

Aden Meadows Mintlaw

YOUR JOURNEY CONTINUES IN THE
BUCHAN COUNTRYSIDE...

Bancon Homes



01

**The Place Where
I Belong**

Discover a vibrant, established community
under the wide open horizons of the beautiful
Buchan countryside.



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Taking The First Steps



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**Individual
Homes**

Choose from a superb range of
3, 4 & 5 bedroom family homes with
high quality finishes and Bancon's
award winning customer service.

07

**With all the little touches
you're looking for**

We include all those desirable little
touches that make a house a home.

08

**Your New
Neighbourhood**

This wonderful rural setting, with
the village centre a short distance away,
offers you the best of both worlds.



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 onto 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.

Inside 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 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.

Wide Open Horizons

A NEW HOME, A NEW LIFE

Let the wide open horizons inspire you at Aden Meadows, Mintlaw. Discover for yourself the thriving local community with plenty of amenities for families and couples alike.

Aden Meadows is a desirable location with its central location to both Peterhead, Fraserburgh and Ellon where the AWPR conveniently connects to Aberdeen and beyond.

Discover a wonderful place to call home, bring up a family and enjoy the peace and tranquillity of the surrounding rural landscape.

AMENITIES

The village of Mintlaw supports a number of thriving shops and local amenities with a group doctor's practice, dental surgery and police station. With three grocery stores to choose from, a Pharmacy, Ironmonger, two hairdressers, two garages and a petrol station with a Post Office, the village is fairly self-contained. There is a large well stocked garden centre with café as well as a bed and furniture outlet and fireplace centre.

For dining and entertainment there are two hotels and a further two lounge bars in Mintlaw all of which offer meals. The main street hosts a chip shop and café with three further take-away food outlets nearby.

COMMUNITY

Mintlaw has a vibrant and welcoming community with the much loved MACBI Community Hub at its centre.

With a full and varied Adult Exercise Programme from yoga and spin classes to "Clubbercise" and a fully equipped Fitness Suite, there is no excuse to stay on the couch!

Children are very well catered for with Holiday Activity Timetables, regular Stay & Play sessions and a host of child and teenager friendly activities to keep the whole family busy.

EDUCATION

Aden Meadows is within the Pitfour Primary School catchment area which also has an integrated Nursery Unit within the school for pre-school age children. Secondary schooling is at the nearby Mintlaw Academy. Both schools are within easy walking distance of Aden Meadows.

ACTIVE LIFESTYLE

The Mintlaw area is rich in natural beauty, situated in the fertile meadowlands of the Buchan countryside.

A walking path has been developed adjacent to the Aden Meadows site with a 4km circular route around local farmland which takes in the beautiful views.

The Buchan Way, a popular walking route has an access point at Mintlaw, winding its way through over 40 miles of the Aberdeenshire countryside. Previously the old railway line, the route is a haven for plant and animal life and runs eastwards to Peterhead and westwards towards Maud.

West of Aden Meadows lies the 230 acre Aden Country Park with woodland walks, wildlife and nature trails, picnic site and new children's adventure playground. The Heritage Centre has a variety of displays depicting the history of farming in the North East of Scotland. Within the park lies the Hareshowe Working Farm, bringing farming methods of the 1940's and 1950's to life. During the summer the park plays host to numerous weekend events making it a popular visitor attraction.

The North East of Scotland is a haven for golfers with two of the UK's top courses – Cruden Bay and Trump International close by.

Buchan's stunning and picturesque beaches and shorelines are also nearby, waiting to be explored.

GETTING AROUND

Mintlaw is well served by buses and has regular services to Fraserburgh, Peterhead and Ellon. Mintlaw is situated on the crossroads of the A952 and A950 with excellent road connections to Peterhead 9 miles to the east and the heart of beautiful Banffshire to the west. Fraserburgh is only 16 miles to the north with Ellon 14 miles to the south.

The newly opened AWPR cuts the journey time to Bridge of Don to just 20-25 minutes, Balmedie – 20 minutes and Airport 30-35 minutes.





Aden Meadows

A BEAUTIFUL VILLAGE LOCATION
IN THE HEART OF THE BUCHAN COUNTRYSIDE

At Bancon Homes we pride ourselves on the high level of quality workmanship and care we put into our homes. There is no need to think about added extras when you buy a Bancon Home, we've thought about them for you!

The kitchen is the heart of your home, the place you spend the most time cooking, chatting, kids at the table doing their homework, friends over for a casual supper. The kitchen is the hub of the home, family and friends gather and there's plenty of space for everyone. With plenty of space for preparing and cooking meals from a quick mid-week supper to a big family get-together Sunday lunch, with streamlined work surfaces, great storage and high quality Siemens appliances.

Your award winning German kitchen comes from Laings of Inverurie and our designers work with them to create the perfect kitchen that suits your lifestyle, with soft close drawers and stylish finishes. With a range of styles to choose from you can make it exactly the way you've dreamed of, choosing the colour and finish that suits you best.

Your kitchen comes complete with a single oven and induction hob – faster than gas and heat when you need it. The Induction hob is easy to clean and more energy

efficient and more importantly safe for the kids as the hob cools down quickly, plus we'll give you a set of three pans especially designed to work on our new hobs.

Brushed chrome sockets and switches on the ground floor provide a contemporary air and the USB points ensure the hunt for a plug each time you need to recharge your phone is a thing of the past. We've planned in plenty of storage too, giving you plenty of places to store bags, coats, suitcases, toys and all the things we all hold on to!

Each bedroom has oak finish wardrobes, ready for you to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white fittings with contemporary taps, large showers and your choice of Porcelanosa tiling.

In this digital age communication is key and we include fibre optic cabling 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 this year, we secured a prestigious Gold Award from independent research company In House Research Ltd for the fourth consecutive year and an Outstanding Award for the third year. This recognises our outstanding level of customer service and places us in the top 10% of housebuilders in the UK to achieve this.



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

- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty
- > A "band B" energy efficiency rating
- > Solar PV roof panels
- > Landscaped front garden
- > Paved driveway (where applicable)
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate

YOUR KITCHEN

- > German designed, award winning Nobilia kitchen
- > Blanco inset stainless steel sink with Blanco Crest lever chrome mixer tap
- > Siemens induction hob
- > Siemens hob 3 piece induction pan set
- > Siemens multifunction single fan oven
- > Siemens canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface
- > Ideal Logic Condensing combi boiler

THROUGHOUT YOUR HOME YOU'LL FIND

- > Built in oak finish wardrobes (not applicable to all bedrooms)
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood
- > Brushed chrome sockets and light switches downstairs
- > Hard wired heat, smoke, CO2 and Carbon Monoxide alarms with battery back up
- > White satin painted stairs with hardwood oak handrail and newel caps
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves

YOUR BATHROOM

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

WELCOME TO

Your New Neighbourhood

Aden Meadows is the third phase of an exclusive development with 25 new homes as part of a masterplan encompassing 475 homes and a retail/commercial development. As a leading homebuilder of over 40 years, our reputation is a reflection of our desire to not only design and build high quality homes, but to create new, exciting, accessible and well-served neighbourhoods.

Aden Meadows is ideally located on the southern edge of the vibrant village of Mintlaw. Bordered by mature beech trees Aden Meadows is situated in one of the most beautiful landscapes Aberdeenshire has to offer. Convenient for commuting to Peterhead, Fraserburgh, Ellon or Aberdeen, Aden Meadows offers a beautiful destination to call home.

At Aden Meadows we're creating a desirable neighbourhood perfect for families, or anyone who simply wants a great place to live. Each home is designed with its surroundings in mind, with full length lounge windows to take advantage of the wide open skies, flooding the home with light. Each home has generous gardens with the front garden landscaped and turfed, giving your home immediate kerb appeal and a sense of homeliness.

Versatile interiors, quality materials, superior craftsmanship and a range of fine finishes combined with our award winning customer service will let you live the stylish lifestyle you've always dreamed of.



FUTURE DEVELOPMENT



Aden Meadows Phase III

The Argyll

3 bedroom detached home
Plots 50 & 61.

The Dec

4 bedroom detached home
Plots 49 & 54.

The Larch

4 bedroom detached home
Plots 48, 53, 60, 62 & 65.

The Roschill

4 bedroom detached home with study
Plots 56, 57, 58 & 67.

The Louisville

4 bedroom detached home
Plots 51, 52 & 70.

The Devonshire

4 bedroom detached home with study
Plots 55, 59, 66 & 71.

The Belmont

4 bedroom detached home
Plots 69 & 72.

The Osborne

5 bedroom detached home
Plots 63, 64 & 68.

FUTURE DEVELOPMENT

PHASE 2





Pitfour Lake

Saplinbrae Hotel

Aden Country Park

Mintlaw Academy

MACBI Community Hub

Pitfour Primary School

Pharmacy

Garden Centre

Supermarket

Mintlaw Primary School

Future Development

Indoor Bowling Club

Phase 3

Phase 2

Phase 1

South Ugie Water

WELCOME TO

Aden Meadows

A JEWEL IN THE BUCHAN COUNTRYSIDE

Nestled in fertile farmland nine miles from the coast, Aden Meadows at Mintlaw is a jewel in the crown of the Buchan countryside. The name Mintlaw means smooth flat place and aptly describes the surrounding landscape where you can become part of a flourishing community that will instantly feel like home.

HISTORIC MINTLAW

Mintlaw can trace its foundations back to 1813 and began to thrive and grow due to the popularity of the Aberdeen/Fraserburgh turnpike road built between 1800 and 1820. First settled in the latter half of the 18th century to accommodate trades people and estate workers. As a “planned” village Mintlaw was laid out with streets radiating from a central village square. To the south of the square, just along from The Pitfour Arms, the village hall was built. The hall and nearby leisure park were given to the community in trust and remain in the care of trustees to this day.

PITFOUR ESTATE

The Pitfour Estate belonged to the Ferguson family from 1700 through to 1924 and stretched from New Pitsligo to St Fergus. The new turnpike cut straight through their estate, making the crossroads at Mintlaw an ideal place to build their estate workers’ cottages.

THE COMING OF THE RAILWAY

With the coming of the railway in the 1860’s the Victorian era saw the village blossom. However, Mintlaw became another casualty of The Beeching cuts in the 1960’s when the line closed.

FUTURE PLANS

The development forms the first phase of the southerly expansion of the village of Mintlaw. The masterplan extends to 50 hectares, and will deliver 475 houses along with business and retail opportunities. Planning Permission in Principle has been granted for the site (shown in light green), and a Detailed Planning Permission is in place for the first 100 houses. The first 20 units were developed in the area shaded in white. The second phase of 27 units is being developed in the area shaded orange. The latest part of the development, Phase 3, is shown in blue.

The whole site is south facing, with open farmland to the south stretching down to the South Ugie Water, and to the North West there is convenient access to Aden Country Park. A range of local services, including shops, Primary and Secondary Schools, and the excellent MACBI community and sports centre are within convenient walking distances of the site.



The Argyll

3 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, Phase 1.



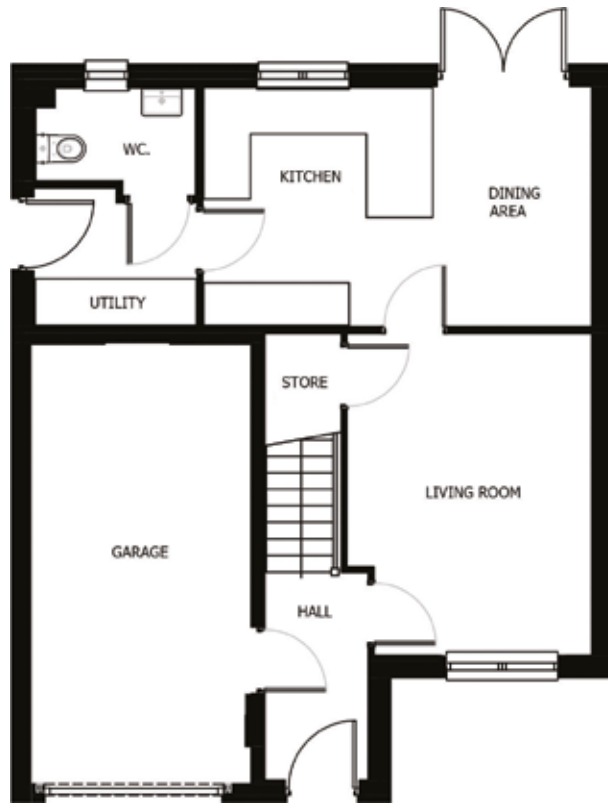
The open concept kitchen with great dining space is the star of this home. The stunning Nobilia kitchen with contemporary finish is complimented by Siemens appliances and down lighters and has French doors leading into the private garden. There is a spacious living room, a downstairs guest cloakroom 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. Each of the other two bedrooms has built-in oak finish wardrobes. A family bathroom completes this floor.

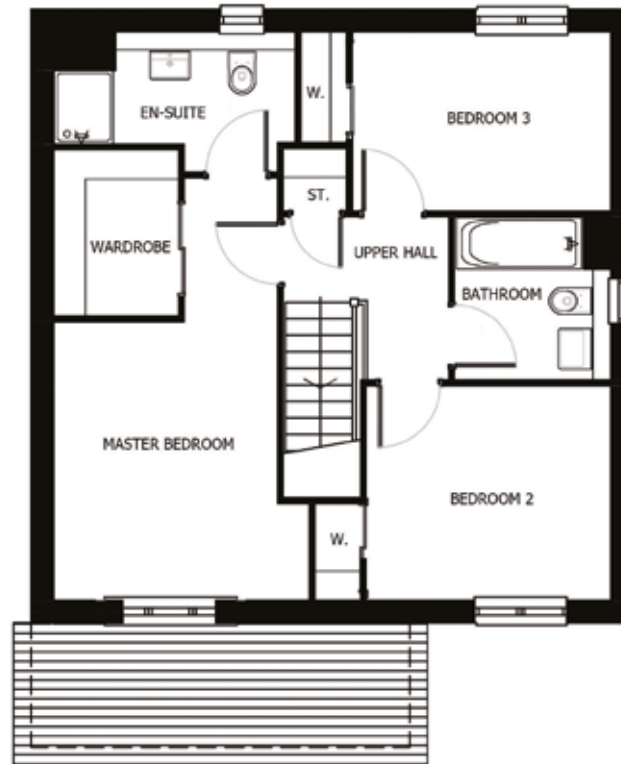
Outside the front garden is landscaped with a paved driveway and there is an integral garage with access from the hall.

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 | 3.45m 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 | 3.50m x 2.42m | 11' 6" 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 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, Phase 2.



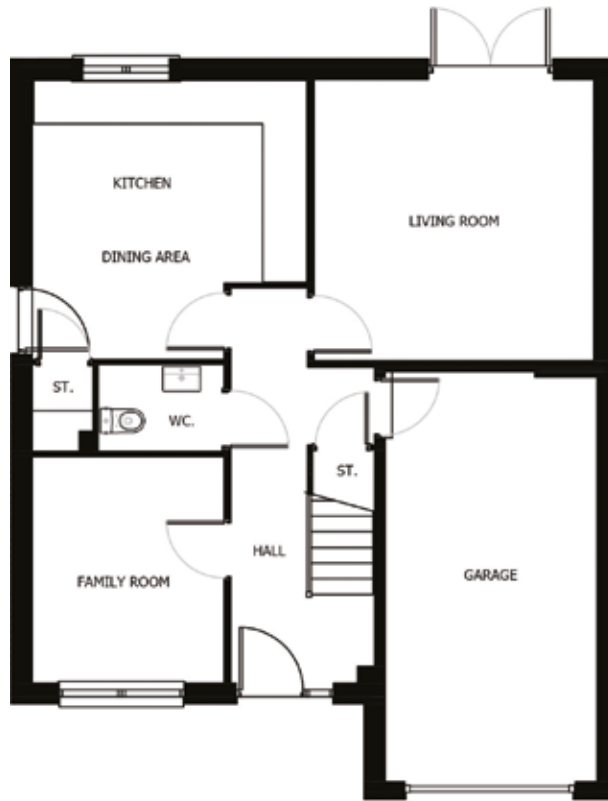
This is a beautifully designed more traditional home with individual rooms rather than open concept style. It has the benefit of a spacious eat-in kitchen by Nobilia complete with premium Siemens appliances. There is a separate utility area perfect for all your laundry and cleaning needs and a door leading 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, each with 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.

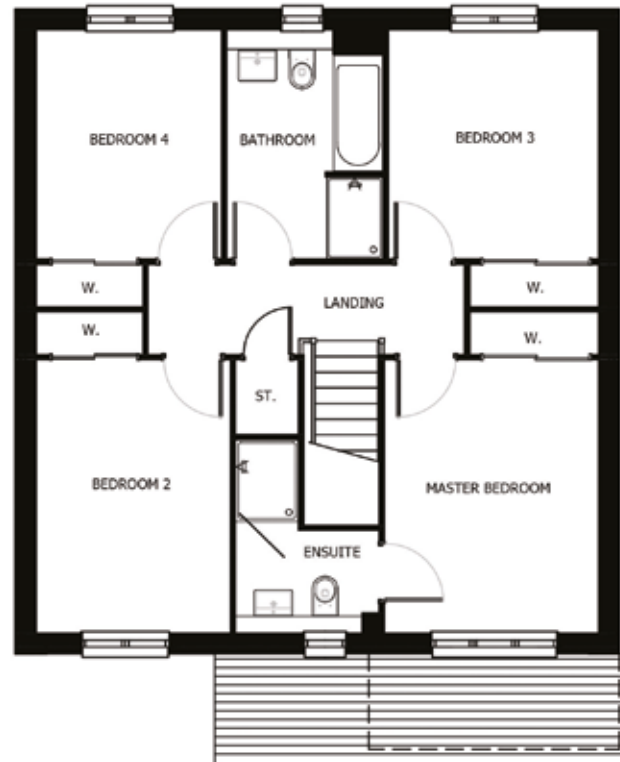
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway features lock block paving.

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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 3.34m | 9' 9" x 10' 11" |
| Bedroom 4 | 2.63m x 3.34m | 8' 7" x 10' 11" |
| 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 Larch

4 bedroom detached home with integral single garage



“It was during a very challenging time but the communication from them was excellent. The sales representative here was Jennifer, but I also had discussions with the site manager and the sales director, they were all open and friendly and approachable to ask any questions.” – **Buyer, Aden Meadows, Phase 2**



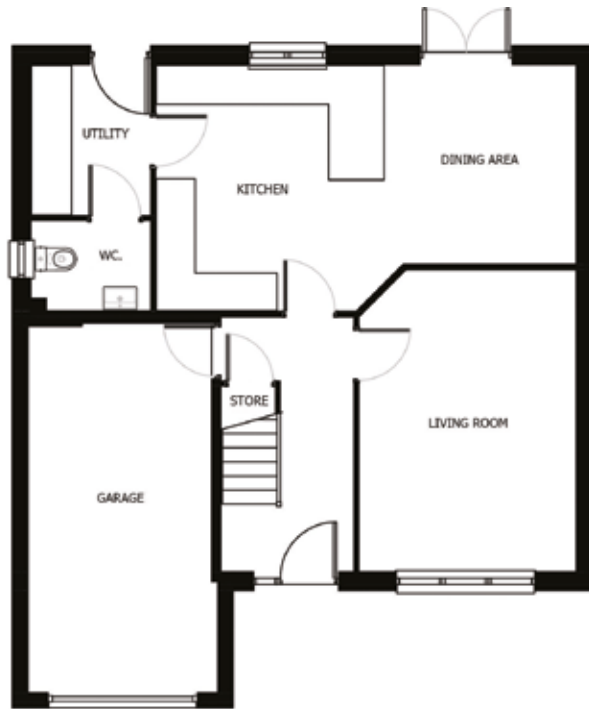
This is a good-sized family home with the benefit of open concept kitchen and dining, with a separate living room. The German designed kitchen is from Nobilia and has plenty of storage and work surfaces. Combined with premium Siemens appliances and your choice of finish, this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading onto your private garden. Off the kitchen you'll find a cloakroom and separate utility room with door leading into the garden for ease. In the hall, there is plenty of handy storage and a door leading into the integral garage.

Upstairs, there are four double bedrooms and a beautiful family bathroom with bath and separate shower. The bedrooms come complete with built in oak finished wardrobes. Within the master bedroom suite there is a walk in wardrobe and en-suite bathroom with luxury large shower, finished with your choice of Porcelanosa tiling.

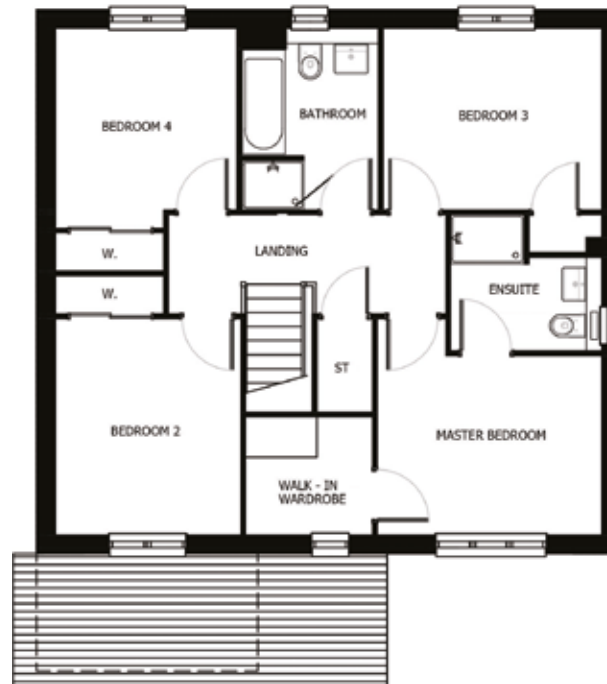
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved with lock block.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

| First Floor | Metric Sizes | Imperial Sizes |
|------------------|---------------|------------------|
| Master Bedroom | 3.63m x 3.51m | 11' 10" x 11' 6" |
| 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 | 3.00m x 3.51m | 9' 10" x 11' 6" |
| Bedroom 3 | 3.54m x 2.94m | 11' 7" x 9' 7" |
| Bedroom 4 | 2.94m x 3.24m | 9' 7" x 10' 7" |
| Bathroom | 2.20m x 2.94m | 7' 2" x 9' 7" |

| Ground Floor | Metric Sizes | Imperial Sizes |
|----------------|---------------|------------------|
| Living Room | 3.53m x 4.90m | 10' 11" x 16' 0" |
| Kitchen/Dining | 6.86m x 4.00m | 22' 6" x 13' 1" |
| Utility | 1.92m x 2.44m | 6' 3" x 8' 0" |
| WC | 1.87m x 1.39m | 6' 1" x 4' 6" |
| Garage | 3.07m x 6.00m | 10' 0" x 19' 8" |

Total Area 133.20 m² | 1,434 Sq Ft

The Rosehill

4 bedroom detached home with single detached 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 , Phase 2.



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.

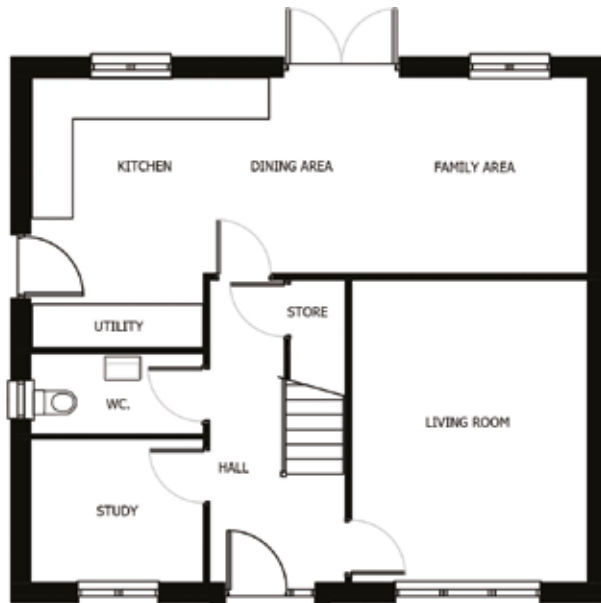
The award winning Nobilia kitchen has lots of work surface and storage and comes complete with premium Siemens appliances. French doors open onto the garden creating a light and spacious feel. In addition, there is a separate living room, downstairs cloakroom, hall storage and separate study.

Upstairs there are four bedrooms and a family bathroom with bath and separate shower. The master bedroom has built in wardrobes and its own en-suite while each of the other bedrooms also have built in wardrobes. There is additional storage on the landing. Both 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 single detached garage.

We provide all the little touches

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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 3.13m | 8' 5" x 10' 3" |
| Bedroom 4 | 2.79m x 2.48m | 9' 1" 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" |
| WC | 2.59m x 1.16m | 8' 5" x 3' 9" |
| Study | 2.64m x 2.20m | 8' 7" x 7' 2" |
| Detached Garage Plots 31, 39, 42 & 47 | 3.00m x 6.14m | 9' 10" x 20' 2" |
| Semi Detached Garage Plots 45 & 46 | 3.00m x 6.14m | 9' 10" x 20' 2" |

Total Area 135.80 m² | 1,461 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 Phase 1



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 Nobilia 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 separate utility room with a door leading to the garden.

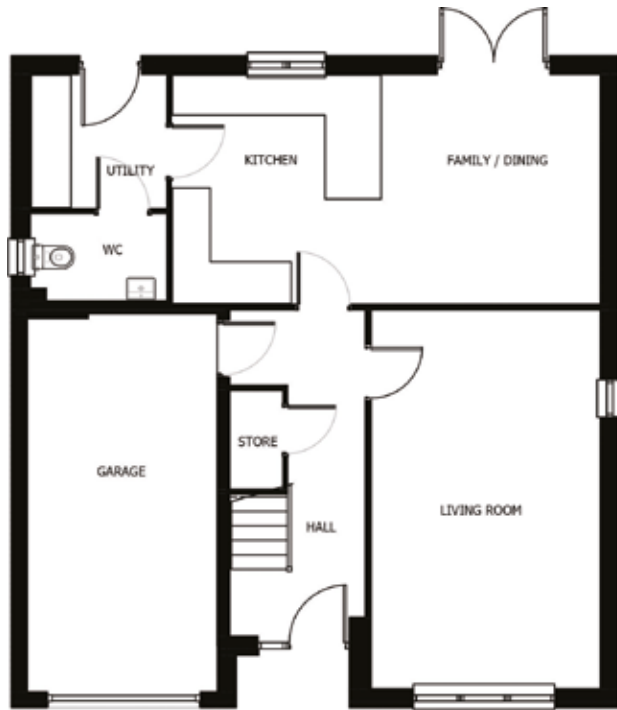
The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this a great family home.

Upstairs, there are four good-sized bedrooms each with oak finish wardrobes built in. 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.

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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 4.36m | 10' 0" x 14' 3" |
| Bedroom 4 | 3.07m x 3.29m | 10' 0" x 10' 9" |
| 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 150.20m² | 1,616 Sq Ft

The Devonshire

4 bedroom detached home with integral single garage



"I like the walk in wardrobe, the kitchen, and I love the study. I like it all. The kitchen is spacious. I downsized and this is still a big kitchen, so it's very bright. I didn't choose it, but I was delighted with it." – Buyer, Aden Meadows, Phase 2.



This is a beautiful home for a large family and boasts an open-plan kitchen, dining and family area – the perfect place for entertaining friends and doing kids craft activities as well as a flexible space to relax on a comfortable sofa and sip coffee. There is also a separate living room, giving you the opportunity to create a more formal sitting room away from the hustle and bustle of family life.

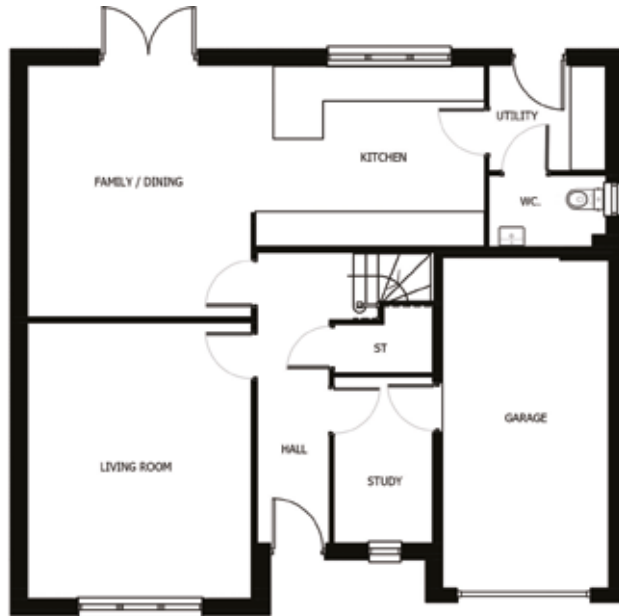
The German designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is also a study, perfect for home working or as a family den or snug.

Upstairs, there are four bedrooms, including two en-suites and a family bathroom, finished with your choice of Porcelanosa tiles. The spacious master bedroom features a walk-in wardrobe and large double wardrobe and en-suite. All bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions – and more importantly, a calm, clutter-free space.

There is an integrated single garage and outside the front garden is landscaped, with a lock block paved driveway.

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 | 4.52m x 3.70m | 14' 9" x 12' 1" |
| En-suite | 2.61m x 1.88m | 8' 6" x 6' 2" |
| Walk-in wardrobe | 1.30m x 2.10m | 4' 3" x 6' 10" |
| Bedroom 2 | 4.52m x 3.88m | 14' 9" x 12' 8" |
| En-suite | 2.83m x 1.60m | 9' 3" x 5' 3" |
| Bedroom 3 | 3.42m x 3.85m | 11' 2" x 12' 7" |
| Bedroom 4 | 3.42m x 3.29m | 11' 2" x 10' 9" |
| Bathroom | 2.54m x 2.10m | 8' 4" x 6' 10" |

| Ground Floor | Metric Sizes | Imperial Sizes |
|----------------|---------------|------------------|
| Living Room | 4.05m x 5.00m | 13' 3" x 16' 4" |
| Family/ Dining | 4.05m x 4.54m | 13' 3" x 14' 10" |
| Kitchen | 4.23m x 3.28m | 13' 10" x 10' 9" |
| Utility | 2.10m x 1.89m | 6' 10" x 6' 2" |
| WC | 2.10m x 1.31m | 6' 11" x 4' 3" |
| Study | 1.80m x 2.99m | 5' 10" x 9' 9" |
| Garage | 3.00m x 6.00m | 9' 10" x 19' 8" |

Total Area 173.10 m² | 1,863 Sq Ft

The Belmont

4 bedroom detached home with integral double garage



"The way it's laid out. They've really thought that through. You don't feel like you're on top of each other. That comes from the fact that we are on the corner, and there's no neighbours either side of us." – Buyer, Aden Meadows, Phase 2.



This is a magnificent traditional home for a large family complete with a separate living room and an open-plan kitchen, dining and family area, meaning that you will never be short of space for eating, entertaining and kids activities.

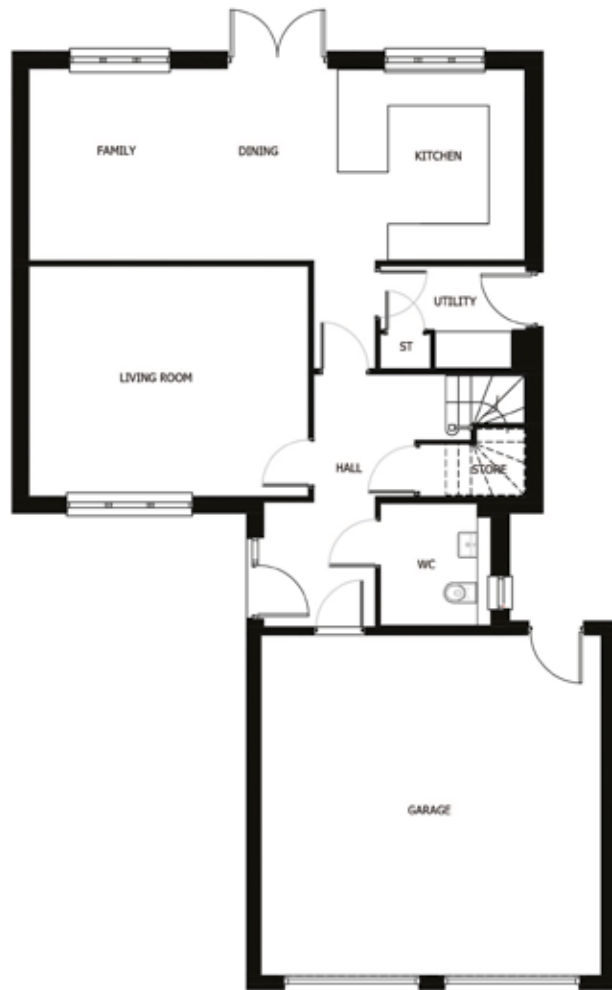
The German-designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is a spacious separate living room featuring full height windows to the front and back that allow natural light to flow throughout the room.

Upstairs, there are four bedrooms, including two en-suites and a family bathroom, with shower over the bath, finished with your choice of Porcelanosa tiles. The spacious master bedroom has a large triple wardrobe and a luxury en-suite. All four bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions.

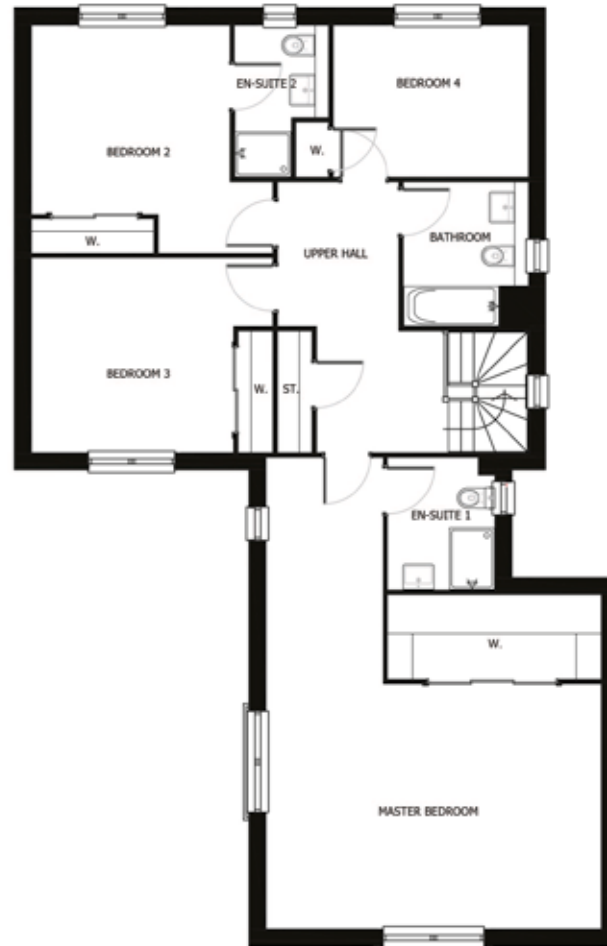
There is an integrated double garage and outside the front garden is landscaped with lock block paved driveway.

We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

| First Floor | Metric Sizes | Imperial Sizes |
|----------------|---------------|-----------------|
| Master Bedroom | 5.97m x 8.43m | 19' 7" x 27' 7" |
| En-suite | 1.90m x 2.36m | 6' 2" x 7' 8" |
| Bedroom 2 | 4.30m x 4.07m | 14' 1" x 13' 4" |
| En-suite | 1.67m x 2.70m | 5' 5" x 8' 10" |
| Bedroom 3 | 4.30m x 3.47m | 14' 1" x 11' 4" |
| Bedroom 4 | 3.47m x 2.70m | 11' 4" x 8' 10" |
| Bathroom | 2.22m x 2.57m | 7' 3" x 8' 5" |

| Ground Floor | Metric Sizes | Imperial Sizes |
|-----------------------|---------------|-------------------|
| Living Room | 4.98m x 4.10m | 16' 4" x 13' 5" |
| Kitchen/Family/Dining | 8.87m x 5.35m | 29' 1" x 17' 6" |
| Utility | 2.58m x 1.81m | 8' 5" x 5' 11" |
| WC | 1.77m x 2.16m | 5' 9" x 7' 1" |
| Garage | 6.07m x 6.07m | 19' 10" x 19' 10" |

Total Area 191.00m² | 2,055 Sq Ft

The Osborne

5 bedroom detached home with integral double garage



“There was a lot more storage space than other high-end developers. The layout was nice because it had a separate bath and shower.” – Buyer, Aden Meadows, Phase 1.



This is a magnificent traditional home for a large family complete with a separate living room and an open-plan kitchen, dining and family area, meaning that you will never be short of space for eating, entertaining and kids activities.

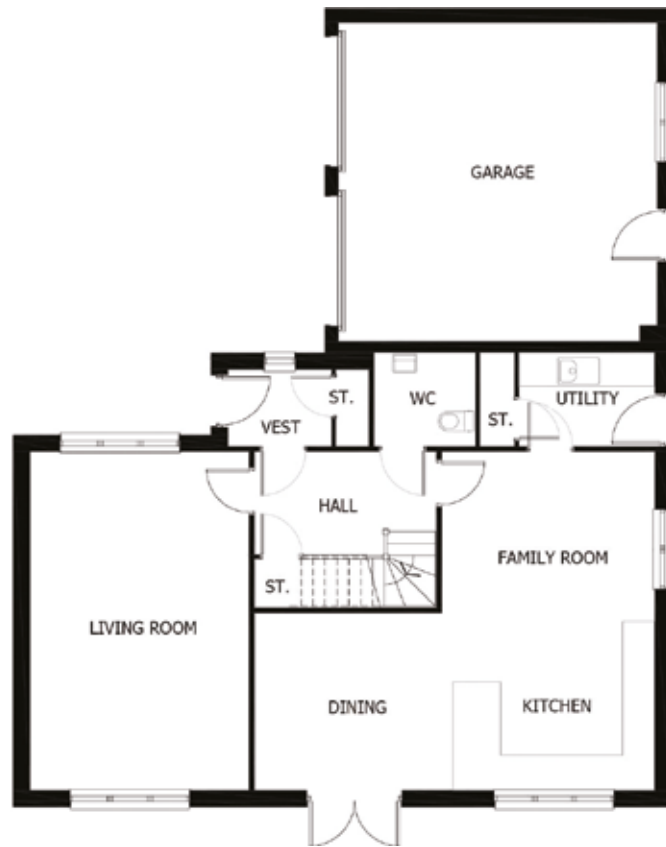
The German-designed Nobilia kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out into the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is a spacious separate living room featuring full height windows to the front and back that allow natural light to flow throughout the room.

Upstairs, there are five bedrooms, including two en-suites and a family bathroom, with bath and separate shower, finished with your choice of Porcelanosa tiles. The spacious master bedroom features a large walk-in wardrobe and en-suite, both accessed via an anteroom – meaning your sleeping area will be a haven of comfort and peace. Four of the five bedrooms feature contemporary oak finish fitted wardrobes, so you can enjoy top-of-the-range storage solutions.

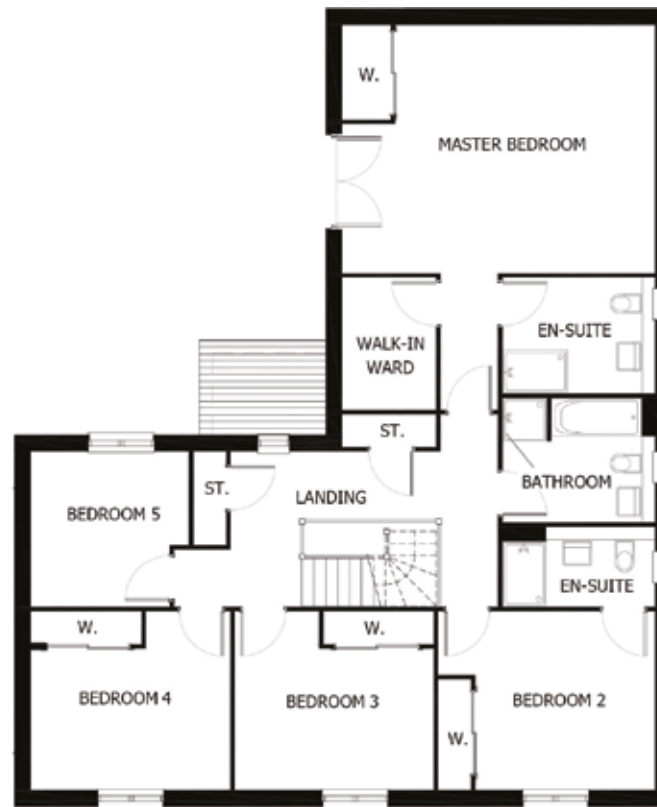
There is a double garage attached to the front of the house and outside the front garden is landscaped with lock block paved driveway.

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GROUND FLOOR



FIRST FLOOR

| First Floor | Metric Sizes | Imperial Sizes |
|------------------|---------------|------------------|
| Master Bedroom | 5.89m x 7.24m | 19' 3" x 23' 9" |
| En-suite | 2.87m x 2.17m | 9' 4" x 7' 1" |
| Walk-in Wardrobe | 1.75m x 2.48m | 5' 8" x 8' 1" |
| Bedroom 2 | 4.08m x 3.35m | 13' 4" x 10' 11" |
| En-suite | 2.87m x 1.50m | 9' 4" x 4' 11" |
| Bedroom 3 | 3.74m x 3.35m | 12' 3" x 10' 11" |
| Bedroom 4 | 3.74m x 3.35m | 12' 3" x 10' 11" |
| Bedroom 5 | 2.97m x 2.92m | 9' 8" x 9' 6" |
| Bathroom | 2.87m x 2.17m | 9' 4" x 7' 1" |

| Ground Floor | Metric Sizes | Imperial Sizes |
|---------------------------|---------------|------------------|
| Living Room | 4.12m x 6.37m | 13' 6" x 20' 10" |
| Kitchen / Family / Dining | 7.53m x 3.67m | 24' 8" x 12' 0" |
| Utility | 2.54m x 1.75m | 8' 4" x 5' 8" |
| WC | 1.84m x 1.72m | 6' 0" x 5' 7" |
| Garage | 6.00m x 6.00m | 19' 8" x 19' 8" |

Total Area 211.70m² | 2,278 Sq Ft

TAKING THE

First Steps

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. In 2021 we were nominated as finalists in three categories at the Scottish Home Awards, two for our Lochside of Leys development in Banchory and one for the Housebuilder of the Year (less than 100 units). In 2020 our Aspire House development in Aberdeen was also a finalist in the Renovation of the Year category.

Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride 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.

Moving home should be exciting and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like in our brochure, then please come and experience our homes. Walking inside, catching your breath, feeling the space and the light, will help you to decide which home is just perfect for you.

Our experienced team are here to help you, whether that's choosing the right kitchen or finding the best financial advice so feel free to ask, we're always on hand and ready to support you every step of the way.





Find out more about our beautiful homes at Aden Meadows, Mintlaw, AB42 5FS.

Tel. 01224 900142 | www.banconhomes.com

If you would like to be updated on future releases please email us at adenmeadows@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.

