

Ceann Torr

P A R K



K I N T O R E , A B E R D E E N S H I R E

An exclusive collection of just 13, three, four and five bed
family homes set in the historic town of Kintore



veitchi
homes

Look no further, your search for the perfect new home is over...

VEITCHI HOMES PRESENTS CEANN TORR PARK, A STUNNING NEW DEVELOPMENT OF ONLY THIRTEEN LARGE, MODERN, HIGH-SPEC THREE, FOUR & FIVE BEDROOM FAMILY HOMES, SET IN GLORIOUS ABERDEENSHIRE COUNTRYSIDE.

At Veitchi we are dedicated to delivering spacious and bright new homes that are designed with no detail overlooked, including important features like an additional downstairs shower room, in all of our four and five bedroom homes

This long awaited, much sought after development is situated within the appealing market town of the Royal Burgh of Kintore in Aberdeenshire, Scotland, which was granted its first Royal Charter in the 12th Century.

Each new home occupies a generous sized plot within this beautiful development, which is ideally located to take full advantage of the semi-rural lifestyle on offer at Kintore, whilst benefitting from the close proximity to Aberdeen and all the city has to offer.

There are three luxury, ranch style, four and five bedroom detached homes on offer at Ceann Torr Park, plus two 3 bedroom semi-detached homes, aimed at those looking for affordability with no concessions on quality.

Built in this much sought after location, each home is generously proportioned, ranging in size from 886sq ft to 2,406sq ft.

Veitchi build traditional homes, with contemporary interiors designed for total comfort and modern lifestyle... *but* only ever in small niche developments.

We are known for being selective and discerning and that's how we intend to keep it.



Development Plan



DISCLAIMER The specification outlined in this brochure is for general guidance only. In addition, each house and plot can differ from those illustrated in this brochure due to variation of external elevations and internal layout. Purchasers are requested to consult the detailed plan and specification for each individual plot and house type, available from our Sales Co-ordinator.

HOW TO FIND US

Travelling from Inverurie, follow the A96 down to the Broomhill Roundabout and take the first exit onto the B987. Take the first exit at the next roundabout, then turn left. Ceann Torr Park is on your left.

From Aberdeen, travel up the A96 and take the third exit at the Broomhill Roundabout.

SAT NAV: **AB51 0VV**

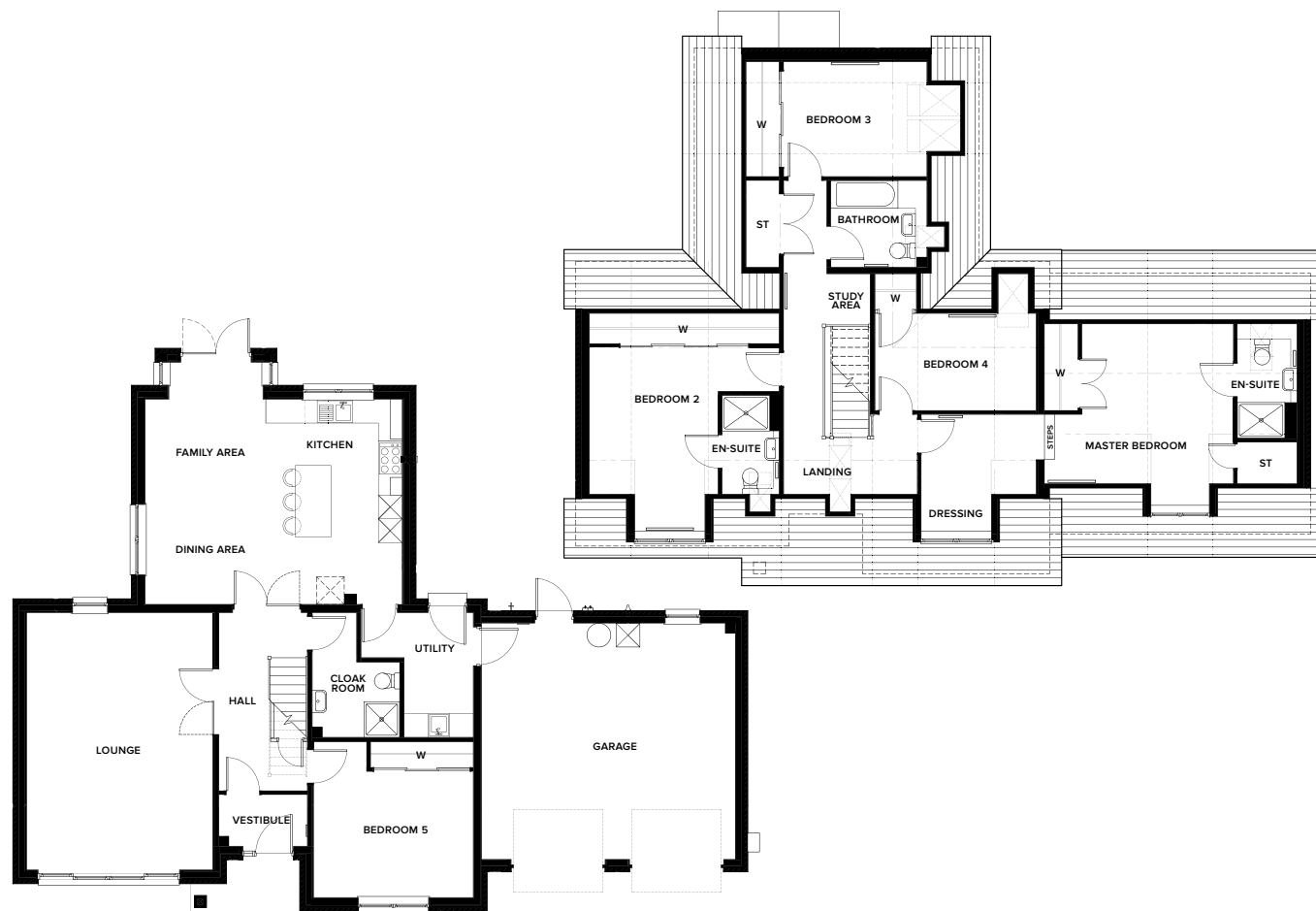


Juniper

FLOOR SPACE 224 SQM (2,406 SQFT)

The Juniper is a 5 bedroom, detached, family villa with double garage

PLOTS 1, 4, 8 and 9



GROUND FLOOR

Lounge	6600mm x 4800mm	21' 8" x 15' 9"
Kitchen / Dining	6600mm x 5250mm	21' 8" x 17' 1"
Utility	1810mm x 3212mm	5' 9" x 10' 5"
Bedroom 5	4137mm x 3249mm	13' 7" x 10' 8"
Cloak Room	2370mm x 1950mm	7' 7" x 6' 3"
Garage	6000mm x 6450mm	19' 6" x 21' 1"

FIRST FLOOR

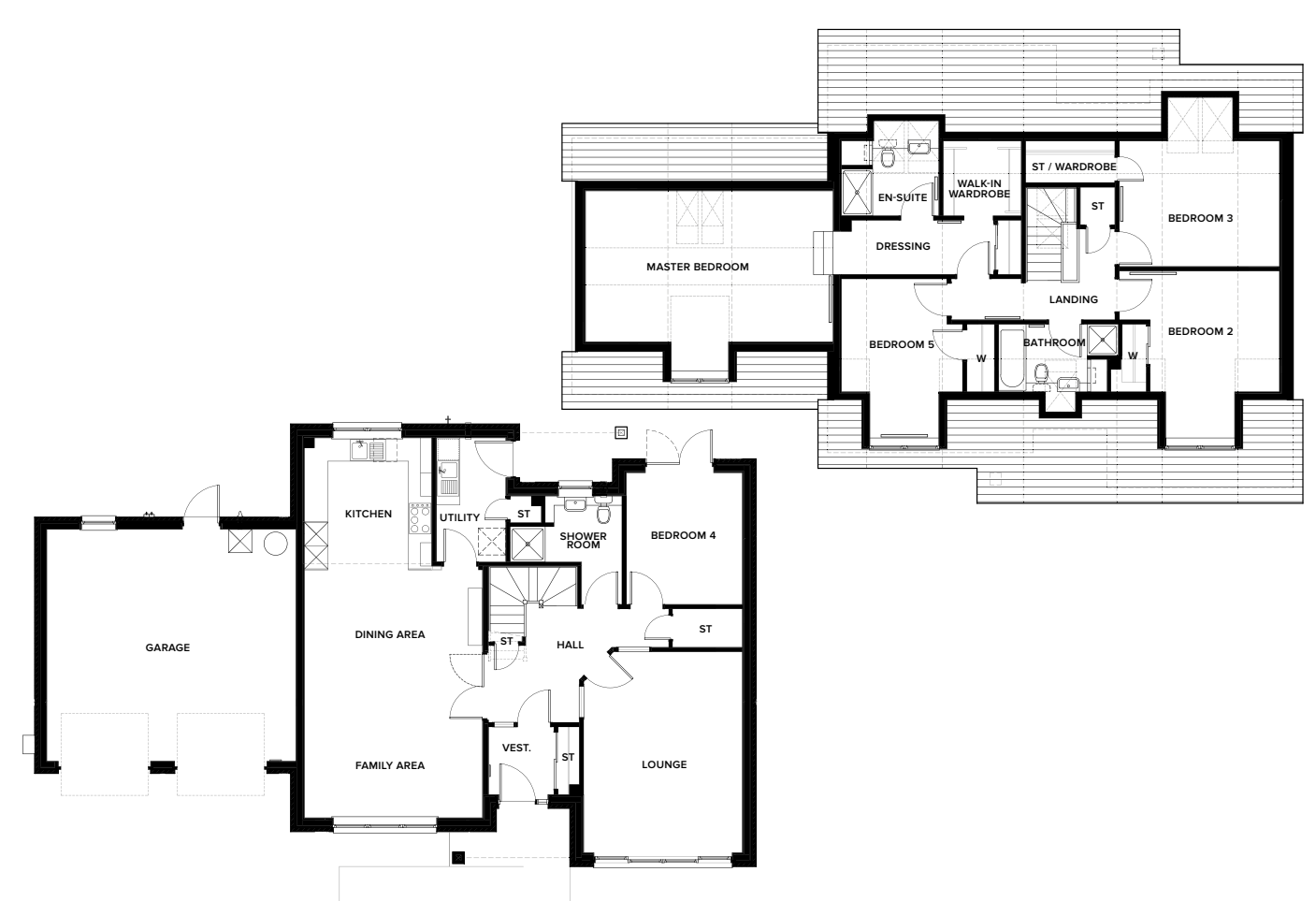
Master Bedroom	4810mm x 4065mm	15' 9" x 13' 4"
En-suite	2915mm x 1565mm	9' 6" x 5' 1"
Dressing	2968mm x 2044mm	9' 9" x 6' 8"
Bedroom 2	4860mm x 3315mm	16' 1" x 10' 10"
En-suite	1470mm x 2528mm	4' 8" x 8' 2"
Bedroom 3	3650mm x 2965mm	12' 0" x 9' 9"
Bedroom 4	4137mm x 2481mm	13' 7" x 8' 2"
Bathroom	2220mm x 2460mm	7' 2" x 8' 0"

Aspen

FLOOR SPACE 216 SQM (2,325 SQFT)

The Aspen is a 5 bedroom, detached, family villa with double garage

PLOTS 2, 3 and 6



GROUND FLOOR

Lounge	4157mm x 5245mm	13' 8" x 17' 2"
Kitchen	3342mm x 3260mm	10' 9" x 10' 6"
Dining / Family	4700mm x 6640mm	15' 4" x 21' 7"
Utility	1817mm x 3260mm	5' 9" x 10' 6"
Bedroom 4	3057mm x 3460mm	10' 0" x 11' 4"
Shower Room	2960mm x 1900mm	9' 7" x 6' 2"
Garage	6450mm x 6000mm	21' 2" x 19' 8"

FIRST FLOOR

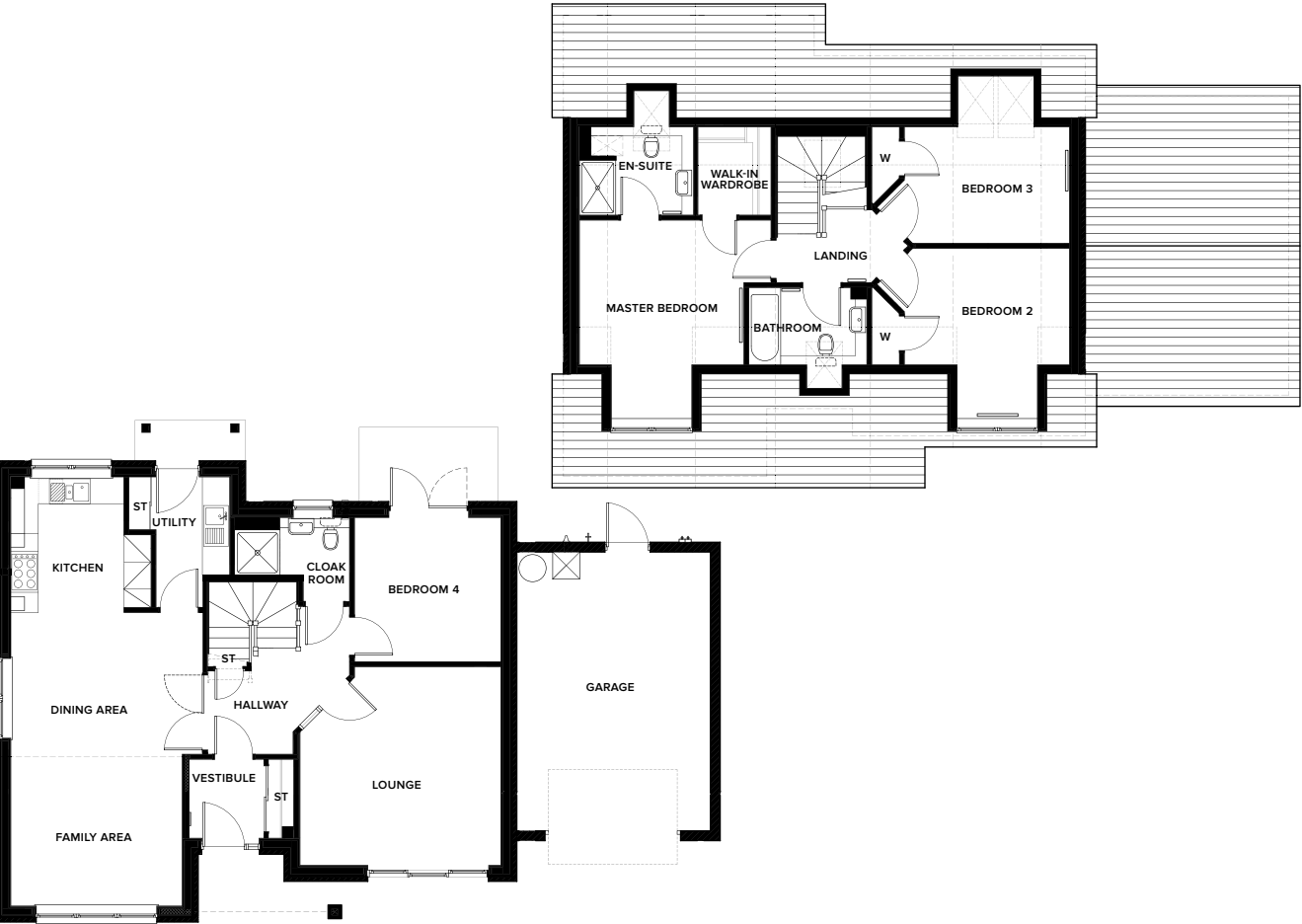
Master Bedroom	3992mm x 6450mm	13' 1" x 21' 2"
En-suite	2567mm x 1995mm	8' 4" x 6' 5"
Dressing	1418mm x 4000mm	4' 6" x 13' 1"
Bedroom 2	3400mm x 3180mm	11' 1" x 12' 5"
Bedroom 3	4195mm x 3300mm	13' 9" x 10' 10"
Bedroom 5	3188mm x 2977mm	10' 5" x 9' 9"
Bathroom	2818mm x 1807mm	9' 2" x 5' 9"

Osier

FLOOR SPACE 154 SQM (1,654 SQFT)

The Osier is a 4 bedroom, detached, family villa with single garage

PLOTS 5, 7, 10 and 12



GROUND FLOOR

Lounge	4535mm x 4459mm	14' 10" x 14' 7"
Kitchen	3167mm x 2953mm	10' 3" x 9' 6"
Dining / Family	3900mm x 6647mm	12' 7" x 21' 8"
Utility	2953mm x 1650mm	9' 8" x 5' 5"
Bedroom 4	3300mm x 3251mm	10' 10" x 10' 8"
Cloak Room	2563mm x 1920mm	8' 5" x 6' 4"
Garage	4285mm x 6170mm	14' 11" x 20' 3"

FIRST FLOOR

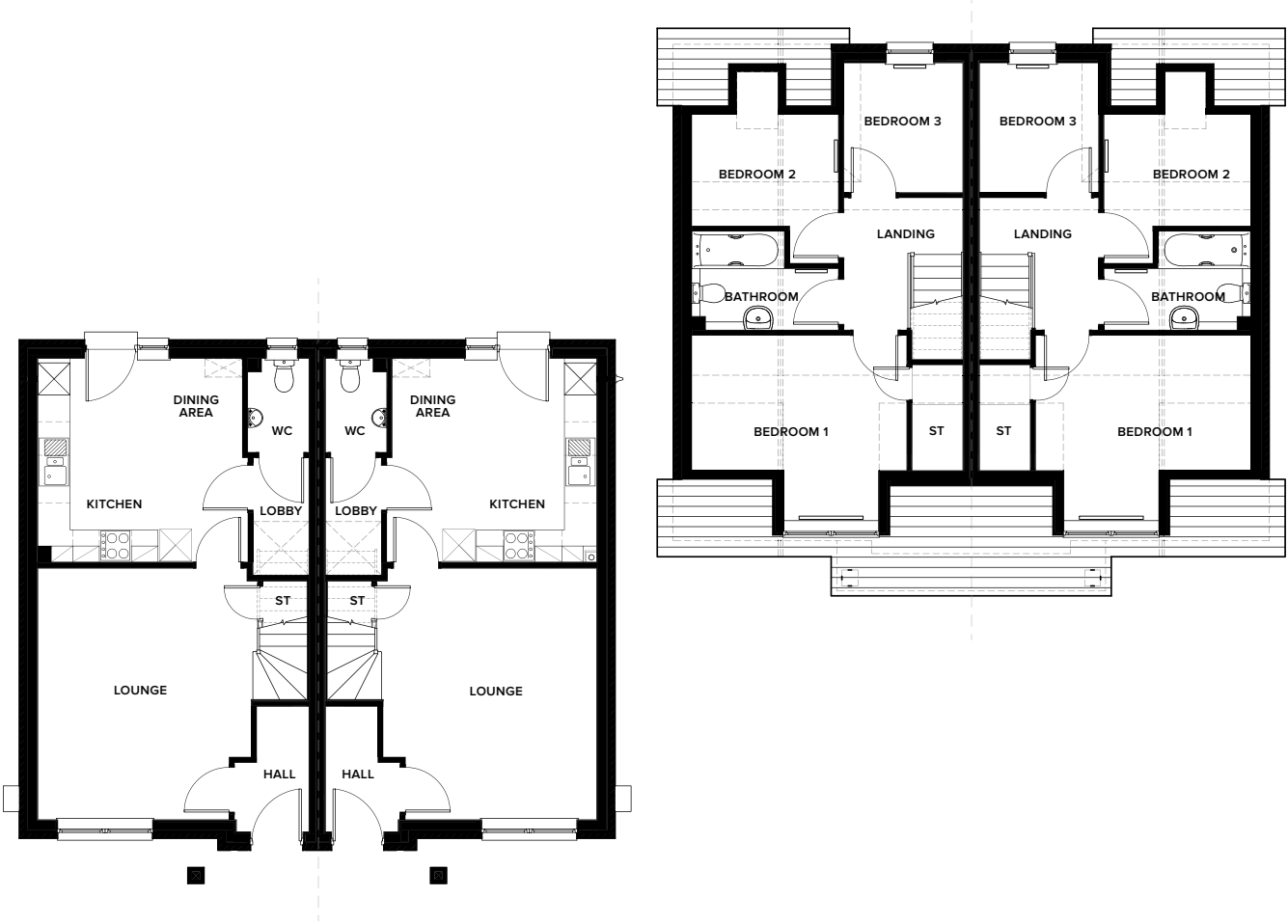
Master Bedroom	3702mm x 3265mm	12' 2" x 10' 8"
En-suite	2590mm x 2015mm	8' 6" x 6' 7"
Bedroom 2	3715mm x 2640mm	12' 2" x 8' 8"
Bedroom 3	3715mm x 2640mm	12' 2" x 8' 8"
Bathroom	2633mm x 1775mm	8' 6" x 5' 8"

Elm

FLOOR SPACE 82.3 SQM (886 SQFT)

The Elm is a 3 bedroom, semi-detached, family villa

PLOTS 11A and 11B

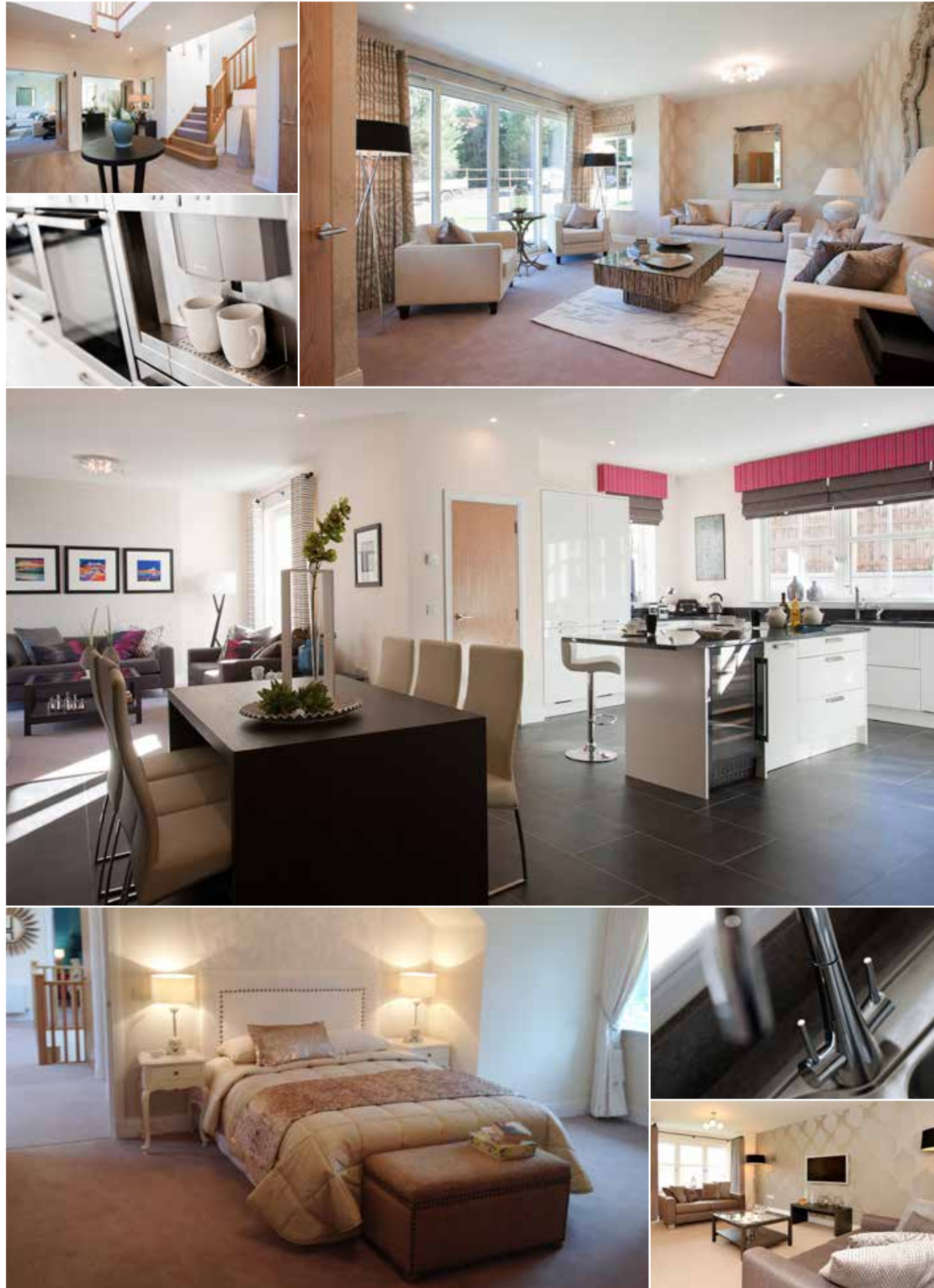


GROUND FLOOR

Lounge	4772mm x 3643mm	15' 6" x 11' 11"
Kitchen / Dining	3876mm x 3893mm	12' 9" x 12' 9"
WC	1821mm x 1190mm	5' 8" x 3' 11"

FIRST FLOOR

Bedroom 1	4088mm x 2559mm	13' 5" x 8' 5"
Bedroom 2	2808mm x 2115mm	9' 2" x 6' 11"
Bedroom 3	2275mm x 2490mm	7' 6" x 8' 2"
Bathroom	1876mm x 2808mm	6' 1" x 9' 2"



Specification

KITCHENS

The kitchens have been exclusively designed by Laings of Inverurie and all benefit from fully integrated appliances. All homes have an electric induction hob, appropriate cooker hood and double oven in stainless steel, together with a tall integrated fridge/freezer* and a dishwasher*. Feature lighting under wall units are included as standard to provide a softer alternative to ceiling lights.

Purchasers may have a choice of units and tiling from our range depending on the construction programme

BATHROOMS

The bathrooms are also exclusively designed by Laings of Inverurie and feature a three piece suite. All bathrooms and en-suite shower rooms include fitted vanity furniture as standard. The ground floor cloakroom includes a separate shower enclosure. Purchasers may have a choice of colours of vanity furniture and tiling from our range, depending on the construction programme. Full height chrome towel warmers are included as standard where space allows to all bathrooms, shower rooms and en-suites.

INTERNAL

uPVC double glazed tilt-and-turn windows (ground floor and first floor) with white finish. White uPVC patio and French doors. Pre-finished oak veneer solid core flush internal doors with satin chrome ironmongery, glazed feature panels where design dictates. Wardrobes fitted as standard to bedrooms, where shown on floor plans. Oak finish to stair stringer, balustrade and handrails.

CENTRAL HEATING

The homes are heated with under floor heating and towel rails (where required) to the ground floor with radiators and towel rails to the first floor as required. Underfloor heating to the ground floor is included as standard. Hot water is provided by an unvented pressurised system. The Elm house type is run with a Combi boiler, with no water storage.

DECORATION

Internal walls to have magnolia paint finish with a white paint finish to ceilings. Skirtings and door facings will be white satin finish.

ELECTRICAL

Ample sockets throughout the properties, complying with NHBC and Building Warrant requirements including TV and telephone points to the lounge, family room, dining room and all bedrooms. Shaver sockets to bathrooms, en suites and cloakrooms.

SECURITY ALARM

System wired contact breakers/PIR sensors covering all ground floor entry points, upper hall and the garage. Alarm is mounted externally with internal shrill alarm – incorporating facility to allow connection to a 24 hour manned monitoring service.

EXTERNAL

Porous pavements to all areas of drive and paths at the front of the house with concrete slabs to side and rear. External electric sockets and water tap at rear of each house. Light fittings adjacent to all external doors as per drawings.

GARDENS

Gardens will be graded where necessary using the natural contours of the land and will be turfed to the front, grass seeded and planted as per the landscape architect's drawings. A rotary dryer will also be provided to the rear garden. Screen fencing will be provided as per the architect's site layout plan.

NHBC

All houses will have the benefit of the 10 year NHBC Buildmark cover from completion.

Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information and illustrations are intended as a preliminary guide only and the right is expressly reserved by the company to amend or vary same. Consequently, they should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order under the Property Misdescriptions Act 1991. The contents do not form any part of a contract.

Not your average homes...

But then Veitchi Homes are not your average house builder – we are small and very select in what we build and we are backed by the strength and diversity of the Veitchi Group. Quality, craftsmanship, value-for-money and customer satisfaction are at the heart of everything we do.

Our homes are designed in a traditional style; they have character, inside and out; rooms are spacious and laid out where they ought to be; kitchens and bathrooms are timeless; fixtures and fittings are of the highest quality; and above all they are built to last.

Of course, we build new homes so they are built for the 21st century; they are energy efficient; double glazing and gas central heating are standard as you would expect, and they even have underfloor heating downstairs. Other little luxuries might include a walk-in

wardrobe in the master bedroom or an extra shower room; we understand a family needs functional living space so we try to incorporate family rooms and breakfasting areas, utility rooms and lots of storage space; and we make a garage big enough you can actually fit a car inside.

Just like you, we are very discerning about location – we look for quiet areas that will be a safe haven for a family but has good amenities nearby and fast commuter links. We only ever build niche developments with limited numbers and we try to vary the styles as much as possible so your home is special and has a feeling of exclusivity.

These next pages give you a flavour of our approach to housebuilding and the quality of homes we build, and we think you'll agree it's definitely not average.



ROSEBANK, KIRKTON OF MARYCULTER

AN EXCLUSIVE COLLECTION OF FOUR AND FIVE BEDROOM LUXURY RANCH-STYLE FAMILY HOMES



JUNIPER GARDENS, OYNE, ABERDEENSHIRE

A TRULY EXCLUSIVE DEVELOPMENT OF JUST TWO LARGE, DETACHED, LUXURY 4/5 BED HOMES



EASTSYDE, PORTLETHEN

A SMALL COLLECTION OF FOUR BEDROOM DETACHED FAMILY VILLAS



BLUEBELL PARK, CAMMACHMORE, ABERDEENSHIRE

A UNIQUE DEVELOPMENT OF THREE BEDROOM DETACHED FAMILY HOMES



MILL LANE, PORT ELPHINSTON

AN EXCLUSIVE COLLECTION OF FOUR AND FIVE BEDROOM LUXURY RANCH-STYLE FAMILY HOMES



HILLSIDE LANE, PORTLETHEN

A SMALL COLLECTION OF FOUR BEDROOM DETACHED FAMILY HOMES

Strength through Diversity

Established in 1917, the Veitchi Group is now one of Scotland's largest and most experienced construction based companies. Historically, the Group have gained strength through diversity and continue to do so with the establishment of the Veitchi Homes brand.

Veitchi Homes is a private residential property company based in Aberdeen focused on identifying and developing residential sites in prime locations. It aims to ensure that their new homes combine modern contemporary living with strong traditional design.

Veitchi Homes is an NHBC Registered Developer and follows the good practise as outlined in the Consumer Code for Home Builders.



veitchi
homes

VEITCHI HOMES LTD

UNIT 4, WELLINGTON CIRCLE,
ALTENS, ABERDEEN AB12 3JG

01224 893 939

HOMES@VEITCHI.COM

WWW.VEITCHIHOMES.COM