



## Specification

### Kitchens

You may choose from a wide selection of high quality German kitchens together with co-ordinated worktops. Kitchen to have granite worktops and upstand (to the kitchen only). Integrated appliances including two single ovens, compact microwave with oven, warming drawer, wine cooler all black/stainless steel, ceramic hob black with stainless steel chimney hood, integrated full height fridge and full height freezer, together with integrated dishwasher.

### Windows & Doors

Pre finished front and rear door sets complete with chrome/steel door furniture and multi point security locks. High performance timber double glazed windows.

### Internal

High quality, oak veneered flush faced internal doors fitted with chrome door handles. Most bedrooms have built in wardrobes (see individual house layouts for further information). Quality ironmongery throughout. Decoration: Internal walls in gardenia emulsion and ceilings in white.

emulsion paint. White satinwood paint to finishings. Coving to lounge, dining, kitchen/family, ground floor hall and vestibule.

### Bathrooms

Quality Roca white sanitary ware with chrome taps, basin, WC, bath and separate shower enclosure with thermostatically controlled shower. You may choose from a pre-selected range of complementary quality wall and floor tiles.

### En-Suite Bathrooms

Quality Roca white sanitary ware with chrome taps, basin, WC, shower enclosure with thermostatically controlled shower. You may choose from a pre-selected range of complementary quality wall and floor tiles.

### Heating and Hot Water

Underfloor heating to ground floor and radiators to first floor. Energy efficient air source heat pump provides hot water and heating to the property.

### Electrical

Brushed chrome sockets and switches to the ground floor hall, lounge, dining, kitchen/family. Telephone sockets in lounge and kitchen/family, hall and master bedroom. We provide a television master point in the lounge along with multiroom points in the kitchen/family and all bedrooms. Mains wired smoke detectors. Door chimes to front door.

### Garages

Garages will have timber lined garage doors, internal lighting and power socket. Outside tap in garage.

### External Specification

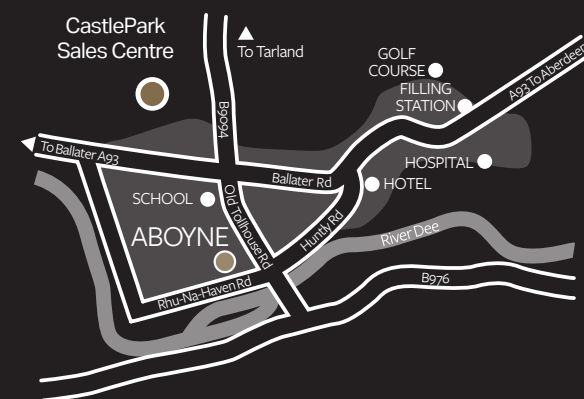
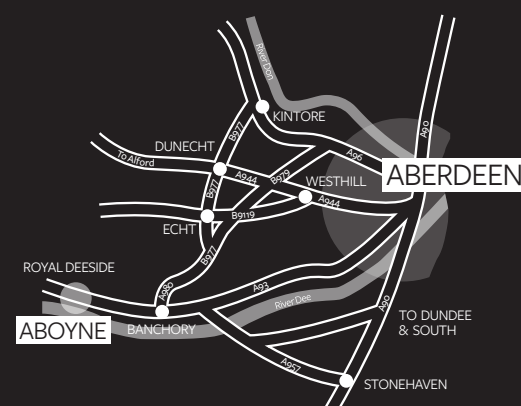
Turf to be provided to both front and rear gardens. Paved slabs will provide a pathway to both the front and rear door. Concrete pavers/gravel to driveway. The external fabric of the properties features natural granite, dry dash render and cedar linings. External lights to front and rear. Rotary dryer.

### NHBC

All our houses are registered under the National House Building Council.



AN EXCLUSIVE DEVELOPMENT OF  
TWO SPACIOUS 5 BEDROOM DETACHED  
HOMES WITHIN A UNIQUE SETTING.



RHU-NA-HAVEN

ABOYNE, ABERDEENSHIRE

### AJC Homes

Aboyne Castle, Aberdeenshire AB34 5JP

T: 01339 887778

E: enquiries@ajcscotland.com

WWW.AJCSCOTLAND.COM



rare opportunity, beautiful homes



AJC are pleased to present this rare opportunity to purchase a large new build home on Rhu Na Haven Road in Aboyne. Only 2 substantial plots are available within this wooded area in the heart of the village next to Ladywood Lodge.

The homes will be built to exacting AJC standards of quality with high specification exterior and interior finishes. Please come and visit our showhome at Castlepark, Aboyne for more information.



Ground floor	Metres	Feet/Inches
Lounge	6.56 x 4.72	21.5 x 15.5
Kitchen Area	4.28 x 3.69	14.0 x 12.1
Family Area	5.21 x 3.95	17.1 x 12.9
Dining	4.72 x 4.40	15.5 x 14.4
Utility	4.28 x 1.97	14.0 x 6.5
Garage	6.02 x 5.77	19.8 x 18.9



First Floor	Metres	Feet/Inches
Master Bedroom*	5.77 x 4.74	18.9 x 15.6
Ensuite MB	2.84 x 2.34	9.3 x 7.7
Bedroom 2**	4.72 x 4.37	15.5 x 14.4
Ensuite 2	2.29 x 2.28	7.5 x 7.5
Bedroom 3	4.00 x 3.69	13.1 x 12.1
Bedroom 4 **	3.53 x 3.30	11.6 x 10.9
Bedroom 5/Study	3.53 x 2.44	11.6 x 8.0
Bathroom	2.92 x 2.50	9.6 x 8.2

\*excludes dormer recess \*\*excludes wardrobe recess