9"
En-Suite	3.27m x 1.89m	10' 8" x 6' 2"
Walk-in Wardrobe	1.68m x 2.24m	5' 6" x 7' 4"
Bedroom 2	4.01m x 2.90m	13' 1" x 9' 6"
Bedroom 3	4.19m x 2.42m	13' 8" x 7' 11"
Bathroom	2.11m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.29m x 4.35m	10' 9" x 14' 3"
Kitchen / Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.20m x 1.66m	7' 2" x 5' 5"
WC	2.18m x 1.47m	7' 1" x 4' 10"
Garage	3.00m x 6.03m	9' 10" x 19' 9"

Total Area 104.8 m² | 1,128 Sq Ft



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The Cairnfield

3 bedroom detached home



Computer generated image for illustrative purposes only.

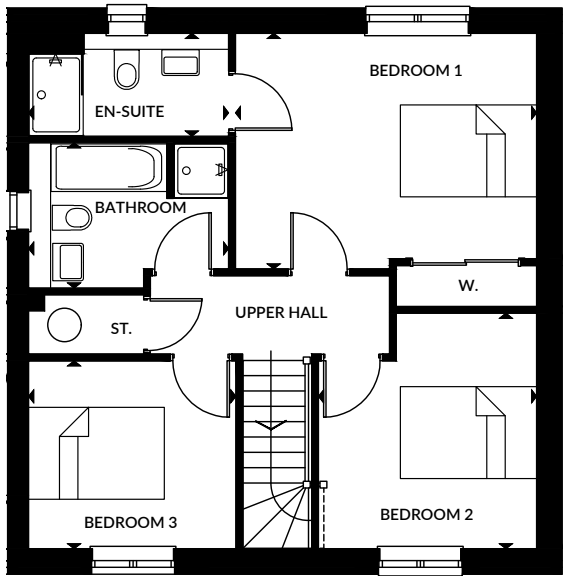
KEY FEATURES



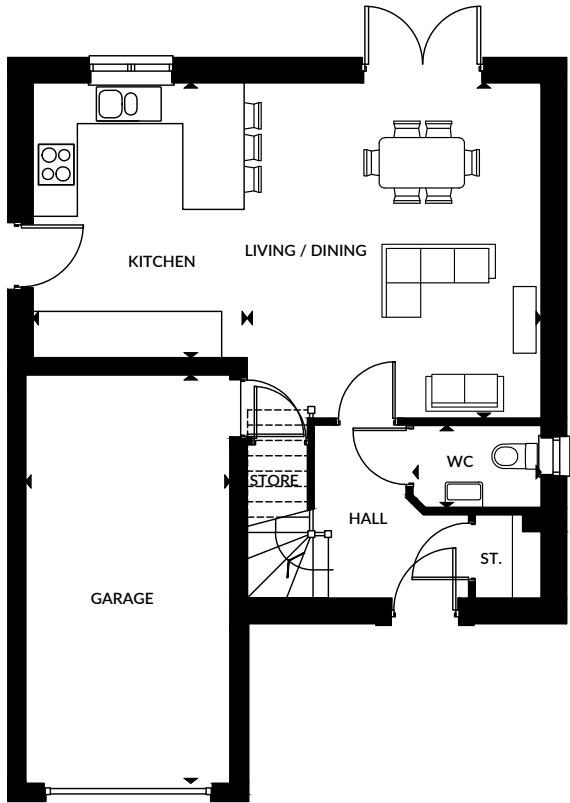
- Large open plan living room/kitchen/dining area
- French doors leading out to the garden
- Bedroom one features a built-in wardrobe and luxurious en-suite shower room
- Two further spacious double bedrooms and luxurious family bathroom
- Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- Single integrated garage with internal door access. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	4.43m x 3.46m	14' 6" x 11' 4"
En-Suite	2.94m x 1.51m	9' 7" x 4' 11"
Bedroom 2	3.21m x 3.46m	10' 6" x 11' 4"
Bedroom 3	3.05m 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	4.32m x 4.93m	14' 2" x 16' 1"
Kitchen	3.15m x 4.04m	10' 4" x 13' 2"
WC	1.89m x 1.20m	6' 2" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 101.9 m² | 1,096.84 Sq Ft



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All information is accurate at the time of publication.