



# The Roses at Eden Aberdeen

ALL INCLUSIVE HOMES

Bancon Homes



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## The Place Where I Belong

Perfectly located between the city and countryside, The Roses at Eden offers you a fantastic quality of life.



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## Taking The First Steps



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## Individual Homes

Discover a superb range of 2,3 & 4 bedroom family homes all with high quality finishes and unique characteristics

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## Your New Neighbourhood

This is an opportunity to become part of something new and exciting within an area of natural beauty just minutes from the city.

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## All Inclusive Homes

With all the little touches built in, so you won't break the bank.





THE PLACE WHERE I

# Belong

**Moving home can be exciting, a fresh start, a new beginning. It usually starts with a challenge. We've run out of space, our family is growing, we want to own our first home, we want to get onto the property ladder before it's too late, 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 well-being you feel when everything is just right.

Inside it's all about comfort. A gleaming kitchen with plenty of worktops, premium new appliances and space for a proper kitchen table, 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 beautiful oak storage, already built in.

All the little touches that say – this is a quality home built with craftsmanship and 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 Location

## FOR AN EASY LIFE

**If you are looking for a quality new home that can offer you the ideal lifestyle in an area surrounded by wonderful countryside, with all the amenities you could want on your doorstep and the city nearby, then look no further than The Roses at Eden.**

### HAVE IT ALL

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

This fantastic location is next to beautiful open space while the cosmopolitan attractions of Aberdeen are just a short journey away.

Offering a wonderful range of 2, 3 & 4 bedroom family homes, all featuring high specification finishes and different characteristics, The Roses has something for everyone. Whether you're a couple wishing to upgrade, a family needing space to grow, or if you're looking to downsize or invest in a stunning low-maintenance home, then The Roses at Eden has it all.

### A FABULOUS PLACE TO LIVE

By making your new home at The Roses, you will have made the decision to settle for the best. Not only will you become part of a brand new community where people make friends and enjoy life, you will also love living in a home that is perfect for family life.

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

In addition, you will have easy access to the thriving hub of Aberdeen City itself. The city's modern and welcoming 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.

### ENJOY THE OUTDOORS

With nature's playground all around, there is plenty of space to lead an active life and blossom.

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 fine gardens and café – while the Den of Maidencraig Nature Reserve is right on your doorstep. It is a superb 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.

### IT'S EASY TO GET AROUND

For those working at either Prime Four or Westhill Business Parks, or in Aberdeen Royal Infirmary or the city itself, The Roses at Eden makes for an easy daily commute by car or bus.

There is a regular public bus service that connects direct into Aberdeen's central transport hub at Union Square. While, to the west, the new AWPR is less than 5 minutes away providing excellent access to both Aberdeen International Airport and main routes south to central Scotland and beyond.

### EDUCATION

The Roses at Eden is well served with good access to local educational facilities. Nursery, pre-school and Kingsford primary school facilities are all within walking distance, while secondary school Hazlehead Academy with sports and community facilities are also located nearby.





# The Roses at Eden

PERFECTLY LOCATED BETWEEN  
THE CITY AND COUNTRYSIDE

**Enjoy the freedom that our All Inclusive Homes brings. We pride ourselves on including all the little things that you'll want. 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. 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 Siemens appliances.

Your Leicht kitchen comes from Kitchens International 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 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. When it's time to clear up, your built-in dishwasher is waiting.

In your bedrooms you'll find oak foil wardrobes built in and ready to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white sanitary ware with contemporary taps, large showers and your choice of Porcelanosa tiling.

It's the little things that matter like the brushed chrome sockets and switches on the ground floor, the USB points so you don't have to find the plug each time you need to recharge your phone. There is plenty of storage too for bags, coats, suitcases, toys and the things you just don't want to throw out.

Communicating inside your home is important but communicating with the rest of the world is key. We include fibre optic cabling 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. It really matters to us that each and every customer is happy with their home, we know how important it is. We are delighted that we recently retained our Gold Award from independent research company In House Research Ltd. They undertake telephone surveys with the customers of most of the UK's top house builders and we were delighted to know that over 90% of our customers would recommend us.

In 2018 we also secured a prestigious outstanding customer service award from In House Research Ltd. This recognises our outstanding customer service and we are one of only 5 UK wide housebuilders to have received this award.



#### 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.



**LEICHT**  
**SIEMENS**  
**PORCELANOSA**



# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN

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

- > A 10 year NHBC warranty
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Landscaped front garden
- > Paved driveway (where applicable)

## YOUR LEICHT KITCHEN

- > German designed, award winning Leicht kitchen
- > Under cupboard lighting
- > Blanco inset stainless steel sink with Blanco Crest lever chrome mixer tap
- > Siemens induction hob with 4 piece induction pan set, multifunction single fan oven and canopy extractor
- > Siemens integrated fridge freezer and dishwasher
- > Your choice of colour finish and work surface (gloss is a standard option)
- > Ideal Logic condensing combi boiler

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak foil internal doors, some with glass panels
- > White satin paintwork for all wood
- > Brushed chrome sockets and light switches downstairs
- > Hard wired smoke alarm with battery back-up to ground and upper floors
- > White satin painted stairs with hardwood oak handrail
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves
- > Built in Oak foil wardrobes (not applicable to all bedrooms)

## YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > Contemporary white sanitary ware
- > Contemporary taps

# WELCOME TO Your New Neighbourhood

The Roses is the latest phase in the Eden at Maidencraig masterplan community that will ultimately deliver almost 700 high quality homes and commercial development. As a leading homebuilder for over 30 years, our reputation is a reflection of our desire to not only design and build high quality homes, but to create new, exciting, accessible and well served neighbourhoods.

As well as having excellent local facilities including shops, schools and leisure facilities, the Roses at Eden is ideally located for easy access to both Prime Four and Westhill business parks as well as nearby Aberdeen City. Situated just four miles west of the city, there are frequent buses, making it easily accessible for work or for trips into town to enjoy its many attractions including galleries, museums, theatres, cinemas, shopping, bars and restaurants. The new AWPR is less than 5 minutes away providing excellent access to both Aberdeen International Airport and main routes south to central Scotland and beyond.

Each individual home has been designed with its surroundings in mind and combines contemporary looks with versatile interior space, quality materials and superior craftsmanship.

## HOUSETYPE LEGEND

### The Loch

2 bedroom terraced home  
PLOT 8

### The Fern

3 bedroom terraced home  
PLOTS 1, 6

### The Richmond

3 bedroom semi detached or terraced home  
PLOTS 2, 5 & 9

### The Thistle

3 bedroom semi detached home  
PLOTS 12 & 13

### The Ramsay

3 bedroom semi detached or terraced home  
PLOTS 7, 11 & 10

### The Cairnfield

3 bedroom semi or detached home  
PLOTS 15, 23, 26, 27, 30, 33 35, 36, 38 & 39

### The Argyll

3 bedroom detached home  
PLOTS 24, 31, 37 & 40

### The Fernielea

3 bedroom terraced home  
PLOTS 3 & 4

### The Viewfield

4 bedroom detached home  
PLOTS 29 & 32

### The Dee/Dee Alt

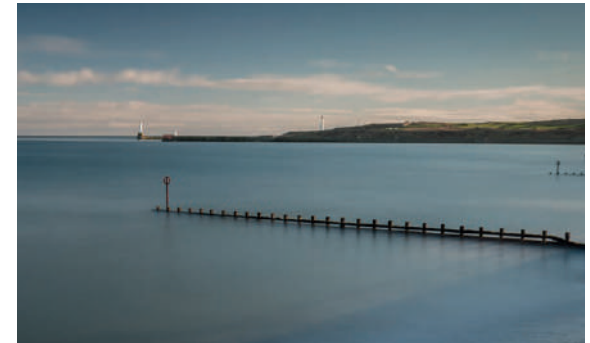
4 bedroom detached home  
PLOTS 14, 25, 28 & 34

### The Roschill

4 bedroom detached home  
PLOTS 18, 19 & 21

### The Raeburn

4 bedroom detached home  
PLOTS 16, 17, 20, & 22

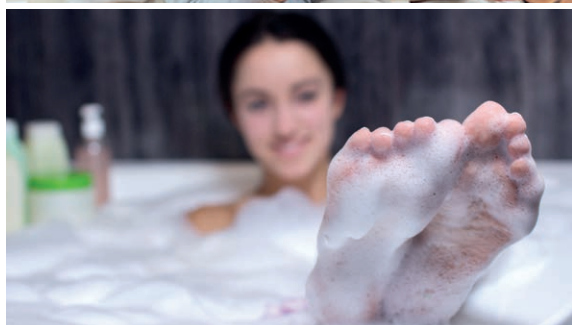




# The Loch

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, Eden, Aberdeen**



This is a great first home, ideal for couples or those starting out. The open concept living space provides plenty of flexibility with an award winning Leicht kitchen, a range of premium Siemens appliances and plenty of work surfaces.

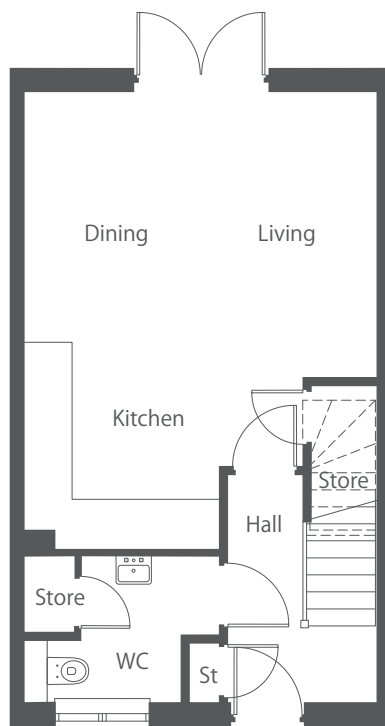
There are French doors leading into your garden and a downstairs cloakroom with additional storage.

Upstairs there are two bedrooms. Both have built in wardrobes, while the bathroom is finished with contemporary sanitary ware and your choice of Porcelanosa tiling.

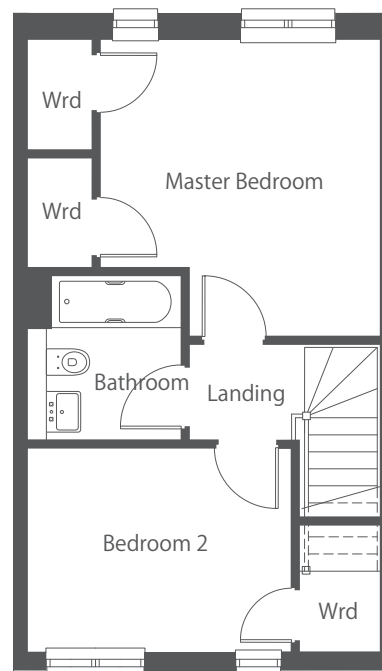
Outside the front garden is landscaped and there is a private parking space to the rear of the property.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



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	2.54 x 1.95m	8' 3" x 6' 4"

**Total Area** 76 m<sup>2</sup> | 807 Sq Ft

# The Fern

3 bedroom end terraced home

"Getting our keys was a very special moment for ourselves. The house is great, it's constructed well and the people at Bancon Homes have all been fantastic." - **Buyer, The Reserve at Eden, Aberdeen**



This is a fantastic home with plenty of space and storage. There is a good sized bright and light living room overlooking the front garden. Within the Leicht kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces.

Downstairs there is also a cloakroom and further storage.

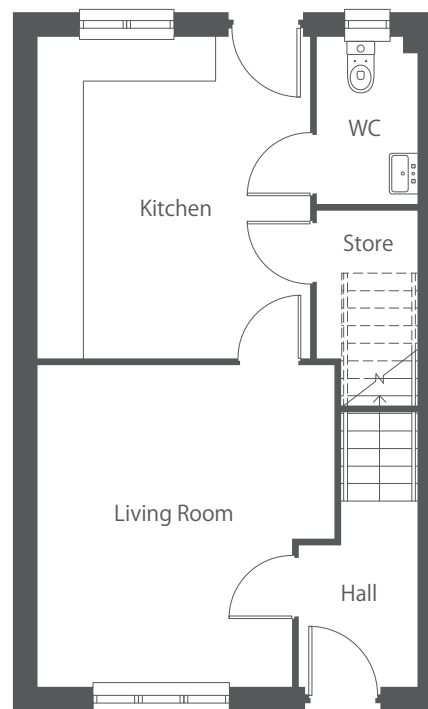
Upstairs there are three bedrooms, two of which include built in wardrobes. The bathroom is contemporary in style with white sanitary ware and your choice of Porcelanosa tiling.

There is additional storage on the landing.

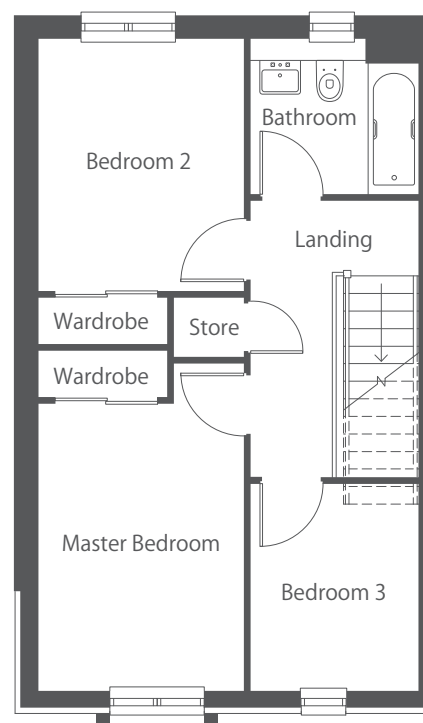
Outside the front garden is landscaped and there is a private parking space to the rear of the property.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	2.70m x 4.30m	8' 10" x 14' 1"
Bedroom 2	2.70m x 3.32m	8' 10" x 10' 10"
Bedroom 3	2.21m x 2.72m	7' 3" x 8' 11"
Bathroom	2.22m x 2.03m	7' 3" x 6' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.92m x 4.24m	12' 10" x 13' 10"
Kitchen	3.60m x 4.24m	11' 9" x 13' 10"
WC	1.30m x 2.20m	4' 3" x 7' 1"

**Total Area** 86 m<sup>2</sup> | 927 Sq Ft

# The Richmond

3 bedroom semi detached or 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, Aberdeen**



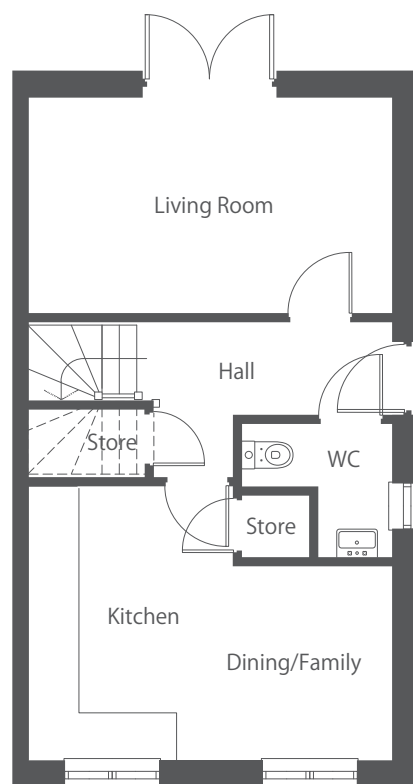
This home really optimises the space and light with a large dining Leicht kitchen and a superb range of Siemens appliances along with plenty of storage and work surfaces. There is a beautiful living room with French doors leading out to the garden, making the most of entertaining space. The ground floor also has a guest cloakroom and additional storage.

Upstairs, the master bedroom has a built in oak foil wardrobe and an en-suite finished with your choice of Porcelanosa tiling. There are two other bedrooms and a family bathroom with contemporary white sanitary ware.

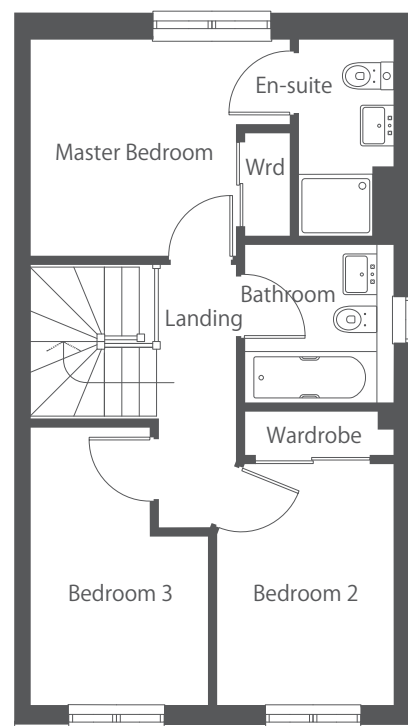
Outside, the front garden is landscaped and there is a private parking space to the rear of the property.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 2.90m	11' 3" x 9' 6"
En-suite	1.35m x 2.63m	4' 5" 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** 86 m<sup>2</sup> | 923 Sq Ft

# The Thistle

3 bedroom semi detached home

"The sales consultant was absolutely brilliant. She made us feel very welcome and she was very good throughout the whole moving in process. The house itself is lovely and we are very happy with everything." - **Buyer, Oaklands, Banchory**



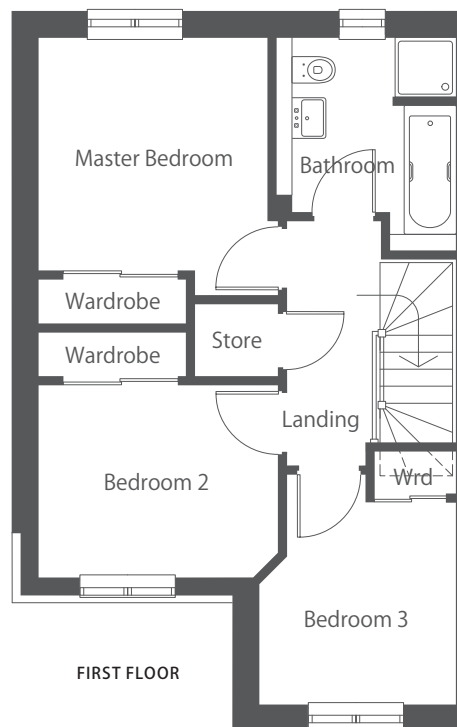
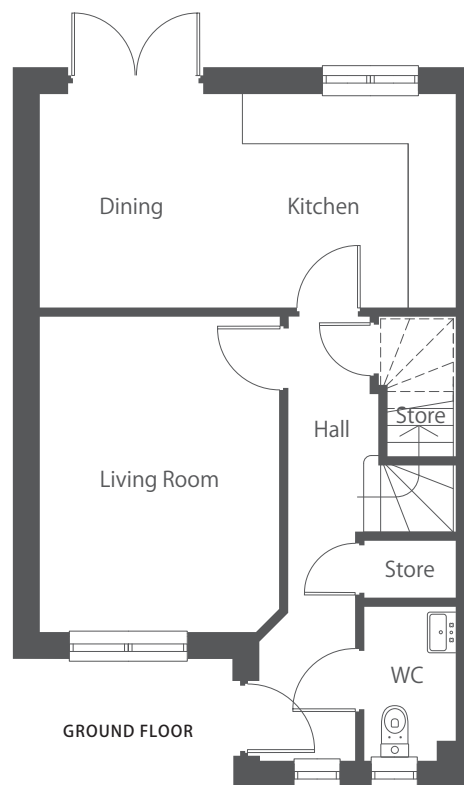
This is a great home for a couple or young family with an open concept Leicht kitchen with plenty of space for cooking and dining. The space is bright and airy with French doors leading out to the garden. Inside there is a good size living room and from the hall you'll find a guest cloakroom and additional storage.

Upstairs, there are three bedrooms, all with built in oak foil wardrobes. The family bathroom has contemporary white sanitary ware and your choice of Porcelanosa tiling. There is a linen cupboard on the landing for extra storage.

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

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	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 3.09m	8' 6" x 10' 1"
Bathroom	2.36m x 2.87m	7' 9" x 9' 5"

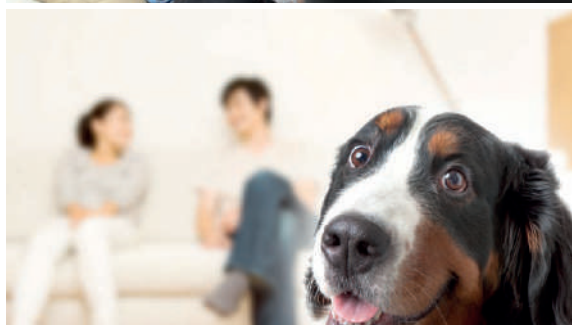
Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.22m x 4.19m	10' 6" x 13' 8"
Kitchen/Dining	5.51m x 2.87m	18' 0" x 9' 4"
WC	1.17m x 2.05m	3' 10" x 6' 8"

**Total Area** 88m<sup>2</sup> | 947 Sq Ft

# The Ramsay

3 bedroom end terraced or semi detached home

"I'm really pleased with the style of the house and how it's finished and I'm happy with the size of the plot. Bancon Homes were so helpful in answering all my questions" - **Buyer, Oaklands, Banchory**



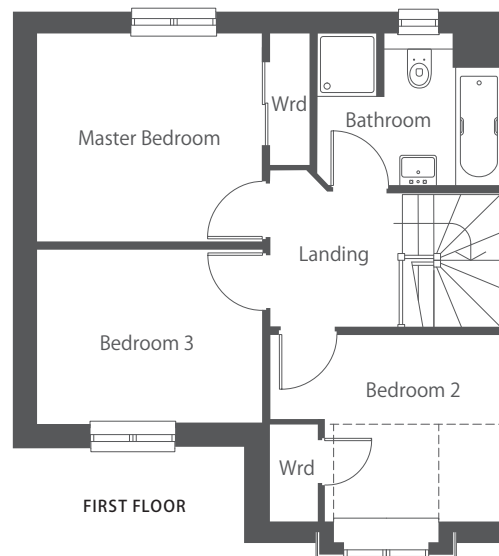
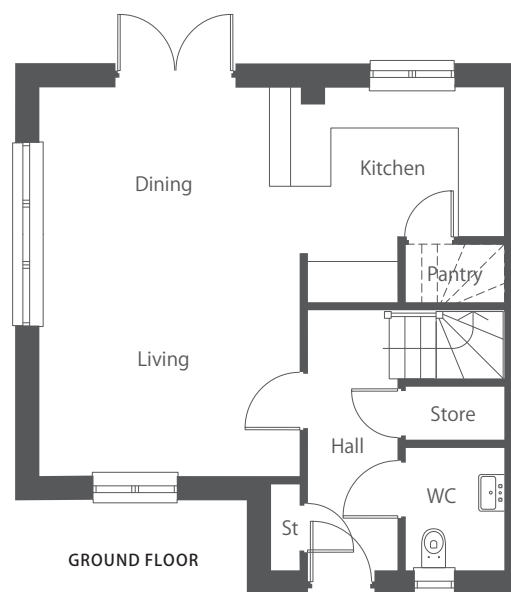
This good size three bedroom home is ideal for first time buyers or a growing family. It's open concept design provides plenty of flexibility and gives you sight of all that is happening from the kitchen. The award winning Leicht kitchen comes with premium Siemens appliances and there is plenty of storage and work surfaces plus a separate pantry. The appliances are premium Siemens. The dining area has French doors leading out onto the garden and within the hall there are two storage cupboards and a cloakroom.

Upstairs there are three bedrooms, a great family bathroom and further storage. The master bedroom has built in wardrobes and is light and spacious. The second bedroom also has a built in wardrobe while the family bathroom has a bath and separate shower, all in white contemporary style complete with your choice of Porecelanosa tiling.

Outside the front garden is landscaped with a lock block paved driveway or private parking space.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	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' 11"
Bathroom	2.23m x 2.71m	7' 3" x 8' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	5.77m x 3.86m	18' 11" x 12' 7"
Kitchen	3.20m x 2.92m	10' 5" x 9' 6"
WC	1.83m x 1.43m	6' 0" x 4' 8"

**Total Area** 89 m<sup>2</sup> | 962 Sq Ft

# The Cairnfield

3 bedroom semi or detached home

"We were really impressed with the staff at Bancon Homes. The quality of our new home is unbelievable, the design is really good and we are really happy." - **Buyer, Oaklands, Banchory**



This is a spacious open concept home with a thoughtfully designed Leicht kitchen. The kitchen is beautifully styled with Siemens 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 value while a door to the integral garage adds convenience.

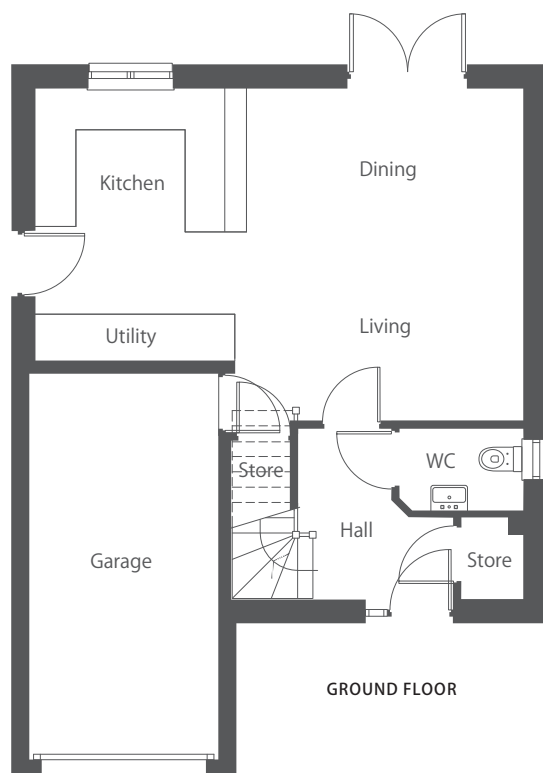
Upstairs the master bedroom has it's own en-suite with large shower and Porcelanosa tiling while the bedroom has built in oak wardrobes.

There are a further two additional bedrooms, one with oak foil wardrobes while the family bathroom has a bath and separate shower. The landing makes use of space with a linen cupboard for added storage. There is an integral garage with access from the hall.

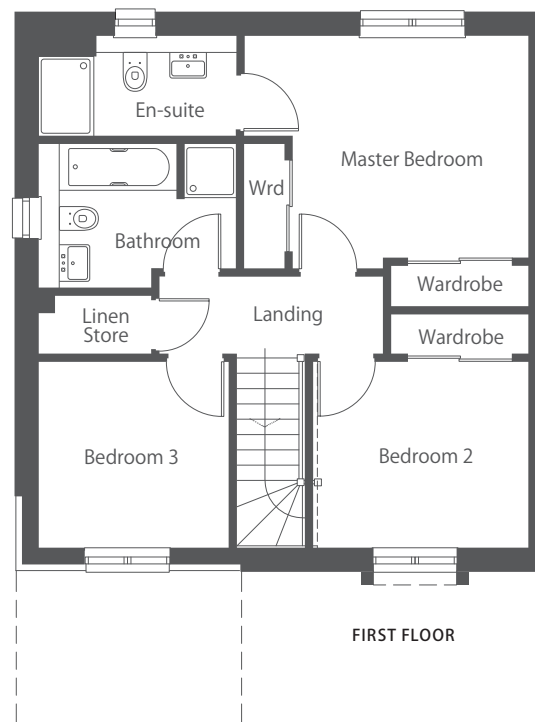
Outside, the front garden is landscaped and the driveway is paved with lock block.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.21m x 3.46m	13' 9" x 11' 4"
En-suite	2.94m x 1.51m	9' 7" x 4' 11"
Bedroom 2	3.21m x 2.76m	10' 6" x 9' 0"
Bedroom 3	2.81m x 2.76m	9' 2" x 9' 0"
Bathroom	2.94m x 2.17m	9' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.10m x 4.93m	13' 5" x 16' 2"
Kitchen / Utility	3.14m x 4.00m	10' 3" x 13' 1"
WC	1.86m x 1.20m	6' 1" x 3' 11"
Garage	2.78m x 5.67m	9' 1" x 18' 7"

**Total Area** 100 m<sup>2</sup> | 1,071 Sq Ft

# The Argyll

3 bedroom detached home

"The sales consultant was our 'go-to' person and was nice. She made us feel very welcome. The outside of the house looks great. It's so different to a lot of the other new builds that are around." – **Buyer, Monument View, Inverurie**



The open concept kitchen with great dining space is the star of this home. The stunning Leicht kitchen with contemporary finish is complimented by Siemens appliances and down lighters and has French doors leading into the private garden.

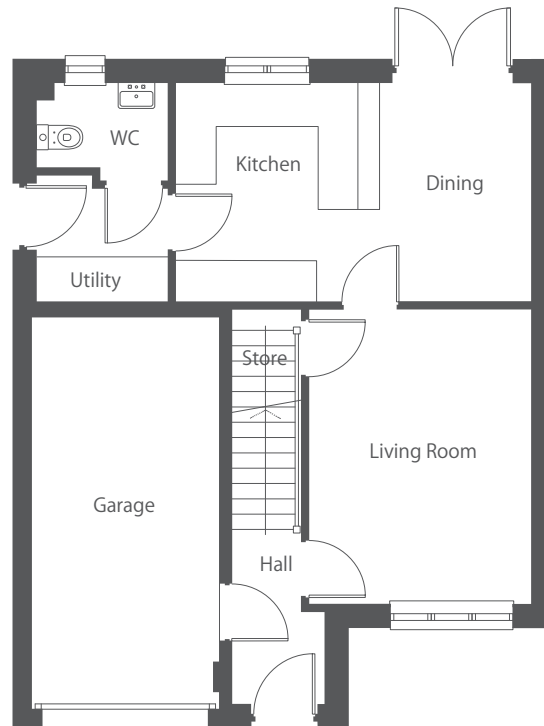
There is a spacious living room, a downstairs guest cloakroom and a separate utility room. The oak foil internal doors provide a beautiful finish.

Upstairs you'll find the master bedroom suite with it's own walk in wardrobe and en-suite bathroom complete with large luxury shower, contemporary white sanitary ware and porcelanosa tiles. The further two bedrooms also include built in oak foil wardrobes and a contemporary family bathroom completes this floor.

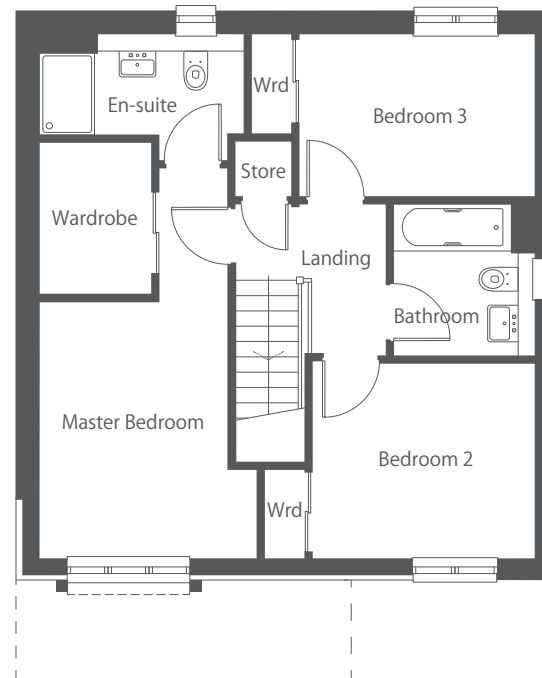
Outside the front garden is landscaped with a lock block paved driveway and there is an integral garage with access from the hall.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.23m x 5.73m	10' 7" x 18' 9"
En-suite	3.04m x 1.89m	9' 11" x 6' 2"
Bedroom 2	3.31m x 2.90m	10' 10" x 9' 6"
Bedroom 3	3.50m x 2.42m	11' 5" x 7' 11"
Bathroom	2.11m x 2.20m	6' 11" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.31m x 4.36m	10' 10" x 14' 3"
Kitchen / Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	1.97m x 1.86m	6' 5" x 6' 1"
WC	1.95m x 1.46m	6' 4" x 4' 9"
Garage	2.77m x 5.77m	9' 1" x 18' 11"

**Total Area** 102 m<sup>2</sup> | 1,101 Sq Ft

# The Fernielea

3 bedroom terraced home

"The finish and quality is above what I was expecting. Given the price you get a great specification without breaking the bank."

**Buyer, Monument View, Inverurie**



**Please note** - The Fernielea Plots 3 & 4 have granite frontage.

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

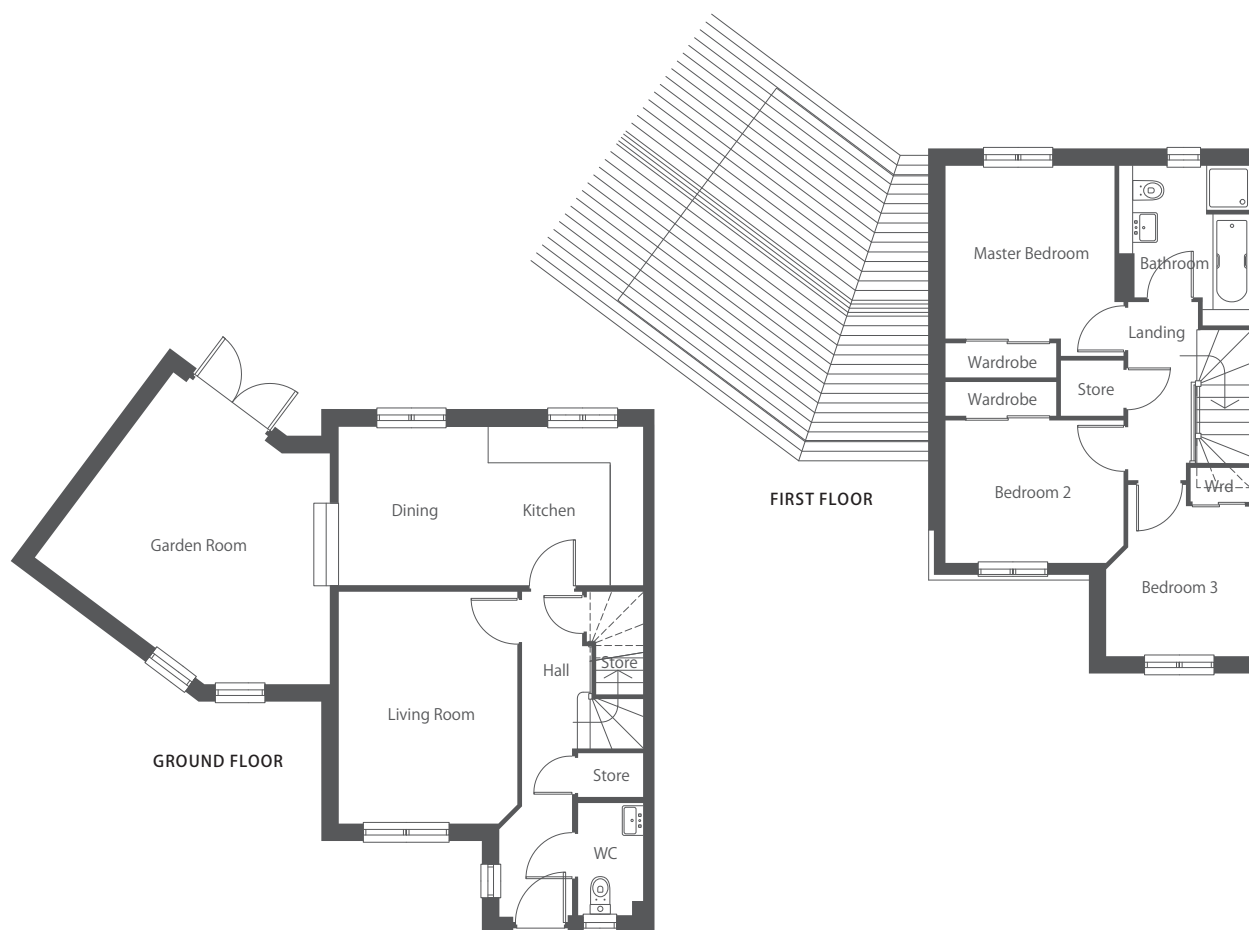
The stunning Leicht kitchen offers your choice of finish and comes complete with premium Siemens appliances. The dining area is light and airy leading to a beautiful, spacious garden room which features french doors out to the garden. The separate living room is large with windows overlooking the front 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, all with oak foil wardrobes built in. The main family bathroom has contemporary white sanitary ware and again you can choose the Porcelanosa tiles to suit your tastes.

Outside, the front garden is landscaped and is complete with a private parking space to the rear of the property.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	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 3.09m	8' 6" x 10' 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"
Garden Room	6.09m x 4.17m	19' 11" x 13' 8"
WC	1.17m x 2.05m	3' 10" x 6' 8"

**Total Area** 108 m<sup>2</sup> | 1,164 Sq Ft

# The Viewfield

4 bedroom detached home

"The sales consultant and site manager were there for us the whole time. They went the extra mile and put sweets and a balloon in my new home, the day we moved in. They made us feel welcome." – **Buyer, Monument View, Inverurie**



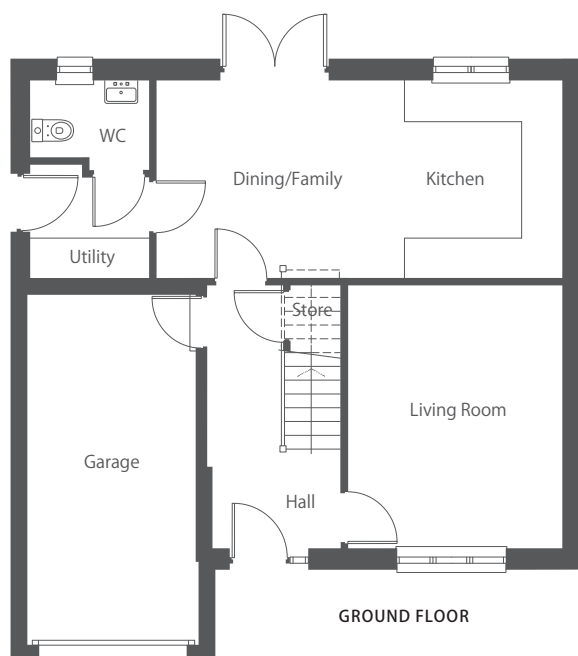
This is a spacious and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings. Within the Leicht kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom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

Upstairs, the master bedroom has it's own en-suite with luxury large size shower, contemporary sanitary ware and your choice of Porcelanosa tiles and also includes a great walk in wardrobe. There are three other bedrooms, each with built in oak foil wardrobes. The family bathroom is a great size with bath as well as separate shower and there is handy additional storage on the landing.

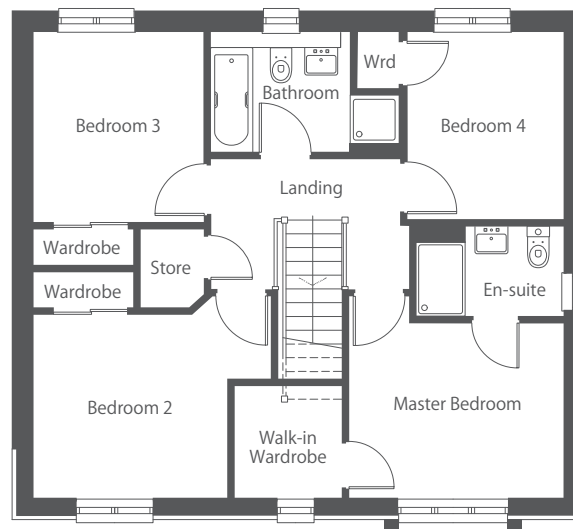
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m X 3.36m	11' 7" x 11' 0"
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	3.93m X 3.36m	12' 10" x 11' 0"
Bedroom 3	2.83m x 3.13m	9' 3" x 10' 3"
Bedroom 4	2.60m x 3.09m	8' 6" x 10' 1"
Bathroom	3.10m x 2.01m	10' 2" x 6' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen / Family / Dining	6.65m x 3.24m	21' 9" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 0"
WC	1.95m x 1.46m	6' 4" x 4' 9"
Garage	2.82m x 5.76m	9' 3" x 18' 10"

**Total Area** 121 m<sup>2</sup> | 1,292 Sq Ft

# The Dee

4 bedroom detached home

"From the start Bancon Homes were willing to help and provide information. They bent over backwards for me at times to make sure things went well. I now have a home which I love in terms of design and living space." – **Buyer, Monument View, Inverurie**



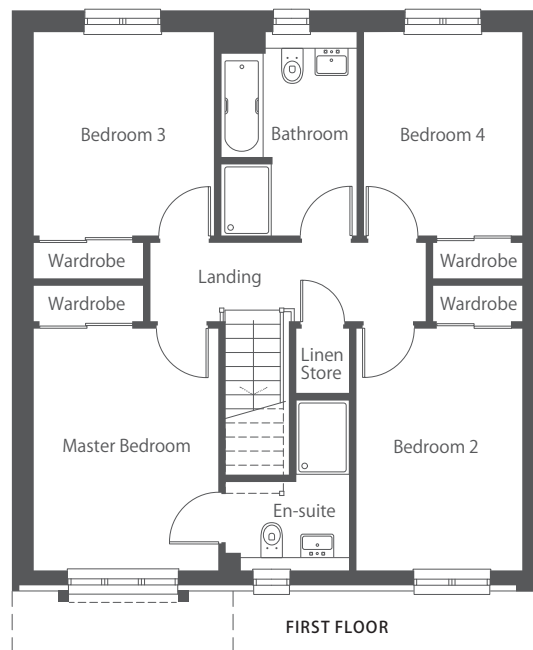
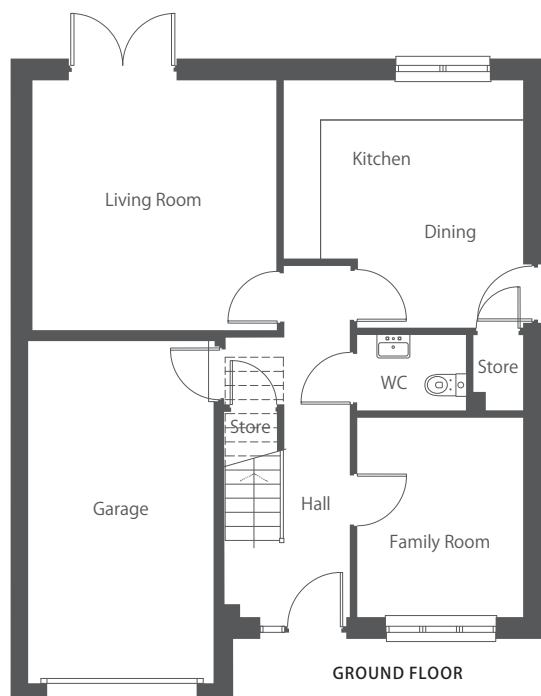
The Dee is a beautifully designed more formal home with individual rooms rather than open concept style. It has the benefit of a spacious eat in kitchen by Leicht complete with premium Siemens appliances, great storage and great work surfaces. There is a separate utility store area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room overlooks the rear garden with French doors leading outside. There is a guest cloakroom and good additional storage in the hall while a separate family room has the benefit of being either a formal dining room, a study or a great family den.

Upstairs, there are four bedrooms, each with built in oak foil wardrobes. The landing has a linen cupboard while the family bathroom benefits from a bath and a separate luxury large shower. The master bedroom has its own en-suite with luxury large shower and both bathrooms have contemporary white sanitary ware and your choice of 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.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.03m x 2.81m	6' 7" x 9' 2"
Bedroom 2	2.76m x 3.98m	9' 0" x 13' 0"
Bedroom 3	2.99m x 3.34m	9' 9" x 10' 11"
Bedroom 4	2.63m x 3.34m	8' 7" x 10' 11"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.00m x 4.10	13' 1" x 13' 5"
Kitchen / Dining	3.93m x 4.07m	12' 10" x 13' 4"
Utility	0.85m x 1.25m	2' 9" x 4' 1"
Family Room	2.73m x 3.30m	8' 11" x 10' 9"
WC	1.73m x 1.20m	5' 8" x 3' 11"
Garage	3.02m x 5.70m	9' 10" x 18' 8"

**Total Area** 127 m<sup>2</sup> | 1,368 Sq Ft

# The Dee Alt

4 bedroom detached home



"The expert advice given on the purchase of the house was second to none. The personal approach by the sales consultant was professional and friendly. We love the quality of our new home and its location" – **Buyer, Monument View, Inverurie**



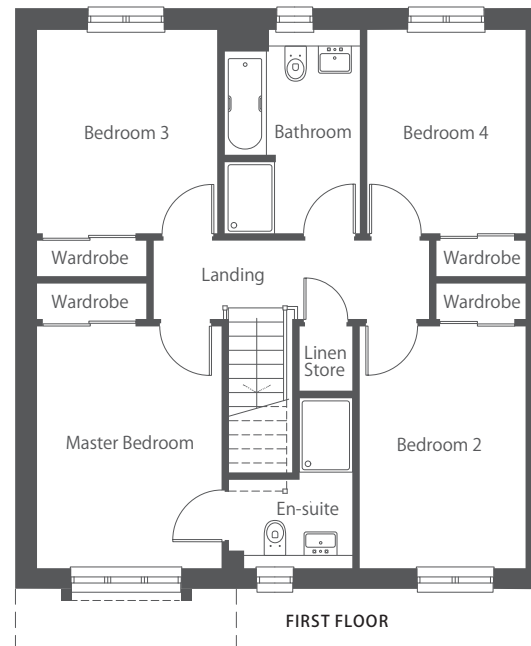
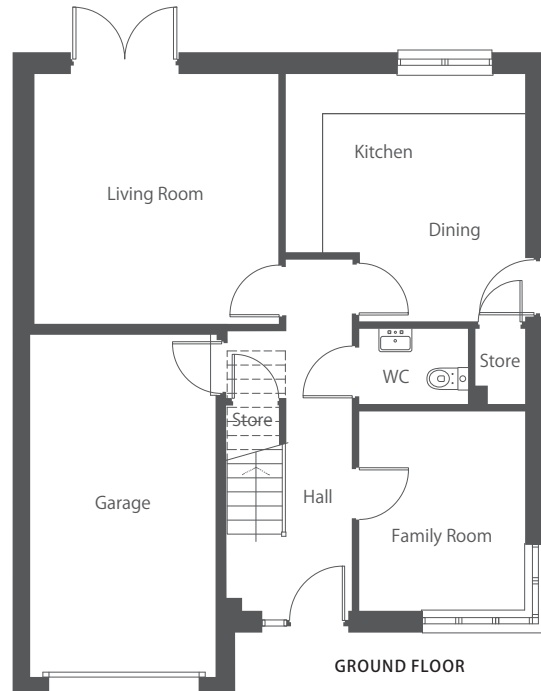
The Dee is a beautifully designed more formal home with individual rooms rather than open concept style. It has the benefit of a spacious eat in kitchen by Leicht complete with premium Siemens appliances, great storage and great work surfaces. There is a separate utility store area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room overlooks the rear garden with French doors leading outside. There is a guest cloakroom and good additional storage in the hall while a separate family room has the benefit of being either a formal dining room, a study or a great family den.

Upstairs, there are four bedrooms, each with built in oak foil wardrobes. The landing has a linen cupboard while the family bathroom benefits from a bath and a separate luxury large shower. The master bedroom has its own en-suite with luxury large shower and both bathrooms have contemporary white sanitary ware and your choice of 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.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.03m x 2.81m	6' 7" x 9' 2"
Bedroom 2	2.76m x 3.98m	9' 0" x 13' 0"
Bedroom 3	2.99m x 3.34m	9' 9" x 10' 11"
Bedroom 4	2.63m x 3.34m	8' 7" x 10' 11"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.00m x 4.10	13' 1" x 13' 5"
Kitchen / Dining	3.93m x 4.07m	12' 10" x 13' 4"
Utility	0.85m x 1.25m	2' 9" x 4' 1"
Family Room	2.73m x 3.30m	8' 11" x 10' 9"
WC	1.73m x 1.20m	5' 8" x 3' 11"
Garage	3.02m x 5.70m	9' 10" x 18' 8"

**Total Area** 127 m<sup>2</sup> | 1,368 Sq Ft

# The Rosehill

4 bedroom detached home with detached garage

"The sales consultant, has been absolutely wonderful, and so has the site manager. They've been really helpful and kept me updated all the way through." – **Buyer, The Den at Milltimber, Aberdeen**



This is an impressive 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.

The award winning Leicht kitchen has lots of work surface and storage and comes complete with premium Siemens appliances. French doors open onto the garden creating a light and spacious feel. In addition, there is a separate living room, downstairs cloakroom, hall storage and separate study.

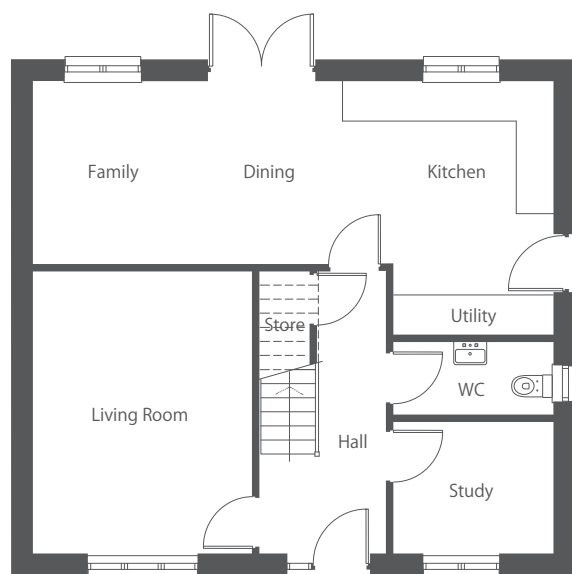
Upstairs there are four bedrooms and a family bathroom. The master bedroom has built in wardrobes and it's own ensuite while each of the other bedrooms also have built in wardrobes. There is additional storage on the landing.

Both bathroom and ensuite include your choice of Porcelanosa tiles and come with contemporary white sanitary ware.

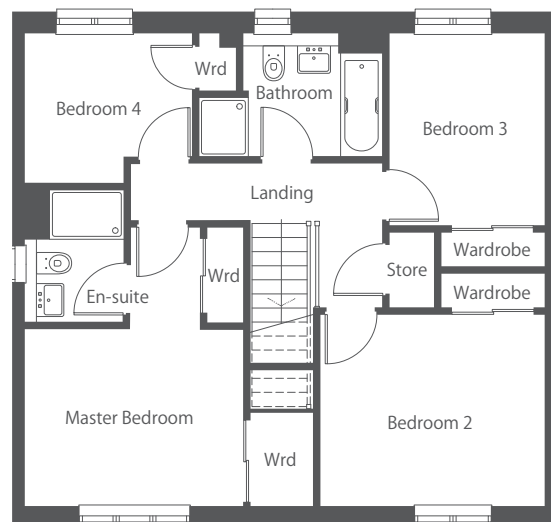
Outside the front garden is landscaped with a lock block paved drive and the home comes complete with a detached garage.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.62m x 4.61m	11' 10" x 15' 01"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.18m	12' 2" x 10' 5"
Bedroom 3	2.58m x 3.17m	8' 5" x 10' 4"
Bedroom 4	2.79m x 2.48m	9' 1" 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 4.66	11' 10" x 15' 3"
Kitchen / Utility	3.48m x 4.18m	11' 5" x 13' 8"
Living / Dining	5.11m x 3.02m	16' 9" x 9' 10"
Study	2.64m x 2.20m	8' 7" x 7' 2"
WC	2.62m x 1.17m	8' 7" x 3' 10"

**Total Area** 134 m<sup>2</sup> | 1,438 Sq Ft

# The Raeburn

4 bedroom detached home with detached garage

"The most memorable part of buying my new home was dealing with the sales consultants as they were both very helpful and friendly. They kept us informed throughout the buying process and pulled out all the stops for us" – **Buyer, The Den at Milltimber, Aberdeen**



**Please note** - The Raeburn Plots 17 & 22 have granite frontage.

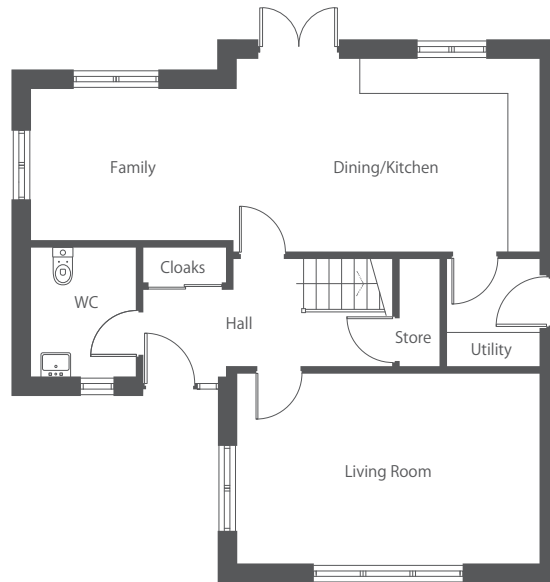
The Raeburn features a light and spacious living room which overlooks the front garden. Off the hall there is also a large open concept family / dining / kitchen area that boasts a beautiful Leicht kitchen. There is plenty of cupboard space, work surfaces and the kitchen is complete with premium Siemens appliances. There is a great dining space with French doors opening onto the garden and a further more casual family den.

Upstairs, there are four good sized bedrooms with built in oak foil wardrobes. The master bedroom suite has a walk in wardrobe along with its own en suite, with contemporary white sanitary ware and your choice of Porcelanosa tiling. The family bathroom is also contemporary with white sanitary ware and Porcelanosa.

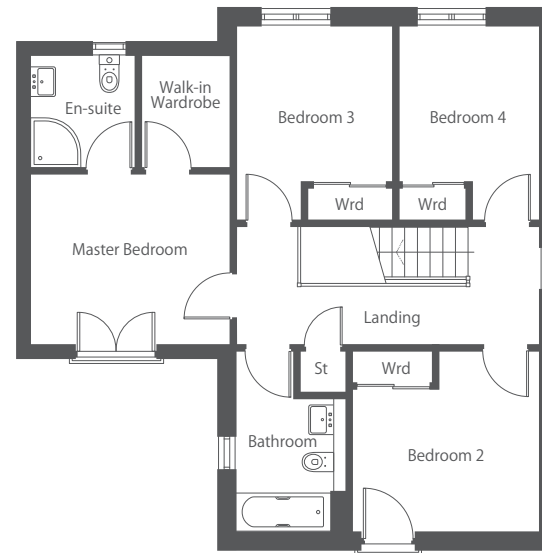
There is also a detached single garage. Outside, the front garden is landscaped and the driveway is paved with lock block.

# All Inclusive Homes

..WITH ALL THE LITTLE TOUCHES BUILT IN



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.10m X 3.63m	10' 2" x 11' 11"
En-suite	2.04m X 1.90m	6' 8" x 6' 3"
Walk-in Wardrobe	2.04m X 1.62m	6' 8" 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 5.50	11' 4" x 18' 0"
Kitchen / Dining	3.52m x 5.50m	11' 7" x 18' 0"
Family Area	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 m<sup>2</sup> | 1,510 Sq Ft

# TAKING THE First Steps

**We're a family company and we've been designing and building beautiful homes for over 40 years. 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.**

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 the very best homes. Our customer service is personal and prompt. We pride ourselves on the high standards of customer care we provide. It really matters to us that each and every customer is happy with their home and our service. We pride ourselves on the level of individual customer care we provide. It really matters to us that each and every customer is happy with their home, we know how important it is.

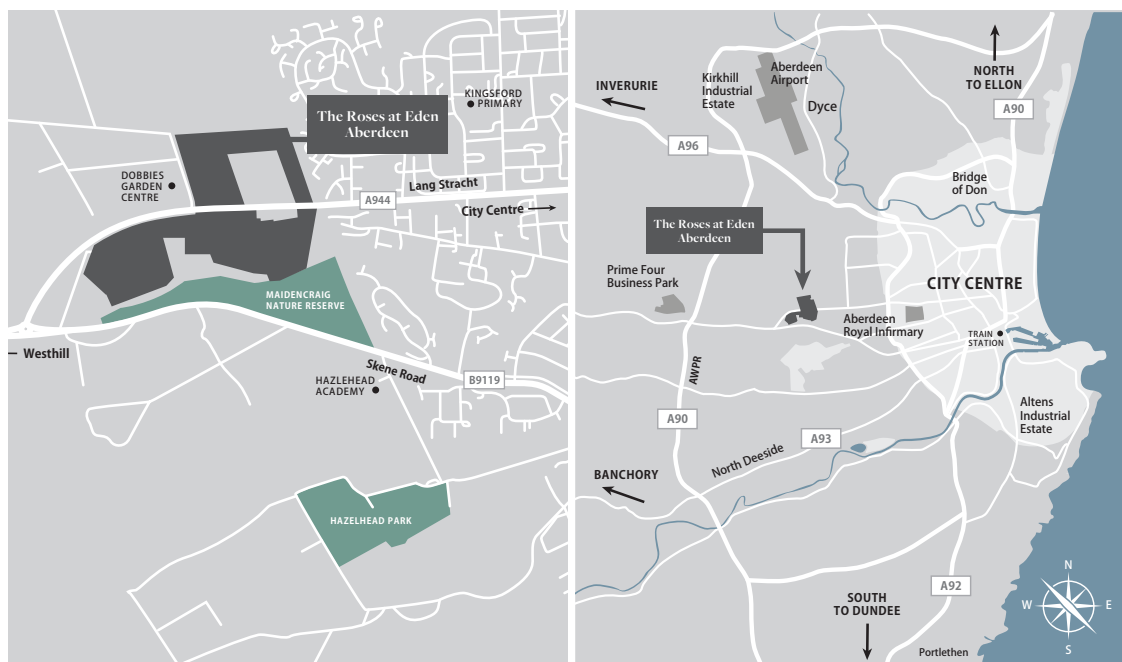
We are delighted that we recently retained our Gold Award from independent research company In House Research Ltd. They undertake telephone surveys with the customers of most of the UK's top house builders and we were delighted to know that over 90% of our customers would recommend us.

In 2018 we also secured a prestigious outstanding customer service award from In House Research Ltd. This recognises our outstanding customer service and we are one of only 5 UK wide housebuilders to have received this award.

Moving homes should be exciting and fun and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like within our brochure, then do 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. You don't have to make an appointment; we're open Thursday to Monday from 10am to 5pm, so just pop in.

Our experienced team of consultants can assist you, with advice from choosing the right kitchens to finding the best financial advice so feel free to ask for help, we're always on hand and happy to assist.





Find out more about the individual homes at The Roses at Eden.

Tel. 01224 695317 | [www.banconhomes.com](http://www.banconhomes.com)

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

**Bancon Homes**



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Any photographs/computer generated images within this brochure are for illustrative purposes only and to show a typical Bancon home, but are not necessarily specific to this development. Floor plans shown may be available as shown or handed. Please speak to our sales consultants who will be happy to take you through the specific floor plans and design for the home of your choice. All information is accurate at time of going to print.

