

ALLANWATER
HOMES

Haddington

EH41 4HA

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

Sales Adviser telephone 07702 895850





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



Tay
detached bungalow



Clyde
detached bungalow

4 bedroom homes



Devon
detached bungalow



ALLANWATER HADDINGTON



Kintail

3 bedroom attached villa



GROUND FLOOR

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

End attached property dimensions vary slightly - ask for details.



FIRST FLOOR

Principal Bedroom	4.87	x	3.02 m	15'12"	x	9'11"
Bedroom 2	2.46	x	3.19 m	8'0"	x	10'6"
Bedroom 3	2.31	x	2.67 m	7'7"	x	8'9"
Bathroom	1.59	x	2.12 m	5'3"	x	6'11"

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Computer generated images – individual features, specification and elevational treatments may vary at the discretion of Allanwater Homes, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.

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Sidlaw

3 bedroom attached villa



GROUND FLOOR

Lounge	3.25 x 10'8"	5.76 m x 18'11"
Kitchen/Dining	3.22 x 10'7"	5.76 m x 18'11"
WC	1.10 x 3'7"	2.16 m x 7'1"

FIRST FLOOR

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



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Spey

3 bedroom semi detached bungalow



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

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Tay

3 bedroom detached bungalow



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

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Clyde

3 bedroom detached bungalow



Lounge	6.27	x	3.96 m	20'7"	x	12'12"
Kitchen	2.67	x	2.12 m	8'9"	x	6'11"
Family/Dining	4.66	x	5.29 m	15'3"	x	24'4"
Utility	1.60	x	2.12 m	5'3"	x	6'11"
Principal Bedroom	3.05	x	4.00 m	10'0"	x	13'1"
En suite	1.93	x	1.55 m	6'4"	x	5'1"
Bedroom 2	3.63	x	3.00 m	11'11"	x	9'10"
Bedroom 3	2.73	x	4.95 m	8'11"	x	16'3"
Bathroom	2.23	x	2.12 m	7'4"	x	6'11"

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Devon

4 bedroom detached bungalow



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



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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