

RIVERSIDE QUARTER

MUGIEMOSS ROAD, ABERDEEN AB21 9PA



A FANTASTIC DEVELOPMENT OF 2 & 3 BEDROOM HOMES IN ABERDEEN



BARRATT
— HOMES —



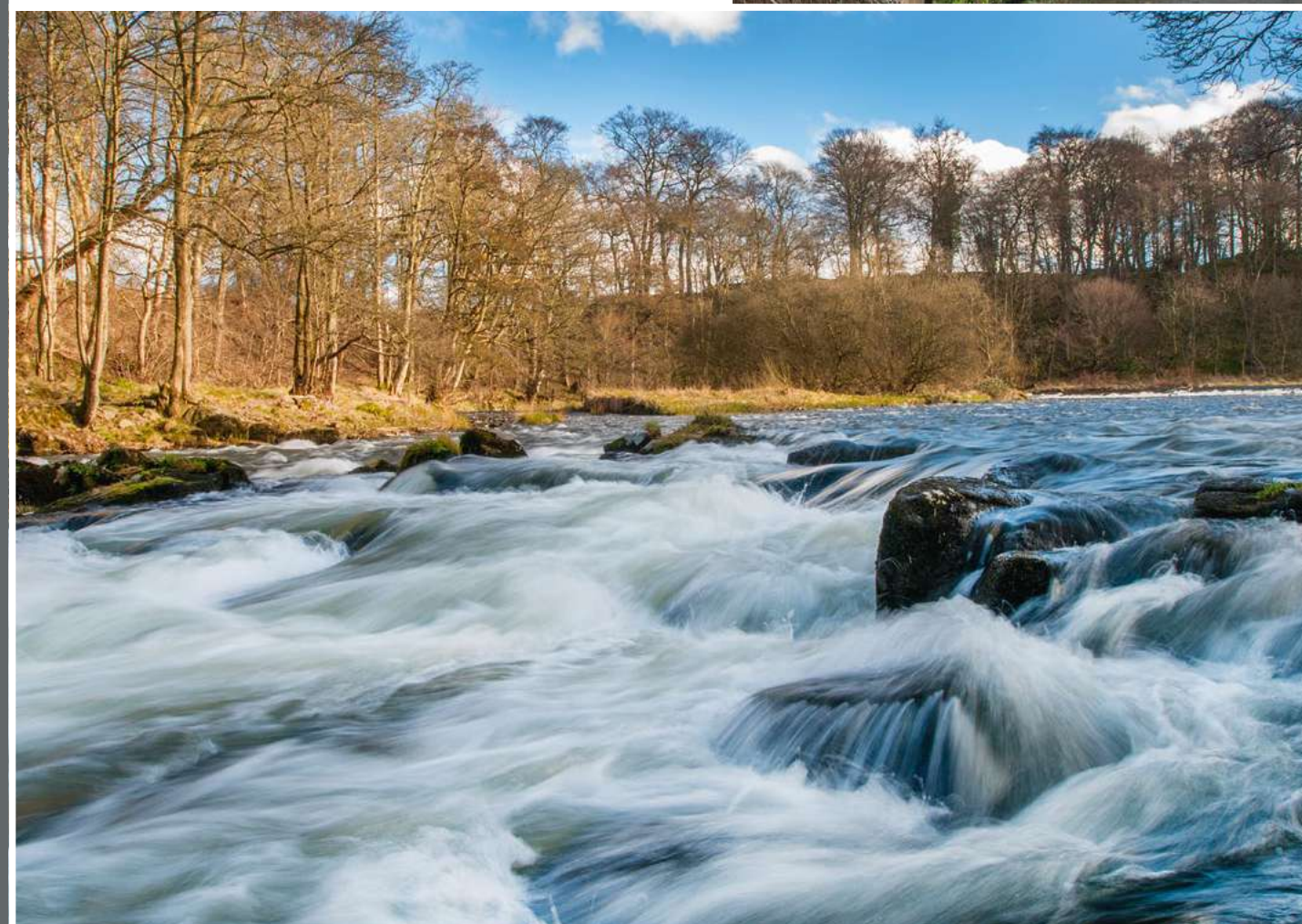
WELCOME TO RIVERSIDE QUARTER

CITY LIVING, COUNTRY LIFE

In the popular area of Bucksburn in Aberdeen city, yet with countryside on your doorstep, Riverside Quarter is a vibrant new community of contemporary homes. This fantastic development of family homes enjoys an excellent selection of shops, restaurants and leisure amenities, all within easy reach.

The development will comprise a range of 2, 3 and 4 bedroom homes, apartments and townhouses to suit every taste. Design expertise is one of our great strengths and over the years we have planned and built many developments, each one as individual as its location, yet they all share our commitment to providing an exceptional living environment for you. Riverside Quarter is no exception.

If you're looking for a new family home surrounded by beautiful countryside but within easy reach of the city, then you'll be sure to find it at Riverside Quarter.





LOCAL AMENITIES

A popular and vibrant suburb of Aberdeen with everything you need for day-to-day living close at hand, it's easy to see why Bucksburn is so sought after. Nearby is a selection of local amenities such as supermarkets, health centres and restaurants so that your daily needs are catered for.

Living in Bucksburn means there's plenty of ways to spend your leisure time too. With the River Don, golf course, leisure club and Scotland's largest event's complex, the P&J Live arena, plus acres of beautiful countryside on the doorstep, it is easy to enjoy the great outdoors. For a change of pace, Aberdeen city centre is within easy reach and offers facilities like bowling, cinemas, shopping centres, a theatre and art galleries.

TRANSPORT LINKS

Wherever you're heading, Bucksburn is a great place to start from, with good road, rail and air links all close by.

For drivers, Aberdeen city centre, along with its railway station and bus station, is only about 4 miles away. Aberdeen International Airport offers flights to a large number of destinations and is also only 4 miles away from the development. Living at Riverside Quarter means the countryside and the city are all within easy reach, with handy routes for cyclists to get to enjoy the great outdoors as well as gaining access to neighbouring towns Kingswells, Bridge of Don, Westhill and Aberdeen city centre itself.





INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, the interiors at Riverside Quarter are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living. Kitchens are filled with the latest appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome and pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings. Kitchens, carpets and wardrobes can be customised (subject to build stage) so you can have your new home exactly the way you want it.





THE HIGHEST-QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award^ by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.



THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.

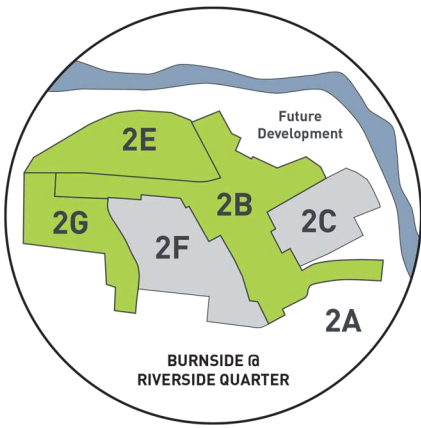


Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



RIVERSIDE QUARTER

DEVELOPMENT LAYOUT



- BLOCK 22** 2 bedroom apartments
 - BLOCK 6** 2 bedroom apartments
 - BLOCK 5** 1,2 & 3 bedroom apartments
 - Glenlair** 3 bedroom mid/end-terraced home
 - Cupar** 3 bedroom mid/end-terraced home
 - Thurso** 3 bedroom semi-detached home
 - Abergeldie** 3 bedroom semi-detached/end-terraced home
 - Craigend** 3 bedroom semi-detached/detached home
 - Lauriston** 3 bedroom mid-/end-terraced townhouse
 - Campbell** 4 bedroom detached home
 - Dalmore** 4 bedroom mid/end-terraced townhouse
 - Balloch** 4 bedroom detached home
 - Glamis** 4 bedroom detached home
 - Mey** 4 bedroom detached home
 - Affordable Housing**
- SH** Show Home
 - SC** Sales Centre
 - SA** Show Apartment
 - CS** Cycle Store
 - BS** Bins Store
 - V** Visitor Parking



barratthomes.co.uk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Isla
Plots 52-57, 60, 62, 63, 65,
66 and 68

Ury
Plots 58, 59 and 69

Spey
Plot 71

Irvine
Plot 70

Deveron
Plots 61, 64 and 67

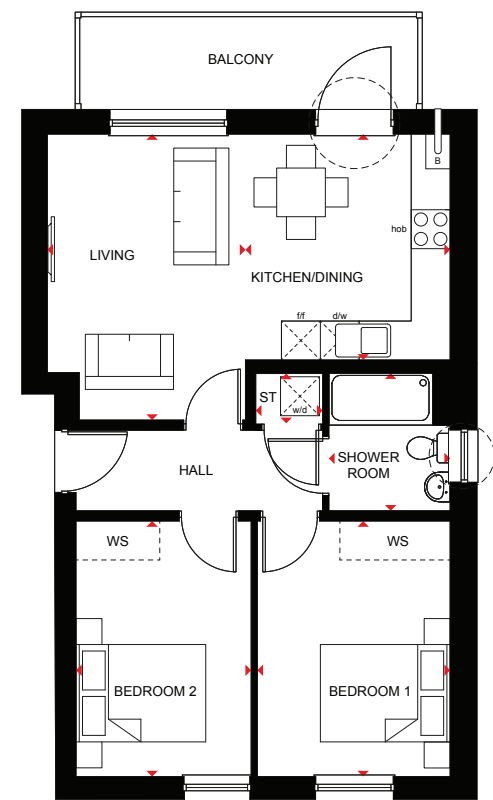


RIVERSIDE QUARTER
APARTMENTS
BLOCK 22

The apartment building offers a choice of 20 executive 2 bed apartments, over 4 levels. There are 2 access stairwells with secure buzzer entry systems. Each apartment is allocated 1 parking space with access to a handy outdoor cycle storage area. Inside, all apartments offer bright, open-plan living with kitchen and dining area, and 2 double bedrooms. Choose from our range with a shower room or en-suite and bathroom on selected apartments. In addition, the apartments come with integrated appliances such as a washer/dryer and kitchen oven and hob as standard. Selected plots will have a balcony to enjoy the best of both worlds inside and outside, with views of the surrounding development or nature visible at the River Don.

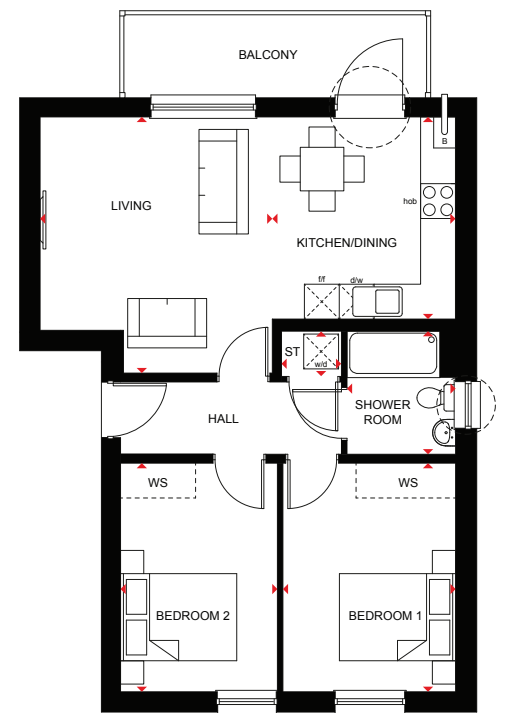
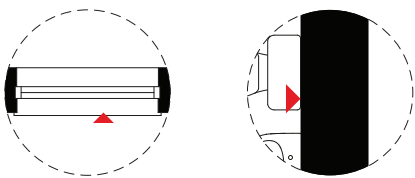
All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. P1025105/JUN25

RIVERSIDE QUARTER APARTMENTS



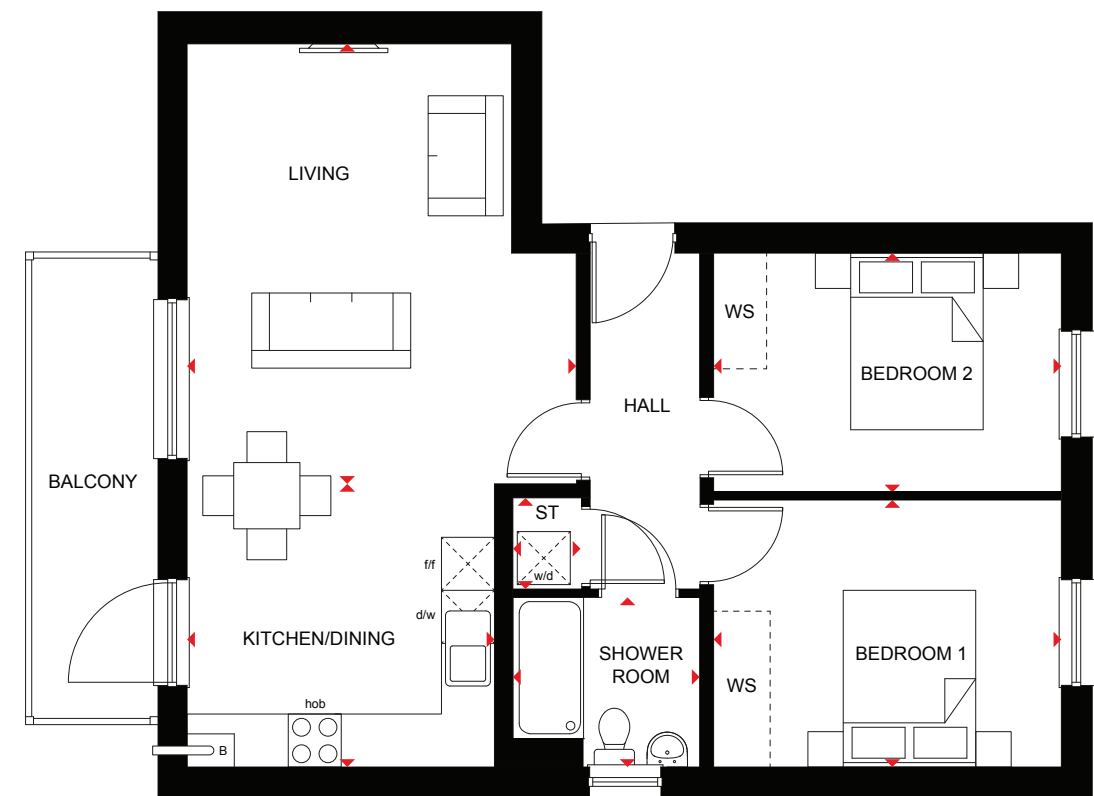
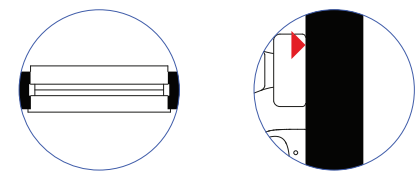
Isla – Plots 52-57, 60, 62, 63, 65, 66 & 68		
Living	3609 x 4407mm	11'10" x 14'6"
Kitchen/Dining	2600 x 3481mm	8'6" x 11'5"
Utility/Store	780 x 1032mm	2'7" x 3'5"
Bedroom 1	2972 x 3937mm	9'9" x 12'11"
Bedroom 2	2700 x 3937mm	8'10" x 12'11"
Shower room	1870 x 2120mm	6'2" x 6'11"

(Approximate dimensions)
Note the following plots have mirror image layout: Plots 53, 55, 57, 62, 65 & 68
Plots 52, 54, 56, 60, 62, 63, 65, 66 and 68 feature a balcony via door access from the kitchen. All other plots feature a window in the kitchen. Please note that a shower room window is featured in Plots 54, 56, 62, 65 and 68 only. All other plots feature a closed wall.



Ury – Plots 58, 59 & 69		
Living	4451 x 4406mm	14'7" x 14'5"
Kitchen/Dining	2599 x 3481mm	8'6" x 11'5"
Utility/Store	780 x 1032mm	2'7" x 3'5"
Bedroom 1	2972 x 3937mm	9'9" x 12'11"
Bedroom 2	2700 x 3937mm	8'10" x 12'11"
Shower room	1870 x 2115mm	6'2" x 6'11"

(Approximate dimensions)
Note the following plot have mirror image layout: Plot 59
Plots 58 & 69 feature a balcony via door access from the kitchen. All other plots feature a window in the kitchen. Please note that a shower room window is featured in Plot 58 only. All other plots feature a closed wall.

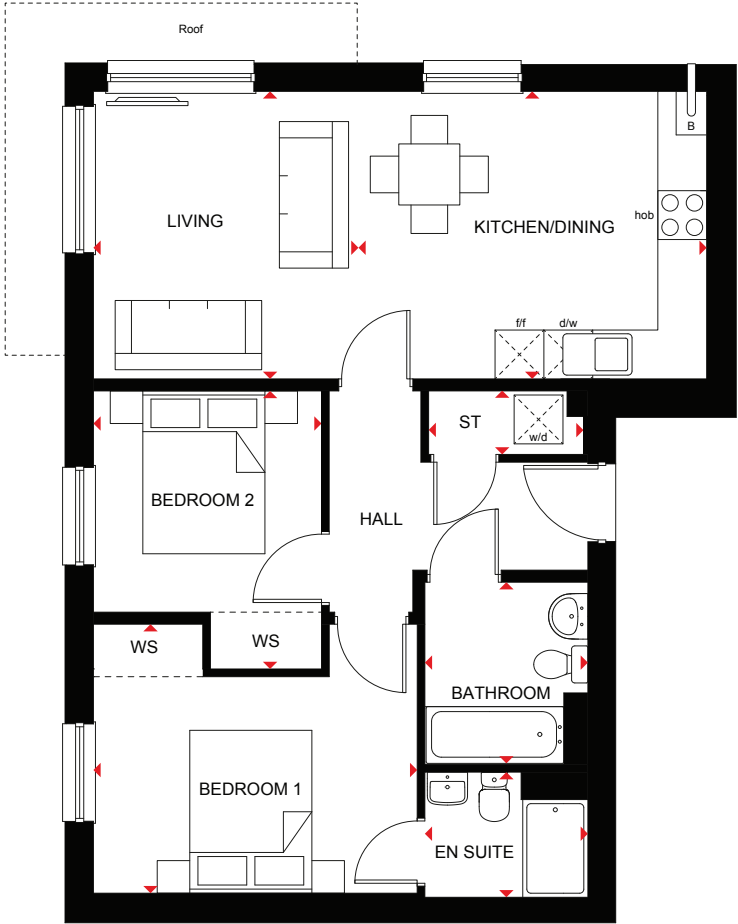


Spey – Plot 71		
Living	5588 x 4406mm	18'4" x 14'5"
Kitchen/Dining	2598 x 3481mm	8'6" x 11'5"
Utility/Store	780 x 1032mm	2'7" x 3'5"
Bedroom 1	3023 x 3938mm	9'11" x 12'11"
Bedroom 2	2700 x 3938mm	8'10" x 12'11"
Shower room	1920 x 2115mm	6'4" x 6'11"

(Approximate dimensions)

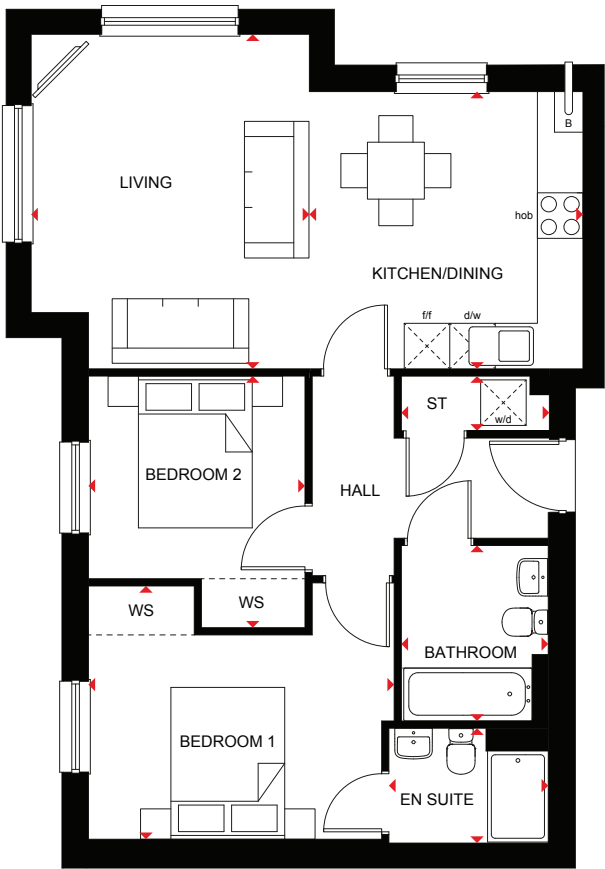
KEY B Boiler wd washer dryer dw Dishwasher space Dimension location
ST Store f/f Fridge/freezer space WS Wardrobe space

RIVERSIDE QUARTER APARTMENTS



Irvine – Plot 70		
Living	3532 x 4937mm	11'7" x 16'2"
Kitchen/Dining	3532 x 2600mm	11'7" x 8'6"
Utility/Store	780 x 1906mm	2'7" x 6'3"
Bedroom 1	3304 x 3977mm	10'10" x 13'1"
En Suite	1537 x 2003mm	5'1" x 6'7"
Bedroom 2	3415 x 2802mm	11'2" x 9'2"
Bathroom	2003 x 2238mm	6'7" x 7'4"

(Approximate dimensions)



Deveron – Plots 61, 64 & 67		
Living	4917 x 4408mm	16'2" x 14'6"
Kitchen/Dining	2356 x 3653mm	7'9" x 12'0"
Utility/Store	1951 x 721mm	6'5" x 2'4"
Bedroom 1	3865 x 3336mm	12'8" x 10'11"
En Suite	2100 x 1513mm	6'11" x 5'0"
Bedroom 2	2854 x 3315mm	9'4" x 10'11"
Bathroom	1951 x 2312mm	6'5" x 7'7"

(Approximate dimensions)

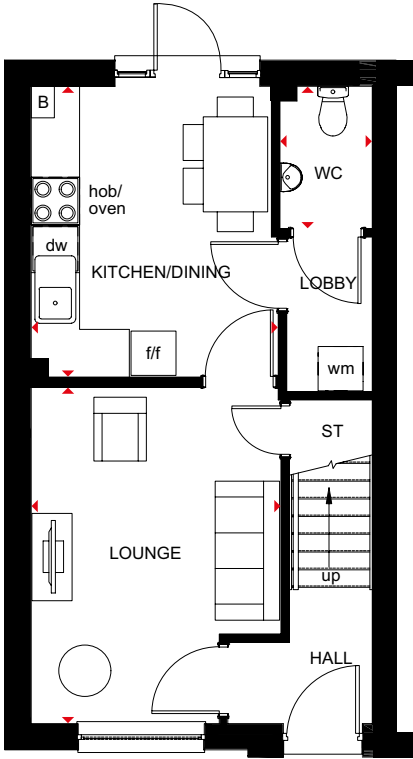
KEY	B	Boiler	wd	washer dryer	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	WS	Wardrobe space		

FASQUE

2 BEDROOM TERRACED HOME



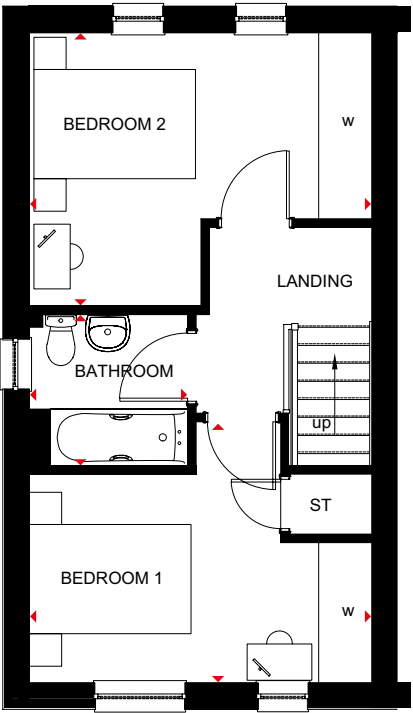
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom



Ground Floor

Lounge	3104 x 4236mm	10'2" x 13'11"
Kitchen/Dining	3069 x 3666mm	10'1" x 12'0"
WC	1148 x 1794mm	3'9" x 5'11"

(Approximate dimensions)



First Floor

Bedroom 1	4232 x 3225mm	13'11" x 10'7"
Bedroom 2	4232 x 3379mm	13'11" x 11'1"
Bathroom	1956 x 1868mm	6'5" x 6'2"

(Approximate dimensions)

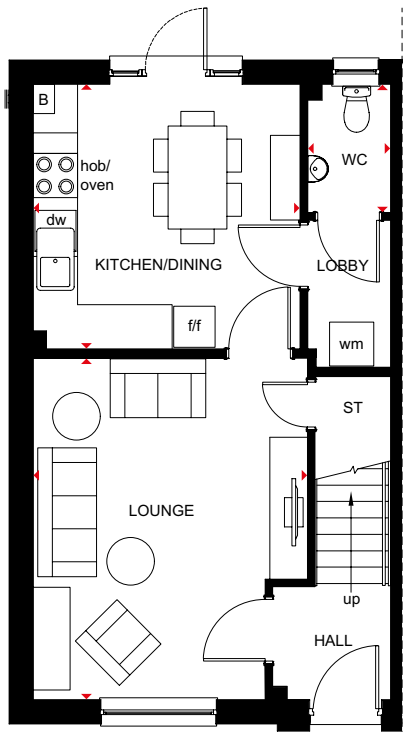
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

3 BEDROOM SEMI-DETACHED/TERRACED HOME



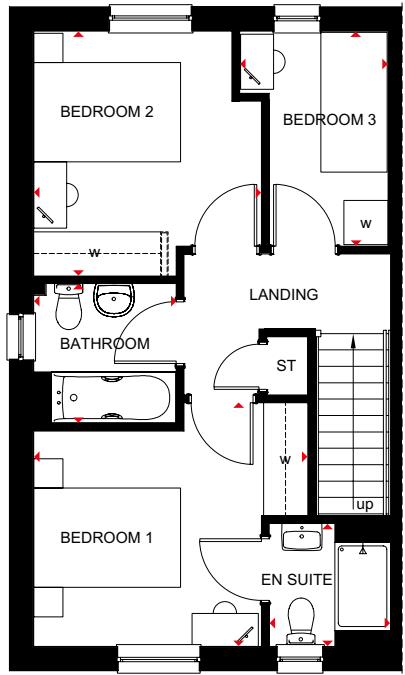
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

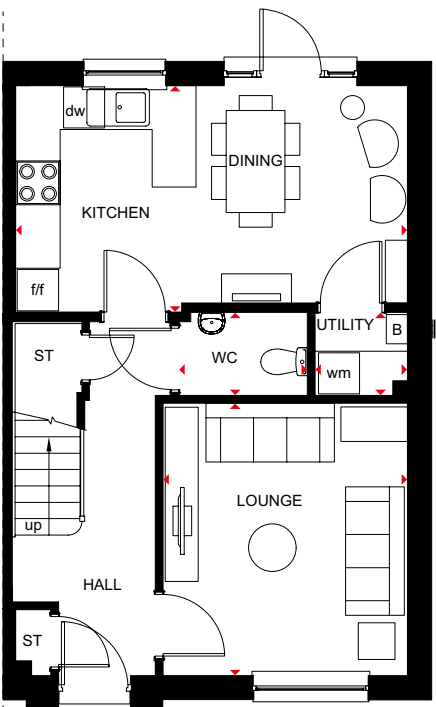
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

THURSO

3 BEDROOM SEMI-DETACHED HOME



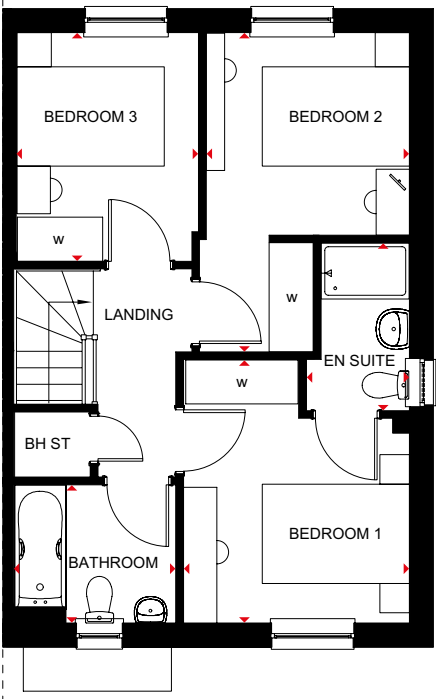
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

(Approximate dimensions)



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

(Approximate dimensions)

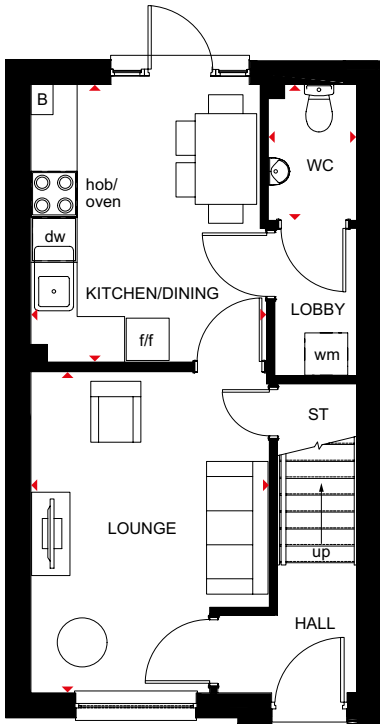
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

GLENLAIR

3 BEDROOM END-/MID-TERRACED HOME



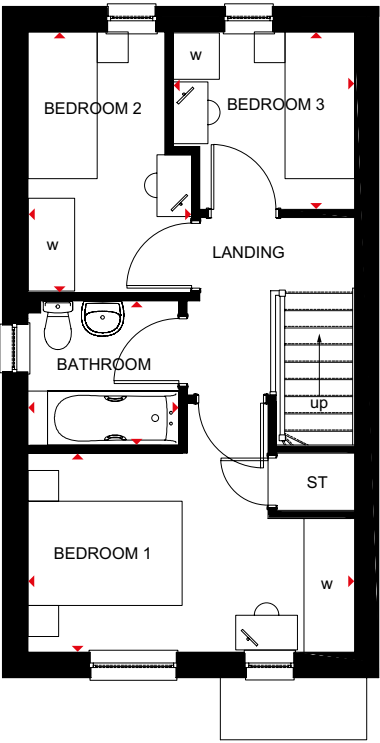
- Practical semi-detached home designed for modern living
- Front-aspect lounge with easy access to first floor
- Open-plan kitchen with dining area leading to the rear garden, and separate lobby with washing machine space
- Three bedrooms – main double bedroom and two single bedrooms – and family bathroom are on the first floor



Ground Floor

Lounge	3104 x 4236mm	10'2" x 13'11"
Kitchen/Dining	3069 x 3666mm	10'1" x 12'0"
WC	1148 x 1794mm	3'9" x 5'11"

[Approximate dimensions]



First Floor

Bedroom 1	4232 x 2574mm	13'11" x 8'5"
Bedroom 2	2122 x 3379mm	7'0" x 11'1"
Bedroom 3	2353 x 2298mm	7'9" x 7'6"
Bathroom	1956 x 1868mm	6'5" x 6'2"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

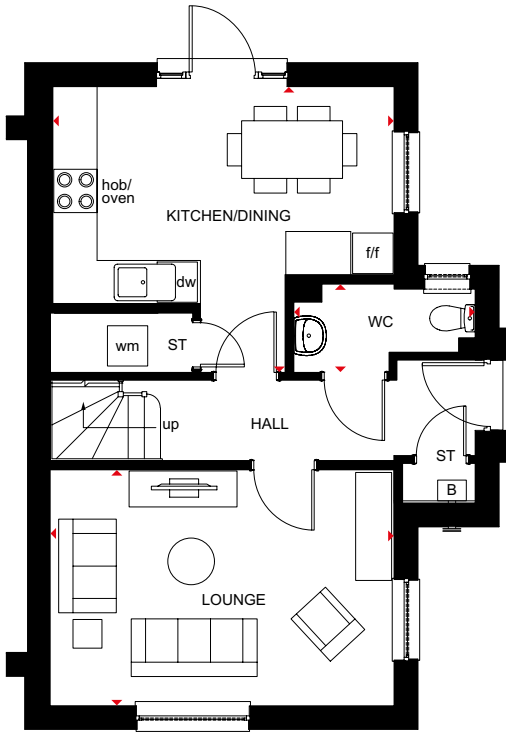
KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

ABERGELDIE

3 BEDROOM END-TERRACED HOME



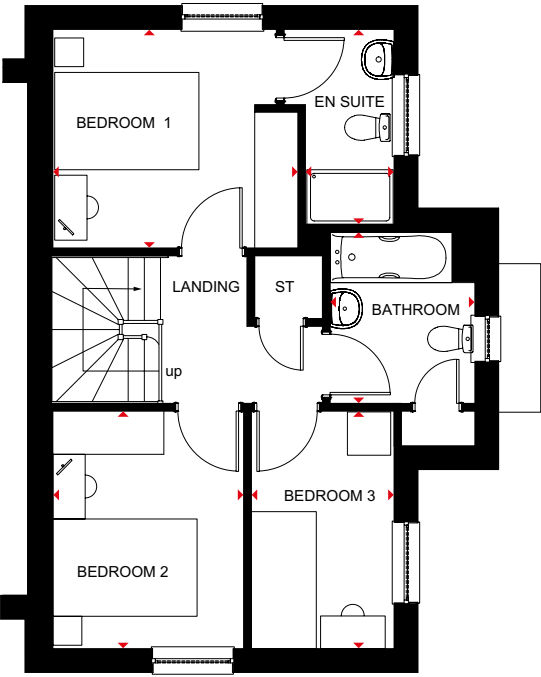
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

(Approximate dimensions)



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

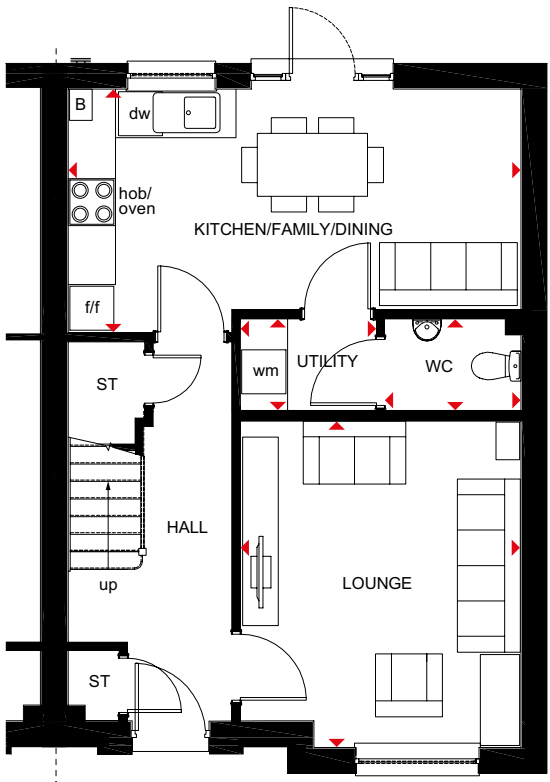
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME



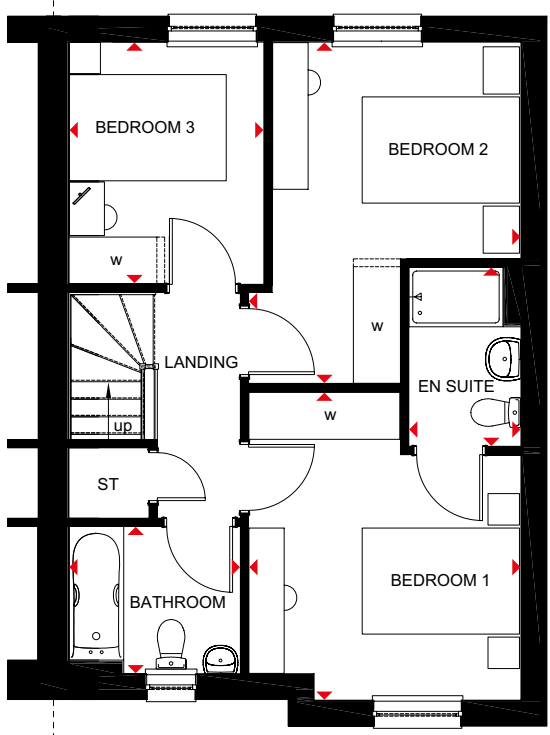
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

(Approximate dimensions)



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

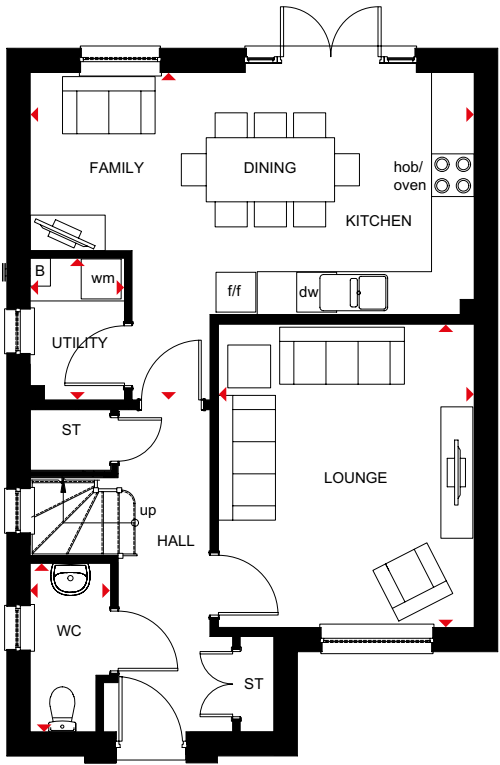
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

4 BEDROOM DETACHED HOME



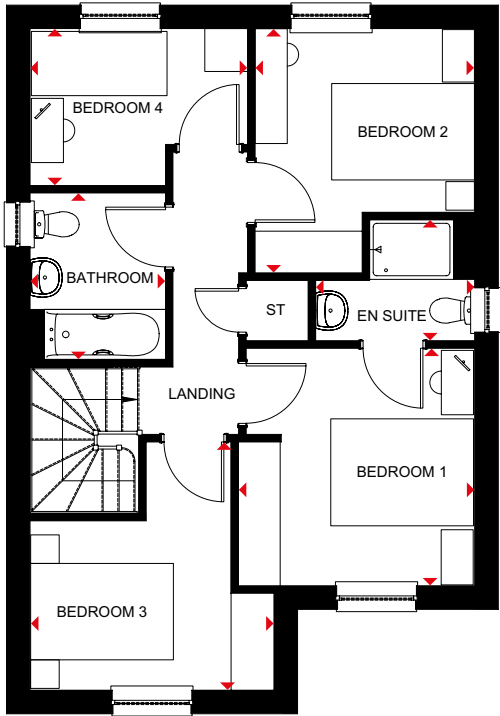
- A flexible family home, ideal for modern living
- Spacious open-plan kitchen – with separate utility – includes dining and family space, and garden access via French doors
- Good-sized lounge offers the perfect space for all the family to relax in
- Three double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom are upstairs



Ground Floor

Lounge	3589 x 4255mm	11'9" x 14'0"
Kitchen/ Family/Dining	6230 x 4593mm	20'5" x 15'1"
Utility	1323 x 1988mm	4'4" x 6'6"
WC	1127 x 2364mm	3'8" x 7'9"

(Approximate dimensions)



First Floor

Bedroom 1	3310 x 3328mm	10'10" x 10'11"
En Suite	2227 x 1695mm	7'4" x 5'7"
Bedroom 2	3077 x 3423mm	10'1" x 11'3"
Bedroom 3	3417 x 3477mm	11'3" x 11'5"
Bedroom 4	3047 x 2198mm	10'0" x 7'3"
Bathroom	1897 x 2332mm	6'3" x 7'8"

(Approximate dimensions)

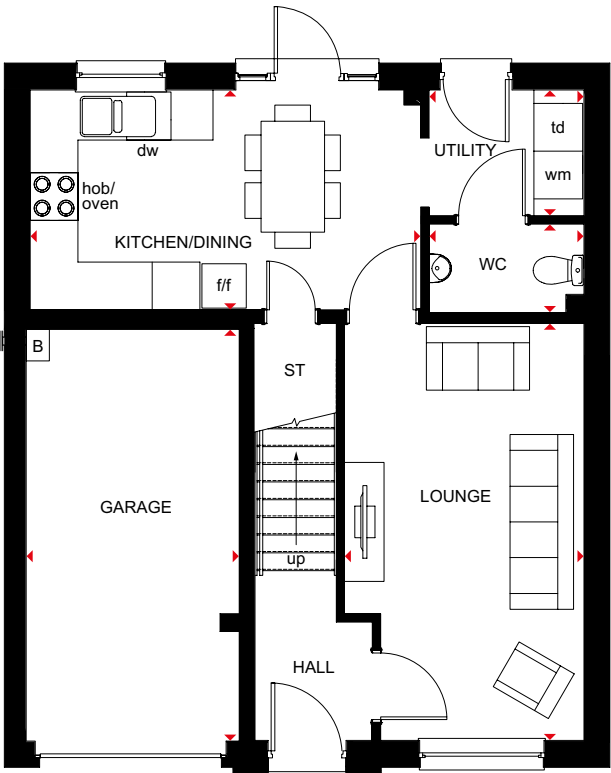
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

GLAMIS

4 BEDROOM DETACHED HOME



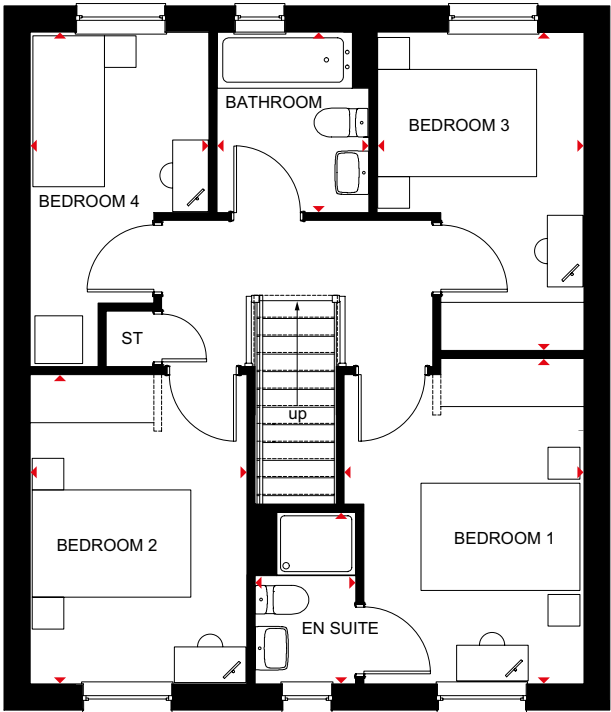
- This detached home features four bedrooms and generous living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open-plan kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/ Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

(Approximate dimensions)



First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
			wm	Washing machine space		
			td	Tumble dryer space		

DIRECTIONS

RIVERSIDE QUARTER, MUGIEMOSS ROAD, ABERDEEN AB21 9PA

