



Aspire House

UNIQUE HOMES IN THE HEART OF ABERDEEN'S WEST END

Bancon Homes



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ASPIRE HOUSE

A unique opportunity to live in
an exclusive location within the
heart of the city



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ASPIRE HOUSE -
AN IDEAL LOCATION

WELCOME TO

Aspire House

Set in Aberdeen's vibrant West End, Aspire House presents you with a unique opportunity to live in an exclusive location within the heart of the city. Aspire House is perfectly located to offer you a stylish city lifestyle with cosmopolitan attractions including galleries, theatres, museums, big brand retailers, award-winning restaurants, bars and nightlife all within walking distance.

Aspire House represents a stunning conversion of an existing historic building into four exclusive two bedroom homes. Each exquisite home enjoys large, stained-glass feature windows accentuating the bright, contemporary feel. Much of the former interior features have been retained and incorporated ensuring each home has its own characteristics and features exciting, flexible living spaces designed to suit your lifestyle. Each of the four contemporary homes span two floors and are complete with their own front door.

All of the stunning two bedroom Aspire House homes are energy efficient, and differ in size and original interior features. All are complimented by Bancon Homes high specification, award winning customer service, attention to detail and inimitable style. All properties benefit from private secure off road parking, which is rare in Aberdeen city centre.

If a beautiful living space with chic contemporary styling is what you are looking for, the four homes at Aspire House are sure to impress.

Aspire House is the latest phase in our prestigious Aspire development with the last phase, Aspire Mews, one of only four developments in Scotland to reach the finals of the Homes for Scotland small private development of the year. Bancon Homes reputation for high-end homes

and outstanding customer service has made us a market leading homebuilder in the North East of Scotland for over 40 years.



ASPIRE HOUSE

AN EXCLUSIVE PLACE TO CALL HOME

At Aspire House, not only will you become part of a vibrant neighbourhood, you will love living in a home that is as individual as you are.

By making your new home Aspire House, you will already have made the decision that a stylish city centre home with a unique twist is what you deserve. Our homes at Aspire House are carefully designed and created for perfect living, sympathetically encompassing the original features of this unique building.

Step inside a Bancon Home and you will embark on a journey like no other. Our homes create the perfect balance between sophistication and practicality with flexible living space to suit your needs.

You will love the elegant and spacious feel they offer and all the features that we incorporate into our specification.

We know the kitchen is the heart of the home, for most it is the busiest room in the house – therefore we have

created a stylish, practical space with beautiful dining and living areas that have been designed as a space for you to enjoy – whether it's relaxing at the end of a long day or welcoming friends.

Our bedrooms range from beautiful master suites that create luxurious and ultra-chic sanctuaries to spacious and comfortable guest and family bedrooms.

We create our bathrooms and en-suites with indulgence and pampering in mind, a haven of tranquillity where you can relax and unwind.

We believe that all these elements combined with original retained features, make Aspire House a truly special place to live - one that will feel like home.



SPACE DESIGNED WITH YOU IN MIND

At Aspire House our specification has been carefully considered and designed with you in mind, ensuring it exudes quality, attention to detail and the latest design features.

DESIGNER KITCHENS

Our designer German Leicht kitchens by Kitchens International create a stunning focal point to your home and include:

- A choice of stylish cabinets
- Matching worktops and upstands with feature matching wall panel
- A range of appliances by Siemens comprising - fan assisted oven, induction hob, microwave, integrated fridge freezer, dishwasher and washer/drier

BEDROOMS

Bedrooms are a haven of comfort with some bedrooms featuring Kelvin sliding coloured glass or smoked mirror fitted wardrobes with chrome edges. Your Bancon bedroom is more than just a bedroom. It's your sanctuary, your escape. The place you can truly unwind, in style.

INTERNAL FINISH

We provide you with the perfect canvas to personalise your new home by finishing it in neutral tones.

BATHROOMS & EN-SUITES

Indulge in our beautiful bathrooms and stylish en-suites with features including:

- Contemporary white sanitary ware with chrome taps
- Chrome towel rails
- Quality wall tiles by Porcelanosa fitted to dado height to walls that have sanitaryware fitted and full height over bath (where shower fitted) and within shower cubicles
- Stylish vanity units in a choice of contemporary colours.
- LED Mirrors in bathrooms and en-suites.

WINDOWS & DOORS

Quality is of the essence with high specification windows and doors.

- High performance white timber windows and doors pre-glazed with Super Low-E glazing units.
- Beautiful Oak veneer internal doors
- Original refurbished coloured glass windows where possible.

ELECTRICAL

We provide bespoke lighting throughout to suit the varying feature ceiling heights. Smoke, carbon monoxide, CO₂ and heat detectors are fitted for added peace of mind. Telephone & TV multi-points are fitted in the living room and master bedroom. Lights with movement sensors are provided to all external doors. USB

sockets are fitted in kitchen area.

CENTRAL HEATING

Gas central heating and hot water supplied to your home by high performance boiler.

General Note: The specification outlined in this brochure is for general guidance only. In addition, each home can differ from those illustrated in this brochure due to variation of external elevations and internal layout.

Purchasers are requested to consult the detailed plan and specification for each individual plot and house type, available from our Sales Consultants.

Subject to the stage of construction, you can choose many of the fixtures for your new home.

LEICHT

PORCELANOSA

kitchens
INTERNATIONAL

SIEMENS

Plot 1- The Ardoe

A UNIQUE, INSPIRATIONAL HOME

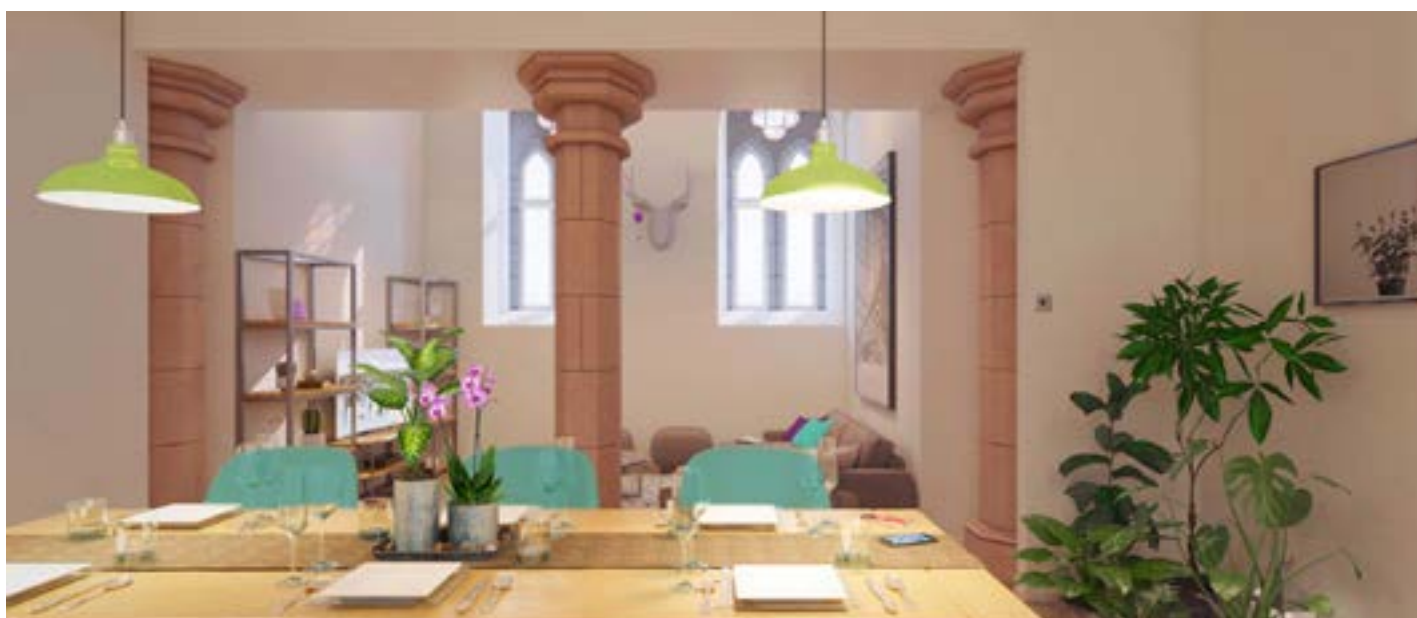


Step through the door of The Ardoe and find yourself enveloped in luxury and style.

The airy entrance hall leads through to the central hallway and on to the stunning open concept Kitchen/Dining area with the living room beyond. The original features of the building are in evidence with tall glass windows flooding the space with soft light. A graceful rose granite gothic pillar delineates the lounge area from the kitchen dining room, with the high ceilings giving an airy spacious feel. The ground floor is complemented by a large double bedroom with fitted wardrobe, a family bathroom and separate laundry area.



Upstairs the luxurious master suite benefits from an en-suite shower room and two walk-in fitted wardrobes. Across the hallway is a delightful study, flooded with light from four windows. The large storage cupboard finishes this well-proportioned home. Outside there is a dedicated secure storage space, handy for bicycles and golf clubs.



The Ardoe

A UNIQUE, INSPIRATIONAL HOME

Ground Floor



Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.25m x 3.94m	10' 7" x 12' 11"
Kitchen / Dining	6.77m x 4.98m	22' 2" x 16' 4"
Bathroom	2.13m x 1.95m	6' 11" x 6' 4"
Laundry	1.07m x 1.00m	3' 6" x 3' 3"
Bedroom 2	5.78m x 3.52m	18' 11" x 11' 6"

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.83m x 4.48m	15' 10" x 14' 8"
En-suite	3.06m x 1.51m	10' 0" x 4' 11"
Study	1.54m x 3.01m	5' 0" x 9' 10"

Total Area 139.70m² | 1503 Sq Ft

External Store 3.50mm x 1.00m 11' 5" x 3' 3"

First Floor



Plot 2- The Ferryhill

ELEGANCE WITH BREATH-TAKING ORIGINAL FEATURES



The Ferryhill's welcoming, bright hallway leads through the ground floor to two spacious double bedrooms, both featuring tall, stained glass windows and built-in wardrobes.

The luxury bathroom downstairs is complete with bath and large shower enclosure with crisp white sanitary ware and chrome taps. Another WC graces the split-level ground floor as well as a large walk-in utility cupboard.

Upstairs the delightful open concept kitchen benefits from a large dining lounge area and features a breath-taking original gothic arch, stylishly separating the kitchen from the dining living room space. Tall feature windows in the lounge dining area illuminate the elegant high ceiling. Outside there is a dedicated secure storage space, handy for storing sporting equipment.



The Ferryhill

A BEAUTIFUL, ELEGANT HOME

Ground Floor



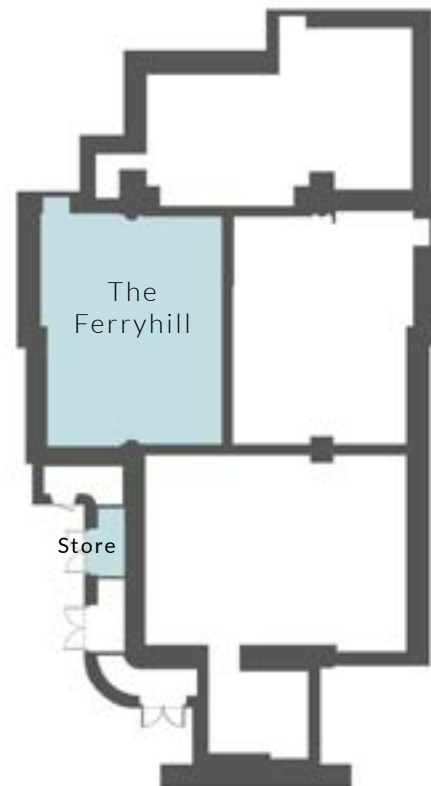
Ground Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.86m x 2.90m	12' 7" x 9' 6"
Bedroom 2	3.62m x 2.93m	11' 10" x 9' 7"
Bathroom	1.71m x 3.55m	5' 7" x 11' 7"
WC	1.60m x 1.41m	5' 2" x 4' 7"
Laundry	1.71m x 1.20m	5' 7" x 3' 11"

First Floor	Metric Sizes	Imperial Sizes
Living Room/ Kitchen/Dining	6.95m x 4.33m	22' 9" x 14' 2"

Total Area 104.10m² | 1120 Sq Ft

External Store 1.00mm x 2.58m 3' 3" x 8' 5"

First Floor



Plot 3- The Maryculter

AIRY, BEAUTIFUL AND FLOODED WITH LIGHT



The stunning Maryculter's hallway is light and bright leading to two beautiful double bedrooms, each with fitted wardrobes and tall stained glass windows.

Bedroom 2 features an original granite pillar, a subtle nod to the building's past. The luxury bathroom is complete with bath and large contemporary shower enclosure and features Porcelanosa tiles and immaculate white sanitary ware with stylish vanity units of your choice. The split level ground floor is complimented by another elegant WC and a large walk-in cupboard to house your washer/dryer.



Upstairs the spectacular open concept kitchen dining living room features a gothic arch defining the stylish designer German Leicht kitchen from the dining lounge area. The large elegant space is complemented by tall stained glass windows filling the room with light and warmth.

The Maryculter comes complete with dedicated, external secure storage space perfect for bikes and all your sports equipment.



The Maryculter

AIRY, AND FLOODED WITH LIGHT

Ground Floor



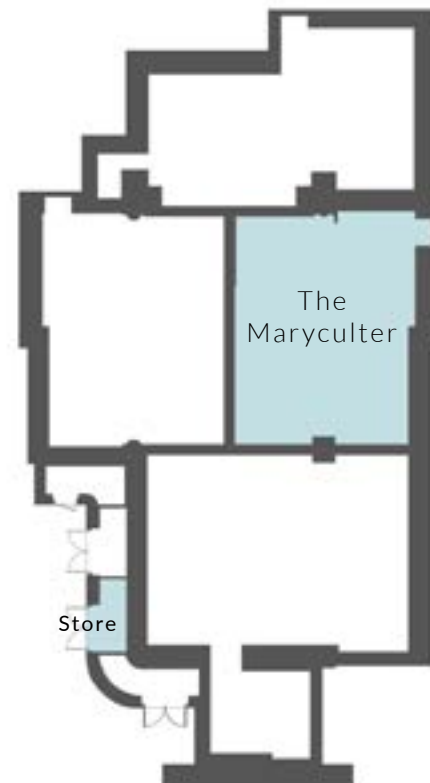
Ground Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.84m x 2.76m	12' 7" x 9' 0"
Bedroom 2	3.59m x 3.05m	11' 9" x 10' 0"
Bathroom	1.70m x 3.55m	5' 7" x 11' 7"
WC	1.60m x 1.41m	5' 2" x 4' 7"
Laundry	1.70m x 1.20m	5' 7" x 3' 11"

First Floor	Metric Sizes	Imperial Sizes
Living room/ Kitchen / Dining	6.93m x 4.33m	22' 8" x 14' 2"

Total Area 102.90m² | 1107 Sq Ft

External Store 1.00mm x 2.57m 3' 3" x 8' 5"

First Floor



Plot 4- The Skene

A STYLISH, ELEGANT AND CONTEMPORARY SPACE



The Skene's impressive open concept kitchen dining lounge is on the first floor and lit by six tall stained glass windows.

This bright open space retains the elegance of the original building and is complemented by the clean contemporary lines of the stylish designer kitchen with matching worktops, upstands and wall panels.

Downstairs the master bedroom benefits from a fitted wardrobe and an en-suite shower room with a large luxury shower enclosure and your choice of stylish vanity units. The beautiful interior of double bedroom two is enhanced by two tall stained glass windows and features a built in wardrobe.

The spacious family bathroom is on the ground floor and is complete with over-bath shower and glass showerscreen. The hall has three storage cupboards and The Skene also benefits from an external secure storage space handy for bicycles and other sports equipment.



The Skene

A STYLISH CONTEMPORARY HOME

Ground Floor



Ground Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.82m x 3.94m	12' 6" x 12' 1"
En-suite	4.20m x 2.00m	13' 9" x 6' 6"
Bedroom 2	3.76m x 4.00m	12' 4" x 13' 1"
Bathroom	3.76m x 1.97m	12' 4" x 6' 5"

First Floor	Metric Sizes	Imperial Sizes
Living Room/ Kitchen / Dining	6.21m x 4.29m	20' 4" x 14' 0"

Total Area 88.00m² | 947 Sq Ft

External Store 2.99mm x 1.45m 9' 9" x 4' 9"

First Floor



THE JOURNEY

When you become a Bancon Homes customer, we will look after you right from the start. From the day you first visit Aspire House until long after you've moved in, we're here to offer help and support.

We're here to make things easier for you. We understand that buying a home is one of the most important decisions you are ever likely to make. We aim to not only build you a quality new home, but also to make buying it as simple as possible and we back this up with our award winning customer and after-sales service.

RESERVING YOUR NEW HOME

You can reserve a new home at Aspire House now. Our exciting range of 4, two bedroom homes are released for sale and a simple deposit is all you need to secure your dream home.

MAKING IT YOURS

Once you have reserved your new Bancon Home at Aspire House, our Sales Consultant will be there for you every step of the way. You will receive regular updates on the build progress of your new home and explanation of the stages involved in your new property purchase. You will even have the opportunity to choose fittings and finishes at this early stage (subject to the stage of construction).

HELPING YOU MOVE

We want to make the housebuying process as easy and stress-free as possible. Here are just some of the things Bancon Homes can assist you with:

- Solicitors
- Mortgages

- Advice on selling your existing property
- Interior design

For further information please speak to our Sales Consultant who will be delighted to help you.

HELPING YOU AFTER YOUR MOVE

We have a long standing service commitment to our customers and want to ensure that your new home lives up to your expectations. Our reputation is long established and is based on the quality of our customer service as well as that of our homes. We are one of only five housebuilders in the UK to win an "Outstanding Customer Service Award" from the independent company In-House Surveys.

Bancon Homes cover your home for the first 2 years with warranty and an emergency care service. Our customer service team prides itself on dealing with any questions or queries you may have and will resolve any problems in an efficient manner. Each property also comes with an Architects certificate which provides a 6 year structural warranty.

When you move in to your new home you will receive a complete guide to caring for your new home pack this will detail everything you need to know including manufacturer's warranties and contact details for our customer care team who will be at the end of the phone should you need any help settling in.

ASPIRE HOUSE

ABOUT BANCON HOMES

Bancon Homes is part of the Bancon Group of companies and have been building homes for over 40 years and are widely recognised as one of the north east of Scotland's foremost homebuilding brands.

Our unrivalled reputation for design and quality is equally attributable to city centre homes and apartments, to countryside homes to suit all – from first time buyers stepping onto the property ladder, to those more discerning customers seeking something special. We are proud of our reputation for quality, innovation and award winning customer service.

Each home we build is constructed with pride and care by a dedicated team, be that the technicians in our head office in Banchory and the skilled set of craftsmen on our sites to our friendly and helpful Sales Consultants. We are all part of one team working closely together to deliver the highest standards of design, construction, and customer service to you.

Meeting the needs of our customers is our highest

priority at Bancon Homes. We are always on hand to help and advise you when buying your new home. From design and planning, right through to adding the personal touches to your new home, our customer's needs are first and foremost.

We believe that buying a new home is one of life's most enjoyable experiences. From the moment you reserve your new Bancon Home, we do our utmost to make the experience a pleasurable one every step of the way, not just while you're buying, but after you've moved in too.

We know what people like about the homes we build and the service we offer and we continue to build on that experience and expand our presence across the region with a number of exciting developments all offering you the opportunity for the perfect lifestyle.



ASPIRE HOUSE

AN IDEAL LOCATION

As well as having the cosmopolitan attractions of Aberdeen on your doorstep, Aspire House is ideally located just minutes away from stunning countryside and coastline.

Aberdeen offers easy access to the A90 providing you with links to Dundee, Edinburgh, Glasgow and beyond. It is also globally connected with excellent air, sea and rail links.

Travel Directions: From the South – head north on the A90. At the first roundabout take the third exit onto Great Southern Road/B9077. Go through two roundabouts and stay on Great Southern Road/B9077. At the third roundabout take the second exit onto Holburn Street/A9013. Turn left onto Nellfield Place. Turn right onto Great Western Road/A93. Turn left onto Claremont Street where you will find Aspire.

From the North – head south on the Ellon Road/A90.

Stay on the A90 and reach North Anderson Drive/A90. Go through one roundabout and stay on North Anderson Drive/A90. At the second roundabout take the first exit onto Cromwell Road. At the next roundabout continue straight onto Union Grove, turning right after Claremont Street you will find Aspire House.

Follow the AA Yellow and Black directional signage to Aspire House.

SAT NAV: AB10 6RA





WELL CONNECTED



BY FOOT

Ashley Road Primary School: 5 mins
 Aberdeen Grammar School: 17 mins
 Train Station: 20 mins
 Doctor's Surgery: 10 mins
 Union Square Shopping Centre: 20 mins
 Oublie Park: 23 mins
 His Majesty's Theatre: 18 mins



BY CAR

Prime 4 Business Park: 13 mins
 Aberdeen Beach: 12 mins
 Airport: 20 mins
 Aberdeen Royal Infirmary: 8 mins
 Royal Aberdeen Golf Course: 20 mins
 David Lloyd Health Club: 9 mins



BY RAIL

Dundee: 1 hr 30 mins
 Perth: 1 hr 20 mins
 Stirling: 2 hrs 2 mins
 Inverness: 2 hrs 25 mins
 Edinburgh: 2 hrs 25 mins
 Glasgow (Queen St): 2 hrs 36 mins
 London: 7 hrs



Find out more about the exclusive homes at Aspire House.

Tel. 01224 900142 | www.banconhomes.com

If you would like to be updated on future releases please email us at aspirehouse@bancon.co.uk

Bancon Homes



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Any photographs/computer generated images within this brochure are for illustrative purposes only and to show a typical Bancon home, but are not necessarily specific to this development. Floor plans shown may be available as shown or handed. Please speak to our sales consultants who will be happy to take you through the specific floor plans and design for the home of your choice. All information is accurate at time of going to print.