

# WHITELAND COAST

WHITELAND COAST, NEWTONHILL, ABERDEENSHIRE AB39 3PG



A FANTASTIC DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES IN ABERDEENSHIRE





## WELCOME TO WHITELAND COAST

### THE BEST OF BOTH WORLDS

Situated on the stunning coastline of Newtonhill less than 11 miles from Aberdeen city centre is Whiteland Coast, an exciting new collection of 2, 3 and 4 bedroom homes.

This development of modern, 5 star homes benefit from the best of both worlds, surrounded by spectacular coastal views and beautiful countryside on your doorstep yet close to local amenities in the close-knit community, Newtonhill. You'll have handy access to the A92, which links to neighbouring towns Portlethen and Stonehaven, also to the AWPR for easy commuting to popular destinations such as Banchory and Aberdeen city. You'll have easy access to public transport and handy cycle routes, with fantastic road and rail connections within easy reach.

If you're looking for a new family home with a great lifestyle on offer including a range of schools, work and leisure amenities all within reach, then you'll be sure to find it at Whiteland Coast.





# LOCAL AMENITIES

Whiteland Coast is a new community surrounded by excellent facilities. You will find a selection of essentials close by, including local shops, a local cafe bar and pub, a library, pharmacy and community centre. If you have young children, Whiteland Coast is a short walk from Newtonhill Primary School and for the older ones, Portlethen Academy just a short bus journey away, with good travelling routes to North East Scotland College, Robert Gordon University and Aberdeen University Campus in Aberdeen.

Near to this family-friendly community are neighbouring towns, Portlethen, Stonehaven, Muchalls and Chapelton of Elrick, where you can find teashops, leisure facilities, shops, local community groups and popular work estates. If you're a keen golfer there are Portlethen and Stonehaven golf ranges close to Whiteland Coast too.

Being close to Newtonhill Bay and the local town, you can enjoy the best of both worlds with the beautiful outdoors to explore, along with convenient day-to-day amenities within short walking distance.

Aberdeen city centre is also just a 15-minute journey to get to, with popular shopping options, restaurants and nightlife to enjoy at your leisure.



# TRANSPORT LINKS

Surrounded by excellent transport links, Whiteland Coast has easy access to the new Aberdeen Western Peripheral Route city bypass which makes it ideal for commuting in and around Aberdeen city and shire.

Your new home at Whiteland Coast is also within easy commuting distance of key transport hubs in and around Aberdeen city, including Aberdeen airport and railway and bus stations. These handy transport links connect you further afield to Aberdeenshire and to the rest of the country.

Living at Whiteland Coast means you'll be just a 25-minute drive from Aberdeen city centre, with regular bus services into the city making it easy to travel for business or pleasure. If you have an active lifestyle, there are cycle routes from Whiteland Coast to Portlethen.





## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Whiteland Coast 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 modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware. What's more, you can personalise your home with our Choices range of fixtures and fittings (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.



## 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.







## 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.





# WELCOME TO WHITELAND COAST

## A FANTASTIC LOCATION

Situated less than 11 miles from Aberdeen city centre, Whiteland Coast benefits from the best of both worlds, surrounded by spectacular coastal views and with beautiful countryside on your doorstep, yet close to local amenities in the close-knit community of Newtonhill.

You'll have great access to public transport and handy cycle routes, with fantastic road and rail connections within easy reach.

If you're looking for a new family home with a great lifestyle on offer including a range of schools, work and leisure amenities all within reach, then you'll be sure to find it at Whiteland Coast.



## CONVENIENT LIVING

Whiteland Coast is surrounded by excellent facilities. You will find a selection of essentials close by, including local shops, a local café bar and pub, a library, pharmacy and community centre. If you have young children, Whiteland Coast is a short walk from Newtonhill Primary School and for the older ones, Portlethen Academy is just a short bus journey away. There are also good travelling routes to North East Scotland College, Robert Gordon University and Aberdeen University Campus.

Being close to Newtonhill Bay and the local town, you can enjoy the best of both worlds: the beautiful outdoors to explore, along with convenient day-to-day amenities within short walking distance.

Aberdeen city centre is also just a 15-minute journey to get to with popular shopping options, restaurants and nightlife to enjoy at your leisure.



## GREAT TRANSPORT LINKS

Surrounded by excellent transport links, Whiteland Coast has quick access to the A92, which links to neighbouring towns Portlethen and Stonehaven, as well as to the AWPR city bypass for easy commuting to popular destinations such as Banchory and Aberdeen city.

Your new home at Whiteland Coast is also within easy commuting distance of key transport hubs in and around Aberdeen city and Stonehaven, including Aberdeen airport and the railway and bus stations. These handy transport links connect you further afield to Aberdeenshire and the rest of the country.

Living at Whiteland Coast means you'll be just a 15-minute drive from Aberdeen city centre, with regular bus services into the city making it easy to travel for business or pleasure. If you have an active lifestyle, there are cycle routes from Whiteland Coast to Portlethen.



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# WHITELAND COAST AMENITIES

## WHITELAND COAST, NEWTONHILL AB39 3PG



### EARLY LEARNING & PRIMARY SCHOOLS

Newtonhill Primary School  
St Michael's Rd, Newtonhill AB39 3KW  
01569 690480

### SECONDARY SCHOOLS

Portlethen Academy  
Brunland Rd, Portlethen AB12 4QL  
01224 782174

### COLLEGES

North East Scotland College  
Gallowgate, Aberdeen AB25 1BN  
0300 330 5550

### DOCTORS

Portlethen Medical Centre  
Cookston Rd, Portlethen AB12 4JS  
01224 780223

### HOSPITAL

Aberdeen Royal Infirmary  
Foresterhill, Aberdeen AB25 2ZN  
0345 456 4000

### LOCAL COUNCIL

Aberdeenshire Council  
Viewmount, Arduithie Rd, Stonehaven AB39 2DQ  
01569 690541

### DENTISTS

Portlethen Dental Care  
Cookston Rd, Portlethen AB12 4PT  
01224 781776

### PHARMACISTS

Newtonhill Pharmacy  
1 Skateraw Rd, Newtonhill AB39 3PU  
01569 739197

### OPTICIANS

Asda Optician  
Muirend Rd, Portlethen AB12 4XP  
01224 787512

### VETS

Bridge Vets  
Muirend Rd, Portlethen AB12 4XP  
01224 788815  
Robson & Partners Veterinary Surgeon  
Brunland Rd, Portlethen AB12 4QL  
01224 783600

### SUPERMARKETS

Asda Metro  
Newtonhill Rd, Newtonhill AB39 3PX  
0345 671 9375  
Asda Portlethen  
Muirend Rd, Portlethen AB12 4XP  
01224 782200

### POST OFFICE

Newtonhill Pharmacy  
1 Skateraw Rd, Newtonhill AB39 3PU  
01569 739197

### BANKS

Bank of Scotland  
27 Market Square, Stonehaven AB39 2BB  
0345 602 0000  
Lloyds  
Union Street, Aberdeen AB10 6BT  
0345 300 0116

### TRAIN STATION

Portlethen Train Station  
Brunland Rd, Portlethen AB12 4JS

### AIRPORT

Aberdeen International Airport  
Dyce, Aberdeen AB21 7DU  
0344 481 6666

### TAXI SERVICE

Pinetree Taxis  
1 Craig Pl, Newtonhill AB39 3TY  
07554 002430

### GYM AND SPORTS

Portlethen Swimming Pool  
Oak Dr, Portlethen AB12 4UR  
01224 472873  
Betbridge Centre (Leisure Centre)  
Greystone Pl, Newtonhill AB39 3UL  
01569 731320

### SHOPPING AND LEISURE

Portlethen Retail Park  
Muirend Crescent, Portlethen AB12 4XP  
The Sitting Room (Café)  
Unit 6 The Green, Portlethen AB12 4UN  
01224 781777  
Newton Arms (Pub)  
10 Old Mill Rd, Newtonhill AB39 3TZ  
01569 730227  
Newtonhill Library  
Greystone Pl, Newtonhill AB39 3UL  
01569 690530  
Teacake Bistro (Café)  
11 Hume Square, Chapelton of Elsick,  
Stonehaven AB39 8AE  
07841 917150  
Newtonhill Tandoori (Takeaway)  
10 Old Mill Rd, Newtonhill AB39 3TZ  
01569 739118  
Portlethen Golf Club  
Badentoy Road, Portlethen AB12 4YA  
01224 782575  
Cineworld Aberdeen  
Queens Links Leisure Park, Aberdeen AB24 5EN  
Portlethen Community Woodland Park  
Portlethen, Aberdeen AB12 4UQ  
Aberdeen Art Gallery  
Schoolhill, Aberdeen AB10 1FQ

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# WHITELAND COAST

## DEVELOPMENT LAYOUT



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Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Whiteland Coast is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. BDW001906/OCT22

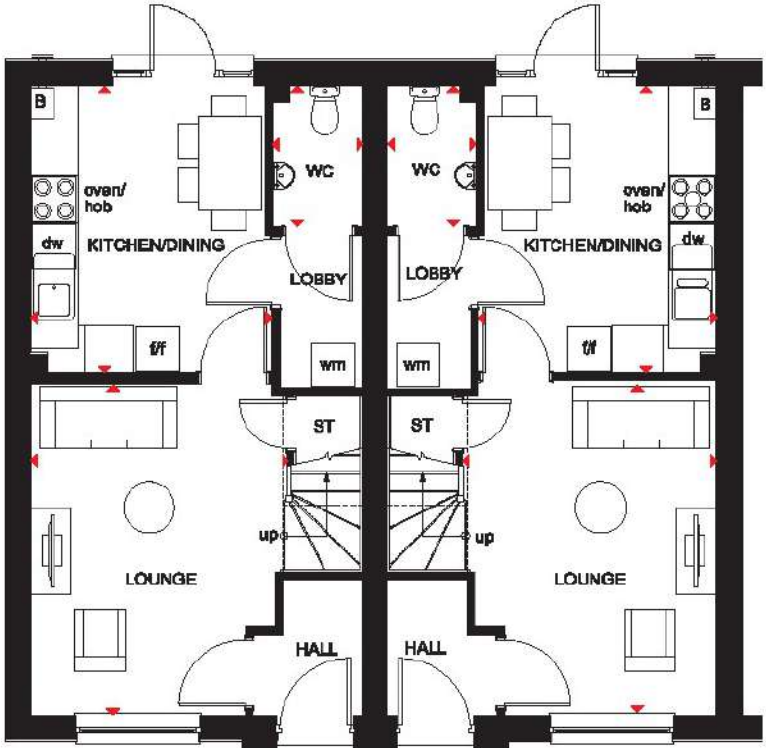


# FASQUE

## 2 BEDROOM TERRACED HOME



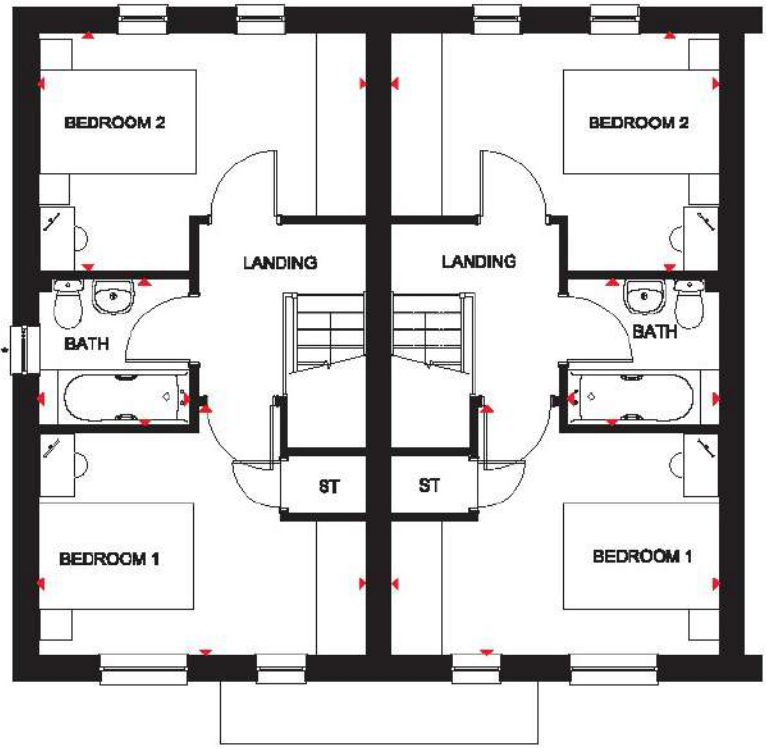
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom



### Ground Floor

Lounge	3272 x 4237mm	10'9" x 13'11"
Kitchen/Dining	3069 x 3657mm	10'1" x 12'0"
WC	1144 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 Advisor for details on individual plots

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

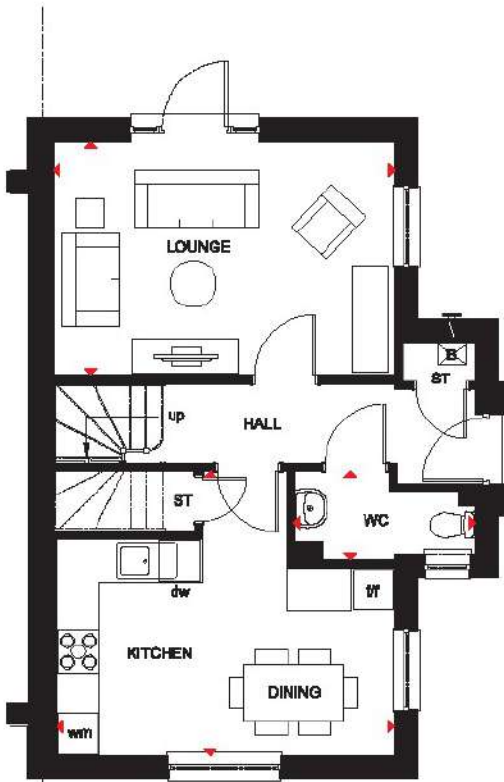


# ABERGELDIE

## 3 BEDROOM SEMI-DETACHED/END-TERRACED HOME



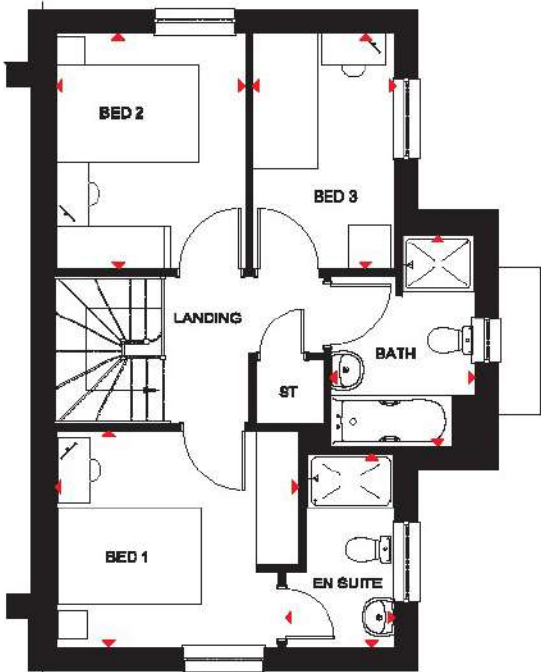
- Open-plan, dual-aspect kitchen with dining area creates an ideal hub for living and entertaining
- Separate lounge with access to the garden provides a bright space in which all the family can relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single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

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

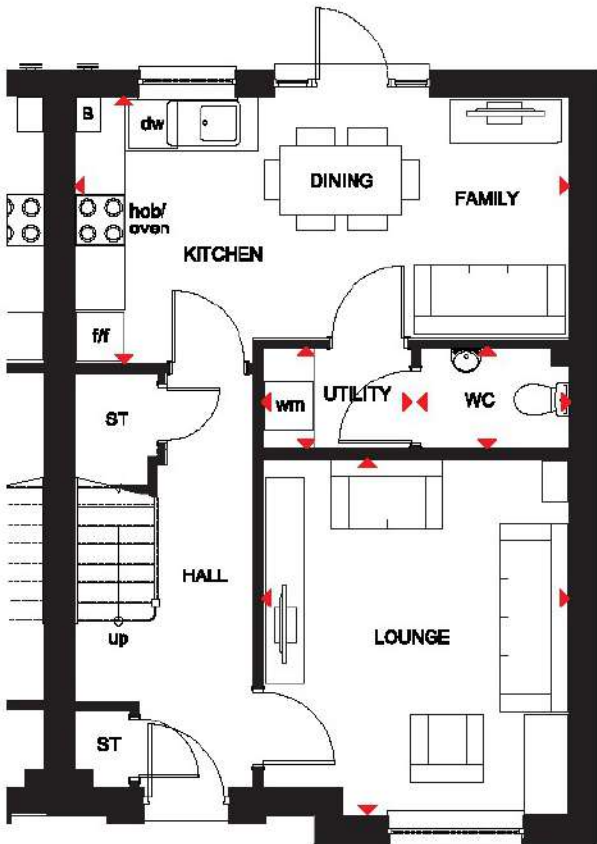


# CRAIGEND

## 3 BEDROOM SEMI-DETACHED HOME



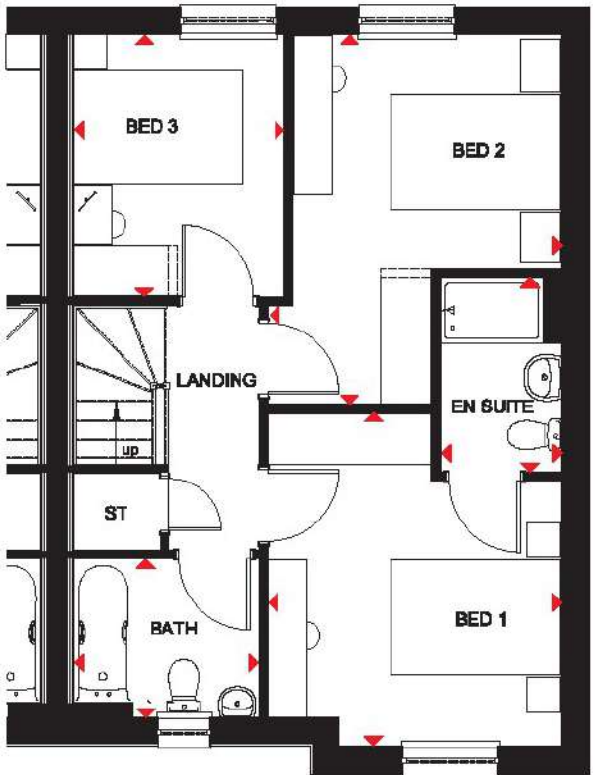
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms,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



### Ground Floor

Lounge	3565 x 4150mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3091mm	18'10" x 10'2"
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 3079mm	8'2" x 10'1"
Bathroom	2182 x 1873mm	7'2" x 6'2"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension Location

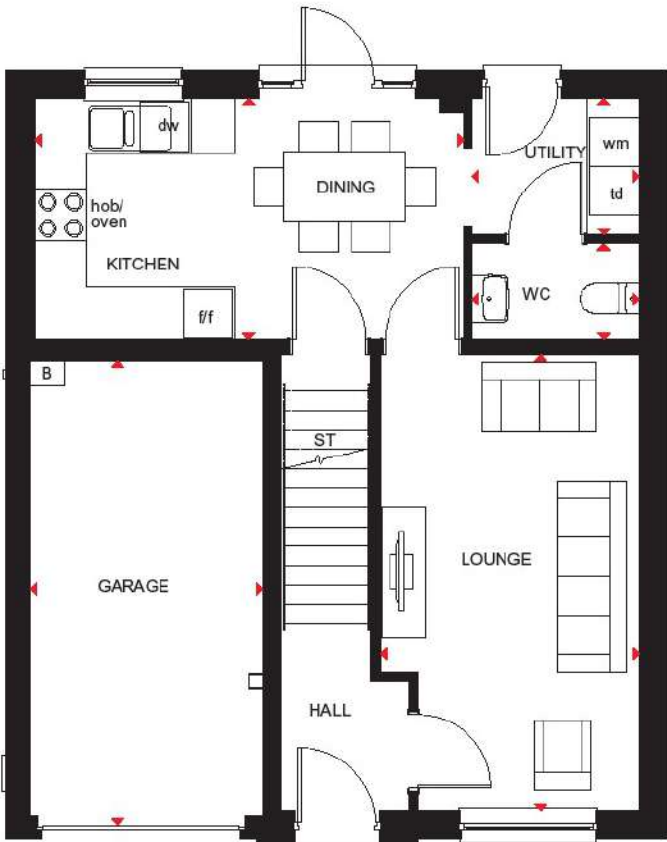


# GLENBUCHAT A

## 4 BEDROOM DETACHED HOME



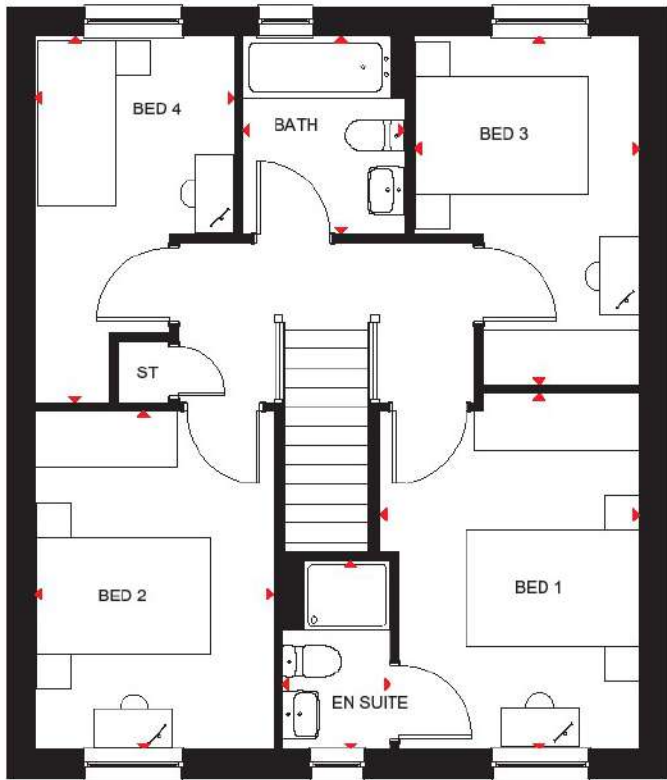
- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	3015 x 5260mm	9'10" x 17'3"
Kitchen/Dining	4919 x 2775mm	16'1" x 9'1"
Utility	1948 x 1592mm	6'4" x 5'2"
Garage	2681 x 5236mm	8'9" x 17'2"
WC	1948 x 1114mm	6'4" x 3'7"

[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	8'6" x 13'2"
Bedroom 4	2251 x 4212mm	7'4" x 13'9"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

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

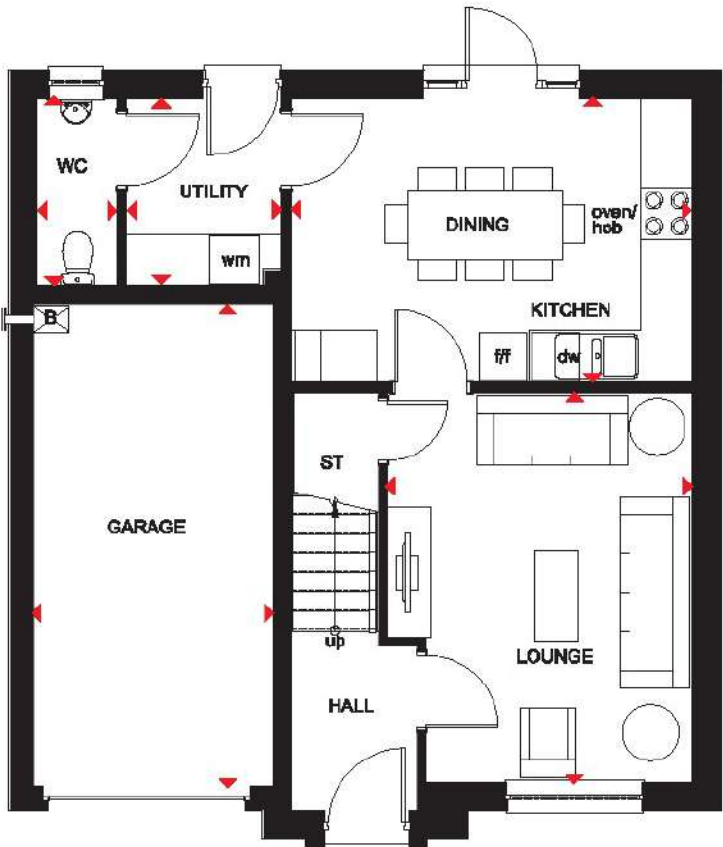


# FENTON

## 4 BEDROOM DETACHED HOME



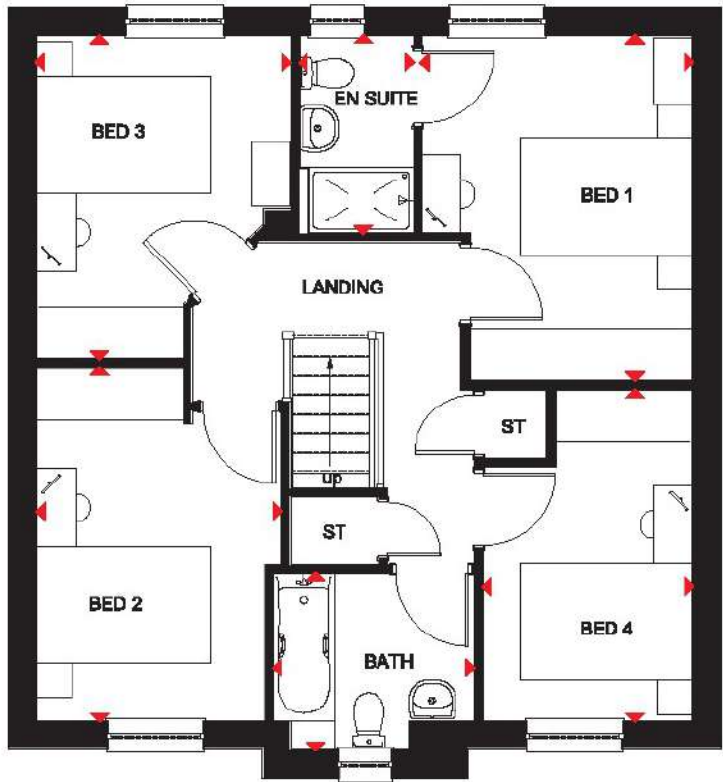
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, an en suite, and a family bathroom



### Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

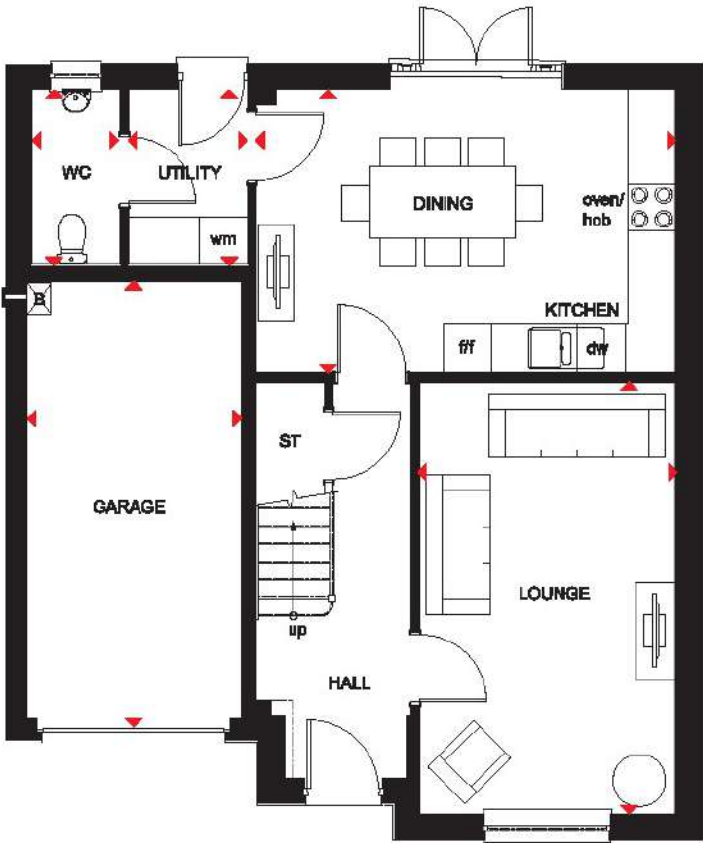


# DUNBAR

## 4 BEDROOM DETACHED HOME



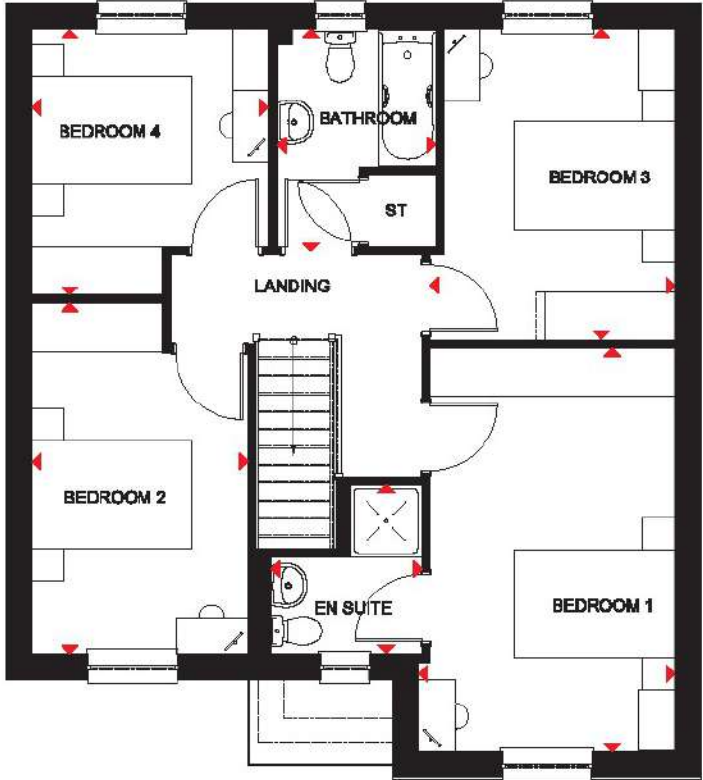
- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, an en suite, and a family bathroom, making this a perfect family home



### Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 3535mm	17'2" x 11'7"
Utility	1489 x 2155mm	4'11" x 7'1"
WC	1103 x 2155mm	3'7" x 7'1"
Garage	2661 x 5460mm	8'9" x 17'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

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

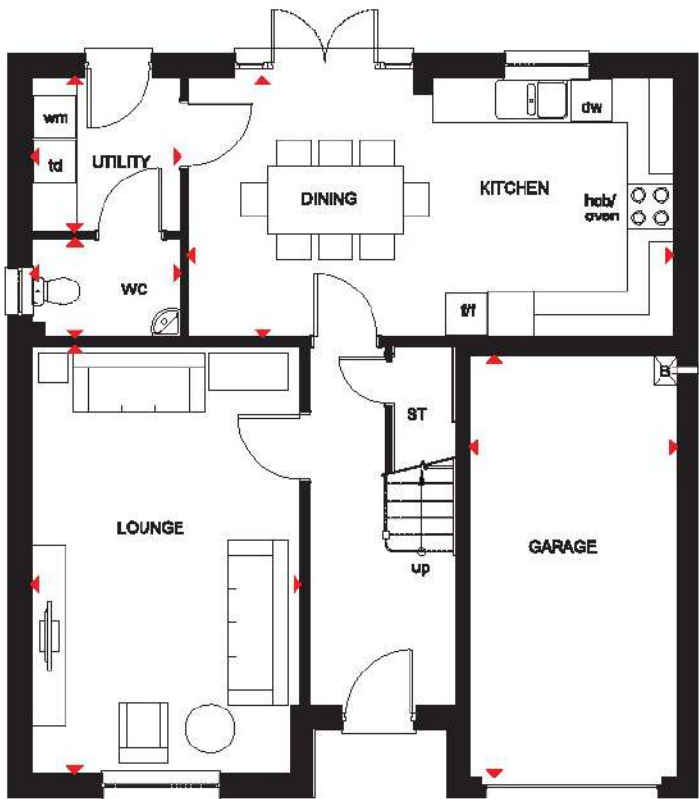


# CULLEN

## 4 BEDROOM DETACHED HOME



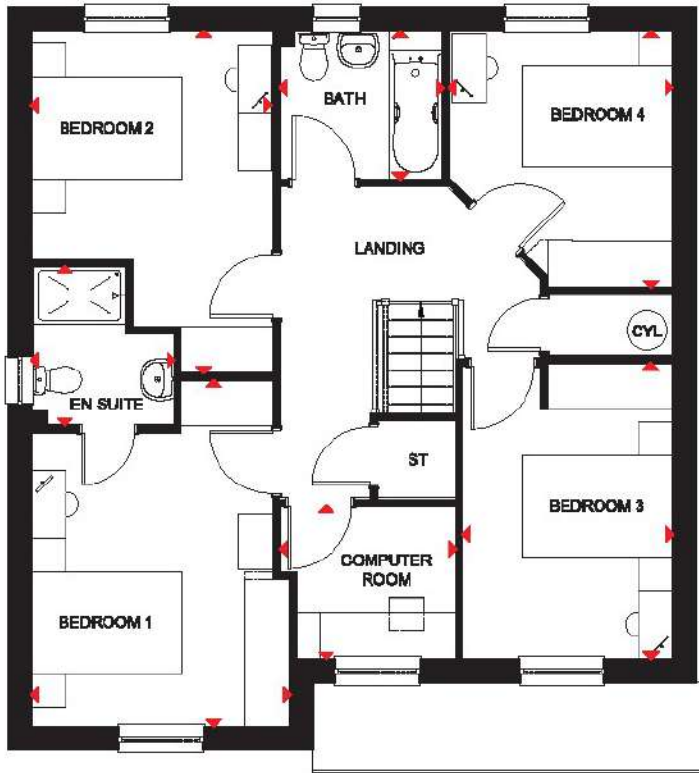
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax, while an integral garage provides added security
- Upstairs are four double bedrooms – the main with en suite – a family bathroom, and a computer room/study



### Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining	6432 x 3439mm	21'1" x 11'3"
Utility	1963 x 2034mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2733 x 5592mm	9'0" x 18'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3417 x 4589mm	11'3" x 15'1"
En Suite	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3178 x 4532mm	10'5" x 14'10"
Bedroom 3	2774 x 3919mm	9'1" x 12'10"
Bedroom 4	2952 x 3388mm	9'8" x 11'1"
Computer Room	2333 x 2023mm	7'8" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

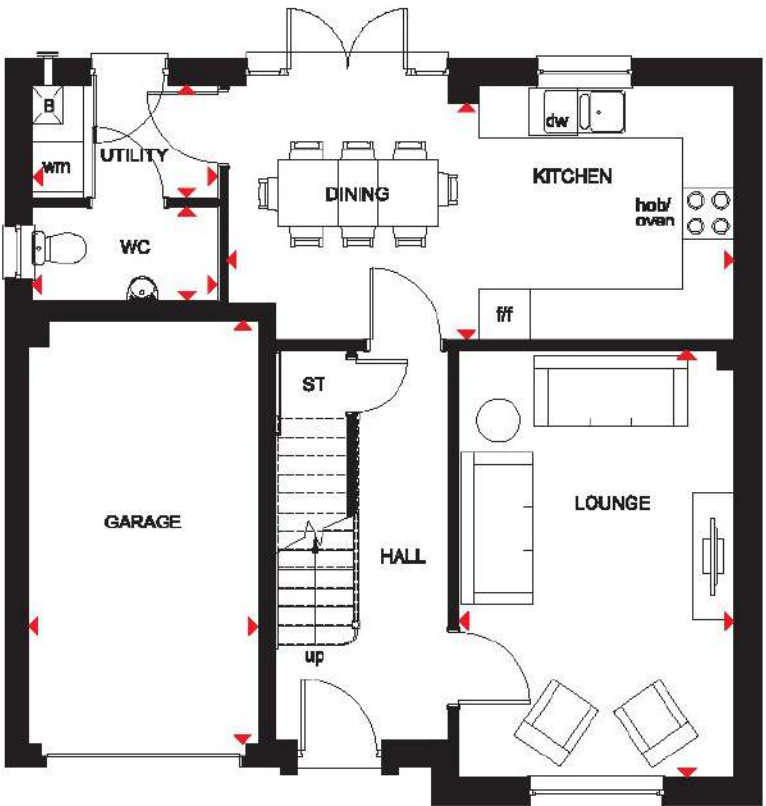


# ROTHES

## 4 BEDROOM DETACHED HOME



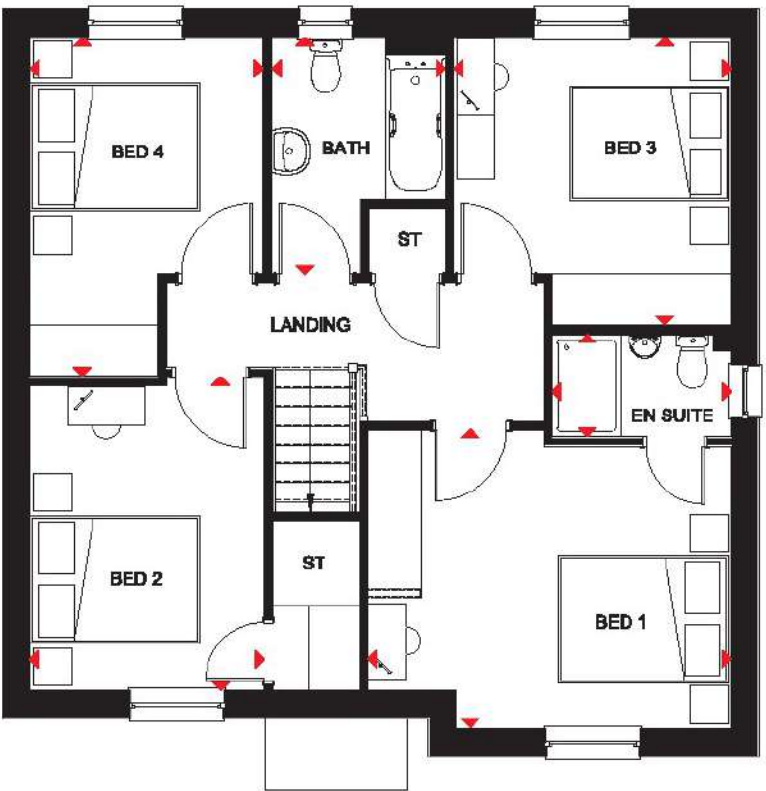
- A bright detached home designed for flexible modern living
- Open-plan kitchen and dining area with French doors leading to the garden, and a separate utility and WC
- Separate front-aspect lounge is just perfect for relaxing in and an integral garage provides extra security
- Spacious first floor has four double bedrooms – the generous main bedroom with en suite – and family bathroom



### Ground Floor

Lounge	3241 x 5034mm	10'8" x 16'6"
Kitchen/Dining	5966 x 2991mm	19'7" x 9'10"
Utility	2194 x 1323mm	7'2" x 4'4"
WC	2194 x 1100mm	7'2" x 3'7"
Garage	2715 x 4989mm	8'11" x 16'4"

[Approximate dimensions]



### First Floor

Bedroom 1	4273 x 3519mm	14'0" x 11'7"
En Suite	2098 x 1210mm	6'11" x 4'0"
Bedroom 2	2761 x 3700mm	9'1" x 12'2"
Bedroom 3	3262 x 3398mm	10'8" x 11'2"
Bedroom 4	2748 x 3998mm	9'0" x 13'1"
Bathroom	2045 x 2798mm	6'9" x 9'2"

[Approximate dimensions]

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

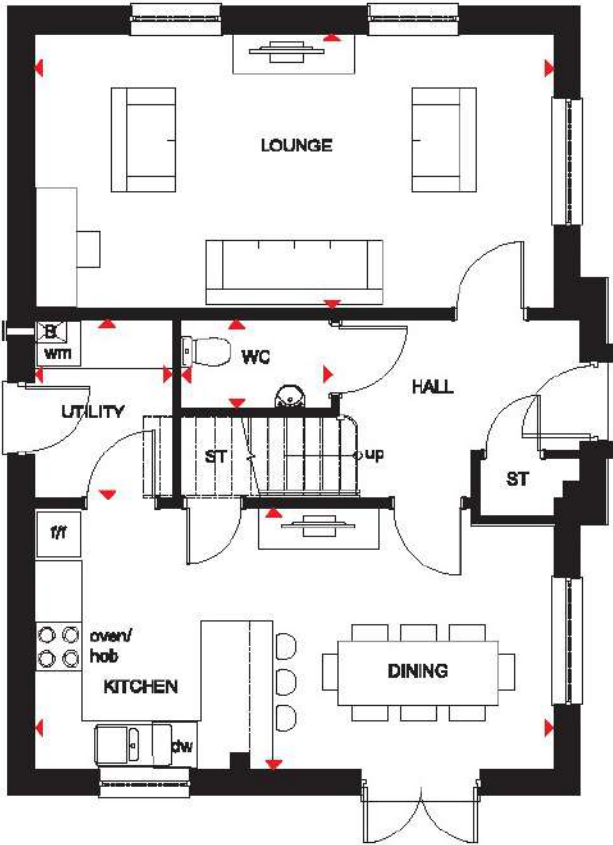


# CRAIGSTON

## 4 BEDROOM DETACHED HOME



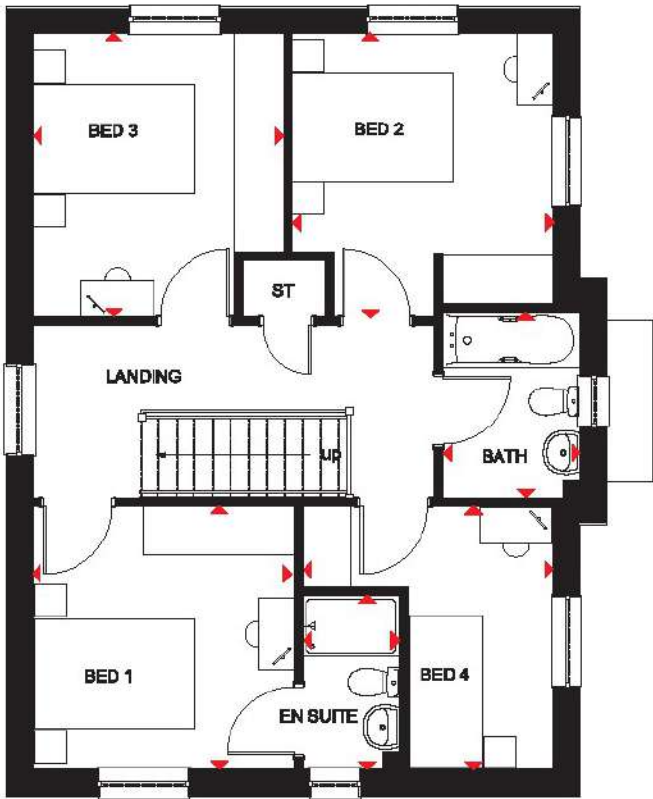
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



### Ground Floor

Lounge	6464 x 3432mm	21'2" x 11'3"
Kitchen/Dining	6464 x 3247mm	21'2" x 10'8"
Utility	1715 x 2220mm	5'8" x 7'3"
WC	1867 x 1095mm	6'2" x 3'7"

[Approximate dimensions]



### First Floor

Bedroom 1	3244 x 3270mm	10'8" x 10'9"
En suite	1200 x 2164mm	3'11" x 7'1"
Bedroom 2	3249 x 3527mm	10'8" x 11'7"
Bedroom 3	3110 x 3527mm	10'2" x 11'7"
Bathroom	1700 x 2315mm	5'7" x 7'7"
Bedroom 4	3115 x 3270mm	10'3" x 10'9"

[Approximate dimensions]

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

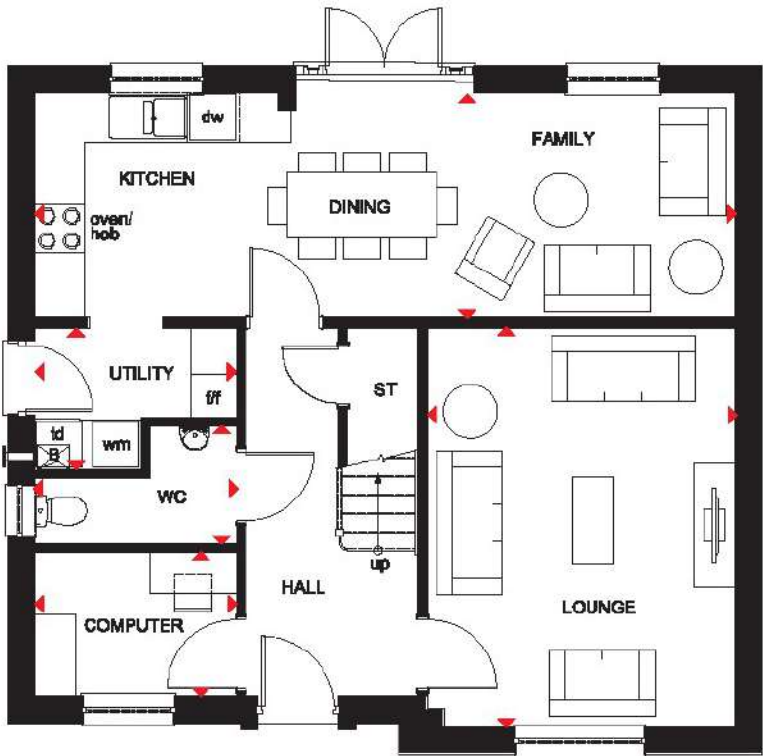


# BALMORAL

## 4 BEDROOM DETACHED HOME



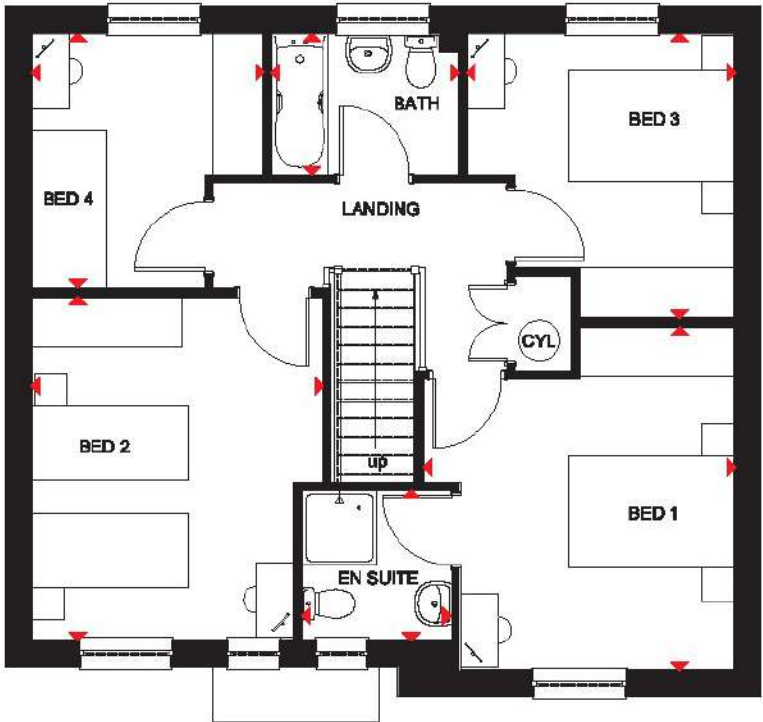
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility room, WC and computer room
- First floor comprises three double bedrooms, an en suite, a single bedroom and a fully fitted bathroom



### Ground Floor

Lounge	3743 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 2728mm	27'11" x 8'11"
Utility	2452 x 1717mm	8'1" x 5'8"
Computer	2451 x 1749mm	8'0" x 5'9"
WC	2467 x 1430mm	8'1" x 4'8"

[Approximate dimensions]



### First Floor

Bedroom 1	3766 x 4149mm	12'4" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3511 x 4153mm	11'6" x 13'8"
Bedroom 3	3240 x 3438mm	10'8" x 11'3"
Bedroom 4	2790 x 3074mm	9'2" x 10'1"
Bathroom	2267 x 1700mm	7'5" x 5'7"

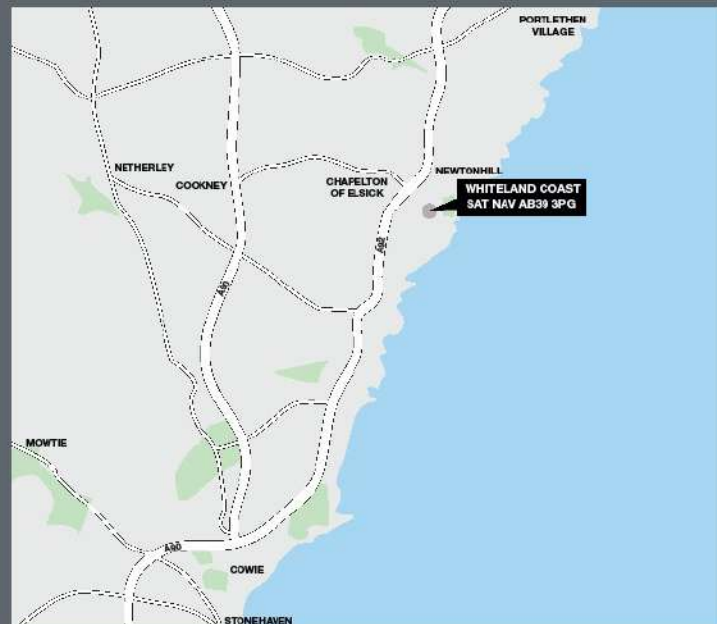
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



## DIRECTIONS

WHITELAND COAST, NEWTONHILL,  
ABERDEENSHIRE AB39 3PG



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