

LENNOX GARDENS



A STUNNING DEVELOPMENT OF 3 & 4 BEDROOM HOMES

LENNOX GARDENS

DEVELOPMENT LAYOUT

- Fasque**
2 bedroom end/mid-terrace home
- Cupar**
3 bedroom end-terrace/semi-detached home
- Thurso**
3 bedroom semi-detached home
- Craigend**
3 bedroom detached/semi-detached home
- Glamis**
4 bedroom detached home
- Kinloch**
4 bedroom detached home
- Dean**
4 bedroom detached home
- Crombie**
4 bedroom detached home

- SH** Show Home
- SC** Sales Centre
- SS** Substation
- BCP** Bin Collection Point

- Swale**
- New Tree Line**
- Sustainable Urban Drainage System (SUDS)**
- Photovoltaic Panels**
Photovoltaic panels are included on every home
- Electric Vehicle Charging Ready**
Please speak to your Sales Adviser for more information

Giving nature a home on this development:

- Bird Box**
- Bug Hotel**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

- For Sale**
- Reserved**
- Home Occupied**



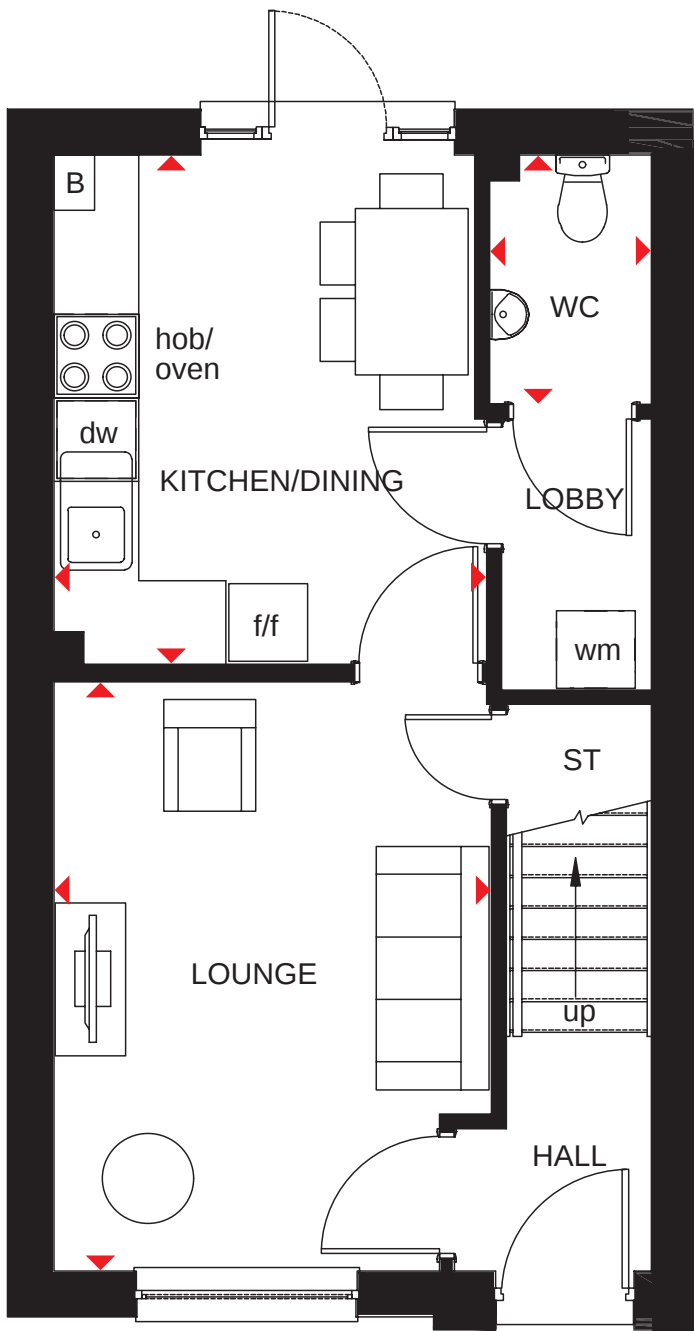
barratthomes.co.uk



FASQUE

2 BEDROOM TERRACED HOME

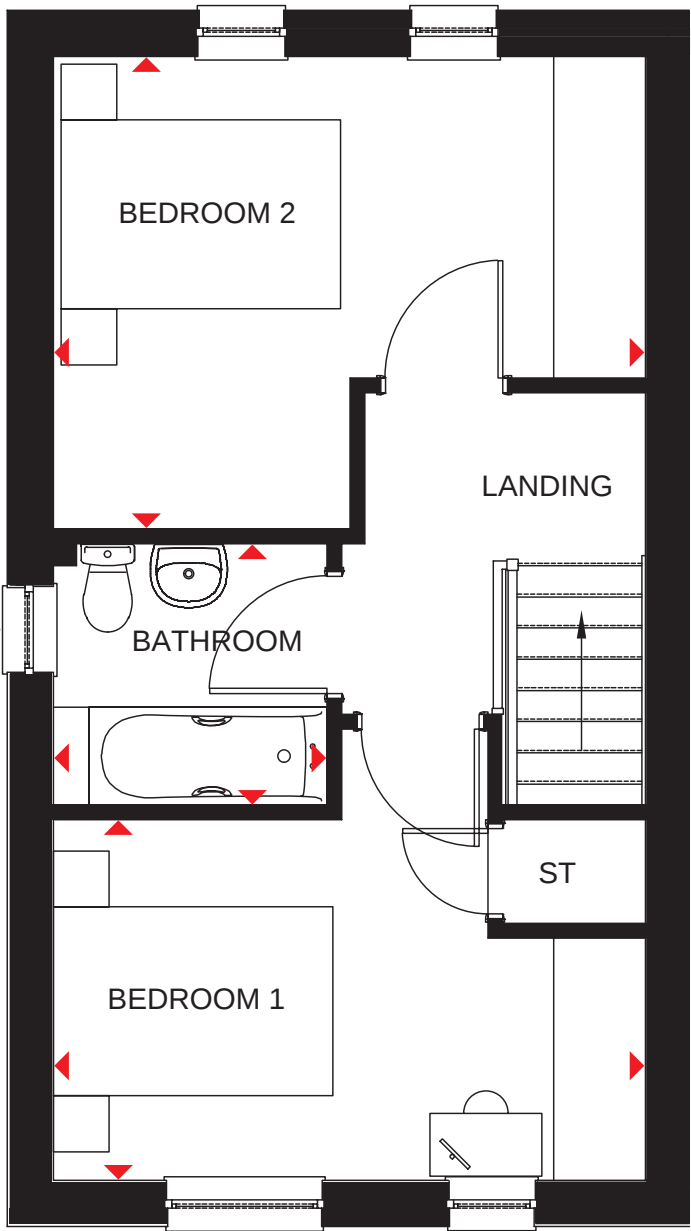
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom



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.

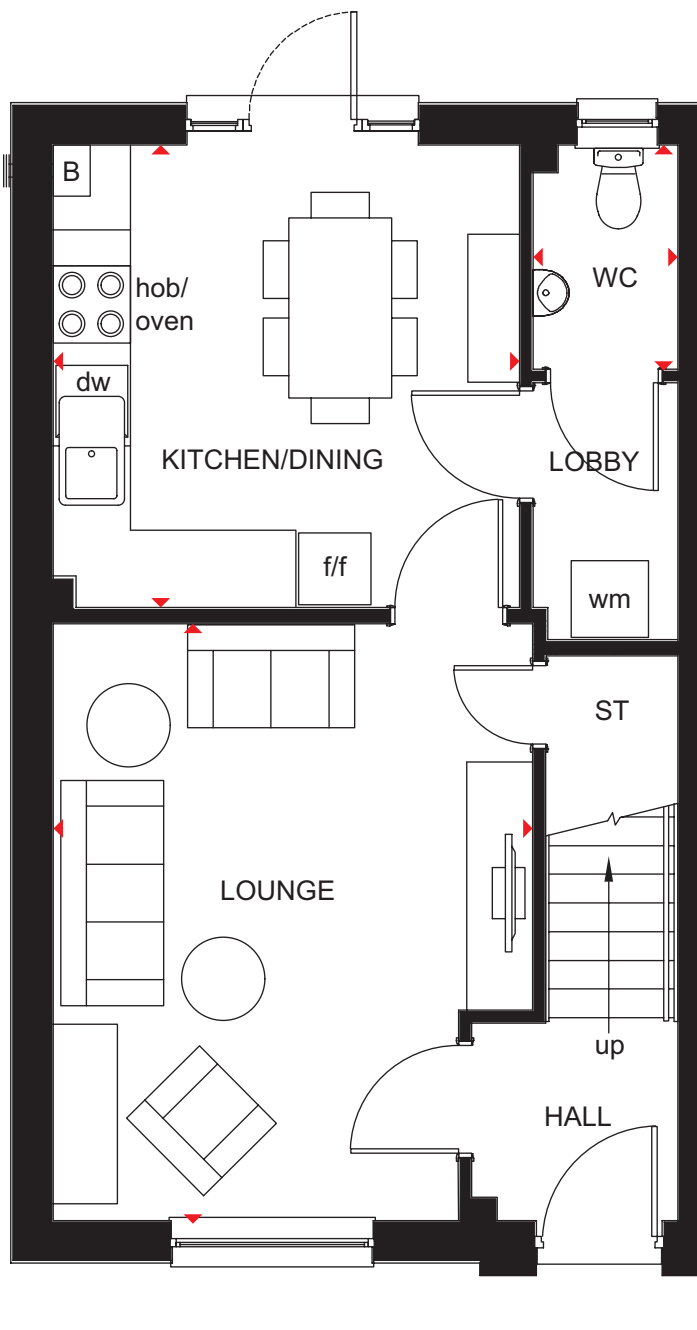
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



CUPAR

3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

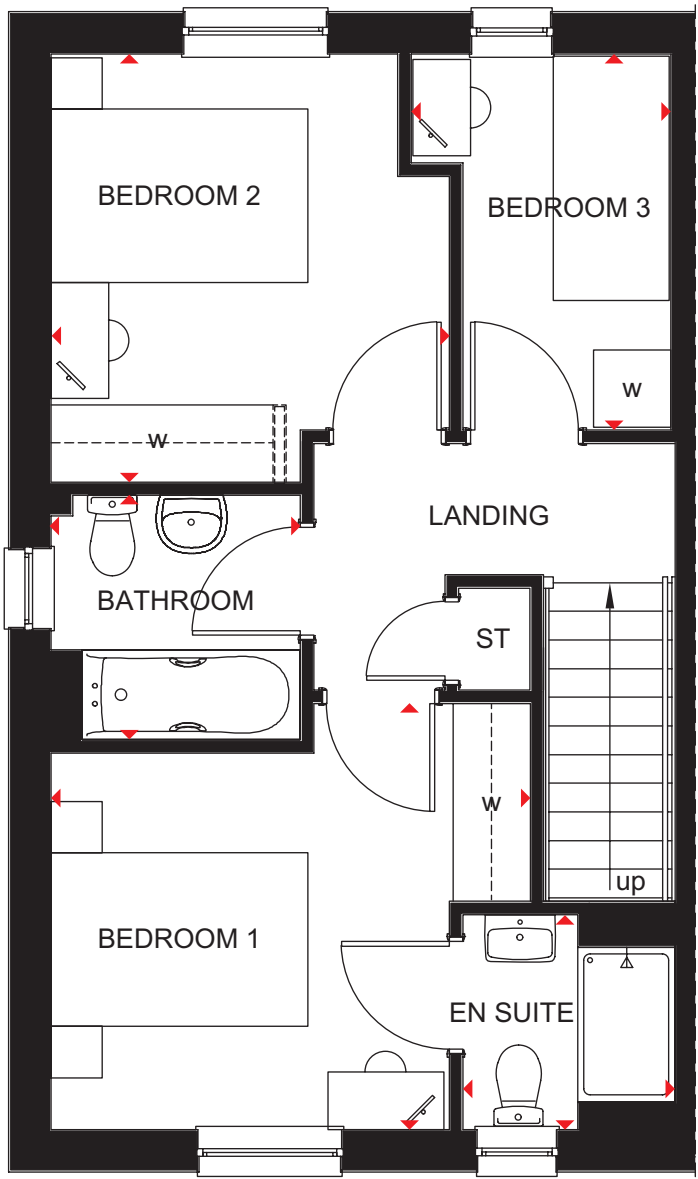
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single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

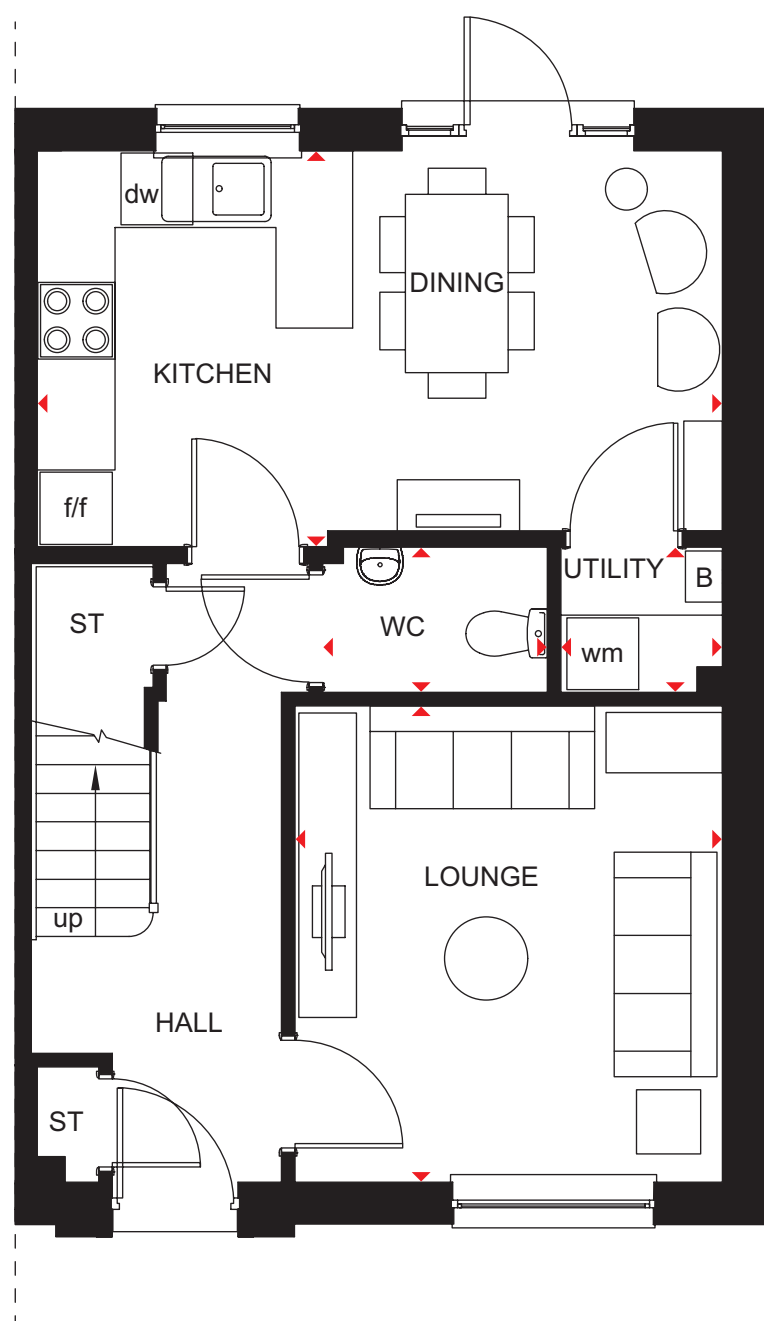
KEY	B Boiler	f/f Fridge/freezer space	◀ ▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



THURSO

3 BEDROOM SEMI DETACHED HOME

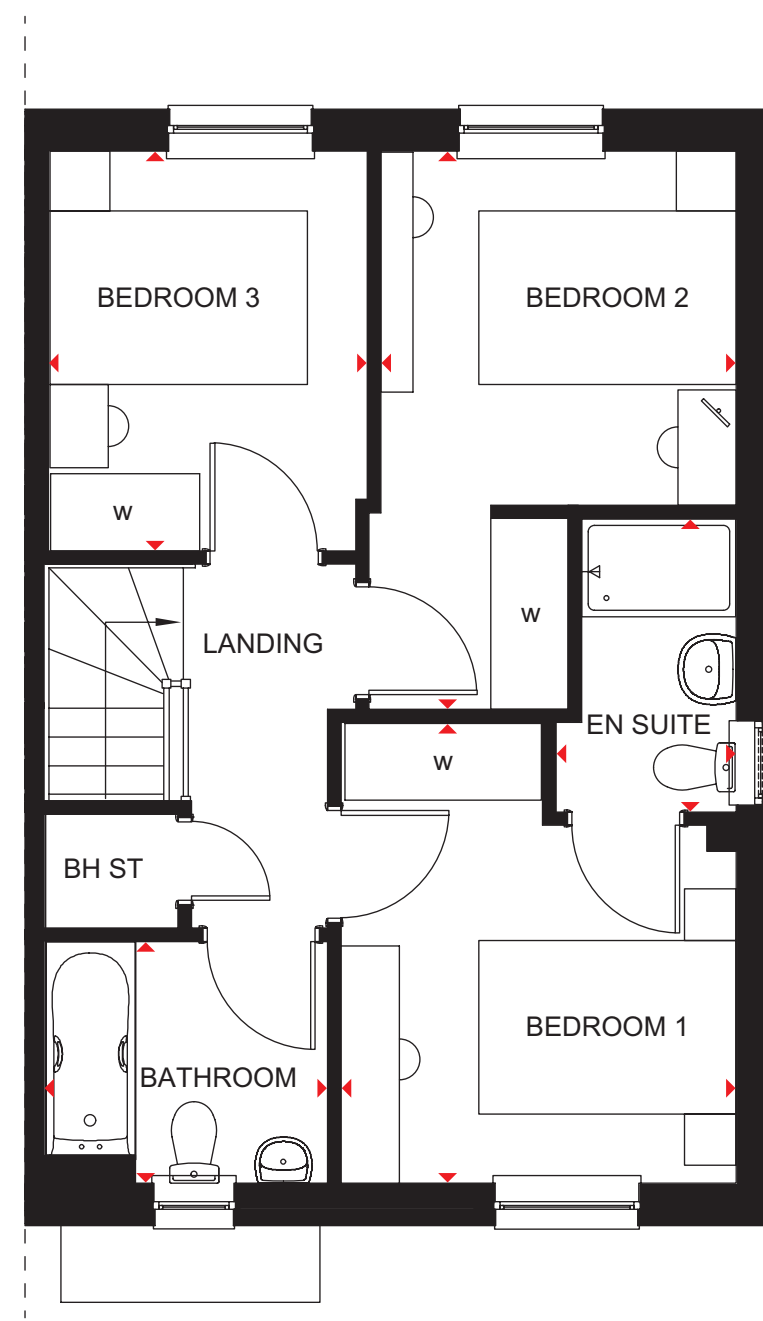
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



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		



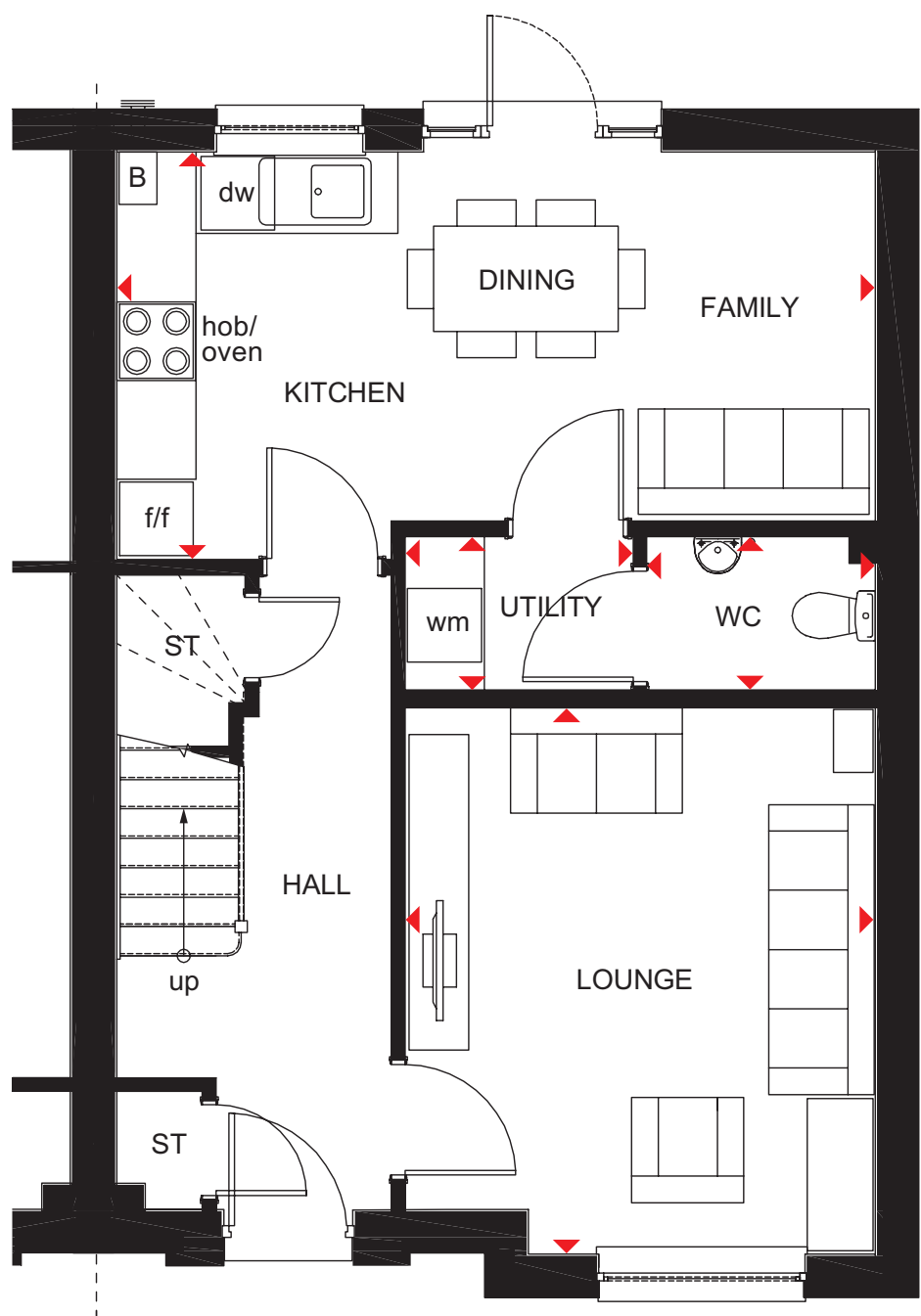
BARRATT
HOMES

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. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details. BDW001966/OCT22

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME

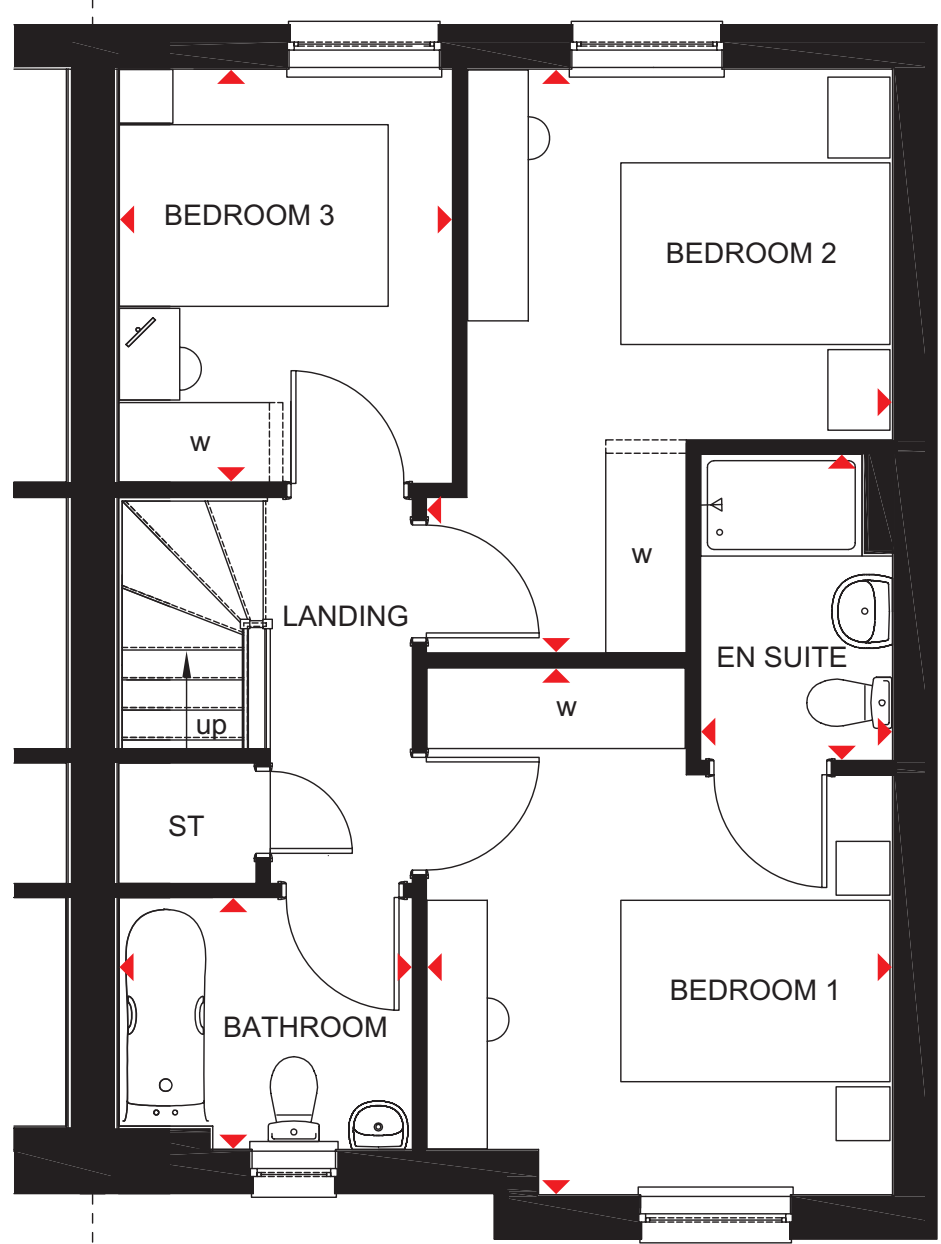
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms,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

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

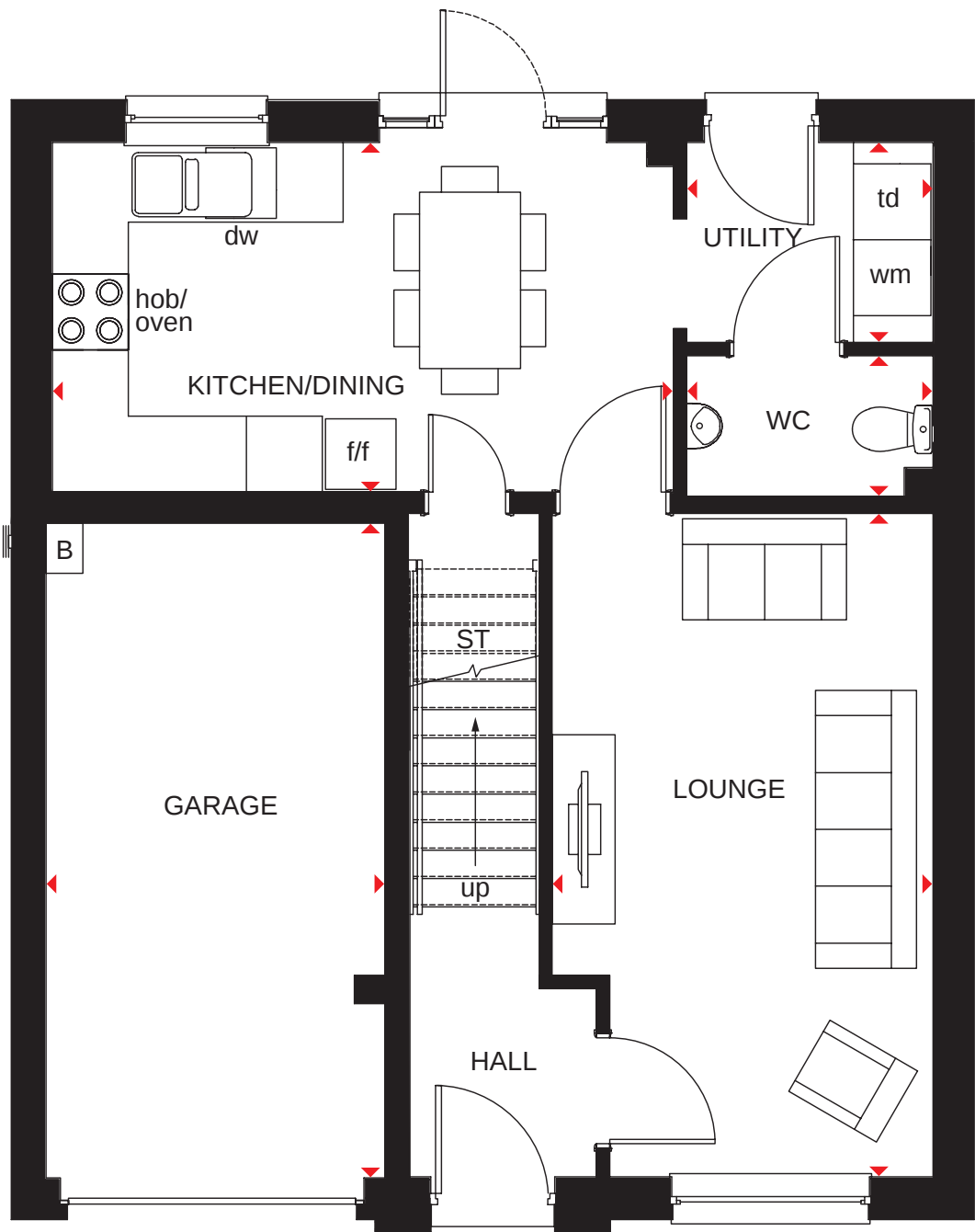
◀▶ Dimension location



GLAMIS

4 BEDROOM DETACHED HOME

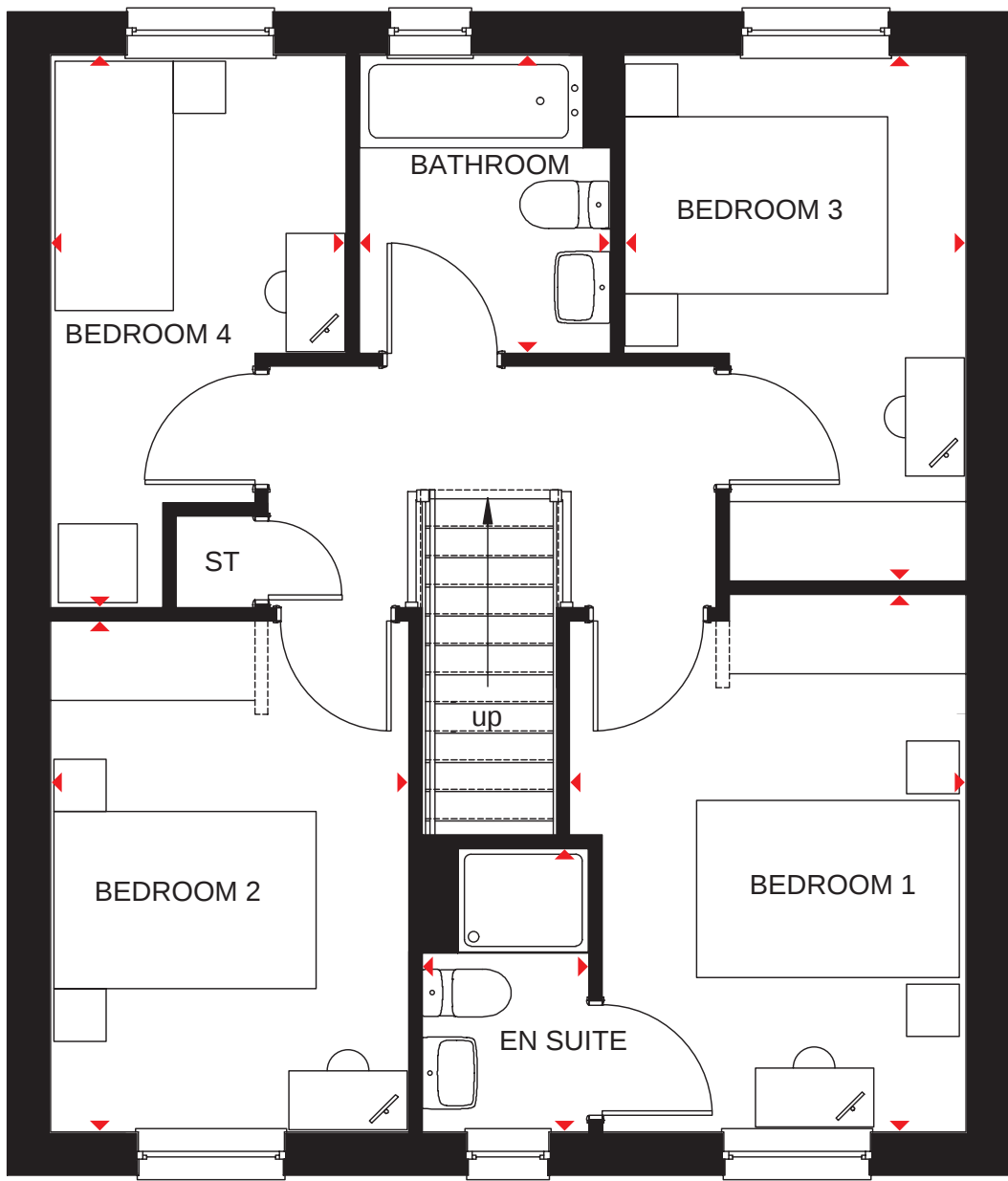
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one 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]

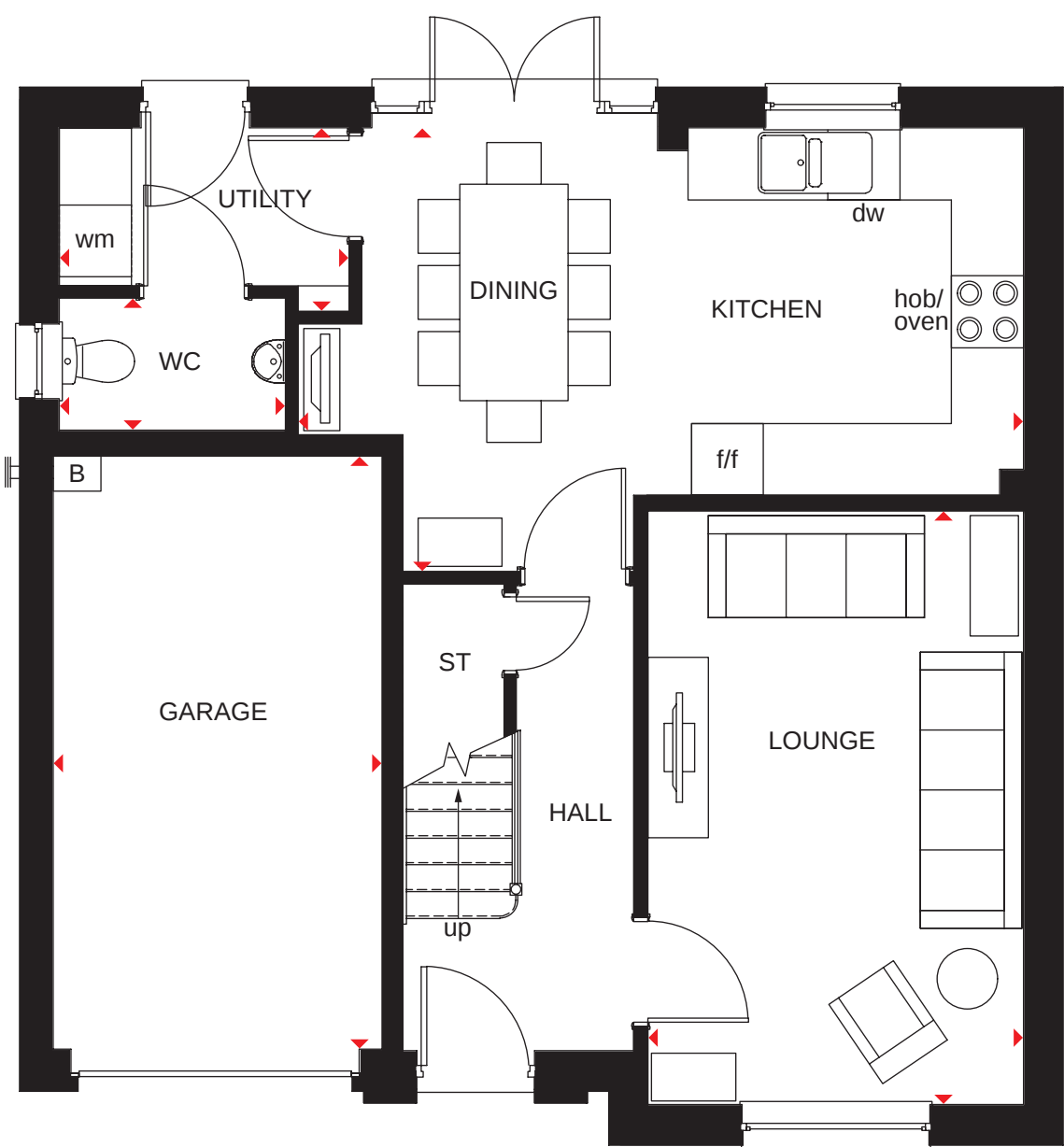
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	



KINLOCH

4 BEDROOM DETACHED HOME

- The large integral garage and front-aspect lounge make up the front of the home
- Comfortable, welcoming kitchen/dining space with a separate utility area and glazed French double doors opening onto the rear garden
- Upstairs is the main bedroom with en suite, three further double bedrooms and a family bathroom



Ground Floor

Lounge	3127 x 4946mm	10'3" x 16'3"
Kitchen/Dining	6042 x 3695mm	19'10" x 12'1"
WC	1884 x 1100mm	6'2" x 3'7"
Utility	2414 x 1526mm	7'11" x 5'0"
Garage	2736 x 4942mm	9'0" x 16'3"

(Approximate dimensions)



First Floor

Bedroom 1	4039 x 4034mm	13'3" x 13'3"
En Suite	2079 x 1210mm	6'10" x 4'0"
Bedroom 2	3886 x 3700mm	12'9" x 12'2"
Bedroom 3	3092 x 3398mm	10'2" x 11'2"
Bedroom 4	2708 x 3898mm	8'11" x 12'9"
Bathroom	2020 x 2689mm	6'8" x 8'10"

(Approximate dimensions)

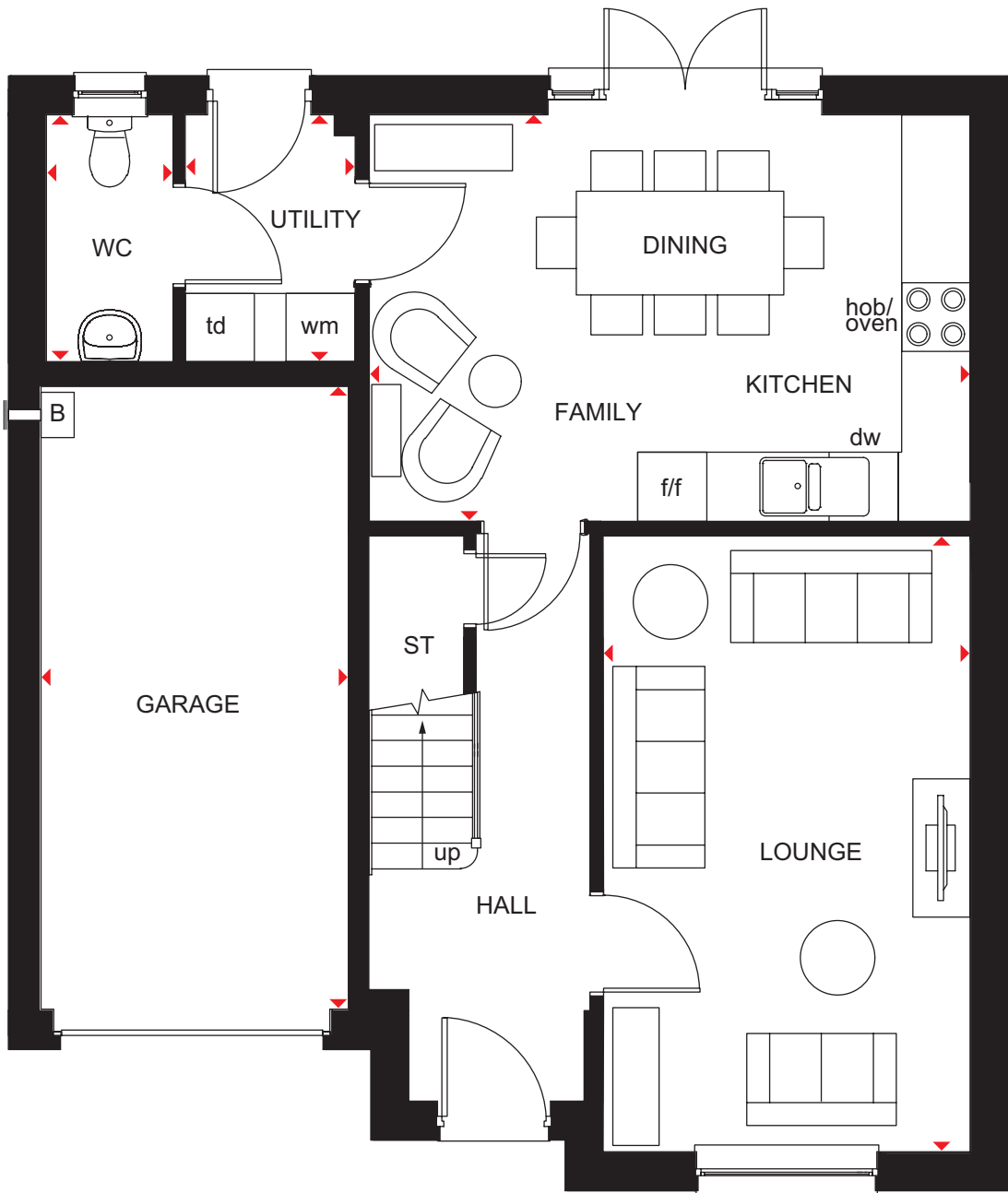
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	



DEAN

4 BEDROOM DETACHED HOME

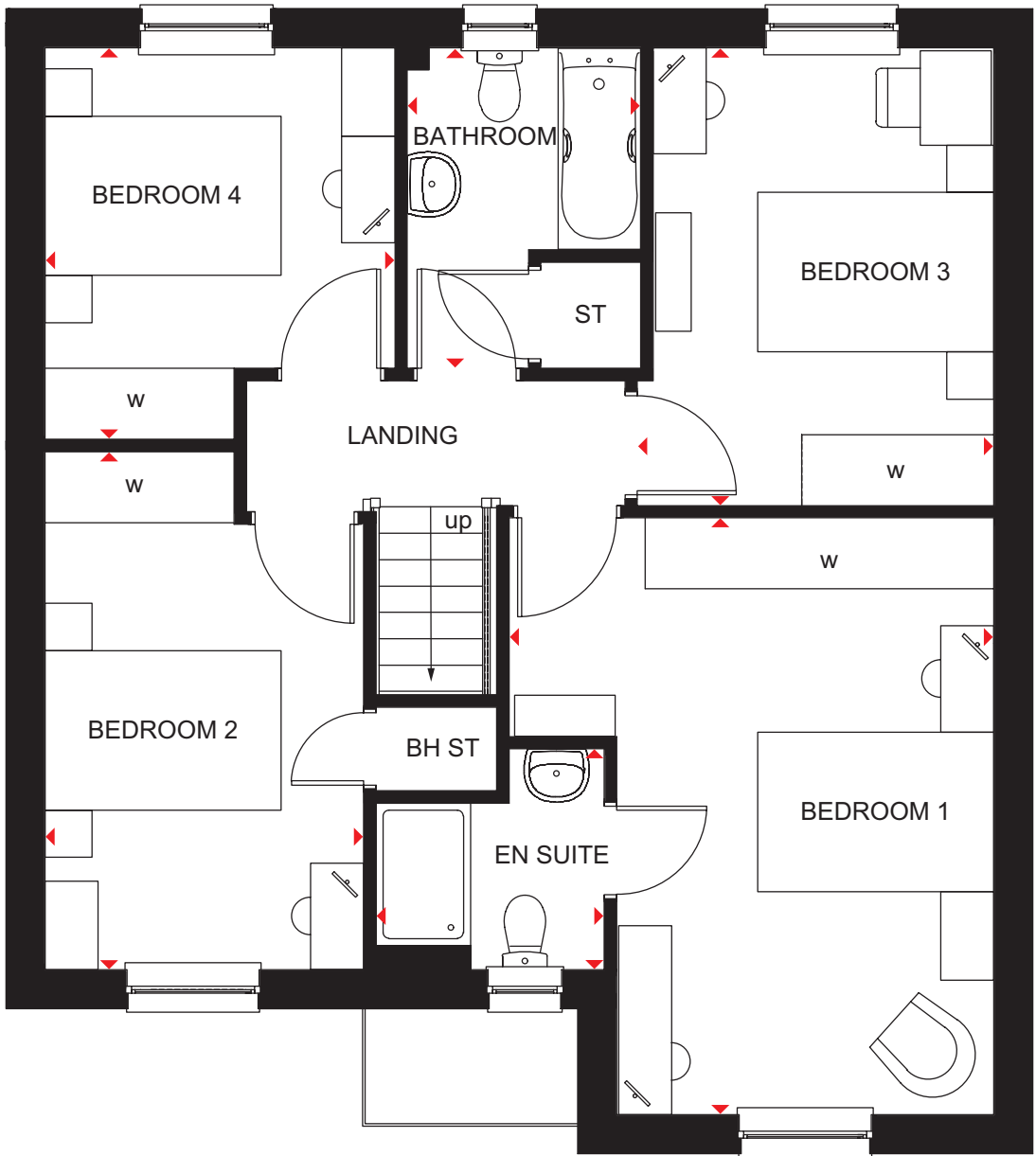
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making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



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 3535mm	17'2" x 11'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

[Approximate dimensions]



First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

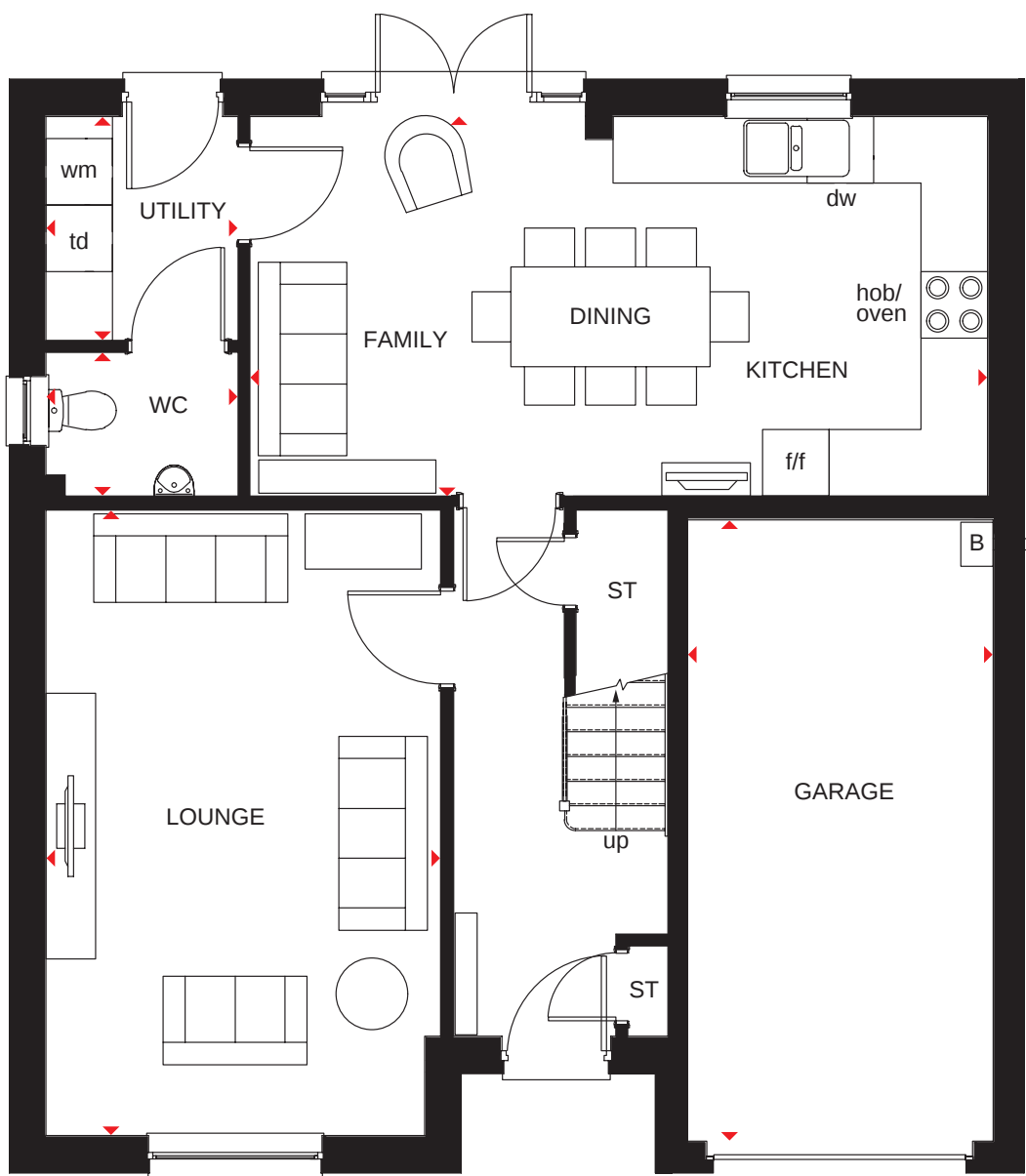
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀ ▶ Dimension location



CROMBIE

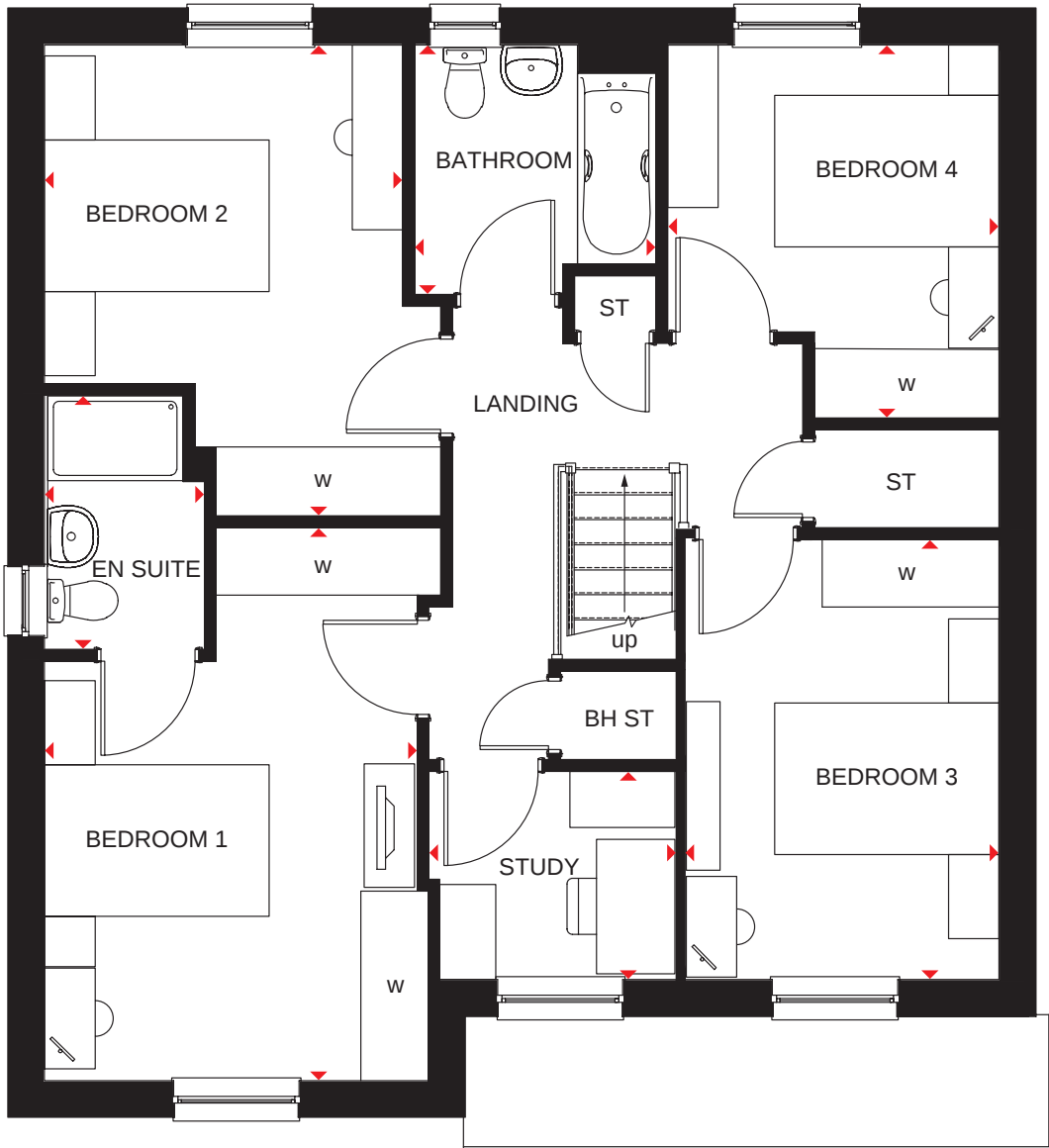
4 BEDROOM DETACHED HOME

- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, a family bathroom and study



Ground Floor		
Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6658 x 3430mm	21'10" x 11'3"
Utility	1737 x 2025mm	5'8" x 6'8"
WC	1737 x 1300mm	5'8" x 4'3"
Garage	2758 x 5612mm	9'1" x 18'5"

(Approximate dimensions)



First Floor		
Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	2786 x 3919mm	9'2" x 12'10"
Bedroom 4	2952 x 3323mm	9'8" x 10'11"
Study	2192 x 1853mm	7'2" x 6'1"
Bathroom	2150 x 2224mm	7'1" x 7'4"

(Approximate dimensions)

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



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.



