BANCON HOMES

The Reserve
AT EDEN

Find out more about our beautiful homes at The Reserve At Eden, Aberdeen.

17 Heron Way, Aberdeen AB15 6DX

Tel **07557 192940** | **www.banconhomes.com**

If you would like to be updated on our latest news

please email us at **thereserve@bancon.co.uk**

Whilst these particulars have been prepared with all due care for the convenience of prospective purchasers, the information provided is intended as a preliminary guide only. The Company expressly reserves the right to amend or vary details at any time, and nothing contained herein shall constitute or form part of any contract.

It is the Company's policy to ensure that no misleading information is provided to prospective purchasers, in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs). All interested parties are advised to consult the Sales Consultant for the most up-to-date information, including plot-specific plans and specifications.

Any photographs or computer-generated images within this brochure are for illustrative purposes only and may depict typical Bancon homes, which are not necessarily representative of the specific development. Floor plans may be handed or differ slightly from those shown. Please speak to our Sales Consultants, who will be happy to guide you through the specific layout and design of your chosen home.

All information is accurate at the time of publication.

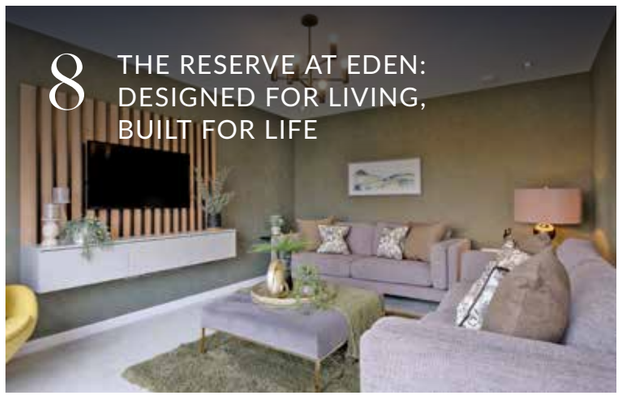
DESIGNED FOR LIVING

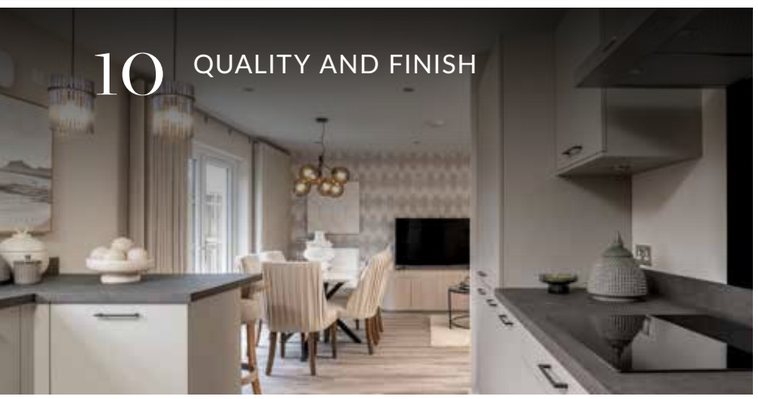
built for life...

BANCON HOMES

3 THE PLACE WHERE I BELONG

4 AN ENVIABLE DESTINATION


8 THE RESERVE AT EDEN: DESIGNED FOR LIVING, BUILT FOR LIFE


10 QUALITY AND FINISH

11 BANCON HOMES CUSTOMER CARE

12 WELCOME TO YOUR SPECIAL NEW NEIGHBOURHOOD

50 YEARS | BANCON GROUP

Established in Banchory, Aberdeenshire 1975

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.

DESIGNED FOR LIVING

built for life...

An enviable destination...

The Reserve
AT EDEN

AN ENVIABLE DESTINATION

A new home, a new life

There's nothing like a fresh start to inspire a new life. The Reserve at Eden offers you the opportunity to live in a desirable location in Aberdeen combining a countryside setting with fantastic amenities close by. This fantastic location is next to natural open space while the cosmopolitan attractions of Aberdeen are just a short journey away.

LIVE YOUR LIFE

The Reserve presents you with a wonderful opportunity to live in the heart of an exciting community with a real sense of space and place.

Set beside a beautiful nature reserve, residents can enjoy scenic walks and tranquil surroundings on their doorstep while staying just minutes from Aberdeen city centre. With excellent transport links and local amenities close by, The Reserve at Eden offers the perfect balance of city convenience and countryside calm.

GET ACTIVE

With nature's playground all around, there are plenty of opportunities to lead an active outdoor life. You will never be short of things to do with parks, playgrounds and sporting facilities all within easy reach. Hazlehead Park is only a short drive away – a beautiful setting for a cycle, a round of golf, a woodland walk or a trip to the gardens and café – while the Den of Maidencraig Nature Reserve is right on your doorstep. It is the ideal place for a dog walk, a family ramble or some local wildlife spotting.

The Village Hotel health spa and gym is just minutes away, and Aberdeen Beach is close by, famous for its golden sand and is always a fun day out for the family with its popular area along the famous Beach Esplanade.

DESIGNED FOR LIVING

built for life...

EXCELLENT RETAIL SPOTS TO FULFILL YOUR NEEDS

The excellent local facilities include a selection of supermarkets and shops within easy reach, while the welcoming Dobbies Garden Centre is just across the road.

In addition, you will have easy access to the thriving hub of Aberdeen City itself. The city's modern shopping centres, including Union Square with its big-brand names and designer boutiques, create an exciting shopping experience for all ages.

Whether it's a quick coffee or fine dining, Aberdeen also has a fantastic choice of places to eat and drink from cafés and bistros to award winning restaurants, bars and hotels. It also boasts a variety of multi-arts venues with a diverse programme of music, theatre, dance, film, concerts and events for you to enjoy.

GETTING AROUND

For those working at either Prime Four or Westhill Business Parks, or in ARI, Foresterhill Campus or the city itself, The Reserve at Eden makes for an easy daily commute by car or bus.

There is a regular public bus service that connects directly into Aberdeen's central transport hub at Union Square. While, to the west, the AWPR is approximately 2.5 miles away providing excellent access to both Aberdeen International Airport and the main routes north and south to central Scotland and beyond.

EDUCATION

The Reserve at Eden is well served with excellent access to local educational facilities. Nursery, pre-school and Fernielea primary school facilities are nearby, while secondary school Hazlehead Academy with its sports and community facilities is also a short walk away.

THE RESERVE AT EDEN, ABERDEEN

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 Symphony, 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, oak-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

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.

DESIGNED FOR LIVING

built for life...

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*
- UPVC double glazed casement 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

- Modern kitchen by Symphony
- Inset stainless steel sink with lever chrome mixer tap
- Your choice of door and work surface colour and finish
- Haier 4 zone induction hob
- Haier multifunction single fan oven
- Candy canopy extractor
- Candy integrated fridge freezer
- Candy integrated dishwasher**

**Where applicable

THROUGHOUT YOUR HOME YOU'LL FIND

- Built-in oak finish wardrobes to bedrooms 1 and 2. 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

Rosie Stewart is our sales consultant at The Reserve at Eden. Rosie 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.

Symphony® Haier CANDY PORCELANOSA

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built for life...

Welcome to your special
new neighbourhood...

The Reserve
AT EDEN

The Reserve at Eden Location

Perfectly positioned between the city, Kingswells and Countesswells, combining a countryside setting with fantastic amenities close by.

There are six 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 spaces, and easy access to Aberdeen city centre, local schools, and outdoor leisure make this a truly exceptional place to live.

Welcome home.

Dobbies Garden Centre: 12 mins
Den at Maidencraig Nature Reserve: 5 mins
Lang Stracht Shopping Centre 15 mins
Farmfoods Supermarket 15 mins
Tesco Supermarket: 20 mins
Hazlehead Academy: 20 mins
Fernielea Primary School: 27 mins

Tesco Supermarket: 1 mile
Prime Four Business Park, Kingswells: 3.5 miles
Aberdeen Airport: 5 miles
Aberdeen Royal Infirmary: 1.5 miles
Union Square Shopping Centre: 3.4 miles
Aberdeen Western Peripheral Route (accessed at Westhill): 2.5 miles

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

Hazlehead Park: 4 miles
Aberdeen Beach: 7.5 miles

*All travel times are approximate.

The Derry
4 bedroom detached home
Plot 129

The Raeburn
4 bedroom detached home
Plot 141

The Rosehill
4 bedroom detached home
Plots 75, 103, 138, 139, 140, 169, 170

The Ramsay
3 bedroom end-terrace home
Plots 37, 135, 148, 153, 158

The Thistle
3 bedroom semi-detached home
Plots 38, 39, 144, 145, 154, 155, 156, 157, 165, 166, 167. 168, 171, 172

The Richmond
3 bedroom semi-detached / end-terrace home
Plots 35, 84, 87, 88, 92, 102, 137, 142, 143, 146, 149, 160, 161, 164

The Loch
3 bedroom terrace home
Plots 36, 81, 90, 91, 147, 150, 151, 152, 159, 162, 163

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.

The Reserve
AT EDEN

Our Homes Collection

Choose from six different house styles.

BANCON HOMES

The Derry 4 bedroom home

The Raeburn 4 bedroom home

The Rosehill 4 bedroom home

The Ramsay 3 bedroom home

The Thistle 3 bedroom home

The Richmond 3 bedroom home

The Loch 2 bedroom home

Choose your perfect home...

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The Derry

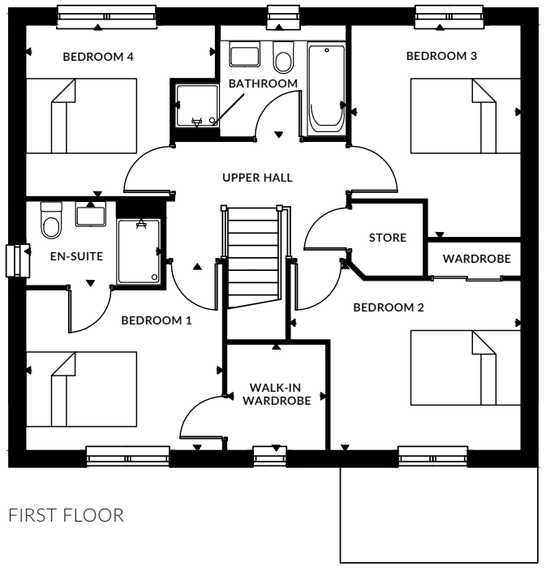
4 bedroom detached 3-storey home with integral garage

Computer generated image for illustrative purposes only.

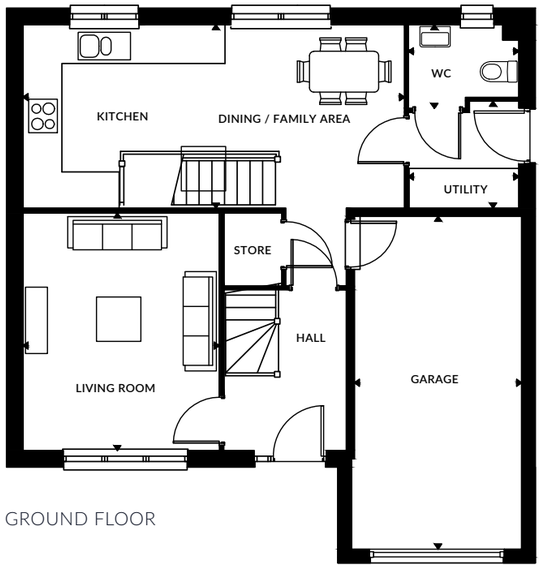
KEY FEATURES x1 x2 x4 x2

- Large garden room with French doors leading out to the rear garden
- Open plan kitchen/dining/family area and separate utility room on ground floor
- Bedroom one features a large walk-in wardrobe and luxurious en-suite shower room
- Three further spacious double bedrooms and a luxurious family bathroom
- Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- Single garage with light and power

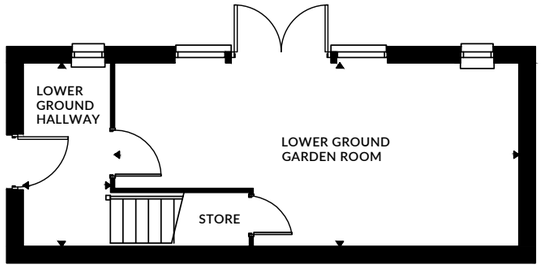
Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.35m x 3.54m	10' 11" x 11' 7"
En-Suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.90m x 1.77m	6' 2" x 5' 10"
Bedroom 2	3.35m x 4.15m	10' 11" x 13' 7"
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' 5" x 14' 2"
Kitchen / Dining Family Area	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.43m x 1.92m	4' 8" x 6' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Lower Ground Floor	Metric Sizes	Imperial Sizes
Garden Room	7.28m x 3.30m	23' 10" x 10' 9"
Hallway	3.30m x 1.50m	10' 9" x 4' 11"

Total Area 153.08 m² | 1,647 Sq Ft

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The Raeburn

4 bedroom detached home with garage

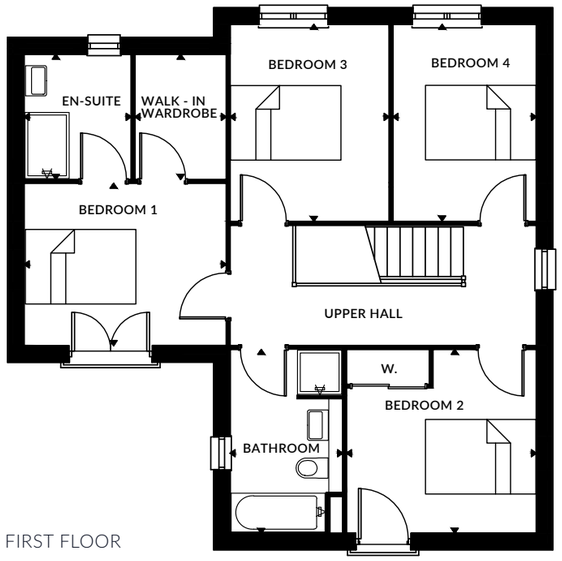
Computer generated image for illustrative purposes only.

KEY FEATURES

x1 x2 x4 x2

- Large open plan kitchen/family/dining area and separate utility room
- 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 and a luxurious family bathroom
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms
- Single garage with light and power

Interior image for illustrative purposes only.



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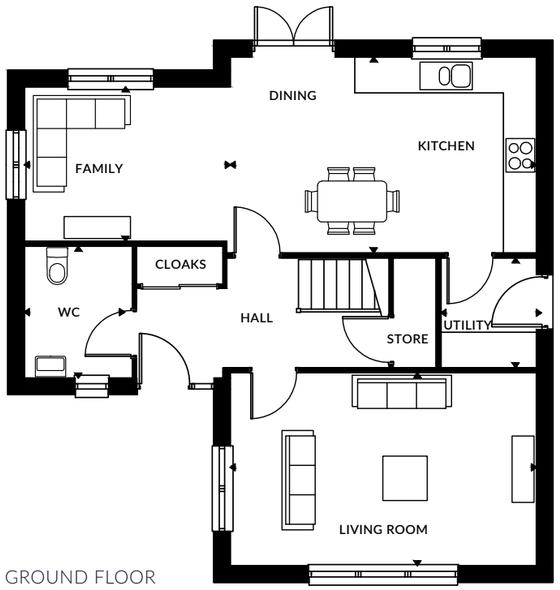

GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	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 Room	3.70m x 2.77m	12' 2" x 9' 1"
WC	2.33m x 1.90m	7' 8" x 6' 3"
Utility	1.96m x 1.70m	6' 5" x 5' 7"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 140.40 m² | 1,510 Sq Ft

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The Rosehill

4 bedroom detached home with garage

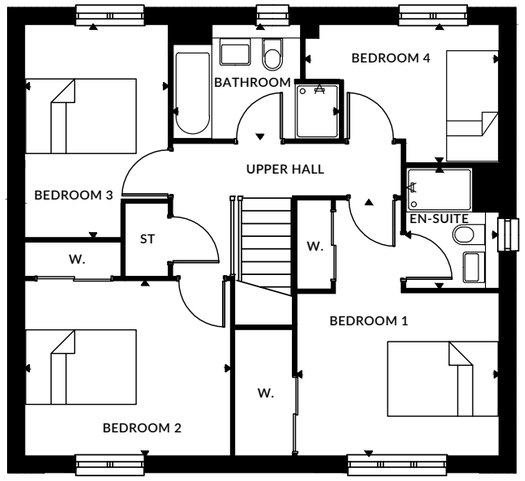
Computer generated image for illustrative purposes only.

KEY FEATURES

x1 x2 x4 x2

- 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
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms
- Single garage with light and power

Interior image for illustrative purposes only.



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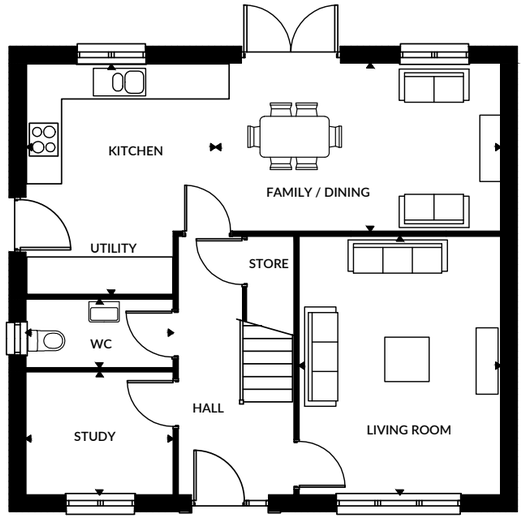

GROUND FLOOR

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 3.15m	12' 2" x 10' 4"
Bedroom 3	2.58m x 3.80m	8' 5" x 12' 5"
Bedroom 4	3.50m 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	3.48m x 4.18m	11' 5" x 13' 8"
Family / Dining	5.11m x 3.02m	16' 9" x 9' 10"
Study	2.64m x 2.20m	8' 7" x 7' 2"
WC	2.59m x 1.16m	8' 5" x 3' 9"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 133.54 m² | 1,438 Sq Ft

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The Ramsay

3 bedroom end-terrace home

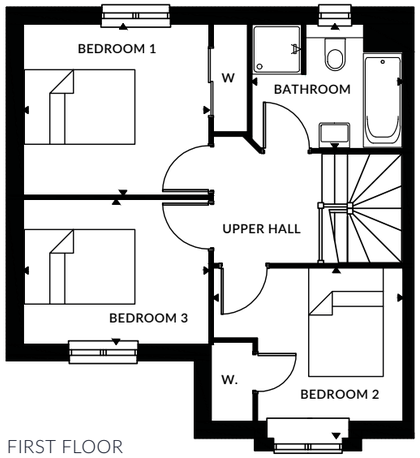
Computer generated image for illustrative purposes only.

KEY FEATURES

x1 x1 x3 x1

- Kitchen with breakfast area and pantry
- Open plan kitchen/dining/living area with French doors leading out to the garden
- Bedroom one features a built-in wardrobe
- Two further spacious double bedrooms, one with a built-in wardrobe
- Luxurious family bathroom
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms

Interior image for illustrative purposes only.



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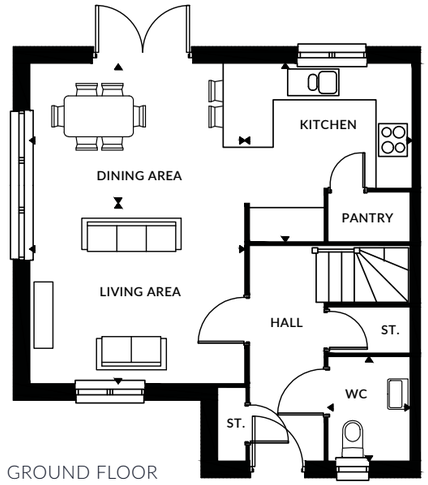

GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.08m x 3.34m	10' 1" x 10' 11"
Bedroom 2	3.06m x 3.41m	10' 0" x 11' 2"
Bedroom 3	2.60m x 3.34m	8' 6" x 10' 1 1"
Bathroom	2.23m x 2.71m	7' 3" x 8' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Area	3.25m x 3.86m	10' 7" x 12' 7"
Kitchen	3.20m x 2.92m	10' 5" x 9' 6"
Dining Area	2.49m x 3.86m	8' 2" x 12' 7"
WC	1.83m x 1.43m	6' 0" x 4' 8"

Total Area 89.40 m² | 962 Sq Ft

DESIGNED FOR LIVING

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The Thistle

3 bedroom semi-detached home

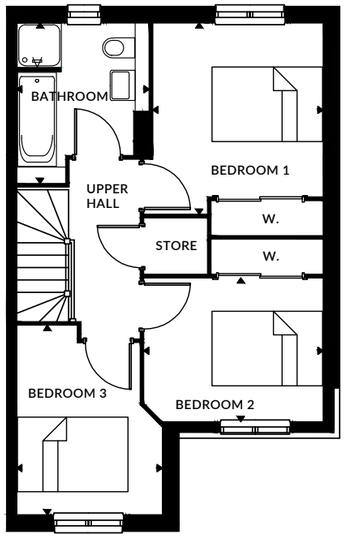
Computer generated image for illustrative purposes only.

KEY FEATURES

x1 x1 x3 x1

- Large open plan kitchen/family/dining area
- French doors leading out to the garden
- Bedroom one features a built-in wardrobe
- Two further spacious bedrooms, one with a built-in wardrobe
- Luxurious family bathroom
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms

Interior image for illustrative purposes only.



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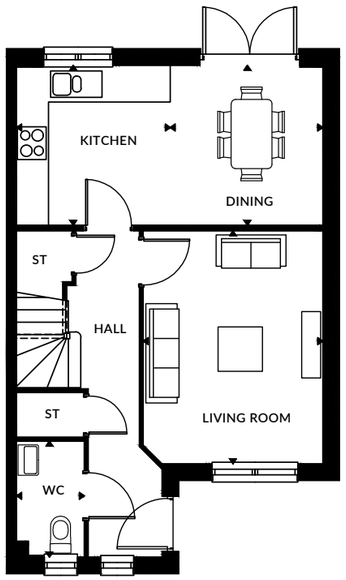


GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 2.57m	10' 6" x 8' 5"
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	2.76m x 2.87m	9' 1" x 9' 4"
Dining	2.74m x 2.87m	9' 0" x 9' 4"
WC	1.17m x 2.05m	3' 10" x 6' 8"

Total Area 88 m² | 947 Sq Ft

DESIGNED FOR LIVING

built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.

The Richmond

3 bedroom semi-detached or end-terrace home

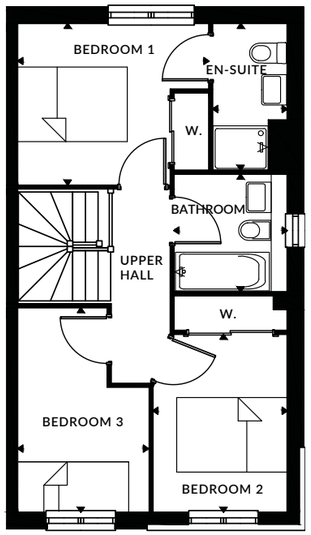
Computer generated image for illustrative purposes only.

KEY FEATURES

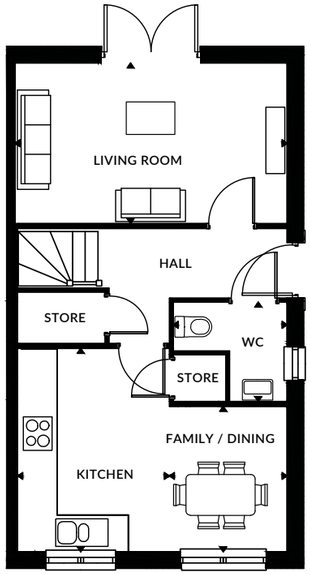
x1 x1 x3 x2

- Large open plan kitchen/family/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 bedrooms, one with a built-in wardrobe
- Luxurious family bathroom
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms

Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	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 3.19m	7' 10" x 10' 5"
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 86m² | 923 Sq Ft

DESIGNED FOR LIVING

built for life...

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The Loch

3 bedroom terrace home

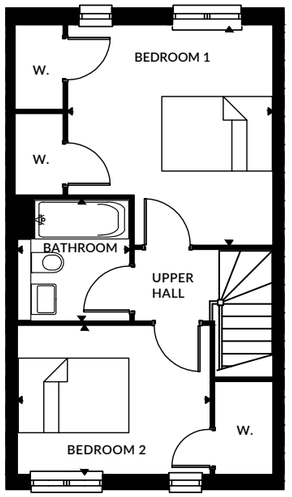
Computer generated image for illustrative purposes only.

KEY FEATURES

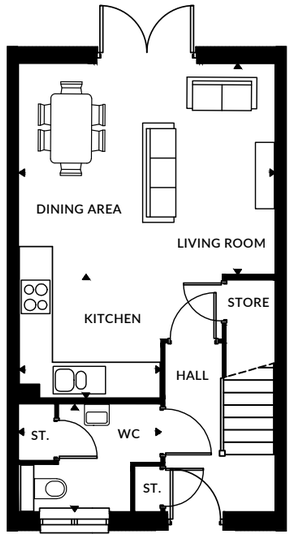
x1 x1 x2 x1

- Open plan living room/kitchen/dining area
- French doors leading out to the garden
- Bedroom one features two built-in wardrobes
- One further spacious double bedroom with built-in wardrobe
- Luxurious family bathroom
- Haier and Candy appliances in kitchen and Porcelanosa tiling in bathrooms

Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Bedroom 1	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 75m² | 807 Sq Ft

DESIGNED FOR LIVING

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