



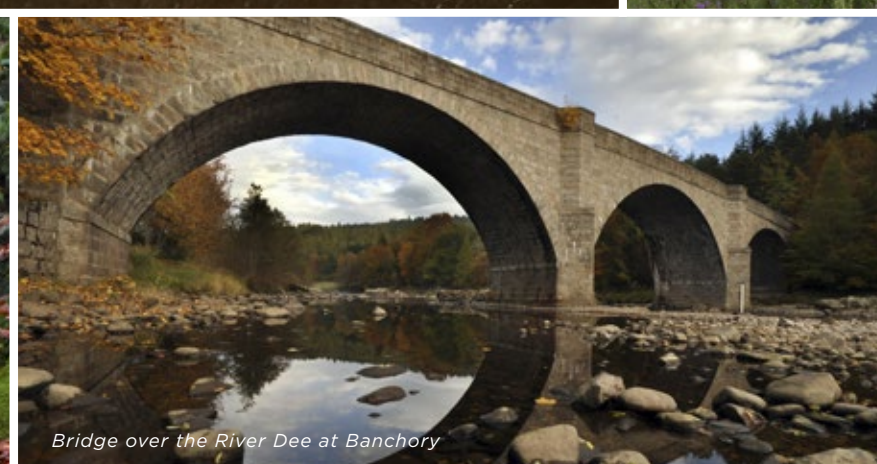
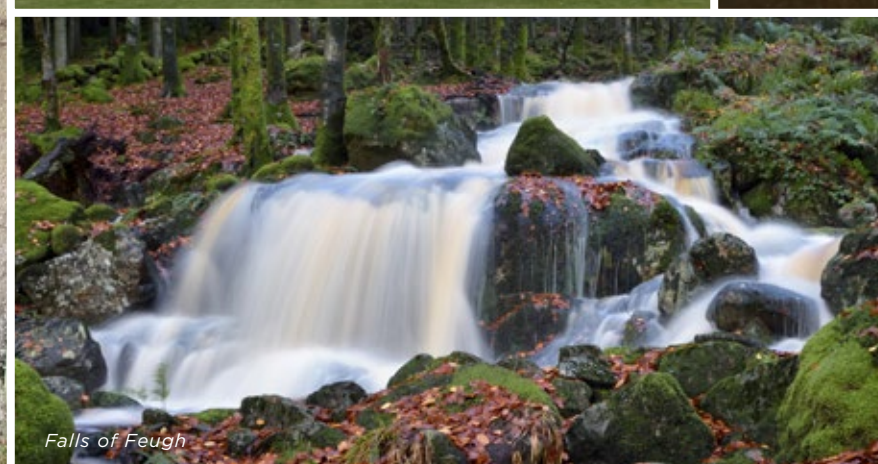
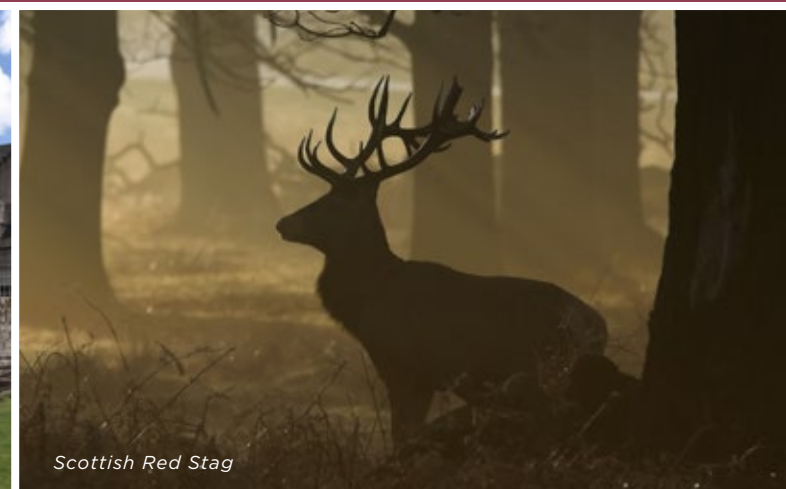
EASTER DURRIS

KIRKTON OF DURRIS



A UNIQUE DEVELOPMENT OF JUST
TWO STUNNING HOMES

LOCATION



Unique Homes in a unique location...

Veitchi have a keen eye for unique locations... special places, places where people really want to live.

Easter Durris is no exception indeed many would say it's exceptional.

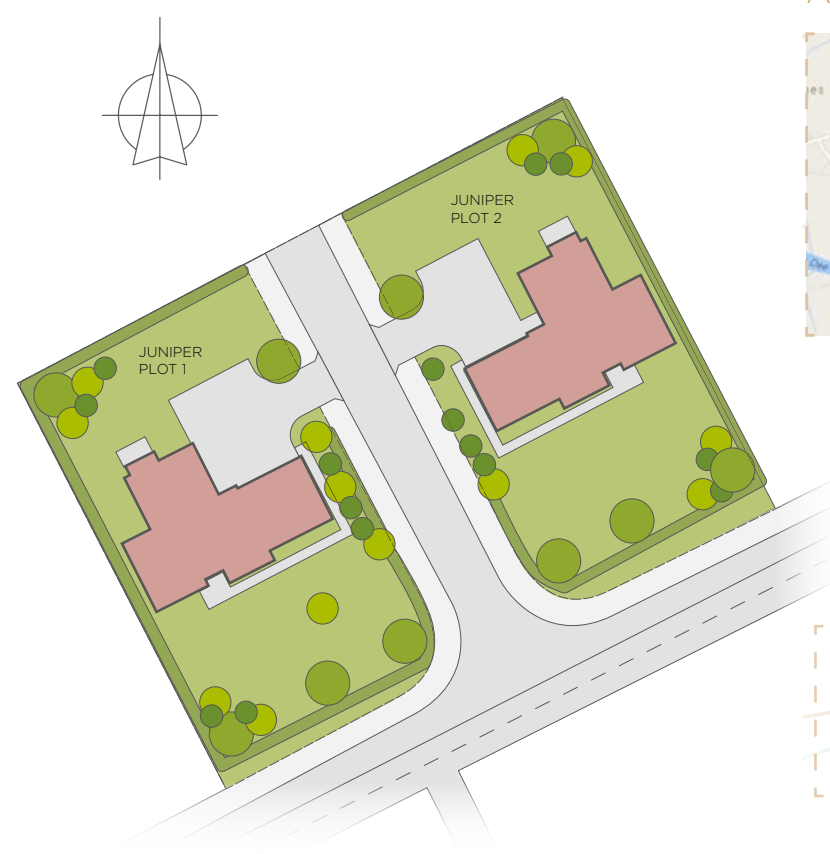
Whether you're seeking an exclusive commuter haven or relaxed family retreat, Easter Durris creates the most idyllic setting for your dream home in the sought-after hamlet of Kirkton of Durris. Surrounded by beautiful Aberdeenshire countryside, this exclusive collection of only 2 five bedroom detached homes offers all the space, flexibility and high specification you desire.

Presenting a rare opportunity to purchase a new home in this location Veitchi are delighted to demonstrate their impressive quality and attention to detail, that has been evidenced in numerous developments, from

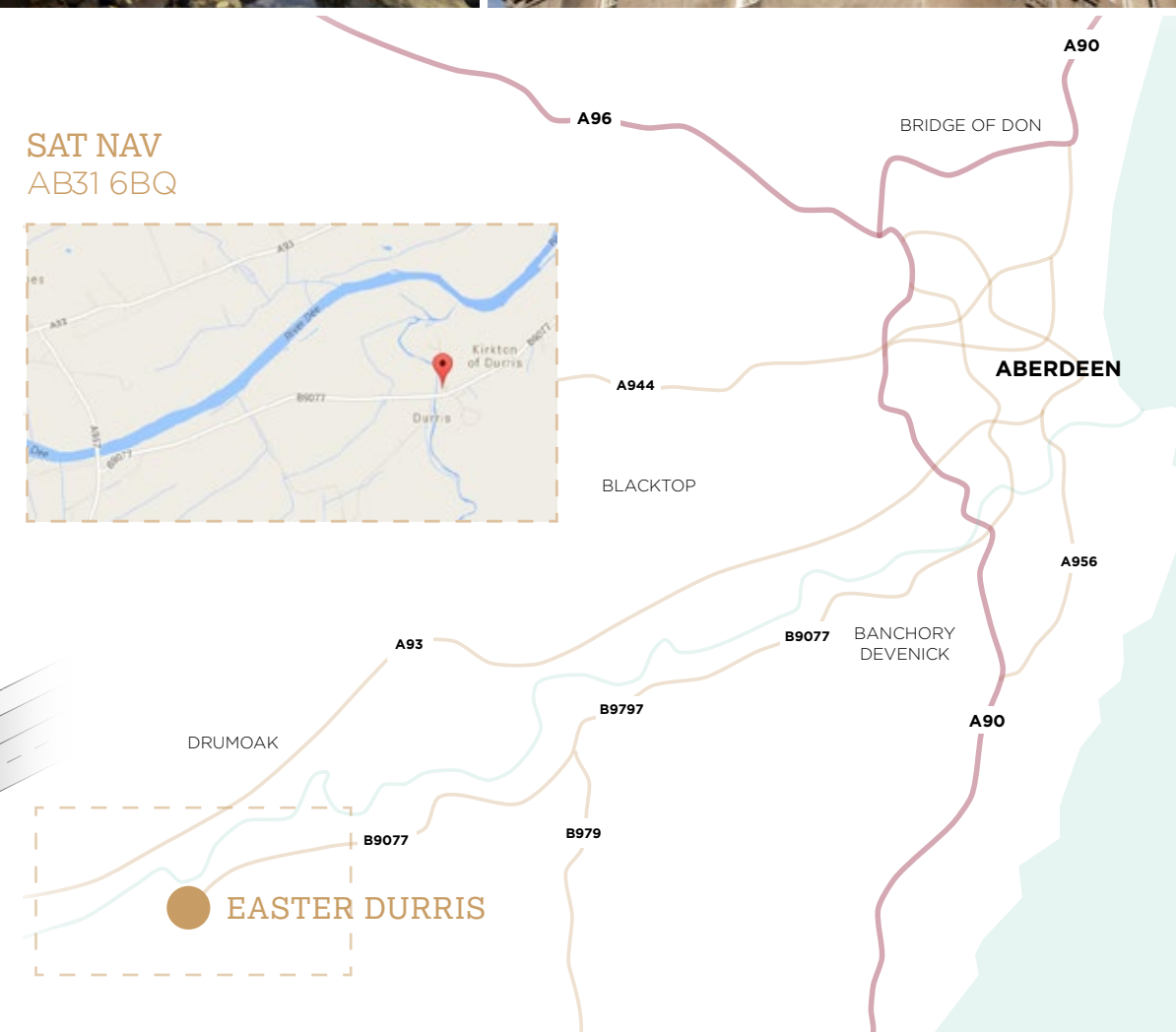
Rosebank at Maryculter to Ceann Torr Park in Kintore. Homes with generous light and space and superbly equipped kitchens by Laings of Inverurie.

Easter Durris offers the opportunity of a healthy lifestyle, with easy access to outdoor pursuits such as fishing, walking, skiing and horse riding. Situated within Royal Deeside, nearby Banchory offers a selection of interesting independent shops and eateries, catering for all palates from fine dining to tea and home baking. The famous Crathes Castle is on your doorstep, with its beautiful gardens, steeped in Scottish history it makes a fine day out for all the family.

Easter Durris is without doubt a place where the cares of a busy work life are easily forgotten, where access to the city is a comfortable commute.



SAT NAV
AB31 6BQ



THE DEVELOPMENT



PLOT 1: Juniper

Floor Space: 224 sqm
(2,406 sqft)

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



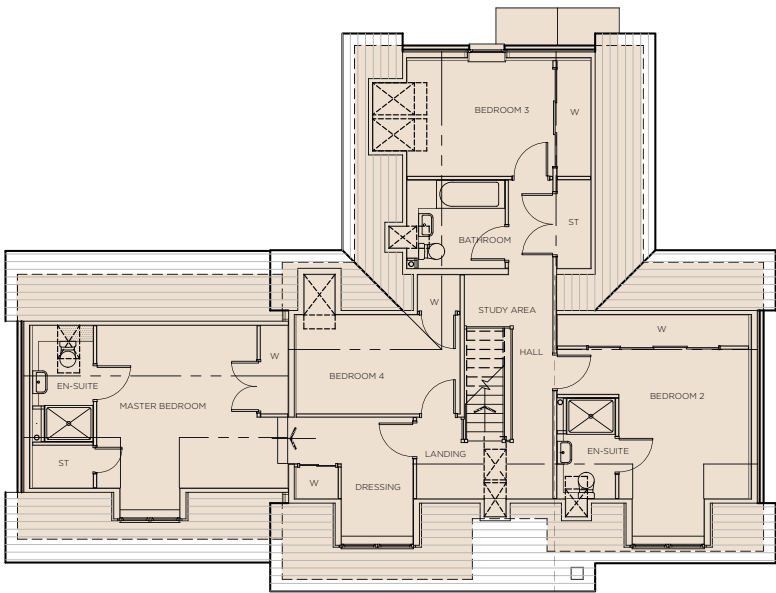
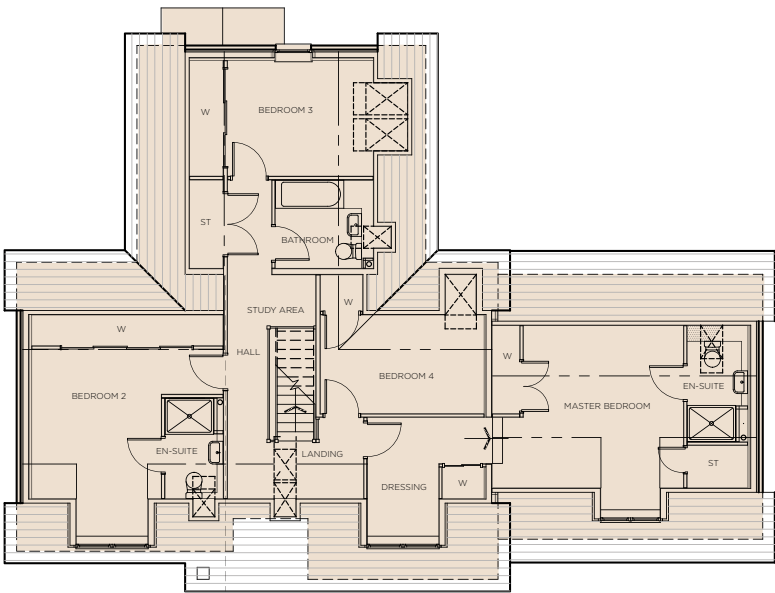
PLOT 2: Juniper

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(2,406 sqft)

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detached, family villa with
double garage.

FIRST FLOOR

Master Bedroom	4780mm x 4065mm 15' 9" x 13' 4"
En-suite	2915mm x 1595mm 9' 6" x 5' 1"
Dressing	1800mm x 2044mm 9' 9" x 6' 8"
Bedroom 2	3735mm 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"

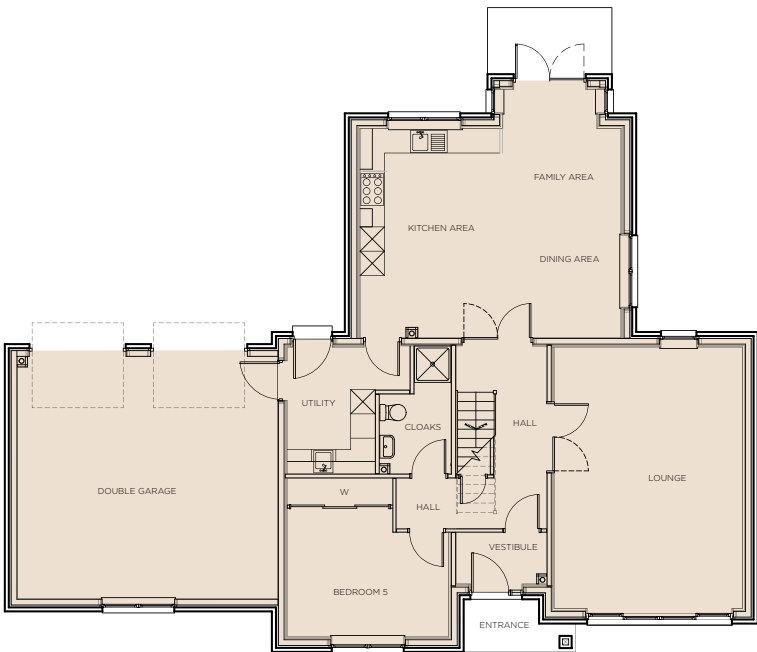
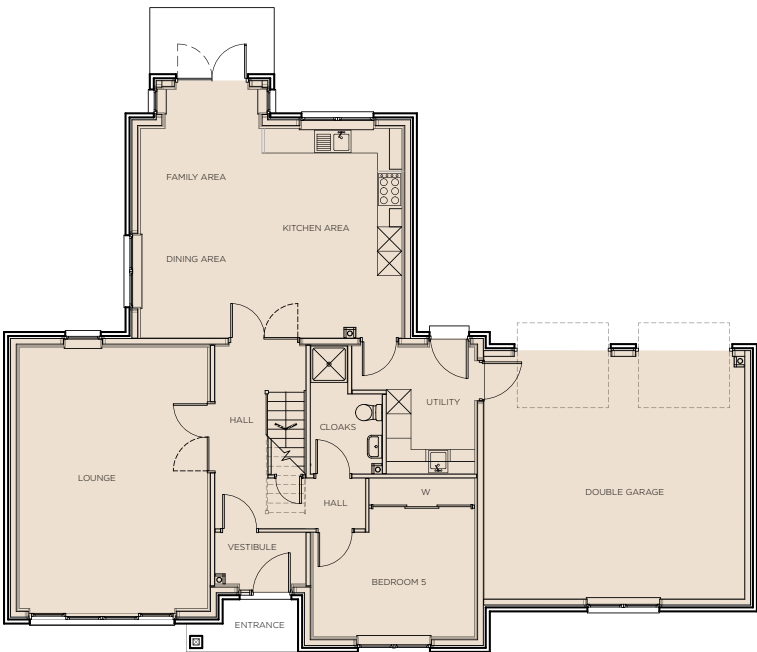


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GROUND FLOOR

Lounge	6600mm x 4800mm 21' 8" x 15' 9"
Kitchen / Dining	6600mm x 5250mm 21' 8" x 17' 1"
Utility	2261mm x 3212mm 5' 9" x 10' 5"
Bedroom 5	4137mm x 3249mm 13' 7" x 10' 8"
Cloak Room	1786mm x 1950mm 7' 7" x 6' 3"
Garage	6000mm x 6450mm 19' 6" x 21' 1"



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KITCHENS

The kitchens have been individually designed and all benefit from fully integrated appliances. All homes have an induction hob, feature cooker hood, double oven all with a stainless steel finish together with a tall integrated fridge/freezer and a dishwasher. Feature lighting under wall units.

Purchasers may have a choice of units depending on the construction programme.

BATHROOMS

The bathrooms feature a four piece suite including a separate shower cubicle, the master bedrooms and bedroom 2 each have an en suite shower room. All bathrooms and en suites have fitted vanity furniture. Ground floor cloakroom with separate shower enclosure.

Purchasers may have a choice of colours for furniture and tiling depending on construction programme.

WINDOWS, INTERNAL DOORS AND STAIR

High performance UPVC double glazed windows with white finish, Pre-finished Oak veneer solid core flush internal doors with chrome ironmongery, glazed feature doors where design dictates. Oak finish to stair stringer, balustrade and handrails.

CENTRAL HEATING

The homes are heated by a modern highly efficient LPG fired central heating system with underfloor heating to the ground floor and by a traditional radiator system with thermostatic valves to the first floor. Hot water is provided by an unvented pressurised system linked in to the central heating design.

DECORATION

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

ELECTRICAL

Ample sockets throughout complying with NHBC and building warrant requirements including TV/Satellite and telephone points to the lounge and family room with further TV and telephone points to all bedrooms. Shaver sockets to all bathrooms and en suites.

SECURITY ALARM

System wired security contact breakers/PIR sensors covering all ground floor entry points, upper hall and the garage. Alarm is mounted externally with internal shrill alarm - incorporating automatic direct dial alert facility to a 24 hour manned station.

EXTERNAL

Paviours to private driveways and precast concrete slab paths around house as per drawings. External electric sockets at rear of house. External water tap at rear door. 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 be turfed, grass seeded and planted as per the landscape architects drawings. A rotary drier will also be provided to the rear garden. The rear gardens will be separated by timber screen fencing as per the architects site layout plan.



All houses will have the benefit of the 10 year NHBC buildmark cover.

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 some. 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.



VEITCHI HOMES LIMITED

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 which aims to identify and develop 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 follow the good practise as outlined in the Consumer Code for Home Builders.

Visit our Showhome at Ceann Torr Park, Kintore
Sat Nav: AB51 0QT

Alternatively you can contact our
Sales Team: 01224 470 047



veitchi
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