

Low Cost Shared Equity

Property Schedule



Available From: March 2018

Gross Internal Floor Space:
93 sq.m or thereby

Accommodation:
Ground Floor – Hall, Lounge,
Cloakroom with WC, Dining Kitchen
with French doors to private garden.

First Floor – 3 bed rooms, family
bathroom and cupboard

Parking Arrangements:
Parking on Driveway

Garden:
Private garden

Heating Type:
Oil central heating

Factoring Charge:
£300 per annum to be paid at date of
entry or when maintenance starts.
Factoring Charge covers the
maintenance of open space.
Developer will confirm the amount of
factoring to be paid and what it covers

Address: Milldale View, Pitmedden

Location:



Price: £133,980

Income Threshold: £49,000

Closing Date:
Friday 27th October 2017

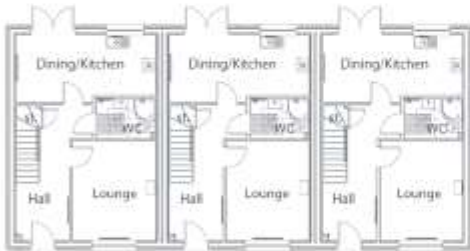
Eligibility Criteria:
Please see guidance notes for details
of Eligibility Criteria

Further Information:
For further information please contact:
Development Officer - 01467 534685
LCHO@aberdeenshire.gov.uk

The information in this schedule has been supplied by the developer and is for guidance only and whilst every care has been taken in the preparation of this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract and may be subject to change.

Cairnbrogie (Exclusive to Milldale View)

A terraced 3 bedroom home
Total living area: 93.2m² | Frontage: 18.8m



GROUND FLOOR

Dining/Kitchen	2.45m x 5.67m
Lounge	4.02m x 3.37m
WC	1.63m x 2.41m

FIRST FLOOR

Master Bedroom	3.57m x 3.37m
Bedroom 2	3.42m x 2.98m
Bedroom 3	2.75m x 2.62m
Bathroom	2.12m x 2.22m

(PLEASE NOTE THIS INFORMATION IS FOR GUIDANCE ONLY AND DOES NOT FORM PART OF ANY CONTRACT AND IS SUBJECT TO CHANGE.)



Sales Office: 01779 821115 | Email: info@claymorehomes.co.uk
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HOUSE_MLS-CAIRNBROGIE_001_REV1.PDF

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LCHO SPECIFICATION

Milldale View, Pitmedden

September 2017

General

Houses are of timber frame construction. The high levels of insulation provided ensure that our houses are energy efficient and fully meet the requirements of the Scottish Building Regulations.

Roof

Grey Marley Modern concrete interlocking tile finish. Roof structure to comprise of prefabricated timber roof trusses designed and constructed by a specialist manufacturer.

Walls & Ceilings

Walls and ceilings finished with 2 coats of emulsion in either white or magnolia finish.

Windows

UPVC double-glazed windows in grey (Ral 7016) external finish and white internal finish.

External Doors

High performance insulated and weather-sealed door sets as standard, in grey (Ral 7016) UPVC. Garage doors to be grey (Ral 7016) steel up-and-over or sectional (dependent on house type).

External Finishings

Dry dash roughcast in Nordic Spar (white). Feature stone basecourse of Split-Faced Forticrete in Flint colour and feature panels of coated Cedar linings. All soffits and fascia boards to be pine or plywood, painted grey (Ral 7016).

Internal Doors

Oak veneer flush doors with all appropriate ironmongery, including locks to bathrooms. A glazed door will be provided to the Lounge, Vestibule and Sun Lounge (where applicable). Mirror sliding doors to wardrobes dependent on house type.

Internal Finishings

Skirting, facings and window sills in MDF, painted white.

Where stairs are fitted, these will be constructed of MDF treads and risers. Stringers, spindles and handrails will be pine, painted white.

Plumbing and Heating

A highly efficient oil-fired central heating will be fitted, including thermostatically-controlled radiators and a 1200 litre external oil tank (see individual plot layout for tank location).

A bio-ethanol fire will provide secondary heating.

Electrical

The standard provision is 3 double sockets per room, 1 double socket to Utility Room, 1 double socket at each ground and first floor landing and 2 double sockets to Garage. A TV and BT socket will be provided in the Lounge and Master Bedroom. Ceiling light pendants will be provided in all rooms, with two-way switching to all stairs. External bulkhead lights will be provided to external doors.

Kitchens and Utility

All Kitchen and Utility fittings as per plan, choice door styles and laminate tops may be available depending on which construction stage the house is at when missives are concluded.

Sanitaryware

All Sanitary fittings as per plan, choice of wet wall may be available depending on which construction stage the house is at when missives are concluded.

Siteworks

A tarmac driveway will be provided between the public pavement and the house, with front boundary being defined by flat top kerbing. Level/ramped access will be provided to the front door. A slabbed path and steps will be provided to allow access from the driveway to the rear entrance door. A 1.8m high timber slatted fence to the rear and 0.9m high timber slatted fence to side of property. A rotary clothes drier will be provided in the rear garden. All of the above as per individual plot layouts.

Gardens

Gardens will be graded using the natural contours of the existing site, however in some cases site levels will require the creation of new slopes or the formation of retaining walls. Topsoil will be redistributed around plot and left in a condition such that it is ready for planting. Gravel infill between the house and driveway and/or path will be as per the plot layout.

All new build properties have the benefit of a Premier Guarantee Structural Certificate. All public open spaces will be maintained by a factor appointed by Claymore Homes Ltd. Claymore Homes Ltd reserves the right to vary the above specification where necessary but to similar or higher standards. All houses are built to Local Authority standards.

