

## 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:**  
First come Basis

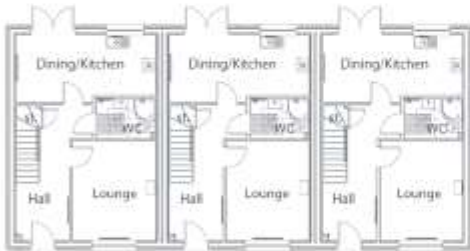
**Eligibility Criteria:**  
Please see guidance notes for details  
of Eligibility Criteria

**Further Information:**  
For further information please contact:  
Development Officer - 01467 534685  
[LCHO@aberdeenshire.gov.uk](mailto: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: 93.2m<sup>2</sup> | 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.)



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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.*

