

Haddington

EH41 4HA

A selection of 3 & 4 bedroom bungalows and 3 bedroom villas

Sales Adviser telephone 07702 895850



ALLANWATER HADDINGTON EH41 4HA

Development Plan



For current availability contact our Sales Adviser or refer to the online price list



3 bedroom homes



Kintail attached villa



Sidlaw attached villa



Spey semi detached bungalow





detached bungalow

4 bedroom homes



The Development Plan is for orientation purposes only and does not show details of land gradients, boundary treatments or lighting. The plan has been prepared with care, and it is our intention to build in accordance with this plan, but there may be occasions when boundaries, footpaths and landscaping may change during the building process. Please check with our Sales Adviser for up-to-date details of your chosen property prior to reservation.

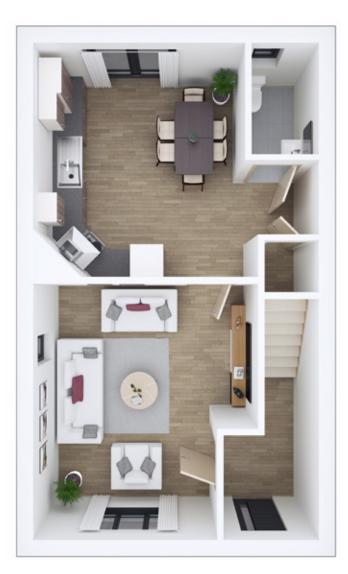




3 bedroom attached villa

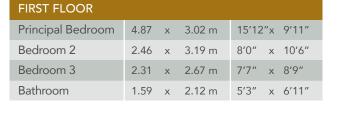
Kintail





GROUND FLOOR				
Lounge	3.71	х	4.61 m	12'2" x 15'1"
Kitchen/Dining	3.71	х	3.79 m	12'2" x 12'5"
WC	1.20	х	1.86 m	3'11" x 6'1"

End attached property dimensions vary slightly - ask for details.













GROUND FLOOR		
Lounge		5.76 m 18'11"
Kitchen/Dining		5.76 m 18'11"
WC	1.10 x 3′7″ x	2.16 m 7′1″

FIRST FLOOR	
Principal Bedroom	3.23 x 3.71 m 10'7" x 12'2"
En suite	2.71 x 1.94 m 8'11" x 6'4"
Bedroom 2	2.77 x 2.99 m 9'1" x 9'10"
Bedroom 3	2.57 x 2.66 m 8'5" x 8'9"
Bathroom	2.36 x 2.13 m 7'9" x 6'12"











Spey 3 bedroom semi detached bungalow



Lounge	3.95 x 12′12″ x	5.84 m 19'2"
Kitchen	3.35 x 10′12″ x	6.87 m 22'6"
Dining	3.15 x 10′4″ x	6.87 m 22'6"
Principal Bedroom	4.03 x 13'3″ x	4.09 m 13'5"
Bedroom 2	3.14 x 10'4″ x	3.37 m 11'0"
Bedroom 3	3.14 x 10'4″ x	2.30 m 7′7″
Bathroom	2.30 x 7′7″ x	2.17 m 7'1″











Lounge	3.95 x 12′12″ x	5.84 m 19'2"
Kitchen	3.35 x 10′12″ x	6.87 m 22'6"
Dining	3.15 x 10'4" x	6.87 m 22'6"
Principal Bedroom	4.03 x 13'3″ x	4.09 m 13'5"
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3 bedroom detached bungalow







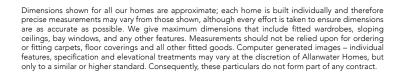




Devon

4 bedroom detached bungalow

Lounge	5.04	х	4.49 m	16'6″ x	14'9"
Kitchen/Dining	5.04	х	3.83 m	16'6" x	12'7"
Utility	3.08	х	2.69 m	10'1" x	8'9"
WC	1.59	х	1.59 m	5′3″ x	5′3″
Principal Bedroom	3.38	х	4.39 m	11′1 ″ x	14'5"
Bedroom 2	3.25	х	3.49 m	10'8" x	11′5″
Bedroom 3	3.42	х	3.58 m	11'3" x	11'9"
Bedroom 4	3.21	х	4.28 m	10'6" x	14'0"
Bathroom	2.80	х	2.00 m	9′2″ x	6′7″





3

flanwater Haddington EH41 4HA



KITCHEN

- Stylishly designed kitchen with Bosch appliances
- Extractor hood (as design dictates)
- Induction hob
- Integrated Fridge Freezer (to Bungalows)
- Single stainless steel oven
- Under unit lighting
- 1.5 bowl stainless steel sink with mixer tap
- A selection of options available*

BATHROOMS & EN SUITES

- White sanitary ware from Twyford E100 Square range
- Bristan Quest Bath Shower Mixer Tap
- Chrome towel rails
- Chrome finish shower enclosure
- Thermostatic shower to en suite Bristan Frenzy
- Choice of wall tiling Full height in shower enclosure
- Around bath approx. 400-600mm dependant on tile selected and fitting orientation Sink Single tile splashback
- Stainless steel finish, square edge tile trim

DECORATION

- Walls and ceilings white matt emulsion
- Woodwork White satinwood finish

WARDROBES

- To match internal pass doors in either hinged or sliding as design dictates
- Classique two panel white doors (Kintail & Sidlaw)
- Deanta Seville Oak Veneer (Bungalows)

ELECTRICAL

- Switches and Sockets, Schneider Ultimate screwless flat plate stainless steel.
- Three USB sockets
- Kitchen area, Bathroom & En suite Aurora white LED Downlights
- Shaver socket to Bathroom & En suite

SECURITY & SAFETY

- Mains-wired smoke detectors as required
- Heat detector in kitchen
- Carbon monoxide detector

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler with radiators
- Thermostatic heating controls
- Radiators Myson premier range

EXTERNAL

- uPVC High security windows and external doors in white
- Front lawns turfed, rear garden rotavated
- Fencing 1.8m double slatted all round with single slatted 1.8 gate (finished side cannot be guaranteed)
- Driveway Monoblock Buff Coloured
 - External front light Lucide Chrome Up and Down
- Rear light Fern Howard Drake LED
- Shared parking areas Monoblock mix of brindle and buff
- PV Panels to all homes
- Facility for electric car charging
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request as soon as possible with your Sales Adviser to avoid disappointment

Allanwater Homes reserve the right, without notice, to change specification and equipment. Images depict typical Allanwater Homes showhome specifications. *Subject to build stage