

A COLAREN *Signature* DEVELOPMENT

# KINGSEAT

NEW MACHAR



## Welcome to The Brucklay Semi

 Garage	<b>None</b>
 Sun Lounge Option	<b>None</b>
 House Floor Area	<b>93m<sup>2</sup></b>

A practical and stylish three bedroom semi-detached house.

A family home with three bedrooms on the first floor, plus a large family bathroom, the Brucklay provides terrific, practical space. Downstairs there's a modern open-plan kitchen/dining room. There's also a large family room downstairs. As with every Colaren home, the interior is finished throughout in American white oak and fitted with high-quality, wooden triple glazed windows. And naturally, every one of our houses comes with a ten-year warranty.

# The Brucklay

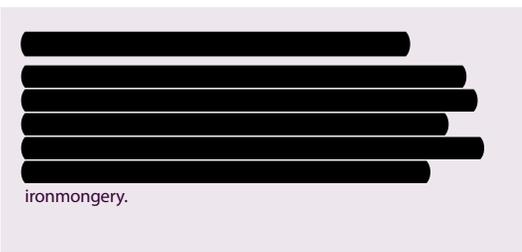
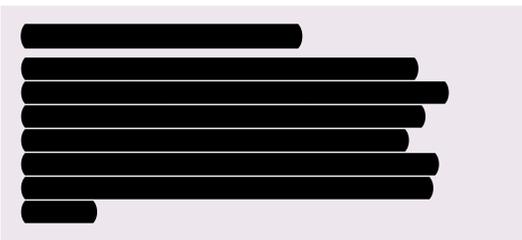
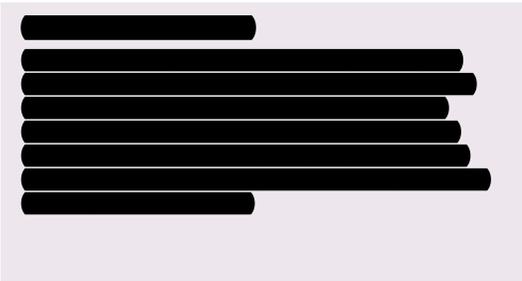
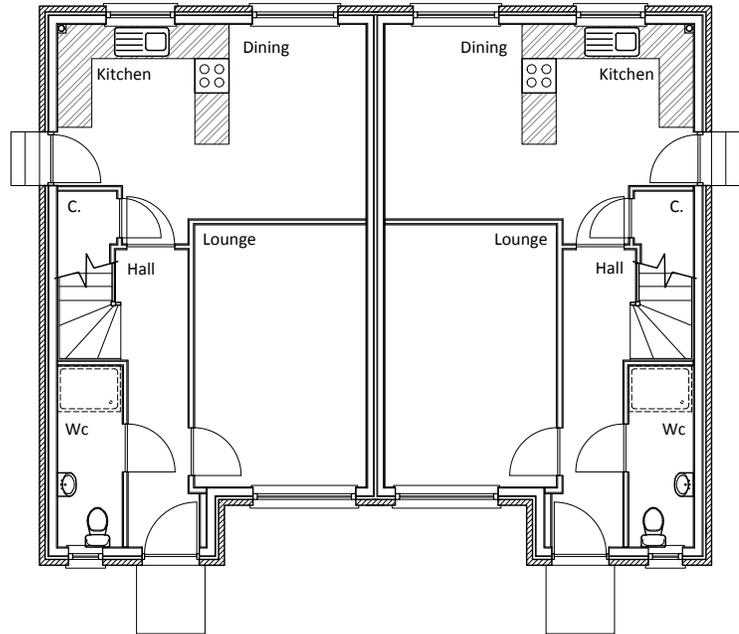
A practical and stylish three bedroom house

**Total floor area:** (excluding garage)  
All dimensions are taken to the widest point. **93m<sup>2</sup>**

Ground Floor	m <sup>2</sup>
Lounge	3.0 x 4.6
Kitchen / Dining	5.4 x 3.4
WC	1.1 x 3.2

Floor	m <sup>2</sup>
Bedroom Master	3.1 x 4.0
Bedroom 2	3.1 x 3.9
Bedroom 3	2.6 x 3.9
Bathroom	2.2 x 2.8

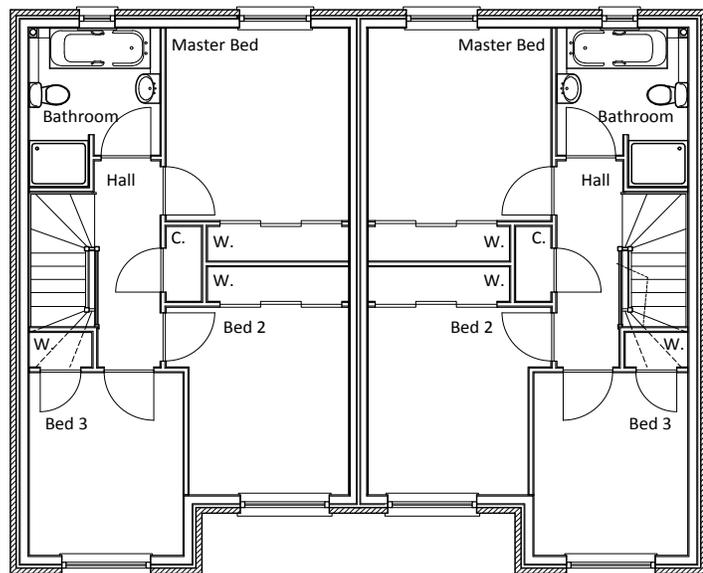
## Ground Floor Plan



ironmongery.

### Custom Interior design

All walls will be finished in your choice of either Classic White or Natural Hessian. There will be ample power points in each room, and you can sit down with our designers and decide exactly where you want your sockets, radiators and TV/satellite points. Central ceiling light pendants come standard in all rooms, with the option to upgrade to LED spotlighting.



### For more information contact us at:

**Sales Office:**  
North Woods  
Mintlaw, Peterhead  
Aberdeenshire  
AB42 4AB

**Head Office:**  
Kirkton House  
South Road  
Fraserburgh  
AB43 8TJ

Tel: 01771 624169

Tel: 01346 518035

Sales@colarenhomes.co.uk  
www.colarenhomes.co.uk