

# CRAIBSTONE ESTATE

ABERDEEN







# CRAIBSTONE ESTATE

## A PIONEERING PLACE TO CALL HOME

You're searching for more than just a new home. You're searching for a whole new way of life. In a picture postcard rural setting that feels miles away from the city hubbub, yet has everything you need and desire in easy reach.

From luxurious family homes and contemporary apartments, to the ample shops and schools of neighbouring Dyce and Bucksburn, Craibstone Estate is a landmark development with vision. Surrounded by nothing but idyllic countryside and only six miles from Aberdeen, it will offer the perfect work/life balance you've always dreamed of. And it's yours to discover now.



# CRAIBSTONE

## THE GOOD LIFE AWAITS

The hidden gem of Craibstone Estate is a vibrant new urban village in a tranquil woodland setting surrounded by beautifully lush countryside.

Spanning an extensive and mature landscape, the site's 700-home master plan brings homes to the Craibstone area, as well as commercial space and neighbourhood centre.

Imagine relaxing in the private walled garden and arboretum, while the kids have fun in safe play areas lined by mature trees. Or exploring your natural habitat as you spot the local wildlife on scenic country walks and take the bikes out on exciting burnside trails. With Craibstone also enjoying direct links to the Four Hills Walk, Seven Bridges Trail and Gough Burn, this is your chance to lead a more rewarding lifestyle right on nature's doorstep.

In fact, leisure activities of every kind are widely available here, whether it's playing a relaxing round at Craibstone Golf Course, working out at Bannatyne Health Club and Spa, or simply going for a run on the miles of sandy beaches, all of which are close by.

For everyday amenities, it's only a short drive to the shops, supermarkets, restaurants and bars of Dyce and Bucksburn, where the exciting new Aberdeen Exhibition & Conference Centre is due to open its doors in 2019. And for so much more, the cosmopolitan city appeal of Aberdeen is just a little further.

Education is an important factor too, but with well-regarded schools like Brimmond Primary and Bucksburn Academy\* also in easy reach, you really can have it all, away from it all at Craibstone.

\*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.





Lifestyle photography



Local photography



Local photography







Lifestyle photography



## BEAUTIFUL SURROUNDINGS, PLENTIFUL CONNECTIONS

Being out of the way doesn't mean you have to be far away. Craibstone Estate offers the best of both worlds, with immediate access to the A96 and the newly completed Aberdeen Western Peripheral Route making your daily commute to and around the city a short drive.

Or, if you need to catch a train, the station in neighbouring Dyce provides regular services to Aberdeen in as little as 12 minutes, with direct links across Scotland and nationwide.

What's more, due to Aberdeen International Airport being conveniently located less than two miles from home, you and the family can take off to more exotic destinations at a moment's notice.



Lifestyle photography



Local photography

## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting and the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



A previous CALA showhome



A previous CALA showhome



A previous CALA showhome





Lifestyle photography



A previous CALA showhome



A previous CALA showhome



A previous CALA showhome





# PERFECTLY LOCATED

CALA Homes, Craibstone Estate, Craibstone Estate Road, Off Inverurie Road (A96), Aberdeen, AB21 9SJ



AERIAL VIEW



# SUPERBLY CONNECTED



## ON FOOT

- Three Hills – 0.6 miles
- Craibstone Golf Club – 0.7 miles
- Walled Garden – within development
- Arboretum – within development
- Gough Burn – within development
- Woodland walks – within development



## BY CAR

- Aberdeen International Airport – 1.0 mile
- Bucksburn amenities (Lidl, restaurants) – 1.5 miles
- Bucksburn Academy – 1.6 miles
- Bucksburn Library – 1.7 miles
- Brimmond Primary School – 1.9 miles
- Brimmond Hill – 1.9 miles
- Dyce – 2.5 miles
- Dyce Train Station – 2.7 miles
- Aberdeen City Centre – 6.0 miles



## BY RAIL (FROM ABERDEEN STATION)

- Edinburgh Waverley – 2 hours 18 minutes
- Glasgow (Queen Street) – 2 hours 30 minutes

Distances are approximate and sourced from Google Maps. Train journey times are accurate as of August 2018 and are sourced from thetrainline.com

# CALA HOMES – ONE OF THE UK’S LEADING PROVIDERS OF DESIRABLE NEW HOMES

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.





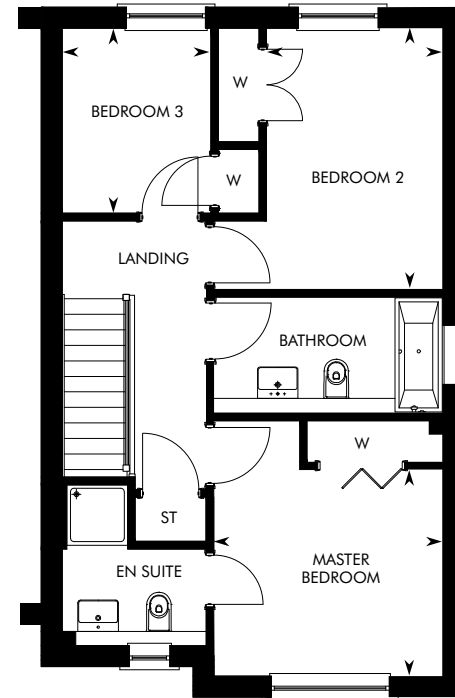
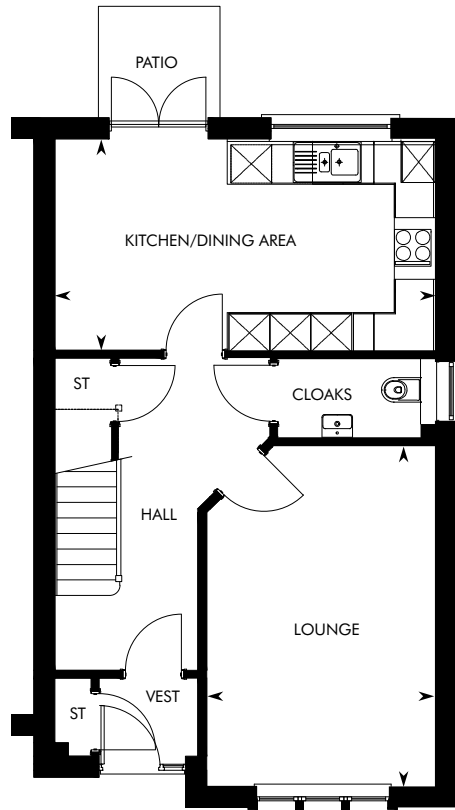


Computer Generated Image – A typical Avon

# THE AVON

3 BEDROOM TERRACED HOME AT CRAIBSTONE ESTATE





Some plots feature an alternative layout. Please ask a CALA representative for further information.

GROUND FLOOR	M	FT
Kitchen/Dining Area	5.63 x 3.14	18' 6" x 10' 3"

GROUND FLOOR	M	FT
Lounge	5.05 x 3.39	16' 7" x 11' 1"

FIRST FLOOR	M	FT
Master Bedroom	3.38 x 3.06	11' 1" x 10' 1"
Bedroom 2	3.87 x 2.60	12' 8" x 8' 6"

FIRST FLOOR	M	FT
Bedroom 3	2.74 x 2.20	9' 0" x 7' 3"

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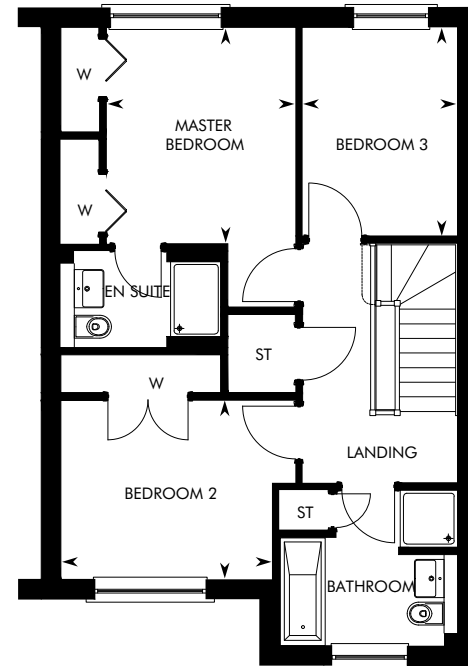
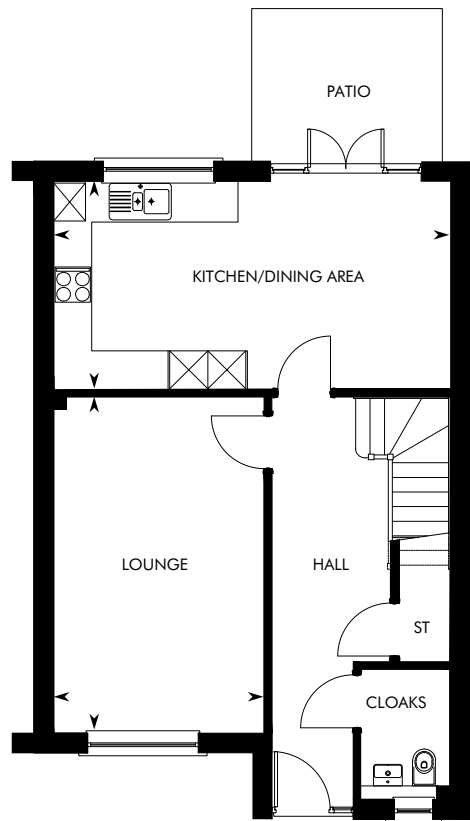


Computer Generated Image – A typical Banton

# THE BANTON

3 BEDROOM TERRACED HOME AT CRAIBSTONE ESTATE





Some plots feature an alternative layout. Please ask a CALA representative for further information.

GROUND FLOOR	M	FT
Kitchen/Dining Area	6.24 x 3.28	20' 6" x 10' 9"

GROUND FLOOR	M	FT
Lounge	5.29 x 3.31	17' 4" x 10' 10"

FIRST FLOOR	M	FT
Master Bedroom	3.41 x 2.97	11' 2" x 9' 9"
Bedroom 2	3.32 x 2.82	10' 11" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 3	3.29 x 2.44	10' 9" x 8' 0"

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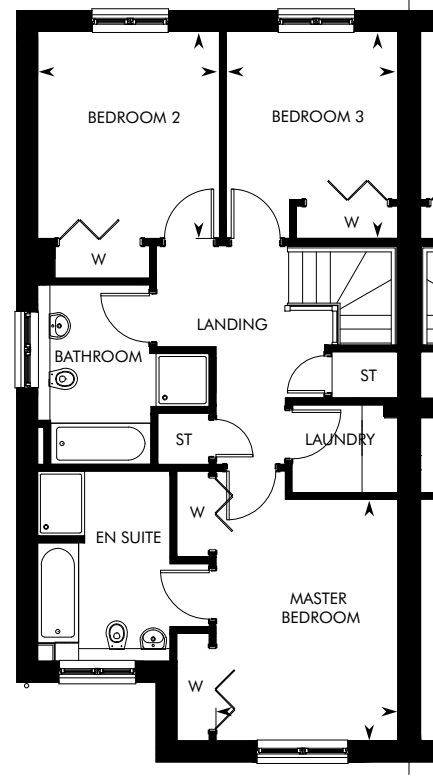
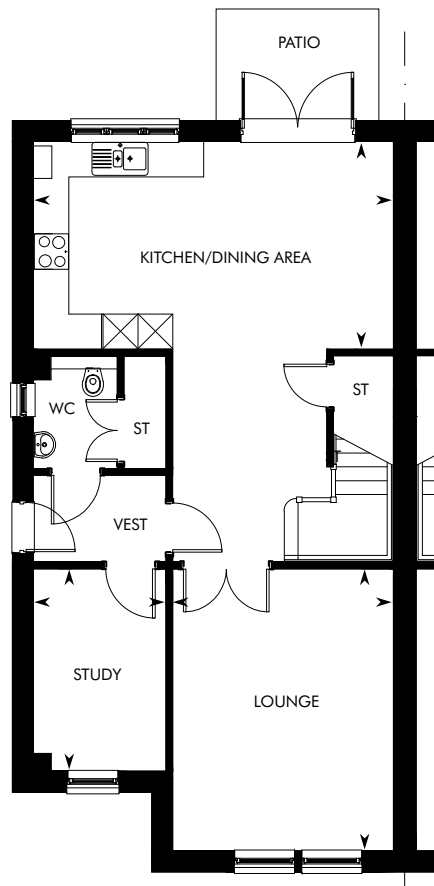




# THE BEAUFORT

3 BEDROOM SEMI-DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Dining Area	6.10 x 3.52	20' 0" x 11' 7"

GROUND FLOOR	M	FT
Lounge	4.78 x 3.74	15' 8" x 12' 3"
Study	3.43 x 2.25	11' 3" x 7' 5"

FIRST FLOOR	M	FT
Master Bedroom	4.10 x 3.08	13' 5" x 10' 1"
Bedroom 2	3.51 x 3.08	11' 6" x 10' 1"

FIRST FLOOR	M	FT
Bedroom 3	3.51 x 2.91	11' 6" x 9' 6"

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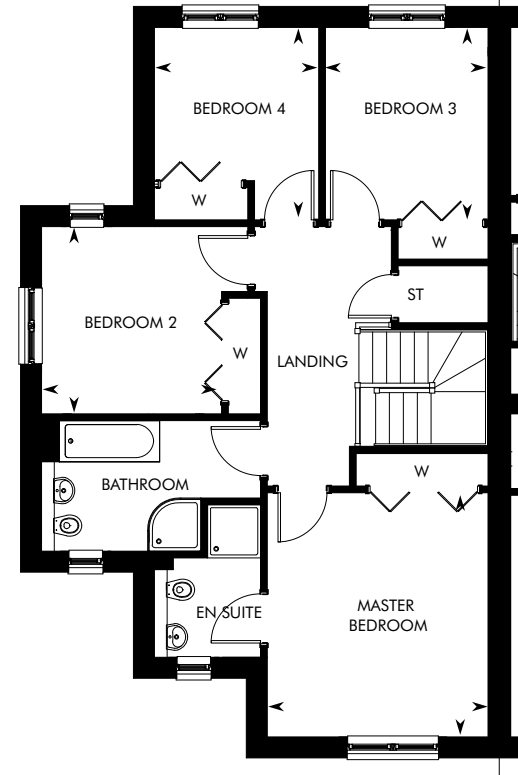
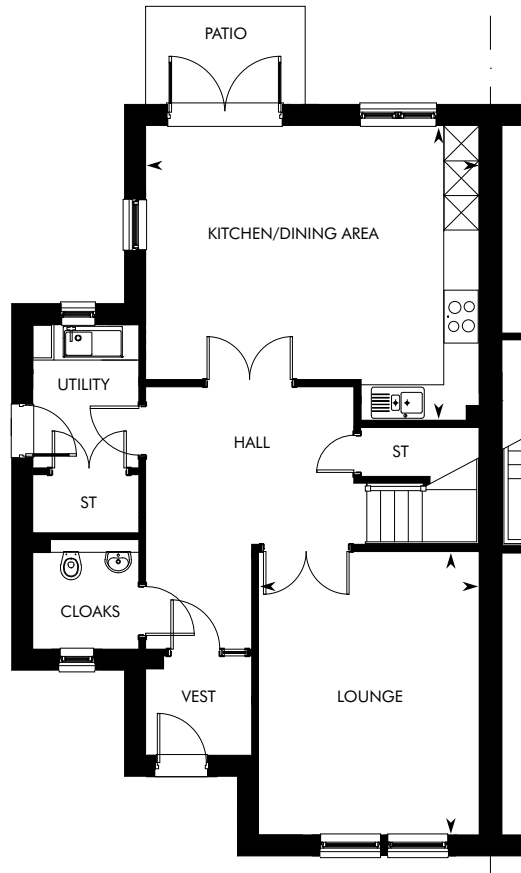


Computer Generated Image – A typical Brompton

# THE BROMPTON

4 BEDROOM SEMI-DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Dining Area	5.65 x 5.00	18' 7" x 16' 5"

GROUND FLOOR	M	FT
Lounge	4.81 x 3.74	15' 9" x 12' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.14 x 3.74	13' 7" x 12' 3"
Bedroom 2	3.18 x 3.05	10' 5" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 3	3.26 x 2.75	10' 8" x 9' 0"
Bedroom 4/Study	3.25 x 2.79	10' 8" x 9' 2"

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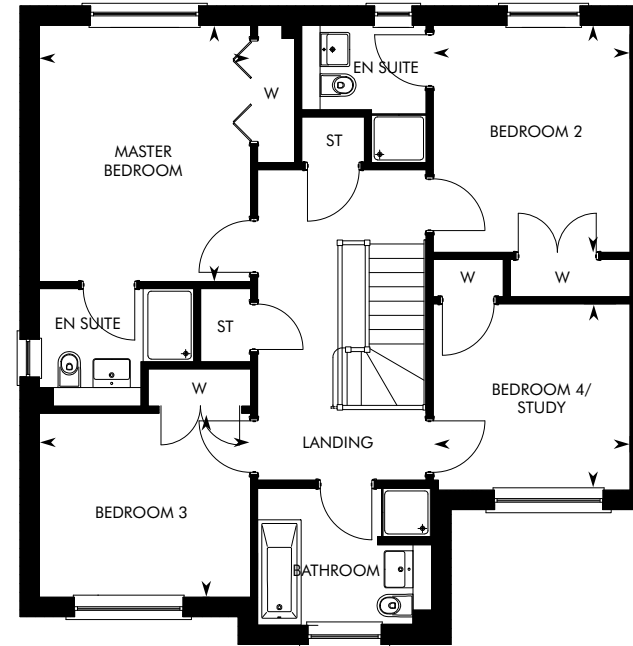
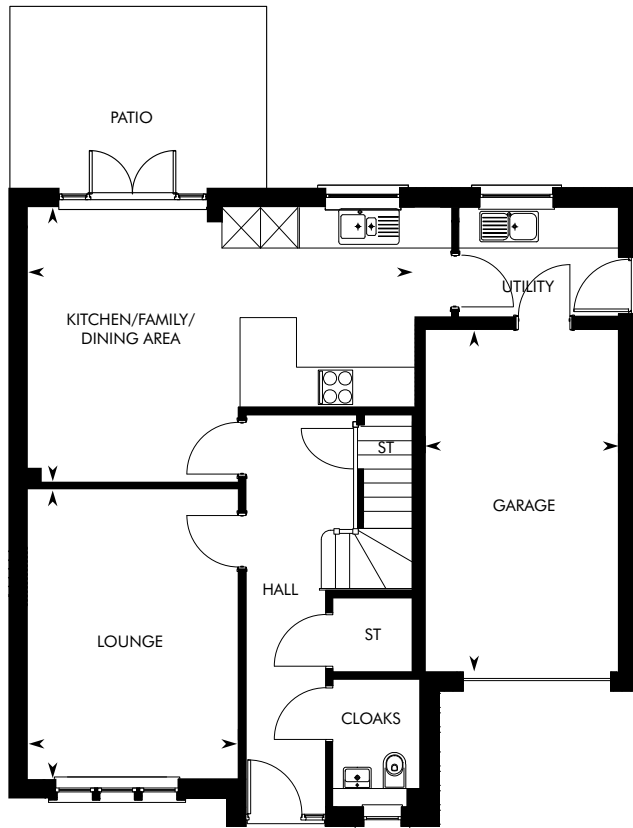


Computer Generated Image - A typical Bryce

# THE BRYCE

4 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	6.84 x 4.42	22' 5" x 14' 6"
Lounge	4.66 x 3.39	15' 4" x 11' 2"

GROUND FLOOR	M	FT
Garage	5.52 x 3.11	18' 1" x 10' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.13 x 3.40	13' 7" x 11' 2"
Bedroom 2	3.66 x 3.21	12' 0" x 10' 6"

FIRST FLOOR	M	FT
Bedroom 3	3.40 x 2.97	11' 2" x 9' 9"
Bedroom 4/Study	3.21 x 3.01	10' 6" x 9' 10"

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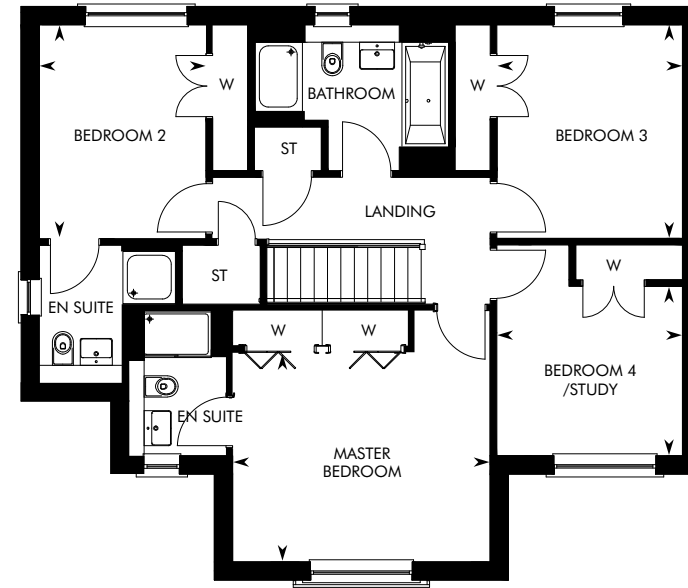
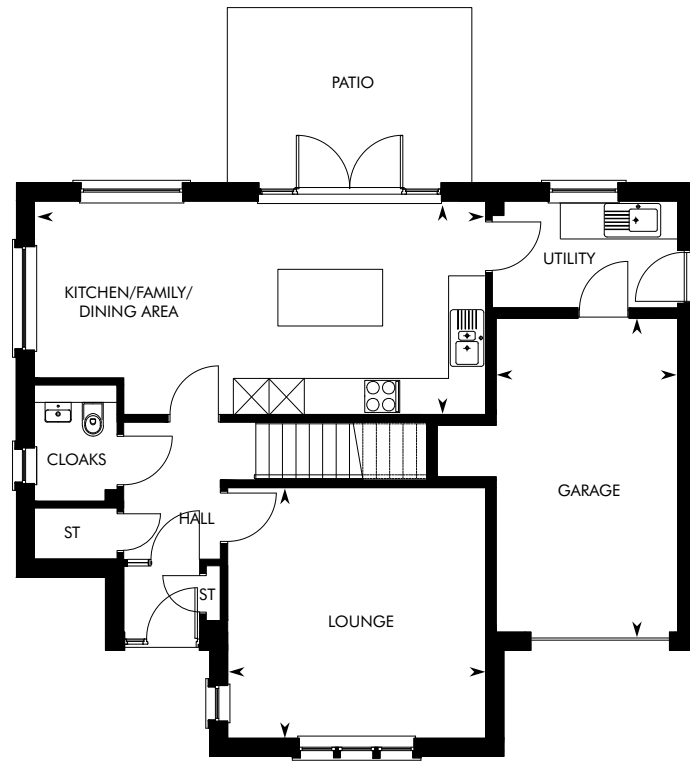
Computer Generated Image – A typical Cleland

# THE CLELAND

4 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE







GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.74 x 3.67	25' 5" x 12' 1"
Lounge	4.43 x 4.31	14' 6" x 14' 1"

GROUND FLOOR	M	FT
Garage	5.40 x 3.09	17' 9" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.43 x 3.60	14' 6" x 11' 10"
Bedroom 2	3.68 x 2.86	12' 1" x 9' 5"

FIRST FLOOR	M	FT
Bedroom 3	3.67 x 3.19	12' 0" x 10' 5"
Bedroom 4/Study	3.19 x 2.91	10' 5" x 9' 7"

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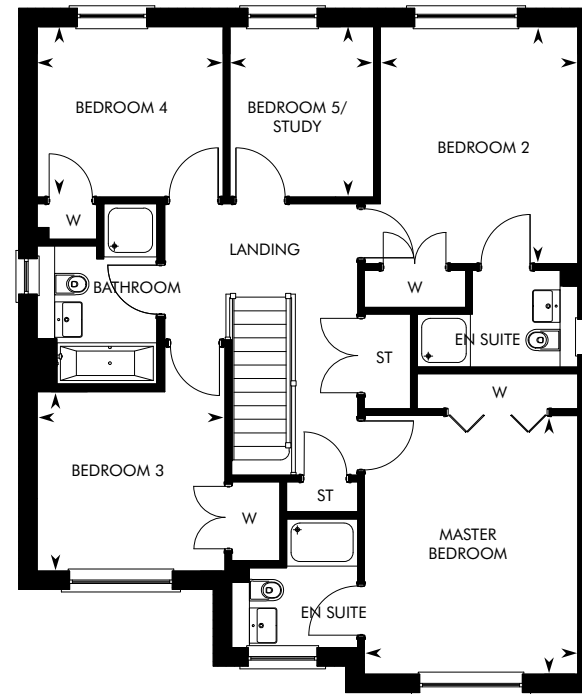
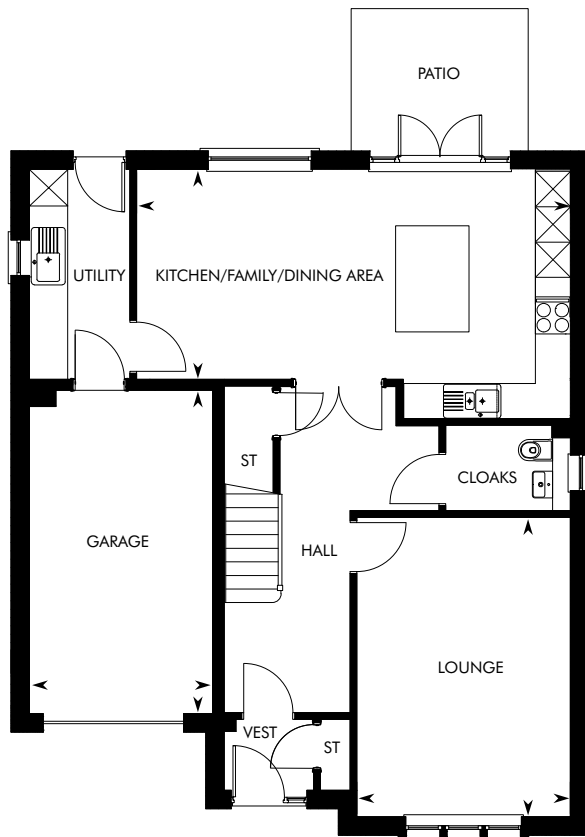




# THE CRICHTON

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.35 x 3.55	24' 1" x 11' 8"
Lounge	5.06 x 3.62	16' 7" x 11' 10"

GROUND FLOOR	M	FT
Garage	5.48 x 3.09	18' 0" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.39 x 3.62	14' 5" x 11' 10"
Bedroom 2	4.02 x 3.35	13' 2" x 11' 10"
Bedroom 3	3.19 x 3.04	10' 5" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.16 x 2.89	10' 4" x 9' 6"
Bedroom 5/Study	2.89 x 2.44	9' 6" x 8' 0"

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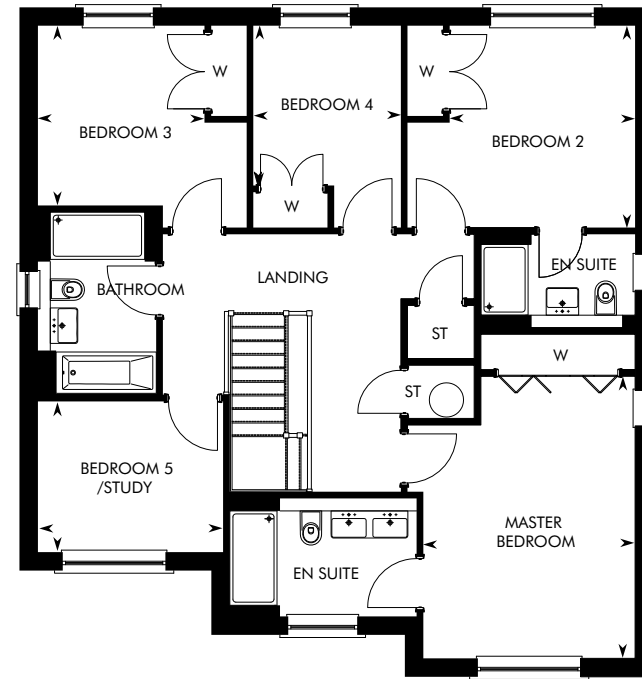
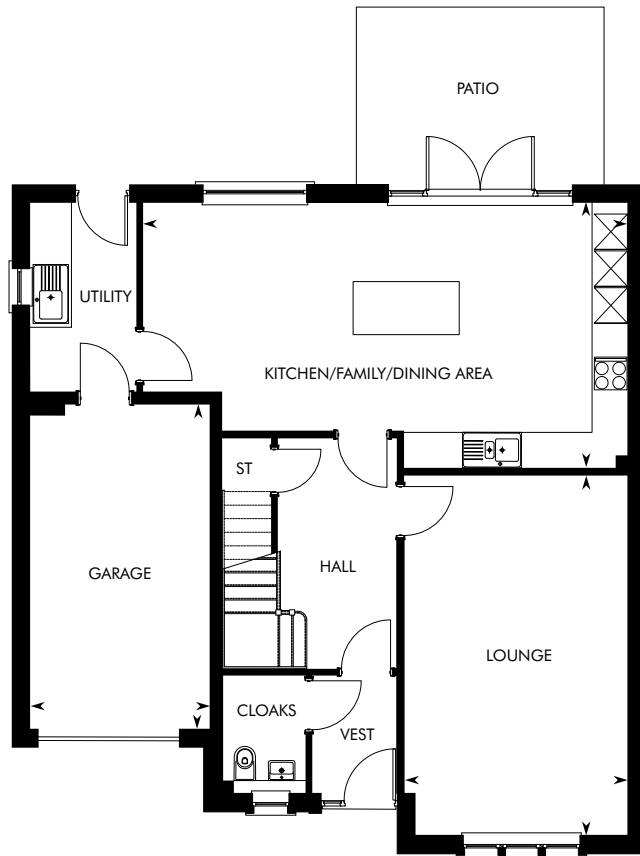




# THE DARROCH

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	8.21 x 4.49	26' 11" x 14' 9"
Lounge	6.09 x 3.79	20' 0" x 12' 5"

GROUND FLOOR	M	FT
Garage	5.50 x 3.04	18' 0" x 10' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.78 x 3.59	15' 8" x 11' 9"
Bedroom 2	3.42 x 3.14	11' 3" x 10' 4"
Bedroom 3	3.05 x 2.82	10' 0" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 4	2.71 x 2.50	8' 11" x 8' 2"
Bedroom 5/Study	3.14 x 2.56	10' 4" x 8' 5"

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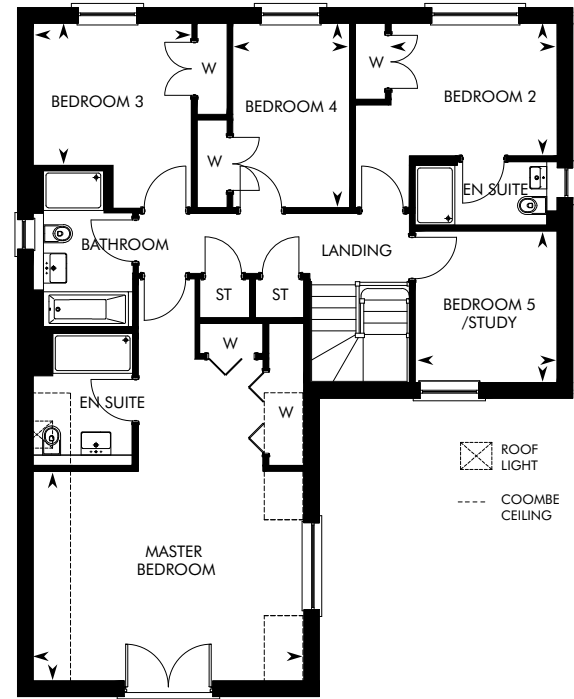
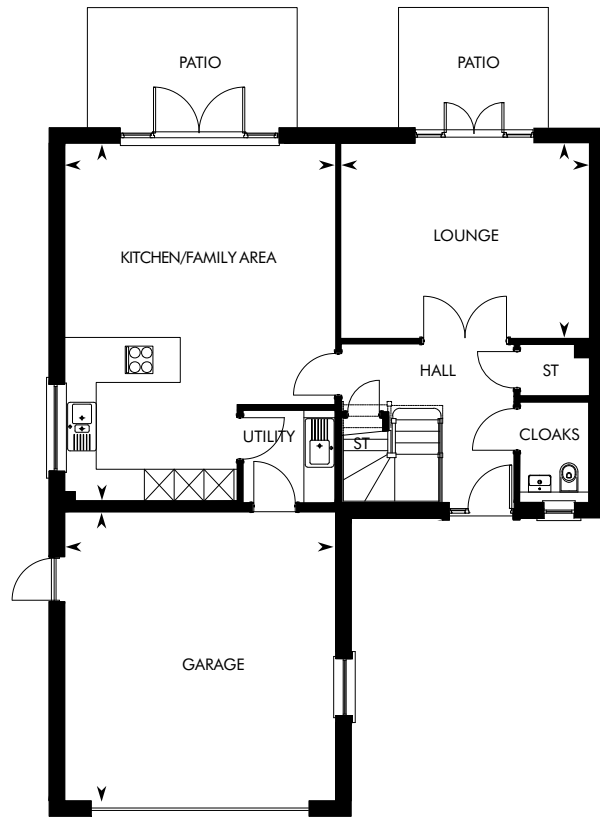
Computer Generated Image – A typical Dewar

# THE DEWAR FE

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE







GROUND FLOOR	M	FT
Kitchen/Family Area	7.17 x 5.42	23' 6" x 17' 9"
Lounge	4.96 x 3.90	16' 3" x 12' 10"

GROUND FLOOR	M	FT
Garage	5.79 x 5.43	19' 0" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.20	17' 10" x 13' 10"
Bedroom 2	3.33 x 2.66	10' 11" x 8' 9"
Bedroom 3	3.17 x 2.84	10' 5" x 9' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.70 x 2.34	12' 1" x 7' 8"
Bedroom 5/Study	3.04 x 2.85	10' 0" x 9' 4"

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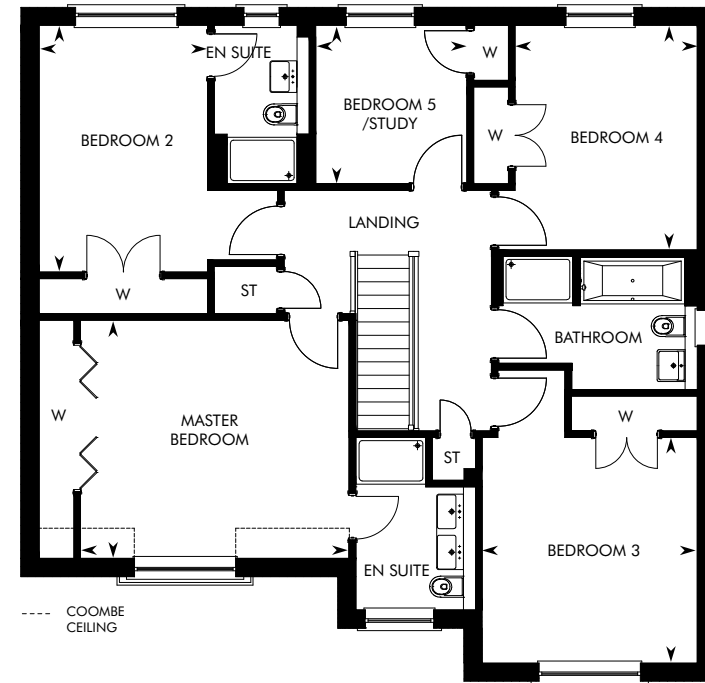
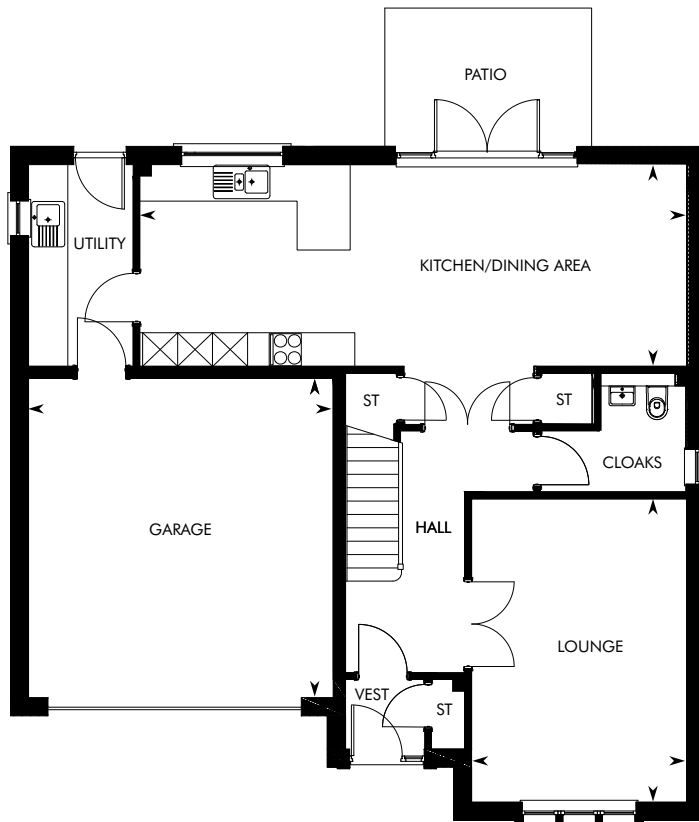


Computer Generated Image – A typical Garvie

# THE GARVIE

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Dining Area	9.41 x 3.46	30' 11" x 11' 4"
Lounge	5.22 x 3.70	17' 2" x 12' 2"

GROUND FLOOR	M	FT
Garage	5.48 x 5.24	18' 0" x 17' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.62 x 4.10	15' 2" x 13' 5"
Bedroom 2	4.25 x 2.90	13' 11" x 9' 6"
Bedroom 3	3.88 x 3.70	12' 2" x 12' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.86 x 3.14	12' 8" x 10' 3"
Bedroom 5/Study	2.72 x 2.60	8' 11" x 8' 6"

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# THE GUTHRIE

4 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





 ROOF LIGHT   
  COOMBE CEILING

GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen	3.68 x 3.45	12' 1" x 11' 4"	Lounge	4.72 x 3.94	15' 6" x 12' 11"
Family Area	3.94 x 3.16	12' 11" x 10' 4"	Study	3.07 x 1.95	10' 1" x 6' 5"
Dining Room	3.23 x 3.15	10' 7" x 10' 4"	Garage	5.44 x 5.12	17' 10" x 16' 9"

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Master Bedroom	4.01 x 3.94	13' 2" x 12' 11"	Bedroom 3	3.27 x 3.15	10' 9" x 10' 4"
Bedroom 2	3.74 x 3.15	12' 3" x 10' 4"	Bedroom 4	3.90 x 2.66	12' 9" x 8' 9"

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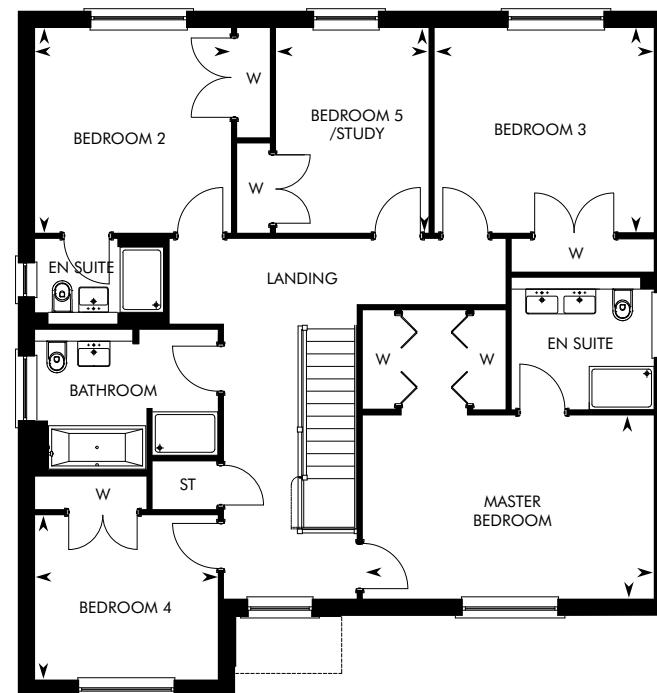
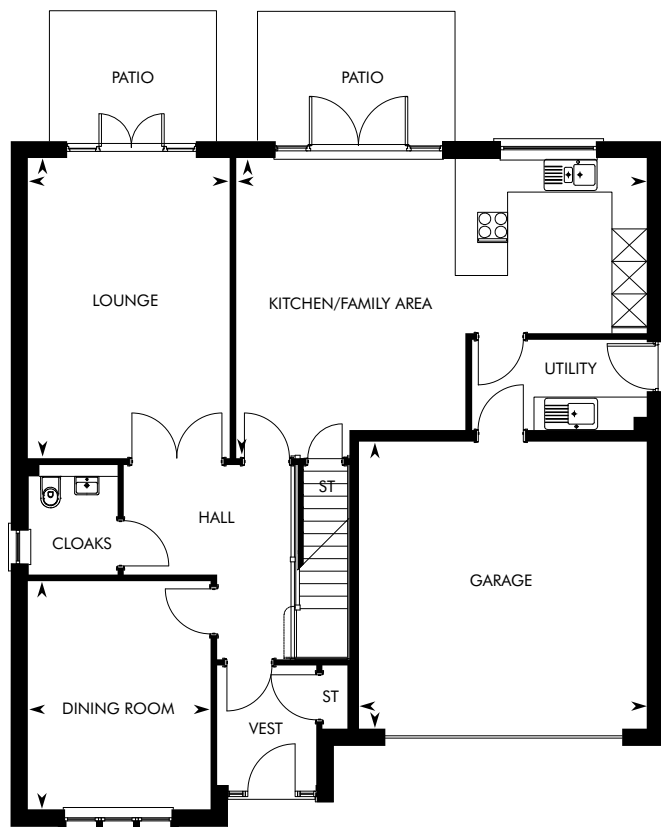


# THE LEWIS

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE







GROUND FLOOR	M	FT
Kitchen/Family Area	7.56 x 5.52	24' 10" x 18' 1"
Lounge	5.52 x 3.72	18' 1" x 12' 2"

GROUND FLOOR	M	FT
Dining Room	4.20 x 3.37	13' 9" x 11' 1"
Garage	5.30 x 5.28	17' 5" x 17' 4"

FIRST FLOOR	M	FT
Master Bedroom	5.36 x 3.38	17' 7" x 11' 1"
Bedroom 2	3.77 x 3.61	12' 4" x 11' 10"
Bedroom 3	4.04 x 3.77	13' 3" x 12' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.37 x 3.03	11' 1" x 9' 11"
Bedroom 5/Study	3.77 x 2.81	12' 4" x 9' 3"

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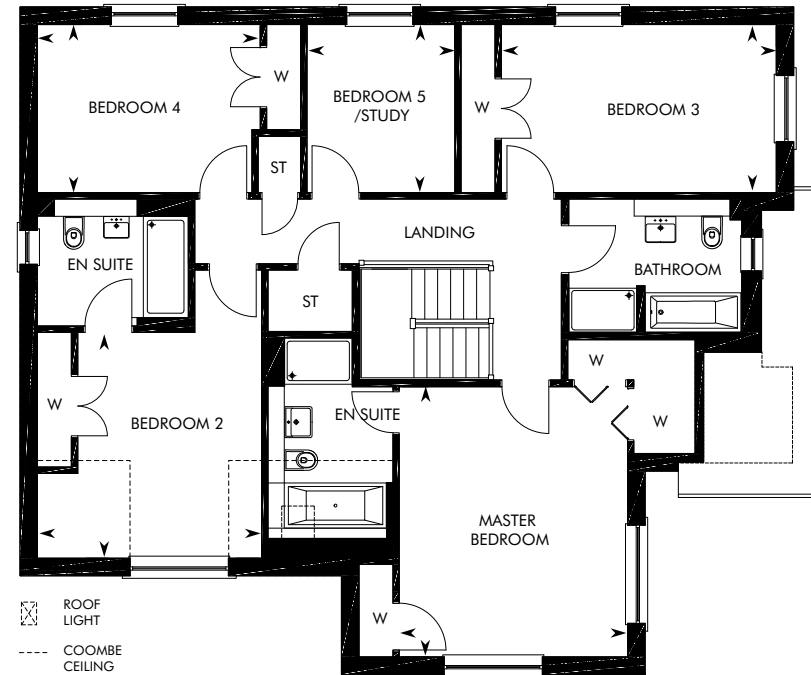
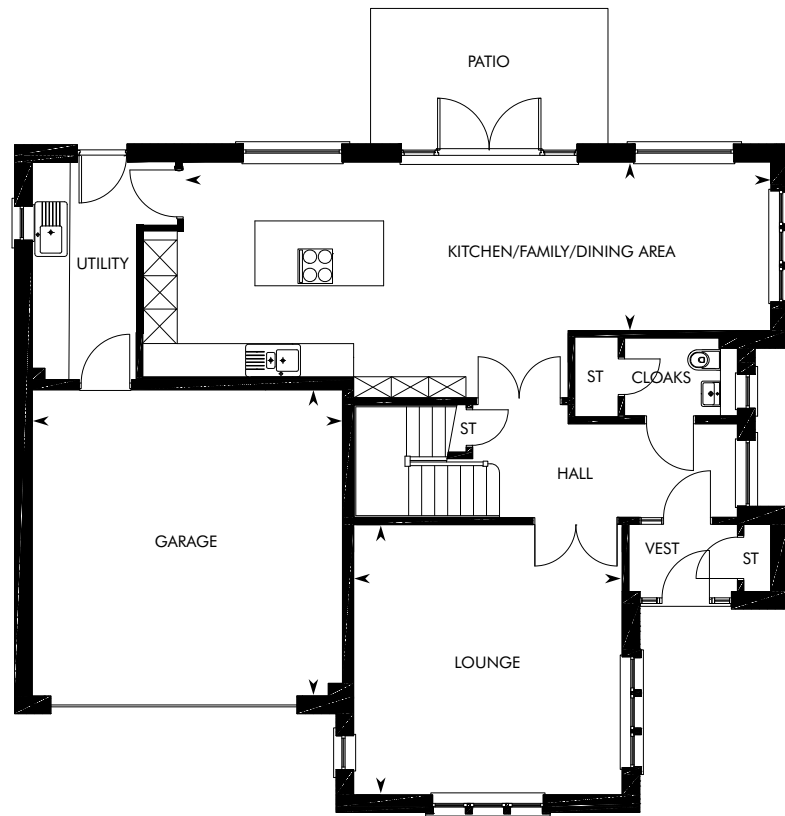


Computer Generated Image - A typical Lowther

# THE LOWTHER

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Family/Dining Area	10.41 x 2.98	34' 2" x 9' 9"
Lounge	4.78 x 4.74	15' 8" x 15' 7"

GROUND FLOOR	M	FT
Garage	5.48 x 5.41	18' 0" x 17' 9"

FIRST FLOOR	M	FT
Master Bedroom	4.79 x 4.04	15' 9" x 13' 3"
Bedroom 2	4.37 x 3.97	14' 4" x 13' 0"
Bedroom 3	4.87 x 2.98	16' 0" x 9' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.95 x 2.98	12' 11" x 9' 9"
Bedroom 5/Study	2.98 x 2.62	9' 9" x 8' 7"

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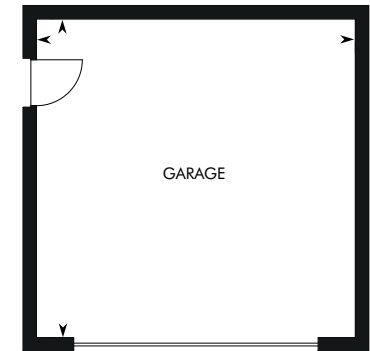
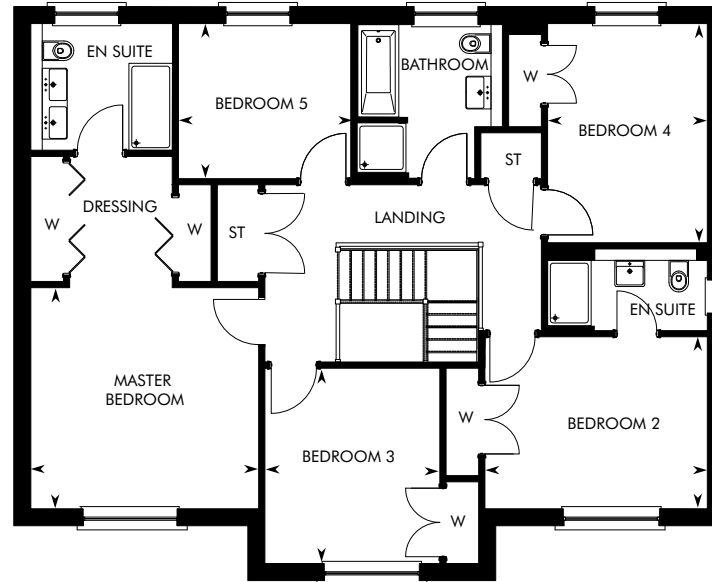
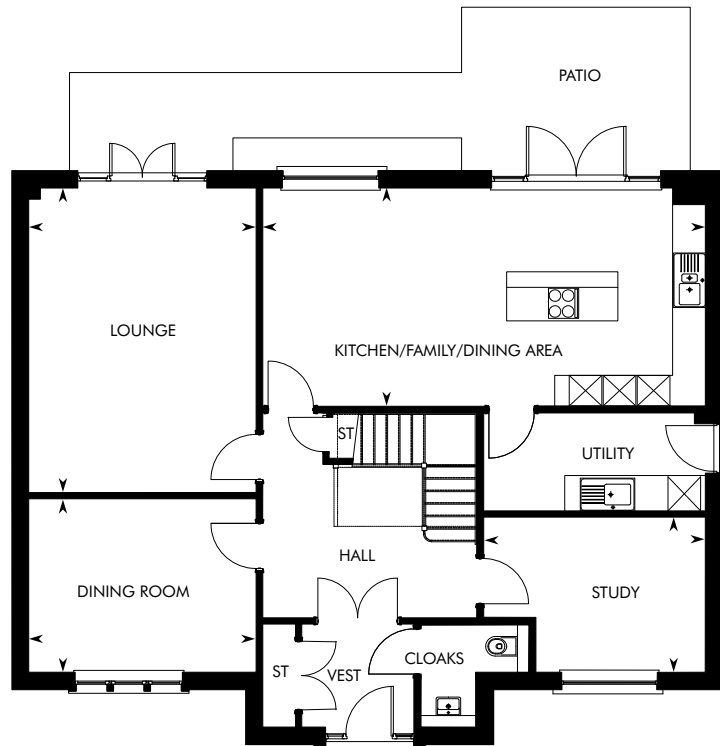




# THE MACRAE

5 BEDROOM DETACHED HOME AT CRAIBSTONE ESTATE





GROUND FLOOR	M	FT
Kitchen/Family/Dining Area	8.13 x 4.01	26' 8" x 13' 2"
Lounge	5.59 x 4.18	18' 4" x 13' 8"

GROUND FLOOR	M	FT
Dining Room	4.18 x 3.19	13' 8" x 10' 5"
Study	4.08 x 2.85	13' 4" x 9' 4"
Double Garage	5.63 x 5.63	18' 6" x 18' 6"

FIRST FLOOR	M	FT
Master Bedroom	4.19 x 4.06	13' 9" x 13' 4"
Bedroom 2	4.09 x 3.16	13' 5" x 10' 4"
Bedroom 3	3.59 x 3.21	11' 9" x 10' 6"

FIRST FLOOR	M	FT
Bedroom 4	4.03 x 2.94	13' 2" x 9' 8"
Bedroom 5/Study	3.17 x 2.85	10' 5" x 9' 4"

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Computer Generated Image – The Cottage Apartments at Craibstone Estate

# THE COTTAGE APARTMENTS

2 BEDROOM COTTAGE APARTMENTS AT CRAIBSTONE ESTATE

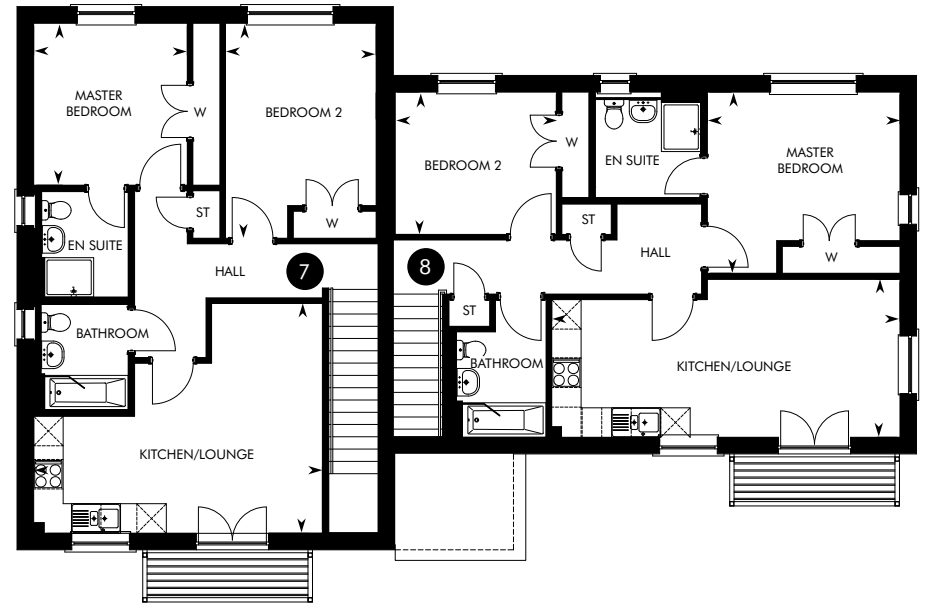




BLOCK 1  
PLOTS 5, 6, 7, 8



GROUND FLOOR



FIRST FLOOR

PLOT 5	M	FT
Lounge/Kitchen	5.65 x 4.64	18' 6" x 15' 3"
Master Bedroom	4.19 x 3.11	13' 9" x 10' 3"
Bedroom 2	3.28 x 3.05	10' 9" x 10' 0"

PLOT 6	M	FT
Lounge/Kitchen	5.64 x 3.37	18' 6" x 11' 1"
Master Bedroom	3.91 x 3.48	12' 10" x 11' 5"
Bedroom 2	3.48 x 3.24	11' 5" x 10' 8"

PLOT 7	M	FT
Lounge/Kitchen	5.87 x 4.68	19' 3" x 15' 4"
Master Bedroom	3.29 x 3.13	10' 10" x 10' 3"
Bedroom 2	4.38 x 3.07	14' 4" x 10' 1"

PLOT 8	M	FT
Lounge/Kitchen	7.09 x 3.21	23' 3" x 10' 6"
Master Bedroom	3.92 x 3.69	12' 10" x 12' 1"
Bedroom 2	3.29 x 2.90	10' 10" x 9' 6"

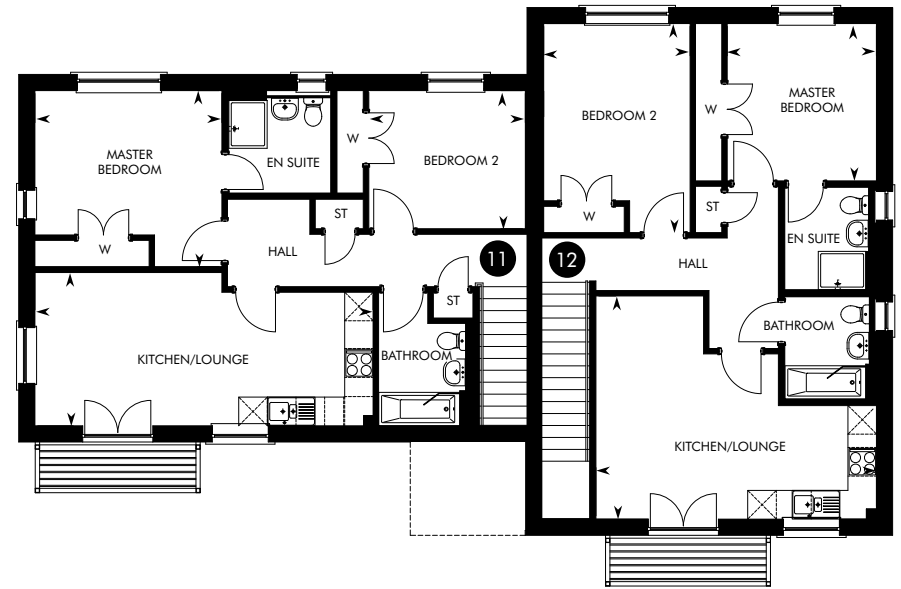


Previous CALA show apartment

BLOCK 2  
PLOTS 9, 10, 11, 12



GROUND FLOOR



FIRST FLOOR

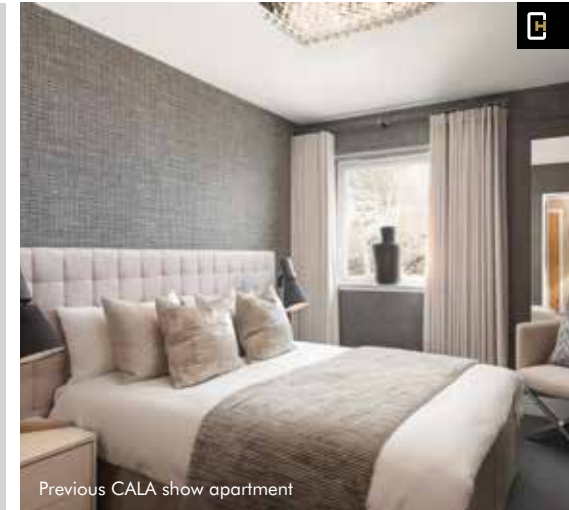


PLOT 9	M	FT
Lounge/Kitchen	5.64 x 3.37	18' 6" x 11' 1"
Master Bedroom	3.91 x 3.48	12' 10" x 11' 5"
Bedroom 2	3.48 x 3.24	11' 5" x 10' 8"

PLOT 10	M	FT
Lounge/Kitchen	5.65 x 4.64	18' 6" x 15' 4"
Master Bedroom	4.19 x 3.11	13' 9" x 10' 3"
Bedroom 2	3.29 x 3.05	10' 10" x 10' 0"

PLOT 11	M	FT
Lounge/Kitchen	7.09 x 3.20	23' 3" x 10' 6"
Master Bedroom	3.91 x 3.69	12' 1" x 12' 0"
Bedroom 2	3.28 x 2.90	10' 9" x 9' 6"

PLOT 12	M	FT
Lounge/Kitchen	5.87 x 4.66	19' 3" x 15' 4"
Master Bedroom	3.27 x 3.13	10' 9" x 10' 3"
Bedroom 2	4.38 x 3.07	14' 4" x 10' 1"



Previous CALA show apartment



Lifestyle photography

# CRAIBSTONE ESTATE

SPECIFICATION



## KITCHEN & UTILITY ROOMS

- Stylish Impuls kitchen by Creative Design
- Siemens induction hob
- Siemens stainless steel single hot air oven
- 70:30 Built-in fridge/freezer (Avon, Banton, Bryce, Beaufort, Brompton, Cleland, Cottage Apartments only)
- Built-in tall larder fridge (Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Built-in tall larder freezer (Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Siemens stainless steel combination microwave oven (Beaufort, Brompton, Cleland, Crichton, Darroch, Dewar, Garvie, Guthrie, Lowther, Lewis, MacRae only)
- Fully integrated dishwasher
- Fully integrated washer/dryer (Avon, Banton only)
- Freestanding washer/dryer (Cottage Apartments only)
- 60cm telescopic extractor (Avon, Beaufort, Cleland, Cottage Apartments only)
- 90cm telescopic extractor (Banton, Brompton, Bryce, Crichton, Garvie, Guthrie only)
- Ceiling canopy extractor (Darroch, Dewar, Lowther, Lewis, MacRae only)
- Carron 1½ bowl stainless steel sink with chrome mixer taps (kitchen)
- Carron stainless steel single bowl sink with chrome mixer taps (utility)

## BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Hansgrohe chrome taps
- White shower tray
- Glass shower enclosure
- Vado chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths and shower enclosures
- Freestanding vanity unit below the sink in the bathroom and en suite

## INTERNALS

- Ground floor approx. 2399mm floor to ceiling height (Avon, Banton, Bryce, Cleland, Crichton, Darroch, Dewar)
- Ground floor approx. 2624mm floor to ceiling (Beaufort, Brompton, Guthrie, Garvie, Lowther, Lewis, MacRae)
- First floor approx. 2471mm floor to ceiling height (all plots)
- Ground floor approx. 2305mm floor to ceiling height (Cottage Apartments)
- First floor approx. 2397mm floor to ceiling height (Cottage Apartments)



\*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.





Photography from a previous CALA development

### DECORATION

- Internal walls within properties finished in white
- Internal ceilings within properties finished in white
- Internal woodwork within properties finished in white oil paint
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrail with white painted balustrade
- Contemporary lever style handles

### WARDROBES

- A mix of stylish bi-fold wardrobe doors with shelves and hanging rails & oak veneer pre-finished semi-solid core doors supplied to bedrooms (where design dictates)

### ELECTRICAL

- Ample power, TV and telephone points throughout
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen
- Fibre to the home (FTTH) enabling access to ultra fast broadband

### SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a Sales Advisor for information
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated carbon monoxide detector

### PLUMBING & HEATING

- Central heating via high efficiency combination of air-source heat pump and gas-fired boiler with water cylinder and radiator
- Separate thermostatic zone control on radiators (except those with programmable thermostat)

### EXTERNALS

- uPVC double-glazed windows finished with chrome internal finish handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles
- Feature front door in anthracite grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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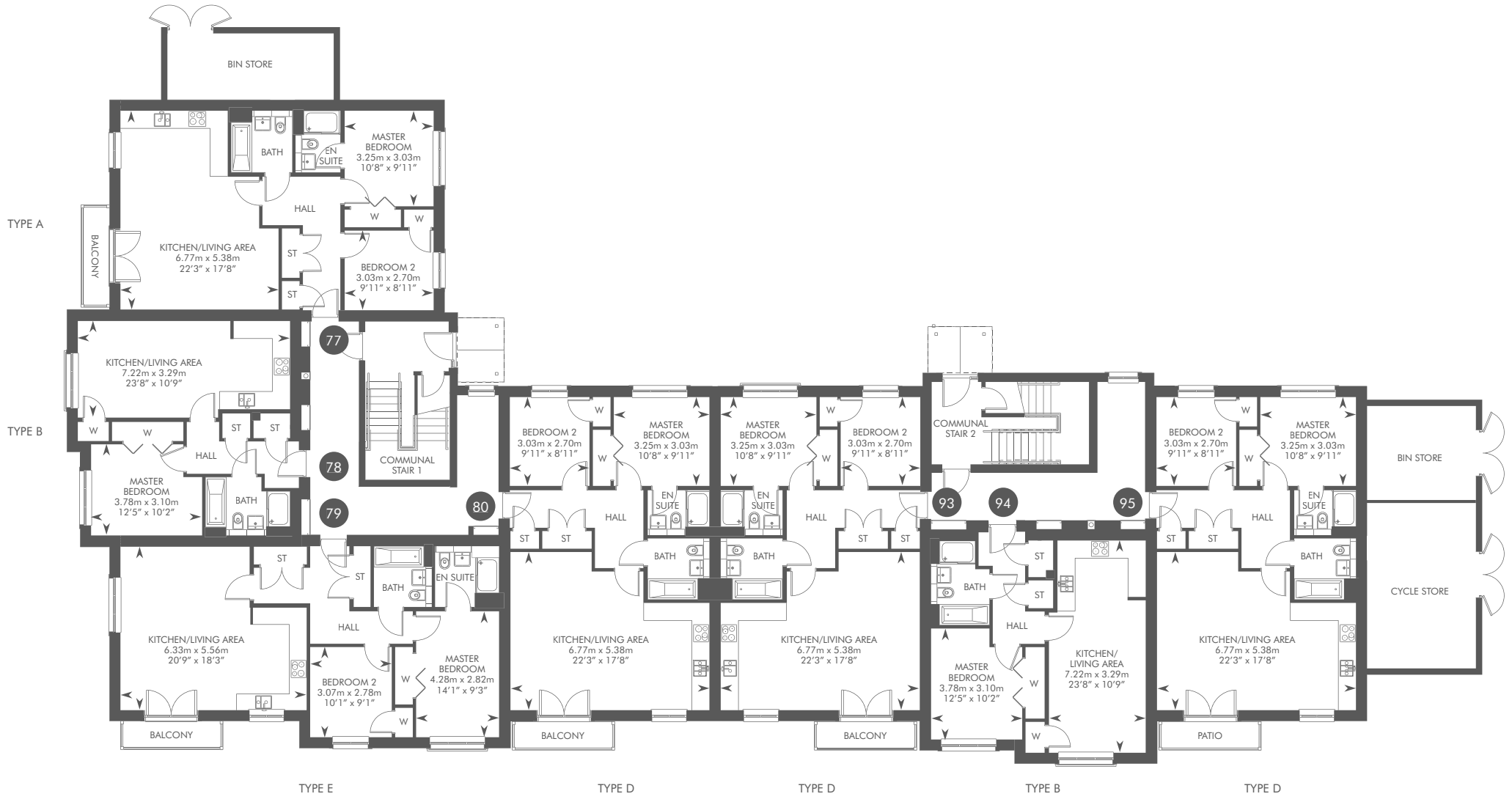
# CRAIBSTONE ESTATE

THE APARTMENTS - BLOCK 2

1 & 2 BEDROOM APARTMENTS



APARTMENT TYPE A, B, D, E  
 PLOTS 77, 78, 79, 80, 93, 94, 95

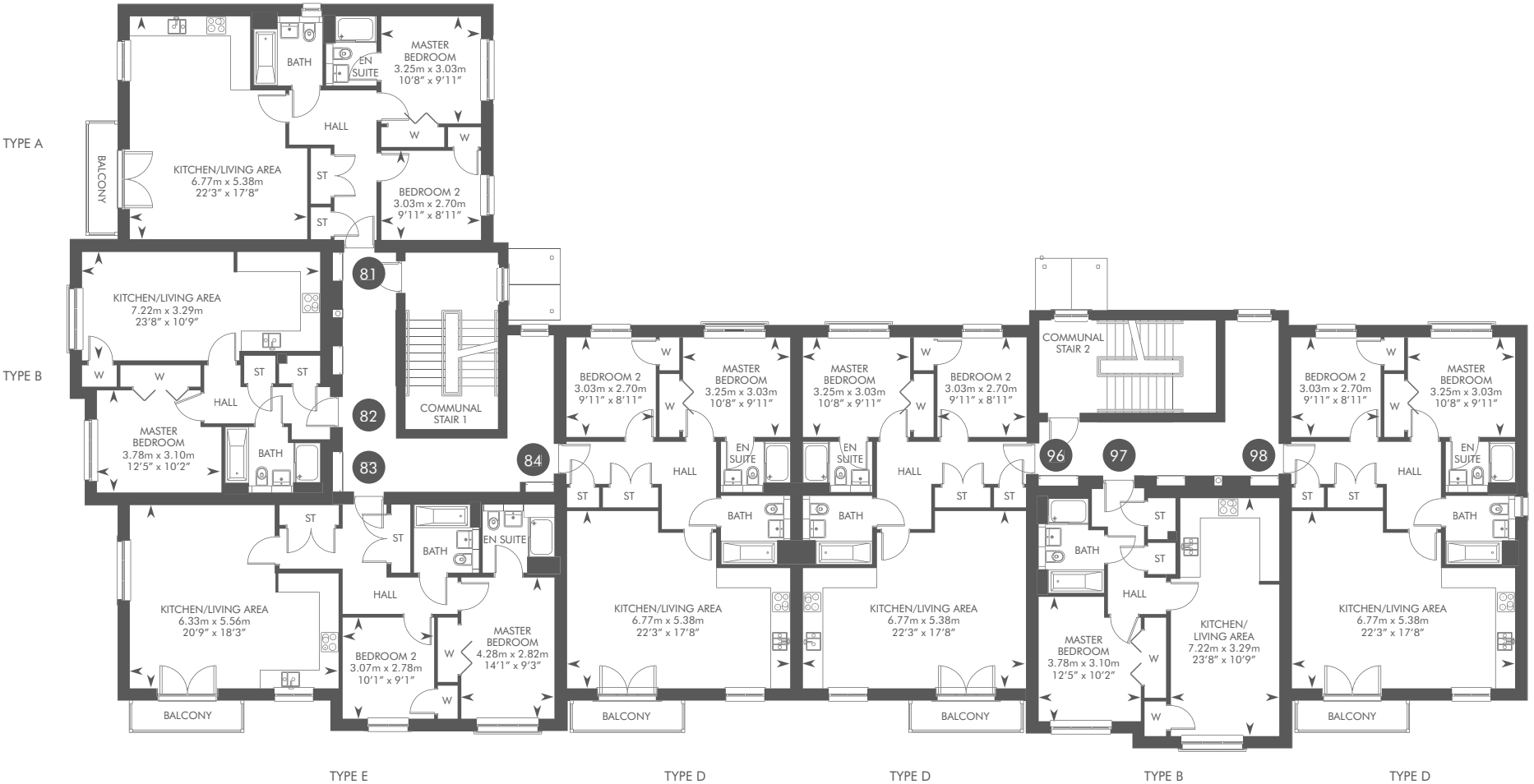


GROUND FLOOR

ST: Store cupboard. W: Wardrobe.



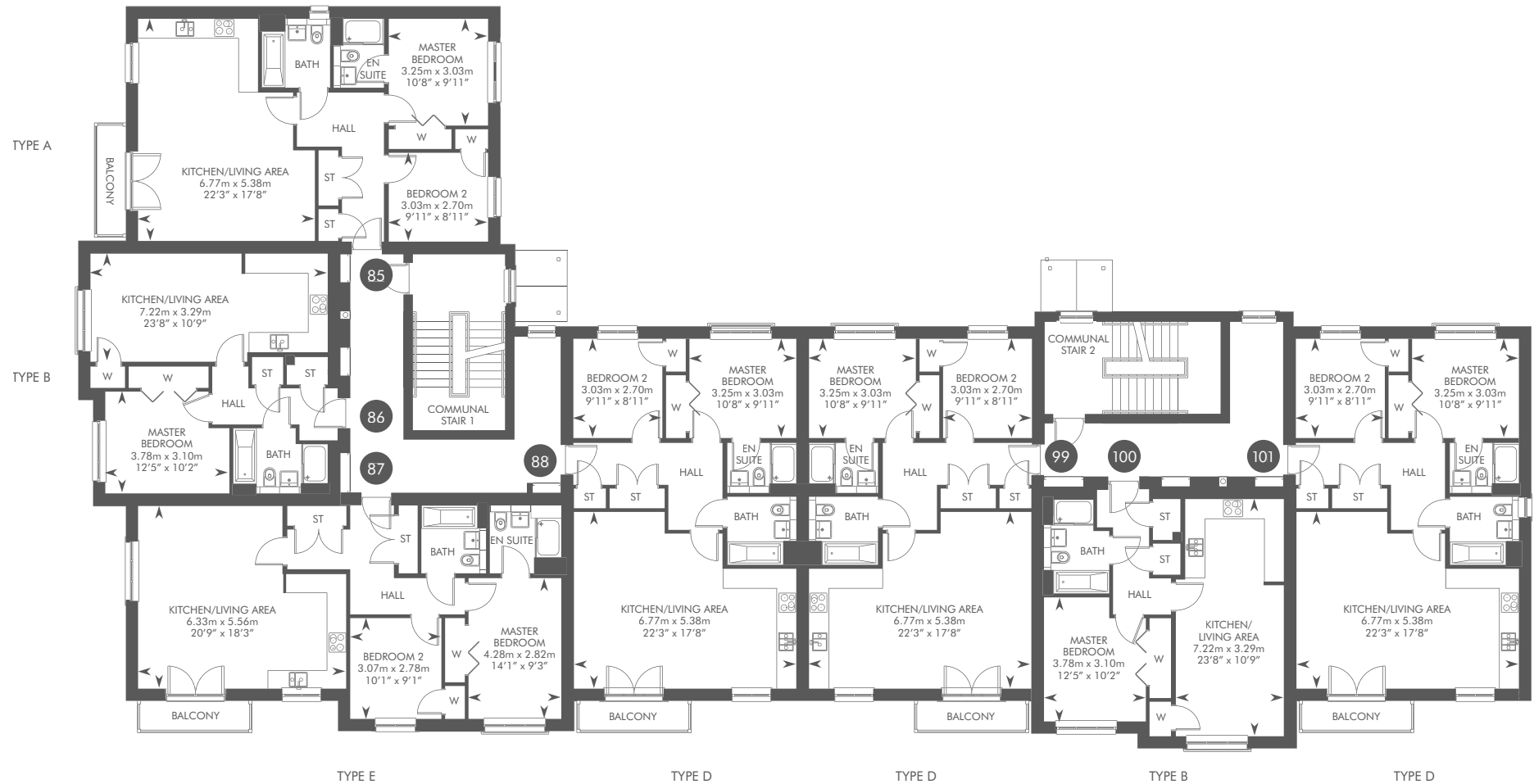
APARTMENT TYPE A, B, D, E  
 PLOTS 81, 82, 83, 84, 96, 97, 98



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

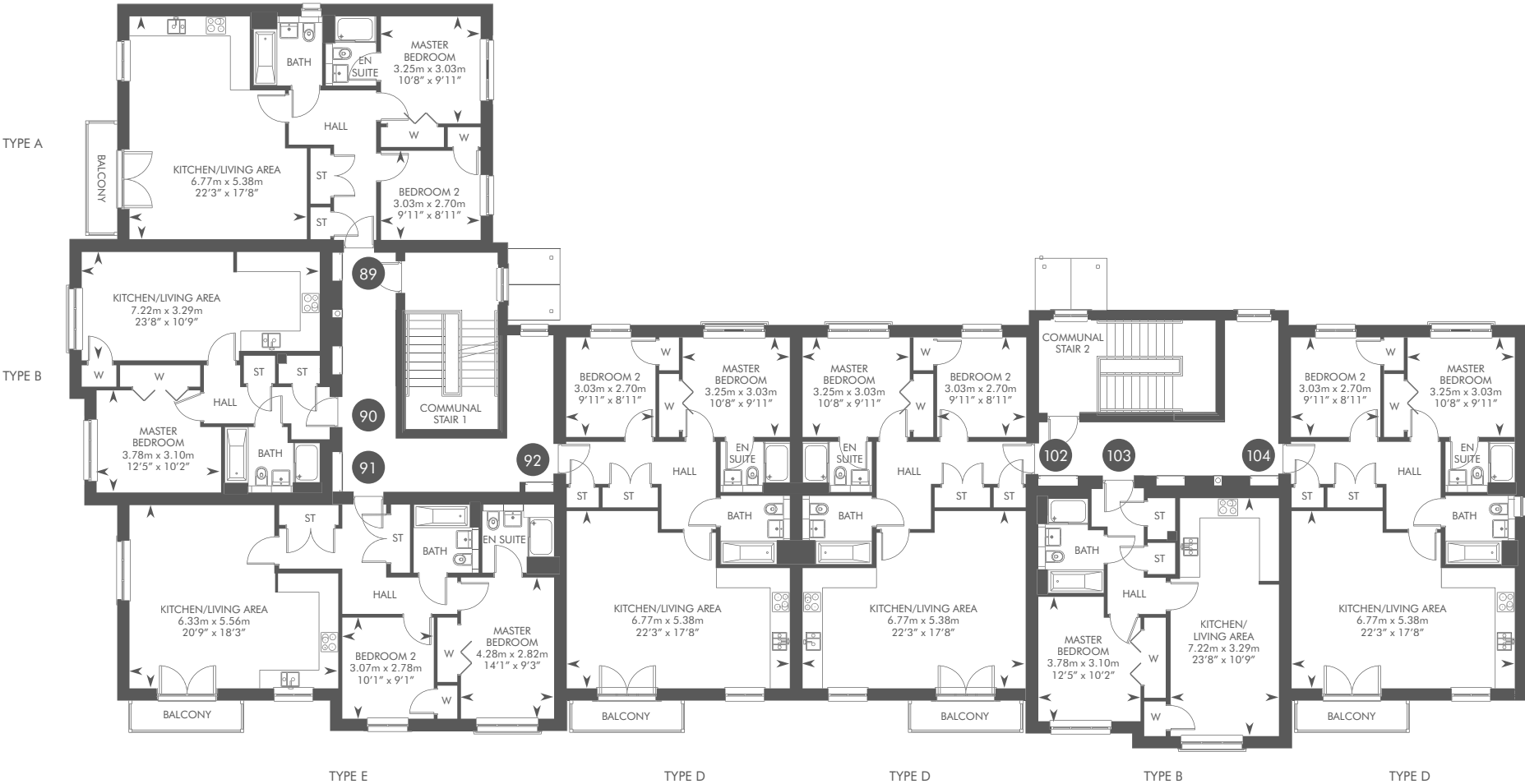
APARTMENT TYPE A, B, D, E  
 PLOTS 85, 86, 87, 88, 99, 100, 101



SECOND FLOOR

ST: Store cupboard. W: Wardrobe.

APARTMENT TYPE A, B, D, E  
 PLOTS 89, 90, 91, 92, 102, 103, 104



THIRD FLOOR

ST: Store cupboard. W: Wardrobe.



# CRAIBSTONE ESTATE

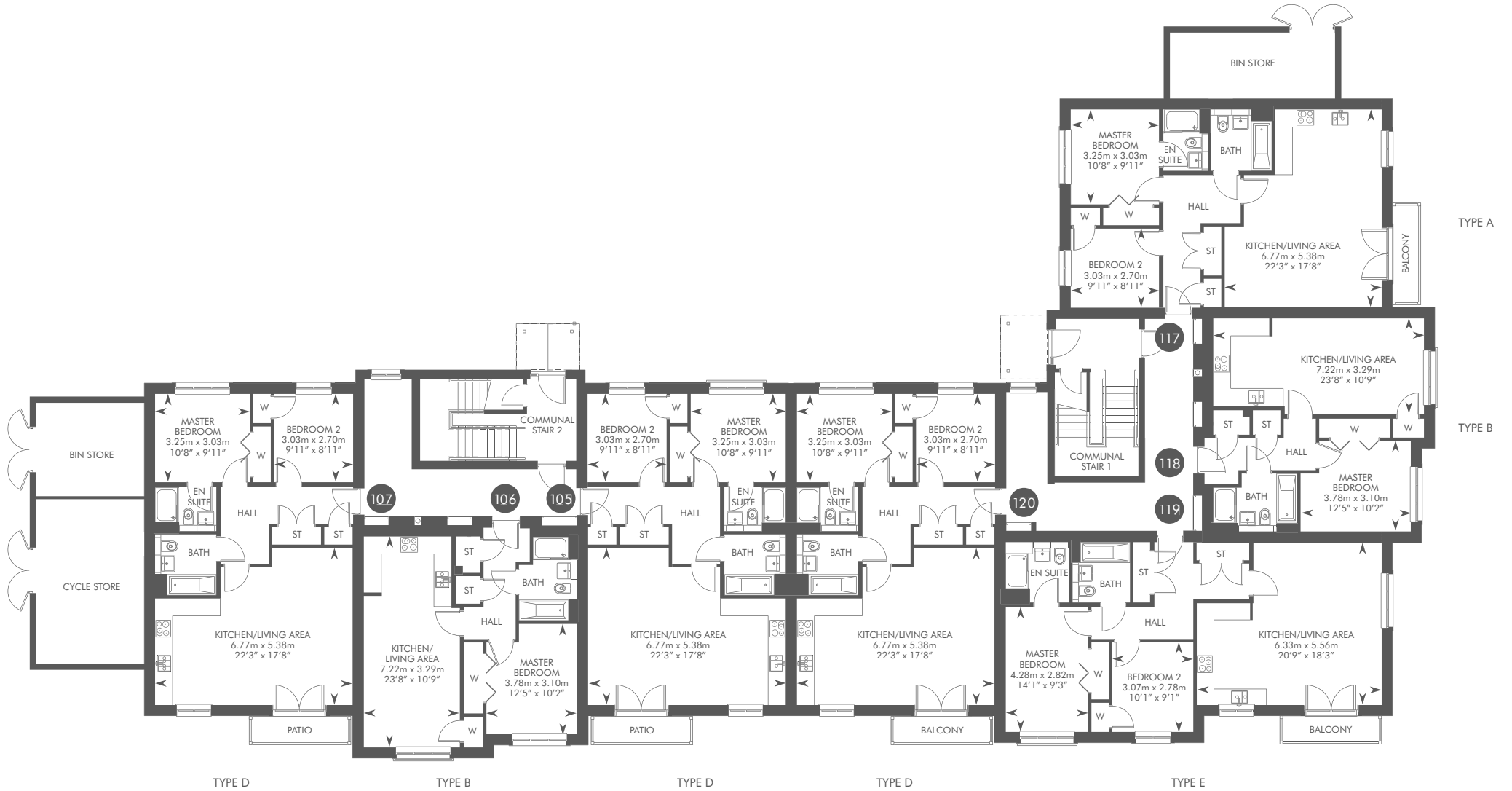
THE APARTMENTS - BLOCK 3

1 & 2 BEDROOM APARTMENTS





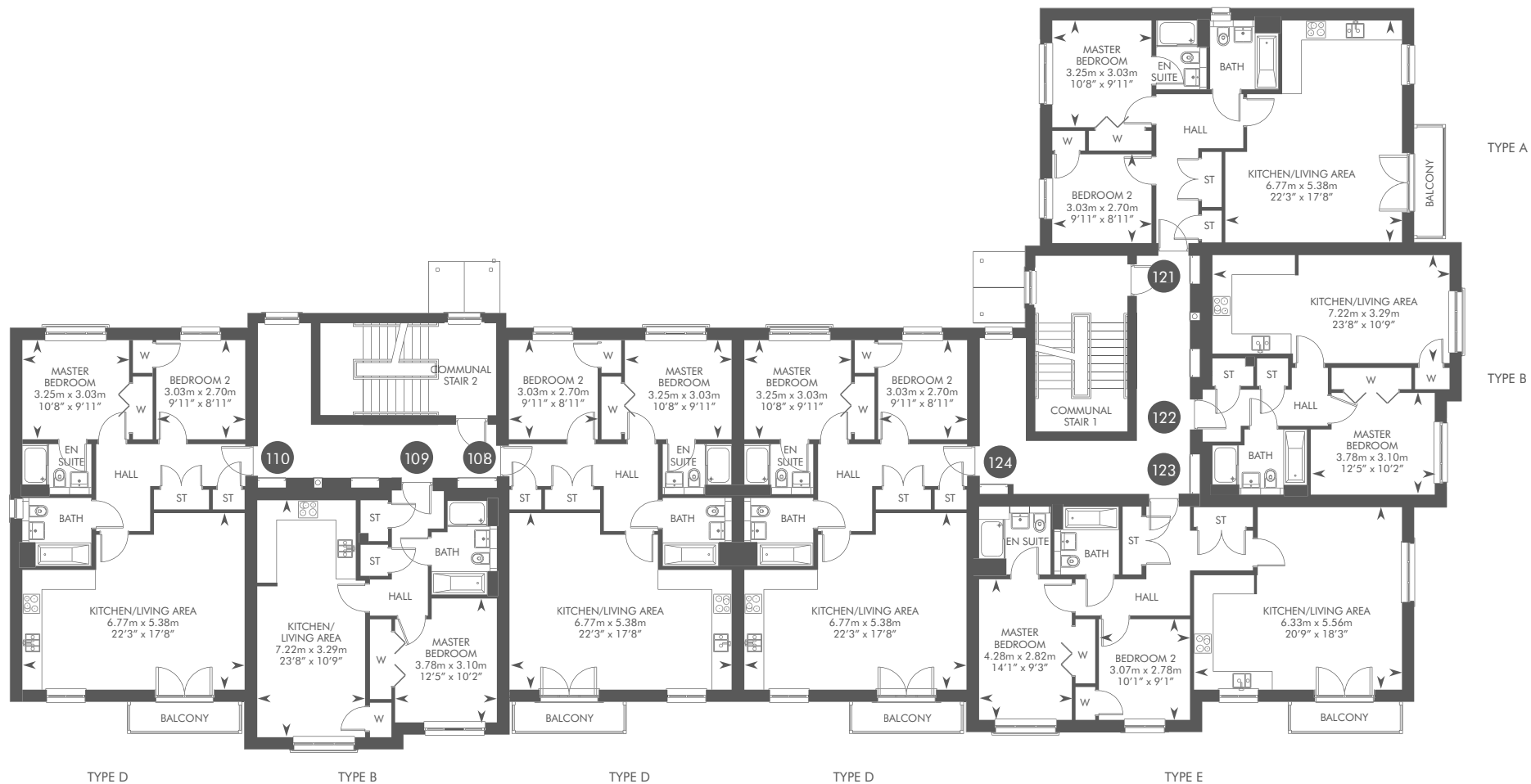
APARTMENT TYPE A, B, D, E  
 PLOTS 105, 106, 107, 117, 118, 119, 120



GROUND FLOOR

ST: Store cupboard. W: Wardrobe.

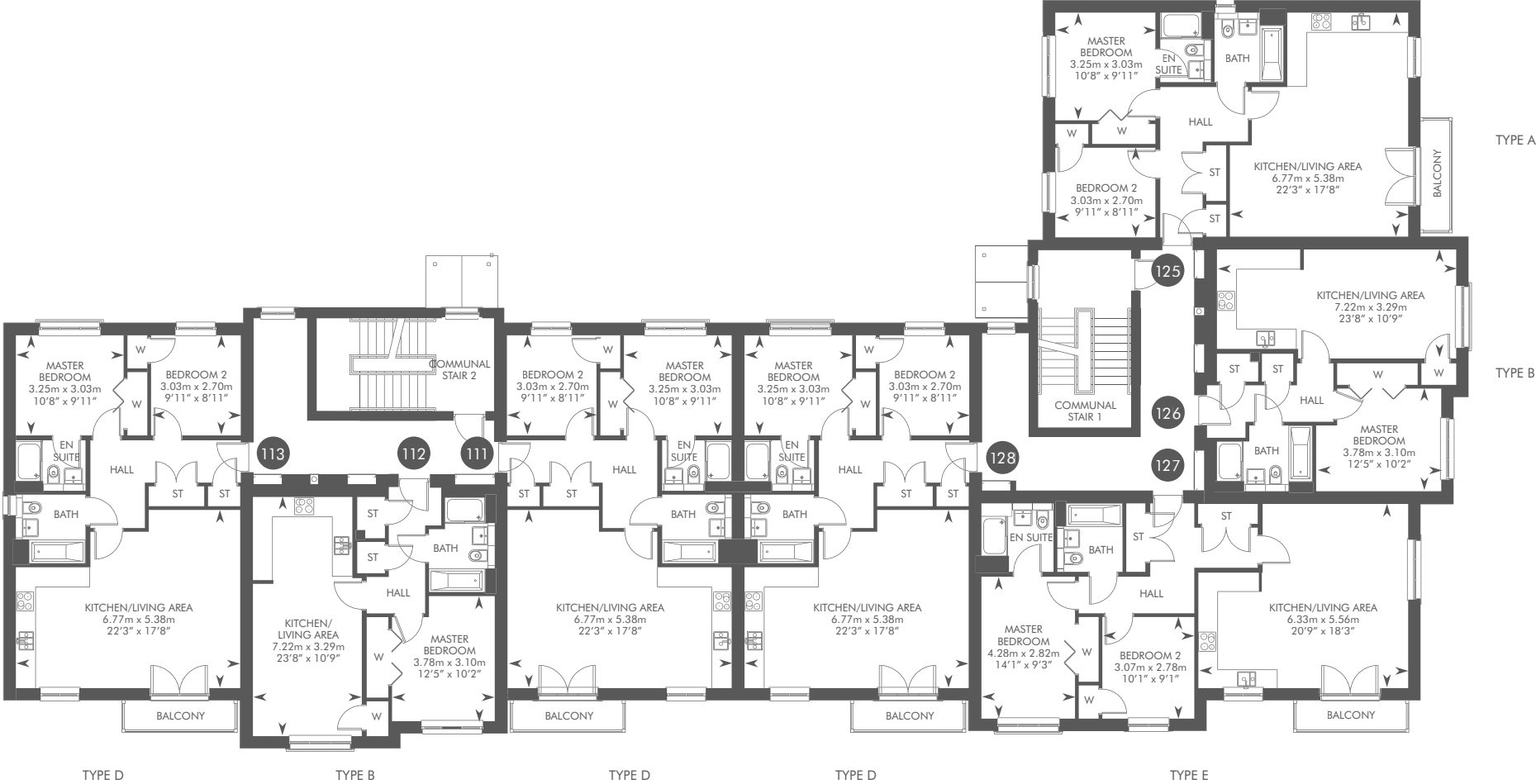
APARTMENT TYPE A, B, D, E  
 PLOTS 108, 109, 110, 121, 122, 123, 124



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

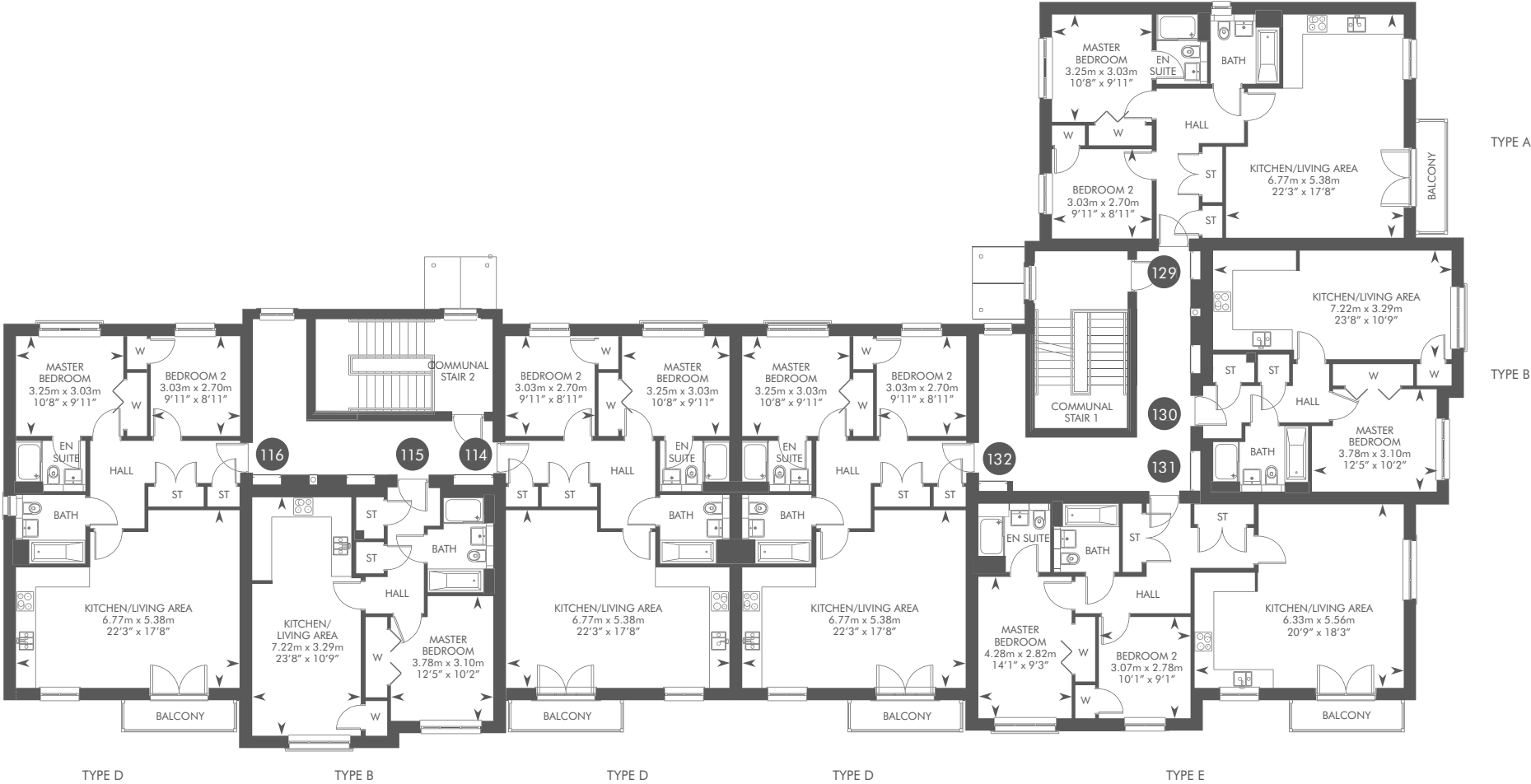
APARTMENT TYPE A, B, D, E  
 PLOTS 111, 112, 113, 125, 126, 127, 128



SECOND FLOOR

ST: Store cupboard. W: Wardrobe.

APARTMENT TYPE A, B, D, E  
 PLOTS 114, 115, 116, 129, 130, 131, 132



THIRD FLOOR

ST: Store cupboard. W: Wardrobe.



# SPECIFICATION

## KITCHEN & UTILITY

- Contemporary Nobilia kitchen by Laings
- Bosch stainless steel single oven
- Bosch black glass induction hob
- ELITE 1460 Elica stainless steel slimline cooker hood
- Built-in fridge/freezer
- Stainless steel sink in the kitchen with chrome VADO tap

## BATHROOMS & EN SUITES

- White sanitaryware from the Vitra range
- VADO chrome taps
- White shower trays
- Roman glass shower enclosures
- VADO chrome plate shower mixer set
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths, showers and bulkhead enclosures

## INTERNALS

- Ground floor to ceiling heights 2425
- First floor to ceiling heights 2425
- Second floor to ceiling height 2475

## DECORATION

- Internal walls and ceilings within property finished in white
- Internal woodwork within the properties and common areas finished in satin paint
- Internal ceiling and stair soffits within common areas of the property finished in white
- White pre-finished solid core internal pass doors

## WARDROBES

- Stylish bi-fold wardrobe doors feature in master bedrooms
- White veneer pre-finished semi-solid core wardrobe doors feature in second bedroom



A previous CALA show apartment



A previous CALA showhome

\*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.

A previous CALA show apartment



A previous CALA show apartment



### ELECTRICAL

- Communal access video control monitor system with electronic release and entry phone link
- Low energy block entrance wall light with integral photocell sensor and timer provided to all communal block entry points
- Ample power, TV and telephone panels throughout
- Pendant light fittings to be provided throughout the property with downlighters fitted to the kitchen
- Fibre to the home (FTTM) enabling access to ultrafast broadband

### SECURITY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Wired carbon monoxide detector

### PLUMBING & HEATING

- Central heating via high efficiency combination boiler and radiators
- Separate thermostatic zone control on radiators (except those with programmable thermostat)
- Roof integrated solar PVs serve the communal area only

### EXTERNALS

- Feature anthracite grey front door to property
- uPVC double-glazed windows in anthracite grey with chrome internal handles
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
















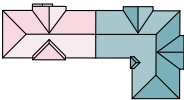
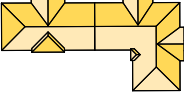
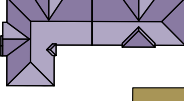

Computer Generated Image – A street scene at Craibstone Estate









# CRAIBSTONE ESTATE

THE DEVELOPMENT



-  AVON
-  BANTON
-  BEAUFORT
-  BROMPTON
-  BRYCE
-  CLELAND
-  CRICHTON
-  DARROCH
-  DEWAR
-  GARVIE
-  GUTHRIE
-  LEWIS
-  LOWTHER
-  MACRAE
-  DOUBLE GARAGE
-  APARTMENT BLOCK 1
-  APARTMENT BLOCK 2
-  APARTMENT BLOCK 3
-  COTTAGE APARTMENT



-  DENOTES 900MM NATURAL STONE WALL AT ENTRANCE
-  DENOTES FEATURE STONE WALL
-  DENOTES 1.8M FENCE WITH HEDGE
-  DENOTES 1.8M TIMBER SCREEN FENCING
-  DENOTES EXISTING POST AND WIRE FENCE
-  DENOTES FEATURE STONE PIER AND WALL

The above development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



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