



## SPECIFICATION

### NHBC

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

### Kitchens

You may choose from a wide selection of high quality German kitchens together with co-ordinated worktops. All kitchens have integrated appliances including Neff double oven, hob and extractor hood. Hotpoint fridge freezer and dishwasher. Under wall unit lighting. 1½ bowl stainless steel sink to kitchen. (Single stainless steel sink to utility). Glass splashback to hob.

### Internal

High quality, oak veneered 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, family/dining/ kitchen and ground floor hall.

### 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 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 tiles.

### Heating and Hot Water

Gas fired central heating – with thermostatically controlled radiators throughout. Chrome towel rails to all bathrooms, en-suites and WCs.

### 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.

### Electrical

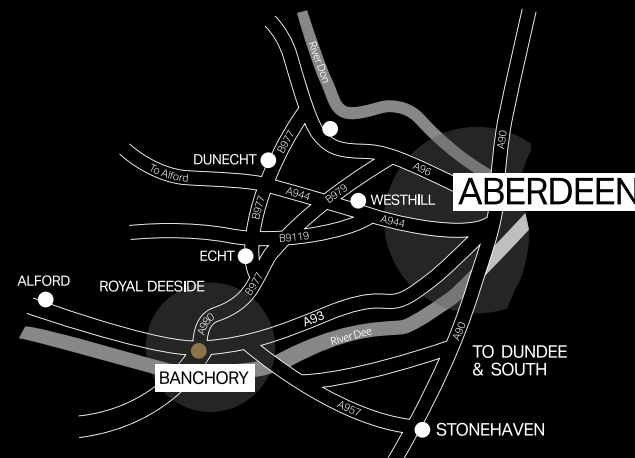
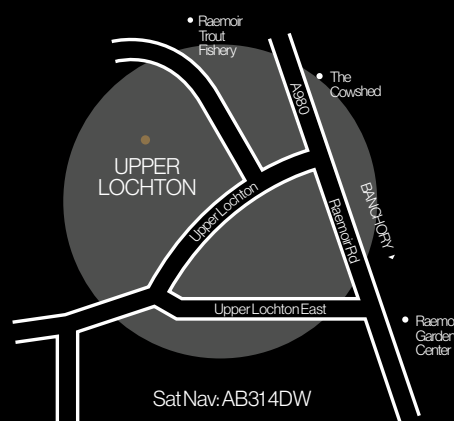
Chrome sockets and switches to GF hall, lounge, kitchen/dining/family room. Telephone sockets in lounge and kitchen/family, hall and master bedroom. We provide a television master point in the lounge along with multiroom points in the kitchen/family and all bedrooms. Mains wired smoke detectors. Door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

### Garages

Garages with metal garage doors, internal lighting and power socket.

### External Specification

Turf to be provided to the front garden. Paved slabs will provide a pathway to both the front and rear door. The external fabric of the properties features wet dash render and stained timber cladding. External lights to front and rear. Outside tap to rear of house. Rotary dryer.



### **AJCHomes**

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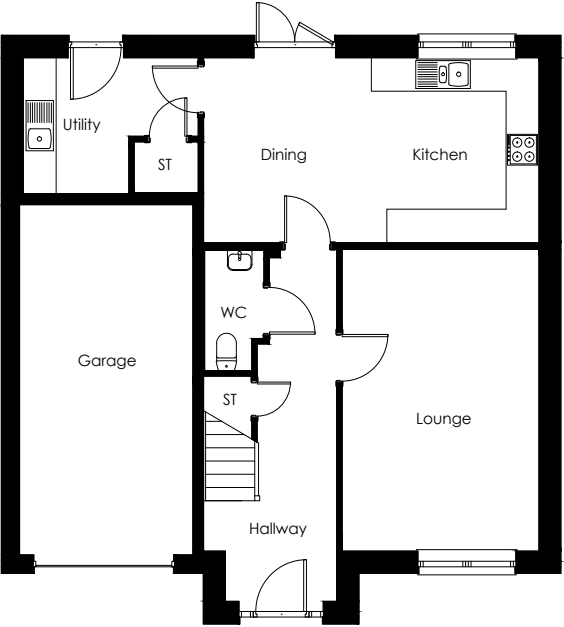
# UPPER LOCHTON

BANCHORY, ABERDEENSHIRE

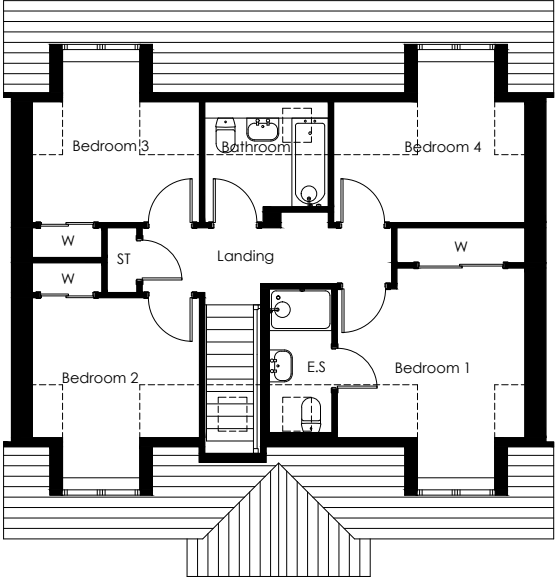
A select development of just three four-bedroom family homes



# SITE LAYOUT



Ground floor	Metres	Feet/Inches
Lounge	3.60 x 5.40	11.9 x 17.9
Kitchen/Dining	6.13 x 3.31	20.1 x 10.10
Utility	3.20 x 2.43	10.6 x 7.8
WC	1.08 x 2.15	3.6 x 7.0
Garage	3.17 x 6.27	10.5 x 20.7



First floor	Metres	Feet/Inches
Bedroom 1	3.59 x 4.01	11.9 x 13.20
Ensuite	1.20 x 2.74	3.11 x 8.11
Bedroom 2	3.20 x 3.44	10.6 x 11.30
Bedroom 3	3.20 x 3.07	10.6 x 10.10
Bedroom 4	3.66 x 3.07	12.0 x 10.10
Bathroom	2.37 x 2.31	7.9 x 7.70

Upper Lochton is situated in the heart of Royal Deeside, within walking distance of Banchory high street. A development of just three four-bedroom family homes, Upper Lochton is an opportunity to purchase a family home built to the highest standards in the bustling town of Banchory.

The exteriors will be finished with granite, wet harling & painted timber cladding, each home is of the highest quality with equally high specification internally, including German kitchens, oak-finished doors, traditional copper

piped plumbing and staircases hand crafted in our own joinery workshop in Aboyne.

Aberdeenshire's premier arts venue, The Barn, and the popular Raemoir Garden Centre are right on the doorstep, and well-regarded primary and secondary schools are situated nearby. A prime location for outdoor activities, from scenic golf courses and fishing on the River Dee, to mountain biking or walking on Scolty Hill, Upper Lochton is the ideal choice for a family home.

The information including the site layout shown in this document is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Property Misdescription Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty. Room sizes are approximate and may be subject to variation.