



The Reserve at Eden Aberdeen

STYLE AND SUBSTANCE

Bancon Homes



01

The Place Where I Belong

Perfectly combining city and country living,
The Reserve at Eden offers an exceptional quality
of life with something for everyone.



38

Taking Your First Steps With Bancon Homes



10

Individual Homes

Choose from a superb range of 2, 3 & 4
bedroom luxury homes with designer
kitchens, stunning finishes and Bancon's
award winning customer service.

08

An Exciting Neighbourhood


Become part of an exciting community,
within an area of natural beauty, just minutes
from the cosmopolitan attractions of Aberdeen.

07

With all the little touches you're looking for

We make your house a wonderful
place to call home.





THE PLACE WHERE I

Belong

Moving home can be exciting, a fresh start, a new beginning. It usually starts with a challenge. We've run out of space, our family is growing, we want to own our first home, we want to get on to the property ladder before it's too late, we can afford something a bit bigger, mum is coming to stay, the kids need space of their own, I need space of my own. The list is endless and personal to each of us.

We've been a family company for generations and we know just what makes families happy at home. Great space to be together, space to be apart. Great surroundings to take the dog for a walk, for the kids to play outside safely, plenty of fresh air, mature trees, a green place, a place to be healthy and happy – that sense of well-being you feel when everything is just right.

It's all about comfort. A gleaming kitchen with plenty of worktops, premium new appliances and space for a proper kitchen table, a garden to enjoy when the weather is right, plenty of storage to hide away the boots, coats, school bags, Hoover, a beautiful bathroom – practical for the family with a bit of luxury for you, bedrooms with space and some with beautiful oak storage, already built in.

All the little touches that say – this is a quality home built with craftsmanship and by people who really care.

It's warm when you come home each evening to put your feet up, it's bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit.

You don't have to think about your home because everything is just right. Life is for living. Weekends are for friends, sports, days out, nights in. Your home – the place to snuggle up, be fulfilled, hear laughter, plan the future, feel blessed, know that this is where you belong.

The Ideal Location

FOR A WONDERFUL LIFESTYLE

If you are looking for a high quality new home that can offer you the ideal lifestyle in an area surrounded by beautiful countryside, with all the amenities you could want on your doorstep and Aberdeen city nearby, then look no further than The Reserve at Eden.

SOMETHING FOR EVERYONE

The Reserve presents you with a wonderful opportunity to live in the heart of an exciting community with a real sense of space and place.

This fantastic location is next to beautiful open space while the cosmopolitan attractions of Aberdeen are just a short journey away.

Offering a wonderful range of 2, 3 & 4 bedroom family homes, all featuring designer kitchens, stunning finishes and different characteristics, The Reserve has something for everyone. Whether you're a first time buyer, a couple wishing to upgrade, a family needing space to grow, or if you're looking to downsize or invest in a stunning low-maintenance home, then The Reserve at Eden has it all.

A FANTASTIC PLACE TO CALL HOME

By making your new home at The Reserve, you will have made the decision to settle for the best. Not only will you become part of a vibrant community where people make friends and enjoy life, you will also love living in a home that is perfect for your life.

The excellent local facilities include a selection of supermarkets and shops within easy reach, while the welcoming Dobbies Garden Centre is located close by.

In addition, you will have easy access to the thriving hub of Aberdeen City itself. The city's modern and welcoming shopping centres, including Union Square with its big-brand names and designer boutiques, create an exciting shopping experience for all ages.

Whether it's a quick coffee or fine dining, Aberdeen also has a fantastic choice of places to eat and drink from cafés and bistros to award winning restaurants, bars and hotels. It also boasts a variety of multi-arts venues with a diverse programme of music, theatre, dance, film, concerts and events for you to enjoy.

LEAD AN ACTIVE OUTDOOR LIFE

With nature's playground all around, there are plenty of opportunities to lead an active outdoor life.

You will never be short of things to do with parks, playgrounds and sporting facilities all within easy reach. Hazlehead Park is only a short drive away – a beautiful setting for a cycle, a round of golf, a woodland walk or a trip to the fine gardens and café – while the Den of Maidencraig Nature Reserve is right on your doorstep. It is a superb place for a dog walk, a family ramble or some local wildlife spotting.

The Village Hotel health spa and gym is just minutes away, and Aberdeen Beach is close by, famous for its golden sand and is always a fun day out for the family with its popular area along the famous Beach Esplanade.

GET AROUND WITH EASE

For those working at either Prime Four or Westhill Business Parks, or in ARI, Foresterhill Campus or the city itself, The Reserve at Eden makes for an easy daily commute by car or bus.

There is a regular public bus service that connects directly into Aberdeen's central transport hub at Union Square. While, to the west, the AWPR is less than 5 minutes away providing excellent access to both Aberdeen International Airport and the main routes north and south to central Scotland and beyond.

LAY THE FOUNDATIONS FOR YOUR CHILDREN'S FUTURES

The Reserve at Eden is well served with excellent access to local educational facilities. Nursery, pre-school and Fernielea primary school facilities are nearby, while secondary school Hazlehead Academy with its sports and community facilities is also located within a short walk away.





The Reserve
at Eden
View our Showhome
Thursday - Monday
12pm - 5pm

The Reserve at Eden

A PLACE TO ENJOY

At Bancon Homes, we pride ourselves on the quality of our craftsmanship and include all the little things that you'll want as standard. There is no need to think about added extras when you buy a Bancon home as we've thought about them for you.

The kitchen is really the heart of your home. It's the place where you spend the most time cooking, chatting, kids at the kitchen table doing their homework, friends over for a relaxed supper. The hub of your home, it's where family and friends gather and there's plenty of room for everyone. There's plenty of space too for cooking, from quick mid week suppers to big Sunday lunches, with streamlined work surfaces, great storage and all the best Siemens appliances included.

Your Leicht kitchen comes from Kitchens International and our designers work with them to create the perfect kitchen, whatever your lifestyle, with soft close drawers and stylish finishes. When it comes to taste, it's all yours and you can choose the kitchen colours and finish that suits you best.

The kitchen comes complete with a single oven and an induction hob – heat when you need it, faster than gas, easy to clean, more energy efficient and

more importantly, safe for the kids as the hob cools down quickly.

In some of your bedrooms you'll find oak finish wardrobes built in and ready to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white sanitary ware with contemporary taps, large showers and your choice of Porcelanosa tiling.

It's the little things that matter like plenty of storage for bags, coats, suitcases, toys and the things you want to hold on to, and USB points so you don't have to find the plug each time you need to recharge your phone.

As many of us now work from home, communication is key, and we include superfast fibre in all our homes, making speed and connectivity easy, when you choose your broadband provider.





We pride ourselves on the level of individual customer care we provide, and our passionate team is committed to delivering an end-to-end personalised service throughout the entire buying process. It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we recently secured a prestigious Gold Award from independent research company In House Research Ltd for the fifth consecutive year and an Outstanding Award for the fourth year. This recognises our outstanding level of customer service and places us in the top 10% of companies measured.



PREMIUM PARTNERS

We know that the quality of finish is just as important as the quality of build. We work with the best suppliers to ensure all the finishes in your home are second to none.





We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM

We pride ourselves on including all the little things that you'll come to love in your home and we include them as part of the high standard of finish we provide.

YOUR HOME COMES COMPLETE WITH

- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap (where applicable)
- > Rotary clothes dryer (where applicable)
- > 1800mm timber screen fencing to rear, including matching timber gate (where applicable)
- > Landscaped front garden (where applicable)
- > Paved driveway (where applicable)
- > Superfast fibre connection
- > Ideal Logic condensing combi boiler
- > Solar PV Panels
- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty
- > An EPC Band B Energy Efficiency Rating

YOUR KITCHEN

- > German designed, award winning Leicht kitchen
- > Blanco inset stainless steel sink with Blanco Daras chrome mixer tap
- > Siemens induction hob with 3 piece induction pan set, multifunction single fan oven and canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface (dependent on point of reservation)

THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak finish internal doors
- > White satin paintwork for all wood
- > Hard wired heat & smoke alarms with battery back up
- > Timber stairs with white satin painted balustrade & oak hardwood handrail
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves
- > Built in oak finish wardrobes (not applicable to all bedrooms)

YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > Contemporary white fittings
- > Contemporary taps

WELCOME TO

An Exciting Neighbourhood

If you are looking for an ideal destination to call home, then look no further than The Reserve at Eden. The next phase of our highly successful development nestled in west Aberdeen, between the city and Kingswells, this superb development offers a range of contemporary villas in a vibrant community.

The Reserve at Eden is a key part in the delivery of the Maidencraig masterplan which will deliver a new community of 700 houses and retail/commercial facilities in a fantastic setting adjacent to the Den of Maidencraig Nature Reserve.

As well as having excellent local facilities including shops, schools and leisure facilities, The Reserve at Eden is ideally located for easy access to both Prime Four and Westhill business parks as well as nearby Aberdeen. Situated just four miles west of the city centre, there are frequent buses, making it easily accessible for work or for trips in to town to enjoy its many attractions including galleries, museums, theatres, cinemas, shopping, bars and restaurants. The AWPR is less than 5 minutes away providing excellent access to both Aberdeen International Airport and beyond.

Each individual home has been designed with its surroundings in mind and combines contemporary looks with versatile interior space, quality materials, superior craftsmanship and generous outdoor space to enjoy in the warmer weather.

For those working from home, our homes offer space to separate your work and home life. Superfast broadband connectivity is also included as standard, making working from home even easier.



THE RESERVE AT EDEN PHASE 1



The Loch

2 bedroom mid-terraced home
Plots 63 & 114.

The Richmond

3 bedroom semi-detached or end-terraced home
Plots 56, 57, 60, 61, 62, 70, 71, 104, 105,
107, 108, 113 & 115.

The Thistle

3 bedroom semi-detached home
Plots 58, 59, 72, 73, 77, 78, 109 & 110.

The Ramsay

3 bedroom end-terraced home
Plot 64.

The Cairnfield

3 bedroom detached home
Plots 112, 118 & 122.

The Argyll

3 bedroom detached home
Plots 74, 79 & 111.

The Viewfield

4 bedroom detached home
Plot 116.

The Dee

4 bedroom detached home
Plots 117, 119 & 123.

The Birkhall

3 bedroom detached home
Plot 128.

The Rosehill

4 bedroom detached home
Plots 66, 67, 68, 75 & 76.

The Racburn

4 bedroom detached home
Plots 65, 69 & 120.

The Louisville

4 bedroom detached home
Plots 106 & 121.

The Derry

4 bedroom detached home
Plots 125 & 127.

The Fernhill

4 bedroom detached home
Plots 124 & 126.



The Loch

2 bedroom mid-terraced home



"The overall care that they took of us was very much appreciated, especially as we were first time buyers. We weren't forced to buy either, it was just nice. The overall experience that we had was perfect." – **Buyer, The Reserve at Eden.**



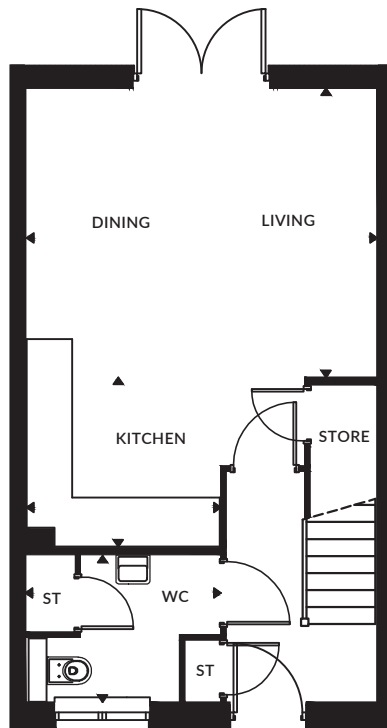
This is a great first home, ideal for couples or those just starting out. The design really optimises the space and light available with a large open concept living room, dining kitchen with a German designer kitchen, a superb range of Siemens appliances and plenty of storage and work surfaces. The bright and airy living area has French doors leading out to the enclosed rear garden, making it an adaptable entertaining and living space. The ground floor also has a guest cloakroom and plenty of additional storage, perfect for linens and towels. The entrance hallway has a good sized storage cupboard and a second large storage cupboard can be found in the kitchen area.

Upstairs there are two bedrooms. The master bedroom has two built in oak finish wardrobes providing lots of storage space and two windows overlooking the rear garden. The second spacious bedroom is complete with an oak finish built in wardrobe and also benefits from two windows, making this a bright and airy room. The family bathroom has contemporary white fittings and features a bath with over bath shower and is finished with premium quality Porcelanosa tiling.

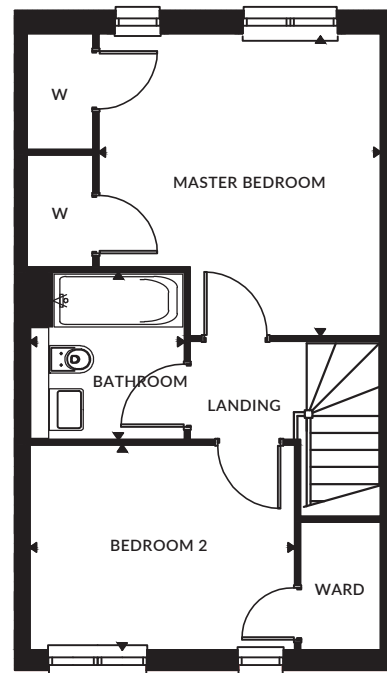
Outside, the front garden is landscaped and there are 2 dedicated parking spaces.

We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.67m x 3.97m	12' 0" x 13' 0"
Bedroom 2	3.48m x 2.68m	11' 5" x 8' 9"
Bathroom	2.02m x 2.18m	6' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.62m x 3.80m	15' 1" x 12' 5"
Kitchen	2.55m x 2.23m	8' 4" x 7' 3"
WC	2.54m x 1.95m	8' 3" x 6' 4"

Total Area 75 m² | 807 Sq Ft

The Richmond

3 bedroom semi-detached or end-terraced home



"The whole team have been very helpful and made sure that everything went smoothly. The city is minutes away and the countryside is on your doorstep. The houses are lovely. The whole process was easy." – **Buyer, The Reserve at Eden.**



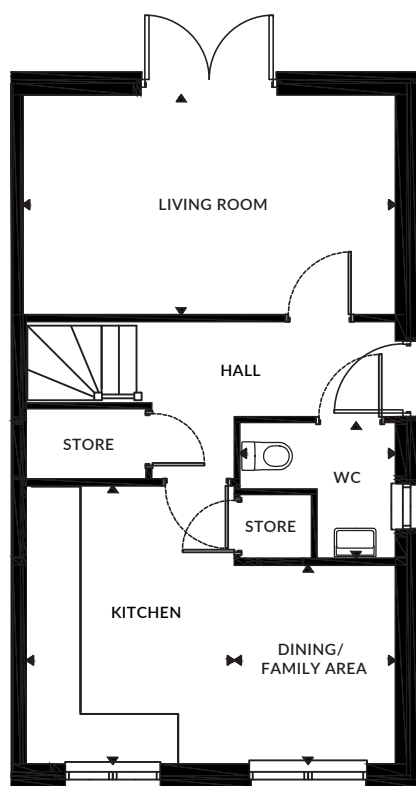
This home really optimises the space and light with a large German designer dining kitchen and a superb range of Siemens appliances along with plenty of storage and work surfaces. There is a beautiful living room with French doors leading out to the garden, making the most of entertaining space and making this a practical and adaptable home. The ground floor also has a guest cloakroom and a large storage cupboard in the hall. The kitchen also benefits from a storage cupboard, perfect to use as a larder.

Upstairs, the master bedroom has a built in oak finish wardrobe and an en-suite finished with contemporary white fittings and premium quality Porcelanosa tiling. There are two further bedrooms, one of which has built in oak finish wardrobes, and a family bathroom with contemporary white fittings including a bath with over bath shower.

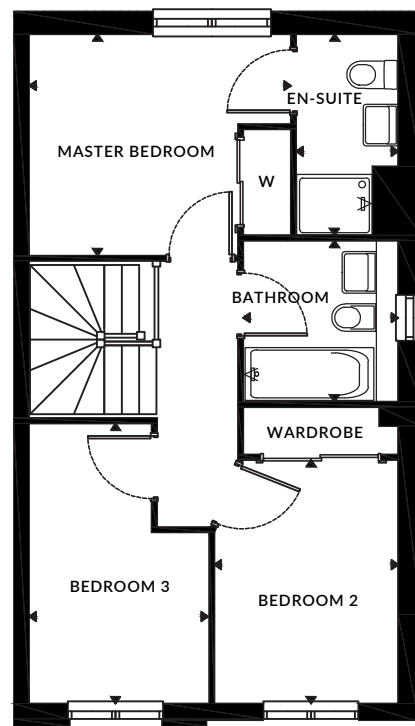
Outside, the front garden is landscaped and there are 2 dedicated parking spaces available or a lock block driveway (where applicable).

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 2.90m	11' 3" x 9' 6"
En-suite	1.32m x 2.63m	4' 4" x 8' 7"
Bedroom 2	2.39m x 3.19m	7' 10" x 10' 5"
Bedroom 3	2.37m x 3.68m	7' 9" x 12' 0"
Bathroom	2.02m x 2.10m	6' 7" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.86m x 2.88m	15' 11" x 9' 5"
Kitchen	2.68m x 3.66m	8' 9" x 12' 0"
Family/Dining	2.13m x 2.61m	6' 11" x 8' 6"
WC	2.01m x 1.75m	6' 7" x 5' 8"

Total Area 86 m² | 923 Sq Ft

The Thistle

3 bedroom semi-detached home



"Their customer service is very friendly. I have no doubt to recommend them to anyone who is looking to buy a new house. For example, they were always on time to an appointment, always free to deal with our questions. It is beyond our expectations." – Buyer, Aden Meadows.



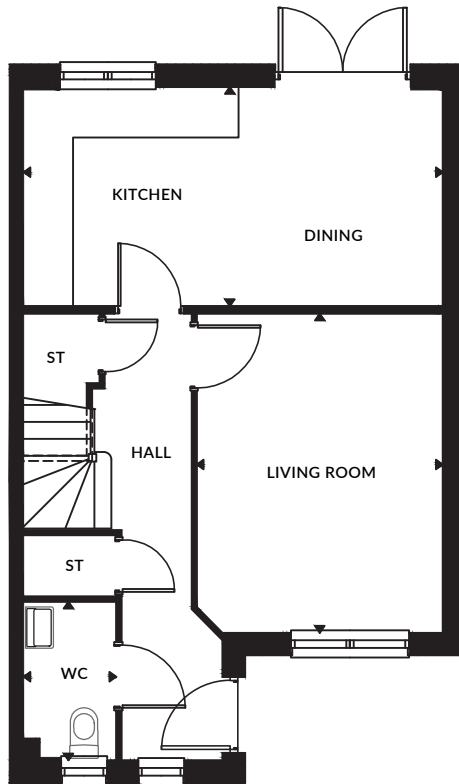
This is a fabulous home for a couple or young family and has an open concept German designer kitchen with plenty of space for cooking and dining. The space is bright and airy with French doors leading out to the private rear garden. To the front of the house there is a spacious living room. From the hall you'll find a guest cloakroom and two additional storage cupboards.

Upstairs, there are three generous bedrooms, two of which have built in oak finish wardrobes. The luxurious family bathroom has contemporary white fittings and has both a bath and a shower enclosure and is completed with your choice of Porcelanosa tiling (when possible during the build scheme). There is a handy linen cupboard on the landing for extra storage.

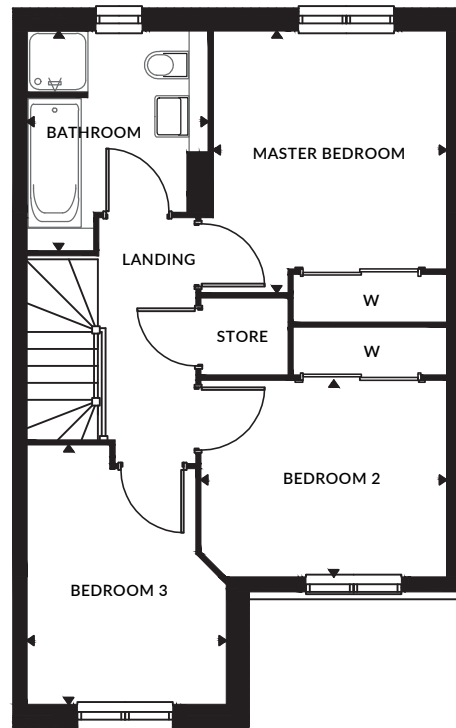
Outside, the front garden is landscaped and comes complete with a lock block paved driveway or two dedicated parking spaces (where applicable).

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 2.57m	10' 6" x 8' 5"
Bedroom 3	2.60m x 3.40m	8' 6" x 11' 1"
Bathroom	2.36m x 2.87m	7' 9" x 9' 5"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.22m x 4.19m	10' 6" x 13' 8"
Kitchen/Dining	5.51m x 2.87m	18' 0" x 9' 4"
WC	1.17m x 2.05m	3' 10" x 6' 8"

Total Area 88m² | 947 Sq Ft

The Ramsay

3 bedroom end-terraced home

"I'm really pleased with the style of the house and how it's finished and I'm happy with the size of the plot. Bancon Homes were so helpful in answering all my questions" – **Buyer, Oaklands, Banchory.**



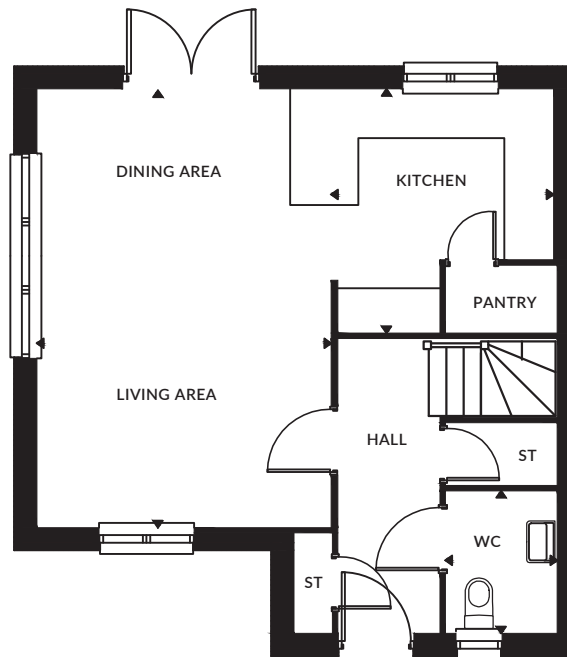
This spacious three bedroom home is ideal for a growing family. Its open concept design provides plenty of flexibility and gives you sight of all that is happening from the kitchen. The award winning Leicht kitchen comes with premium Siemens appliances and there is plenty of storage and work surfaces plus a separate pantry. The dining area has French doors leading out to the garden and within the hall there are two storage cupboards and a cloakroom.

Upstairs there are three bedrooms, a great family bathroom and further storage. The master bedroom has built in wardrobes and is light and spacious. The second bedroom also has a built in wardrobe while the family bathroom has a bath and separate shower, all in white contemporary style complete with your choice of Porecelanosa tiling.

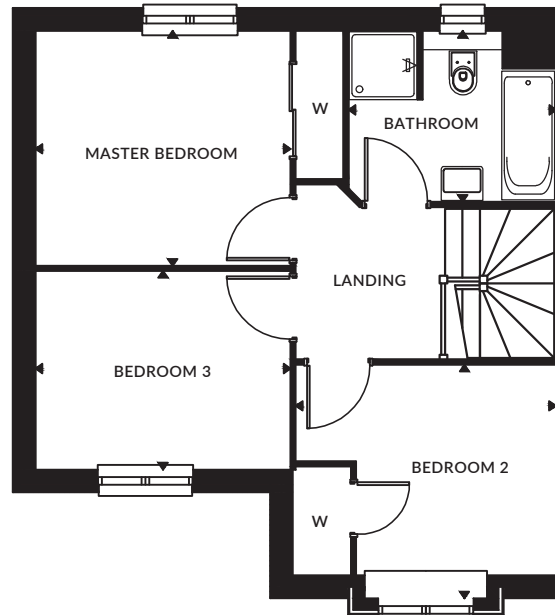
Outside the front garden is landscaped with 2 dedicated parking spaces available.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.08m x 3.34m	10' 1" x 10' 11"
Bedroom 2	3.06m x 3.41m	10' 0" x 11' 2"
Bedroom 3	2.60m x 3.34m	8' 6" x 10' 11"
Bathroom	2.23m x 2.71m	7' 3" x 8' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	5.77m x 3.86m	18' 11" x 12' 7"
Kitchen	3.20m x 2.92m	10' 5" x 9' 6"
WC	1.83m x 1.43m	6' 0" x 4' 8"

Total Area 89 m² | 962 Sq Ft

The Cairnfield

3 bedroom detached home with integral single garage



"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The solar panels were included and we like thinking about the environment so that was a big selling point for us. Bancon Homes are nice people to deal with." – **Buyer, Kinion Place.**



This stunning open concept home has a beautiful German designer kitchen and is beautifully styled with Siemens appliances throughout.

French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds to the space and there is a convenient internal door to the integral garage.

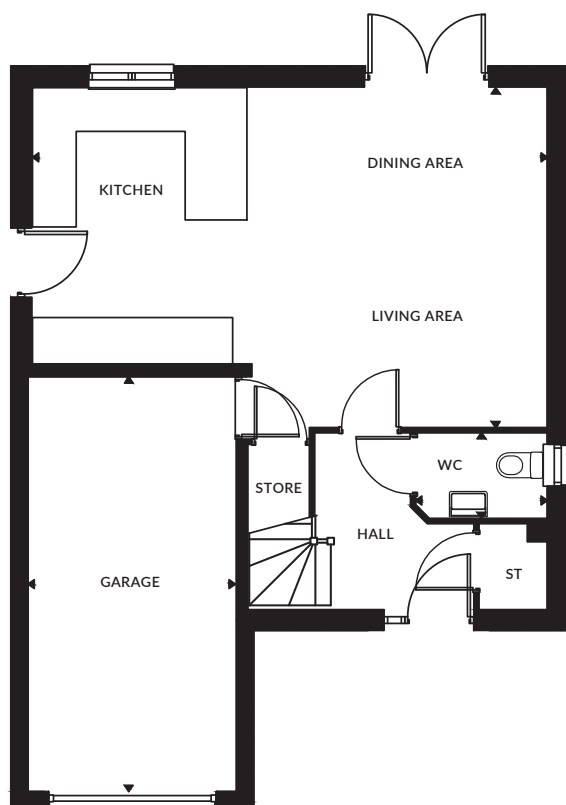
Upstairs the master bedroom has an en-suite with large shower and Porcelanosa tiling while the bedroom has built in oak finish wardrobes.

One of the two additional bedrooms also comes with an oak finish wardrobe while the family bathroom has a bath and separate shower. The landing makes good use of the space with a linen cupboard for added storage.

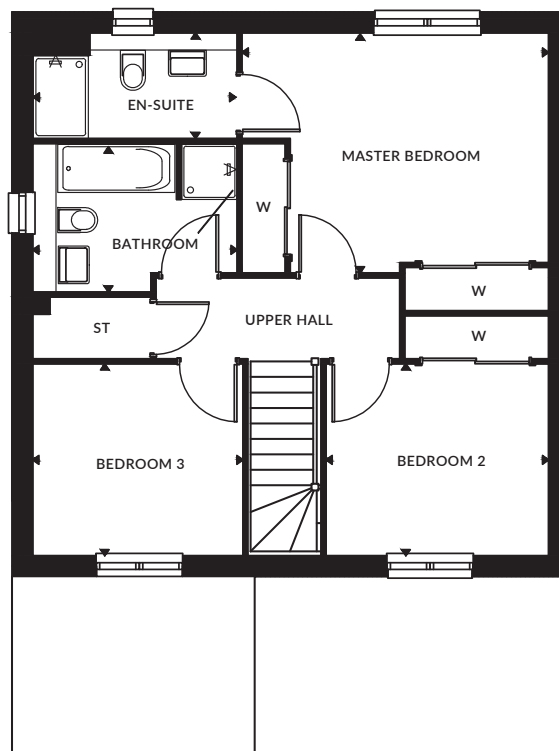
Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 2.76m	10' 5" x 9' 0"
Bedroom 3	3.20m x 2.76m	10' 5" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 102.50 m² | 1,103 Sq Ft

The Argyll

3 bedroom detached home with integral single garage

"It was plain sailing. Communication was good. We got a bottle of gin which was nice, and Jennifer the sales representative was very accommodating. There were no issues at all." – **Buyer, Aden Meadows.**



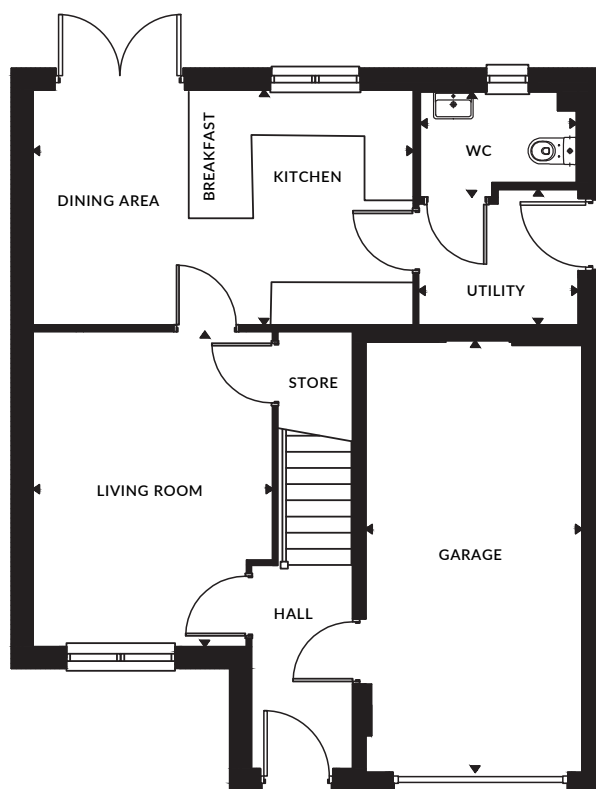
The open concept kitchen with great dining space is the star of this home. The luxurious German designer kitchen with contemporary finish is complemented by Siemens appliances and has French doors leading out to the private garden. There is a spacious living room, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a contemporary look.

Upstairs you will find the master suite with its own walk-in wardrobe and an en-suite bathroom complete with large luxury shower, contemporary white fittings and Porcelanosa tiles. One of the other two bedrooms also has built in oak finish wardrobes. A family bathroom completes this floor.

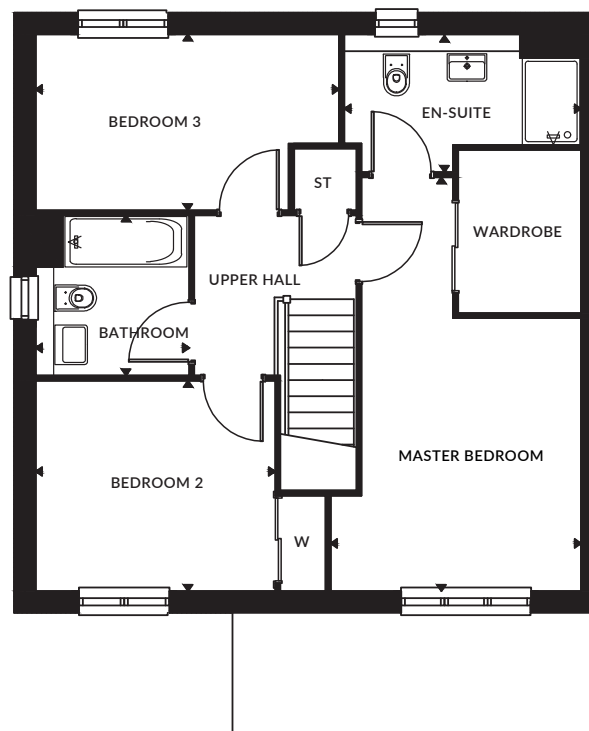
Outside the front garden is landscaped with a lock block paved driveway and there is an integral garage with access from the hall.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 5.73m	11' 3" x 18' 9"
En-suite	3.26m x 1.89m	10' 8" x 6' 2"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	4.20m x 2.42m	13' 9" x 8' 0"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 105.20 m² | 1,132 Sq Ft

The Viewfield

4 bedroom detached home with integral single garage



"If you go to other developments I feel the houses are crowded together. This is lovely, open and airy. There is no one looking at you directly. It's well laid out. There is a lovely grass feature at the front and nobody at the back. They have lovely standing stones in the grass area and it's really quite delightful." – **Buyer, The Roses at Eden.**



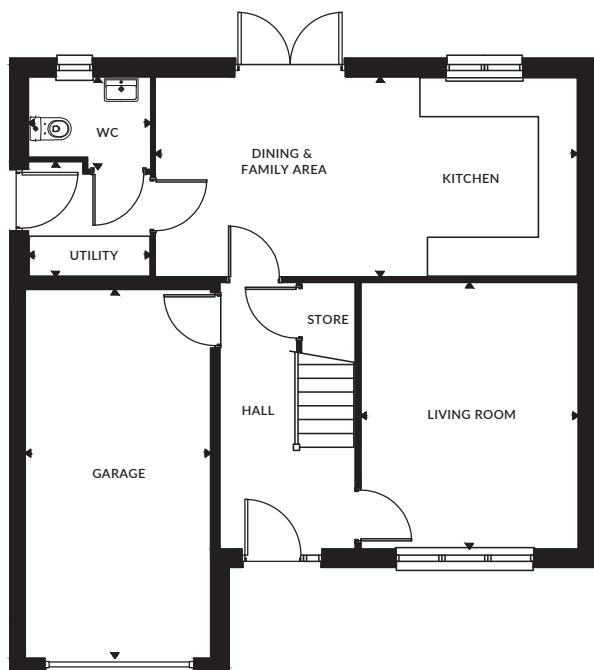
This is a spacious and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings. Within the German designer kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has large windows overlooking the garden.

Upstairs, the master bedroom has its own en-suite with luxury large size shower, contemporary white fittings and your choice of Porcelanosa tiles. It also has a great walk-in wardrobe. There are three other bedrooms, one of which also has built in oak finish wardrobes. The family bathroom is spacious with a bath as well as separate shower and there is handy additional storage on the landing.

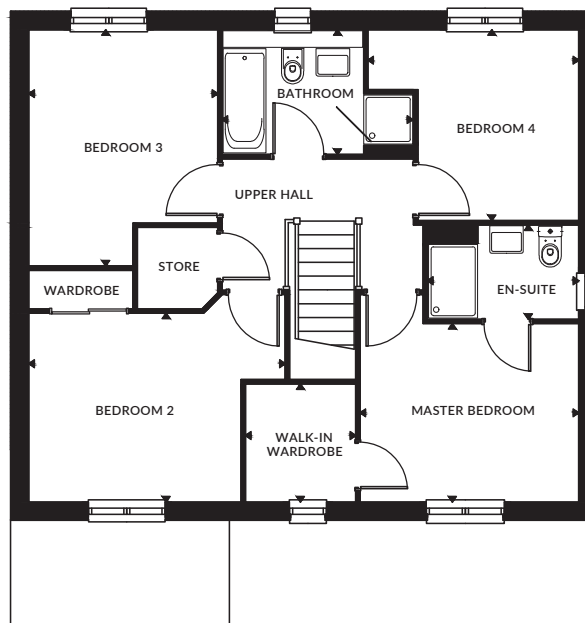
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 123.30 m² | 1,327 Sq Ft

The Dee

4 bedroom detached home with integral single garage



"I would definitely recommend them. The surrounding area is good. We have friends in the area, and I feel it's a nice area to be in."

– Buyer, Aden Meadows.



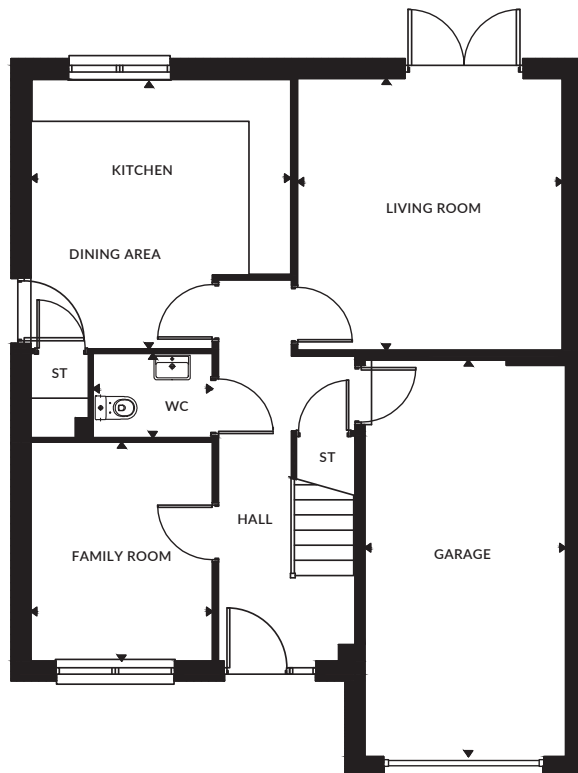
This is a beautifully designed more traditional home with individual rooms rather than open concept style. It has the benefit of a spacious eat-in German designer kitchen complete with premium Siemens appliances. There is a separate utility area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room overlooks the rear garden with the French doors leading outside. There is a guest cloakroom and additional storage in the hall, while a separate family room with full height windows has the benefit of being used as either a formal dining room, a study or a great family den.

Upstairs, there are four bedrooms, two of which have built in oak finish wardrobes. The landing has a linen cupboard while the family bathroom benefits from a bath and a separate luxury large shower. The master bedroom has its own en-suite with luxury large shower and both bathrooms have contemporary white fittings and your choice of Porcelanosa tiling.

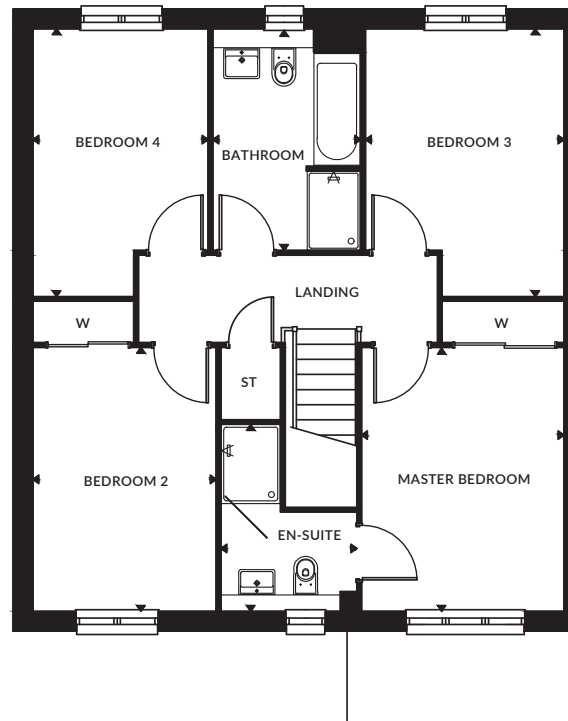
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway features lock block paving.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.03m x 2.81m	6' 7" x 9' 2"
Bedroom 2	2.75m x 3.98m	9' 0" x 13' 0"
Bedroom 3	2.98m x 4.05m	9' 9" x 13' 3"
Bedroom 4	2.63m x 4.05m	8' 7" x 13' 3"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.94m x 4.10m	12' 11" x 13' 5"
Kitchen/Dining	3.93m x 4.07m	12' 10" x 13' 4"
WC	1.73m x 1.20m	5' 8" x 3' 11"
Family Room	2.73m x 3.29m	8' 11" x 10' 9"
Garage	3.02m x 6.00m	9' 10" x 19' 8"

Total Area 127.00 m² | 1,367 Sq Ft

The Birkhall

3 bedroom detached home with integral single garage



"It's nice and near the country. It is in a nice area and near to the shops. It is in the country but not too far away from the city. It's very good." – **Buyer, The Reserve at Eden.**



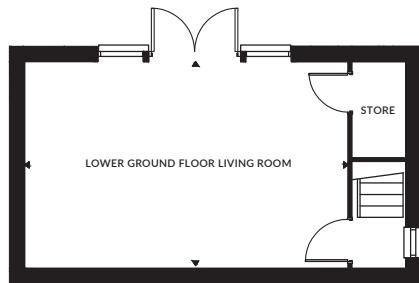
The charming Birkhall is a three bedroom detached, split-level, family home with integral garage. The lower ground floor boasts a bright and spacious living area with French doors opening out to your rear garden. The ground floor has a large, open-plan kitchen/dining/living room and guest cloakroom which is ideal for modern living. The German designer kitchen comes complete with premium Siemens appliances. This attractive property also has generous amounts of storage space throughout.

The first floor features a contemporary family bathroom and three generous bedrooms, two of which have oak finish built in wardrobes. The master bedroom also has an en-suite. All the bathrooms come with contemporary white fittings and your choice of Porcelanosa tiling.

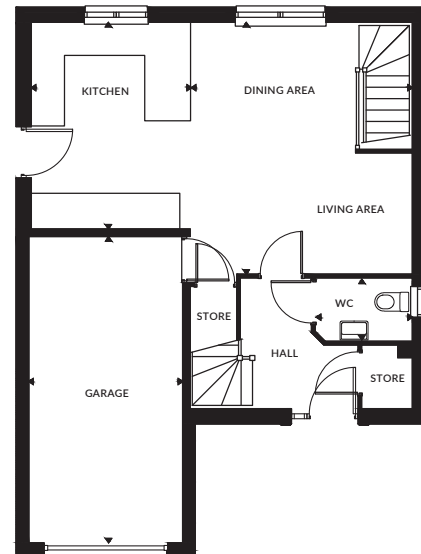
Outside the front garden is landscaped and the driveway is paved with lock block.

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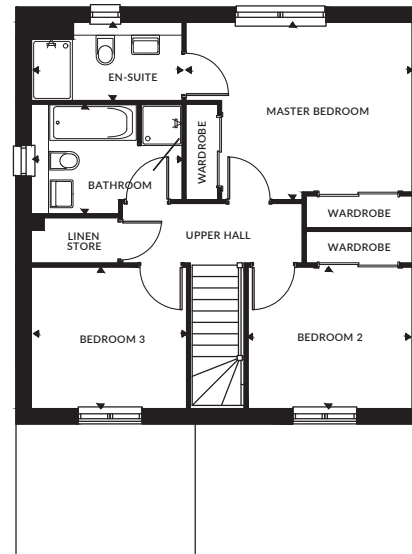
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 2.76m	10' 5" x 9' 0"
Bedroom 3	2.76m x 3.20m	9' 0" x 10' 5"
Bathroom	2.13m x 2.94m	6' 11" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	4.00m x 3.18m	13' 1" x 10' 5"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Lower Ground Floor	Metric Sizes	Imperial Sizes
Living Room	6.32m x 3.96m	20' 8" x 13' 0"

Total Area 132.09m² | 1,421 Sq Ft

The Rosehill

4 bedroom detached home with detached single garage



"The buying process was quite easy and we didn't feel pressure at all. The finishing quality is very high." – Buyer, Lochside of Leys.



This is an impressive home, perfect for entertaining with a stunning open concept kitchen with plenty of space for a dining table and a relaxing area to chat and catch up with family and friends.

The award winning Leicht kitchen has lots of work surface and storage and comes complete with premium Siemens appliances. French doors open out to the garden creating a light and spacious feel. In addition, there is a separate living room, downstairs cloakroom, hall storage and separate study.

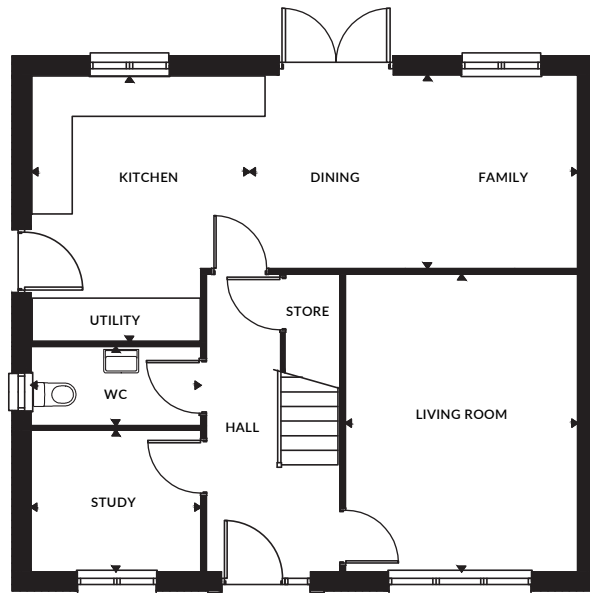
Upstairs there are four bedrooms and a family bathroom. The master bedroom has built in wardrobes and its own en-suite. One of the other bedrooms also has built in wardrobes and there is additional storage on the landing.

The bathroom and en-suite include your choice of Porcelanosa tiles and come with contemporary white fittings.

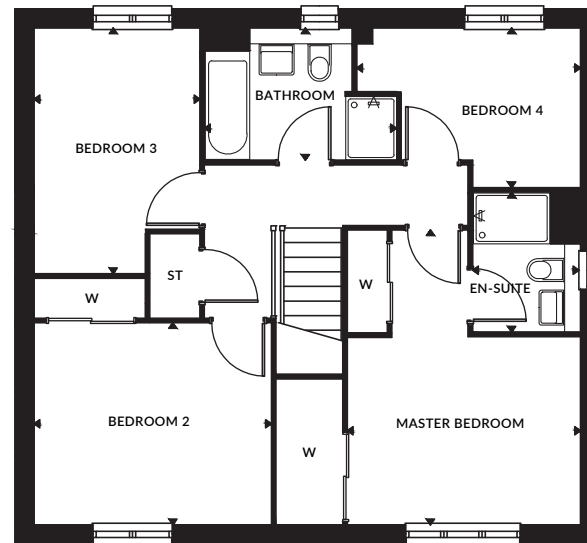
Outside the front garden is landscaped with a lock block paved drive and the home comes complete with a detached single garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.64m x 4.61m	11' 11" x 15' 1"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.15m	12' 2" x 10' 4"
Bedroom 3	2.58m x 3.80m	8' 5" x 12' 5"
Bedroom 4	3.50m x 2.48m	11' 5" x 8' 1"
Bathroom	3.00m x 2.05m	9' 10" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 4.66m	11' 10" x 15' 3"
Kitchen/Utility	3.48m x 4.18m	11' 5" x 13' 8"
Family/Dining	5.11m x 3.02m	16' 9" x 9' 10"
Study	2.64m x 2.20m	8' 7" x 7' 2"
WC	2.59m x 1.16m	8' 5" x 3' 9"

Total Area 133.54 m² | 1,438 Sq Ft

The Raeburn

4 bedroom detached home with detached single garage

"The build quality and customer experience is fantastic." – Buyer, The Roses at Eden.



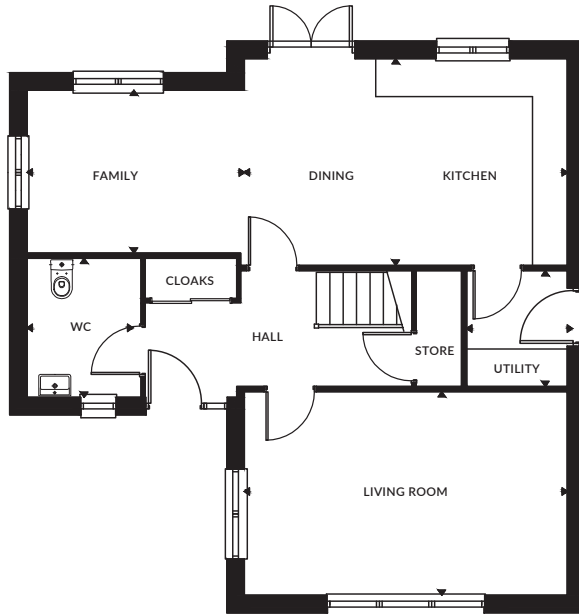
The impressive Raeburn features a light and spacious living room which overlooks the front garden. Off the hall there is also a large open concept family/dining/kitchen area that boasts a beautiful Leicht kitchen. There is plenty of cupboard space, work surfaces and the kitchen comes complete with premium Siemens appliances. There is a great dining space with French doors opening out to the garden making this a very versatile space. A utility room, guest cloakroom and additional storage completes the downstairs.

Upstairs, there are four good sized bedrooms one of which has built in oak finish wardrobes. The master bedroom suite has an oak finish walk-in wardrobe along with its own en-suite complete with contemporary white fittings and your choice of Porcelanosa tiling. The family bathroom is luxurious and also comes complete with white fittings and Porcelanosa tiling.

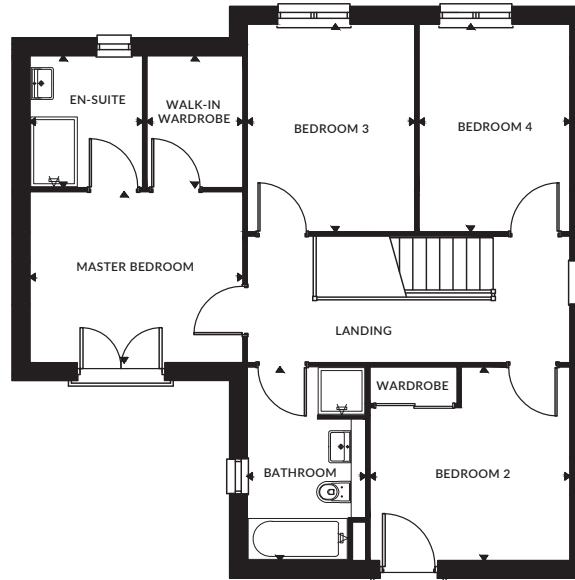
Outside, the front garden is landscaped and the driveway is paved with lock block with a detached single garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	2.91m x 3.63m	9' 7" x 11' 11"
En-suite	2.23m x 1.90m	7' 4" x 6' 3"
Walk-in Wardrobe	2.23m x 1.62m	7' 4" x 5' 4"
Bedroom 2	3.30m x 3.40m	10' 10" x 11' 2"
Bedroom 3	3.54m x 2.85m	11' 7" x 9' 4"
Bedroom 4	3.54m x 2.56m	11' 7" x 8' 5"
Bathroom	2.00m x 3.30m	6' 7" x 10' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.47m x 5.50m	11' 4" x 18' 0"
Kitchen/Dining	3.52m x 5.50m	11' 7" x 18' 0"
Family	3.70m x 2.77m	12' 2" x 9' 1"
Utility	1.96m x 1.70m	6' 5" x 5' 7"
WC	2.33m x 1.90m	7' 8" x 6' 3"

Total Area 140.40 m² | 1,510 Sq Ft

The Louisville

4 bedroom detached home with integral single garage



"I have already recommended them because of their customer care. The quality of the home is high. The design of the home for the price means that I get a lot for my money, a lot more than I would have expected." – **Buyer, Aden Meadows.**



This is a large spacious traditional family home combining open concept living with elements of more formal living space.

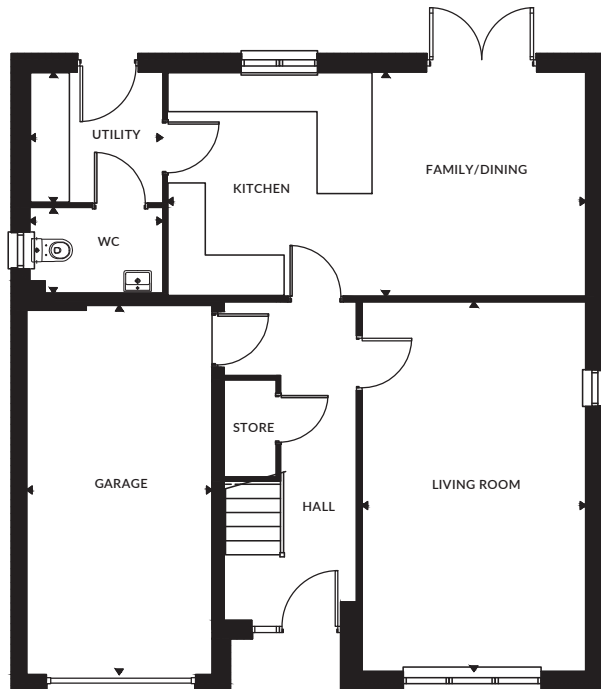
The entrance hall leads you to the stunning German designer kitchen which offers your choice of finish and comes complete with premium Siemens appliances. The real benefit is being able to cook while you are chatting with friends and family. The dining area is light and airy with French doors that overlook the garden. There is also a guest cloakroom and a utility room with a door leading to the garden. The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this a great family home.

Upstairs, there are four good-sized bedrooms, two of which have oak finish built in wardrobes. The master bedroom and the guest bedroom, both have their own en-suites with contemporary white fittings and stylish Porcelanosa tiling. The main family bathroom also has contemporary white fittings and again you can choose the Porcelanosa tiles to suit your tastes.

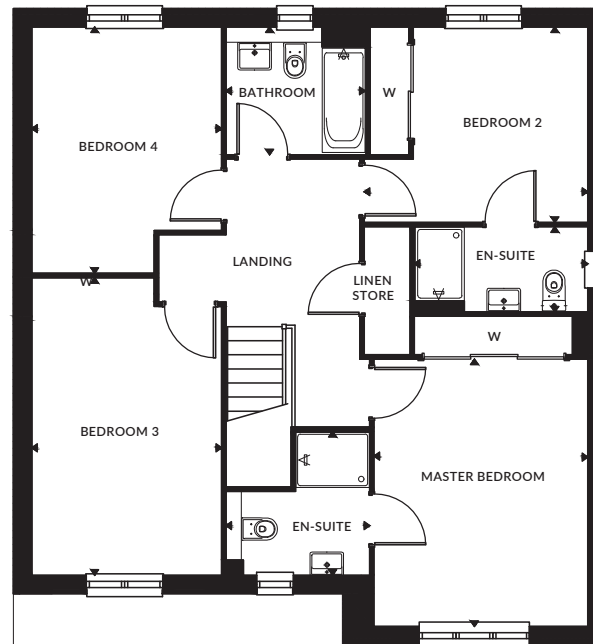
Outside, the front garden is landscaped and the driveway features lock block paving. There is also an integral garage.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite	2.31m x 2.31m	7' 6" x 7' 6"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-suite	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.07m x 4.80m	10' 0" x 15' 8"
Bedroom 4	3.07m x 4.00m	10' 0" x 13' 1"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen/Family/ Dining	6.80m x 3.63m	22' 3" x 11' 10"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.09m x 1.32m	6' 10" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 150.20 m² | 1,616 Sq Ft

The Derry

4 bedroom detached home with integral single garage



"I like it. I don't have any plans for the future, I plan to stay here for the rest of my life. The garden is my favourite feature because I spend a lot of time there." – **Buyer, The Reserve at Eden.**



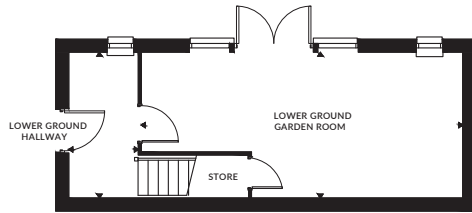
The attractive Derry is a four bedroom detached, split-level, family home with integral garage. The lower ground floor features a beautiful garden room with French doors opening out to the rear garden. The ground floor features a light and spacious open-plan kitchen/dining/family area, spacious living room, guest cloakroom and utility room. The German designer kitchen comes complete with premium Siemens appliances.

The first floor comprises of a contemporary family bathroom complete with separate shower, spacious master bedroom with large en-suite and oak finish walk-in wardrobe. There are three further generous bedrooms, one of which also has oak finish built in wardrobes. The bathrooms throughout this impressive home also come with contemporary white fittings and your choice of Porcelanosa tiling throughout.

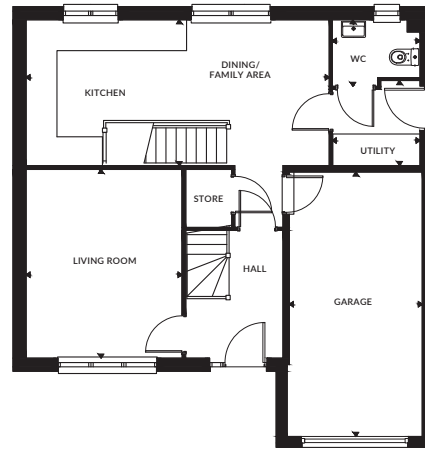
Outside the front garden is landscaped and the driveway paved with lock block.

We provide all the little touches

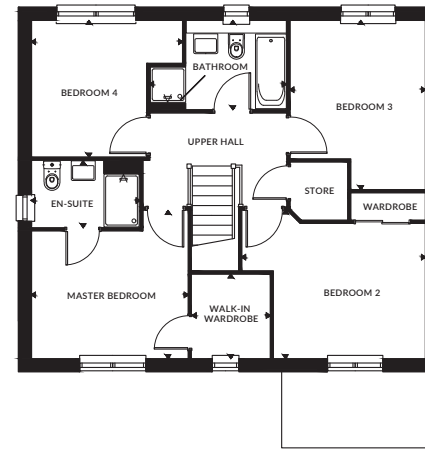
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.35m x 3.54m	10' 11" x 11' 7"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.90m x 1.77m	6' 2" x 5' 10"
Bedroom 2	3.35m x 4.15m	10' 11" x 13' 7"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 5" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.43m x 1.92m	4' 8" x 6' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Lower Ground Floor	Metric Sizes	Imperial Sizes
Garden Room	7.28m x 3.30m	23' 10" x 10' 9"
Hallway	3.30m x 1.50m	10' 9" x 4' 11"

Total Area 153.08m² | 1,647 Sq Ft

The Fernhill

4 bedroom detached home with integral single garage



"It's because of the service we got, and we did go and look at some other house builders around about. I know everybody likes different types of things. Even though there were properties we dismissed with Bancon Homes, and even if it was a style we were not looking for, they were all nice. They provided a good service. They appear to be really good quality properties and they are good to deal with." – Buyer, The Reserve at Eden.



The distinctive Fernhill is a stunning four bedroom detached, split-level, home with integral garage. The lower ground floor boasts a spacious living room and separate garden room, both featuring French doors opening out to the rear garden, bringing the outside in.

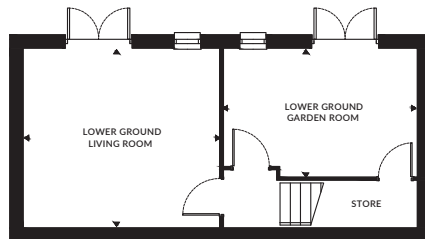
The ground floor has a large, open-plan kitchen and dining area, a beautiful living room, a guest cloakroom and a utility room, offering plenty of space for all the family to enjoy. The German designer kitchen comes complete with premium Siemens appliances and plenty of worktops and cupboard space.

On the first floor there is an impressive master bedroom with luxury en-suite and oak finish walk-in wardrobe. The three additional bedrooms are well-proportioned and one of these also has oak finish fitted wardrobes. A contemporary family bathroom completes the upstairs accommodation. The bathrooms throughout this spacious home come with white fittings and your choice of Porcelanosa tiling. There is also plenty of storage space on each floor.

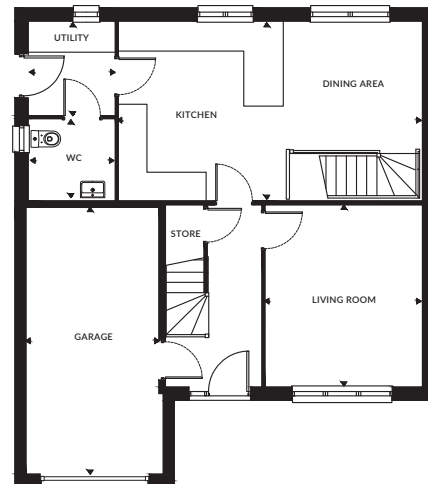
Outside the front garden is landscaped and the driveway paved with lock block.

We provide all the little touches

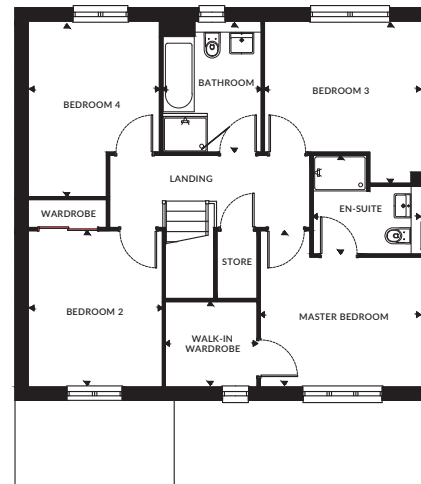
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.51m x 3.63m	11' 6" x 11' 10"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.51m x 3.00m	11' 6" x 9' 10"
Bedroom 3	3.54m x 3.63m	11' 7" x 11' 11"
Bedroom 4	2.94m x 3.93m	9' 7" x 12' 11"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.09m	10' 11" x 13' 5"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	2.10m x 1.92m	6' 10" x 6' 3"
WC	1.78m x 1.87m	5' 10" x 6' 1"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Lower Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.04m x 4.41m	13' 3" x 14' 5"
Garden Room	2.89m x 4.35m	9' 5" x 14' 3"

Total Area 165.50m² | 1,780 Sq Ft

TAKING YOUR

First Steps with Bancon Homes

Bancon Homes has more than 40 years' experience in building luxury new homes in enviable locations. Our award-winning team takes pride in turning dreams into reality, bringing homebuyers thoughtfully-designed beautiful homes built with superior craftsmanship, in well-connected neighbourhoods.

Our people are passionate about quality, about getting each and every detail right so when you move into your new home, you'll be as proud of living in it as we have been in creating it. Last year we were finalists in three categories at The Scottish Home Awards, two for our Aden Meadows development in Mintlaw and one for The Reserve at Eden in Aberdeen. In 2021 we were also finalists in three categories, two for our Lochside of Leys development in Banchory and one for the Housebuilder of the Year (less than 100 units).

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ourselves on our award-winning customer service as it really matters to us that each and every customer is happy with their home and our service.

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Bancon Homes



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