



Lochside of Leys Banchory

BELIEVE IT. IT CAN BE YOURS.

Bancon Homes



01

The Place Where I Belong

At the heart of Deeside enjoy
a secluded woodland setting with
access to the finest amenities.



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Taking Your First Steps With Bancon Homes



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Individual Homes

The Deeside Collection offers
you a choice of luxurious
family homes with beautiful
finishes throughout.



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An Exciting Neighbourhood

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



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 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.

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.

An Envable Destination

A NEW HOME, A NEW LIFE

There's nothing like a fresh start to inspire a new life. Lochside of Leys offers you the opportunity to live in a desirable location in Banchory combining a secluded woodland setting with fantastic amenities close by. Here, you will discover a beautiful place to live in one of Aberdeenshire's most sought after towns – and enjoy the freedom of a stunning new-build home in this inspiring rural landscape.

LIVE YOUR LIFE

The Deeside region is renowned for its unique style of rural living and unrivalled quality of life, and was ranked No.1 in The Sunday Times 'Best Places to Live: Scotland – Lochside of Leys is the perfect location for you and your family to live life.

LEAD AN ACTIVE LIFE

Deeside is an area rich in natural beauty. Positioned on the Hill of Banchory, Lochside of Leys is surrounded by beautiful woodland with Scolty Hill and the River Dee nearby. The spectacular Cairngorms National Park is close by and is home to 55 Munros, nine horse riding centres and three ski resorts, offering year-round adventure for the entire family. Banchory boasts fishing on the Dee, mountain biking and two golf courses, one in the town itself, and one at nearby Inchmarlo. And if the weather really isn't playing ball, there's the Banchory Sports Village, featuring a 25m swimming pool within a short walking distance.

CULTURAL SPOTS TO KEEP EVERYONE CURIOUS

One of Scotland's most creative places, Banchory is a hive of cultural activity. The Barn is the town's award-winning multi-arts centre, offering music, theatre, film, dance, comedy, visual arts and much more. There's also the annual Banchory Beer Festival, The Banchory Show and the family-focussed Banchory River Festival – something for everyone!

For those interested in Aberdeenshire's rich heritage, there is Milton of Crathes Deeside Railway and several National Trust properties on Banchory's doorstep, including Crathes Castle and Drum Castle. Both castles have attractive grounds, walking trails and ancient woodland.

A WELCOMING COMMUNITY, A THRIVING TOWN

Banchory is a thriving community with everything you need on your doorstep including a busy high street, packed with independent businesses, brasseries and boutiques. With a bookshop, butcher, outdoor shop, florist, garden centre, The Unit Gym and beauty salon, there's everything you could need. There's a monthly farmer's market, or if you'd prefer to grow your own produce, there are a large number of allotments available at Woodend Barn.

Deeside is famous for its local produce, so if you

fancy dining out, then from bistro to café to luxury hotel, you'll always find somewhere special to go for every occasion.

If you are simply looking for a convenient food shop, there's a Tesco, Morrisons and Co-op. Local services include a medical practice, opticians, dental practice, several banks and a post office.

GETTING AROUND

Aberdeen is an easy commute, just 18 miles away, as is Aberdeen airport and there is easy access to the AWPR. There is a good public bus service that connects the town to Aberdeen's central transport and shopping hub, Union Square. If you're feeling adventurous, there's the stunning long-distance cycle and walking route, the Deeside Way which connects Aberdeen to Ballater.

EDUCATION

Banchory prides itself on its award-winning schools. Banchory Academy regularly features highly in the Scottish secondary school league tables. Hill of Banchory Primary School is one of two primary schools in the town and also incorporates a nursery, support for learning room, sensory therapy room, library, and a large sports hall.





Lochside of Leys

A STUNNING COUNTRYSIDE LOCATION
IN THE HEART OF ROYAL DEESIDE

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.

Your 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 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 the brushed chrome sockets and switches on the ground floor, the USB points so you don't have to find the plug each time you need to recharge your phone. There is plenty of storage too for bags, coats, suitcases, toys and the things you want to hold on to.

As many of us now work from home, communication is key, and we include superfast broadband 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 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 we are one of only a handful of UK wide housebuilders to have received this award.



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.



LEICHT

SIEMENS

PORCELANOSA



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

- > Two years of Bancon Homes after care
- > A 10 year NHBC warranty
- > 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
- > Landscaped front garden
- > Lock block paved driveway

YOUR LEICHT KITCHEN

- > German designed, award winning Leicht kitchen
- > Blanco inset stainless steel sink with Blanco Crest lever chrome mixer tap
- > Siemens induction hob
- > Siemens hob 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

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 alarms with battery back-up
- > White satin painted stairs with hardwood oak handrail
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves

YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > RAK contemporary white sanitary ware
- > Contemporary taps

WELCOME TO

An Exciting Neighbourhood

Lochside of Leys is idyllically positioned on the Hill of Banchory. Sitting above the main town, your new home enjoys a wonderful setting, surrounded by mature trees, but with the town centre just a short distance away. What's more, from this secluded but convenient setting, you can enjoy access to the nearby hills and the Loch of Leys itself. The best of both worlds.

At Lochside of Leys, we're creating a beautiful neighbourhood perfect for families, or anyone who simply wants a great place to call home. Each home is designed with its surroundings in mind and the development offers space to breathe, places to sit out and enjoy nature, dry stone walls and water features.

In this scenic setting, our stunning new range combines traditional architecture – including natural timber cladding in keeping with the Deeside style – with a luxury specification. Modern connectivity throughout every home is also combined with versatile interiors, quality materials, superior craftsmanship and a range of fine finishes.

THE DEESIDE COLLECTION

The Cairn

3 bedroom detached home
PLOTS 3, 4, 7, 8, 41, 42, 43, 64, 66, 85, 87, 88 & 92

The Arbeadie

3 bedroom detached home
PLOTS 1, 2, 5, 6, 11, 14, 75, 76, 79, 84, 86, 90 & 103

The Bellfield

4 bedroom detached home
PLOTS 10, 62, 65, 67, 69, 74, 80, 81, 83, 89, 91 & 96

The Deeview

4 bedroom detached home
PLOTS 55, 56, 93, 98, 99 & 100

The Brathen

4 bedroom detached home
PLOTS 44, 47, 58, 59, 60, 72, 77 & 101

The Raemoir

4 bedroom detached home
PLOT 15, 16, 48, 51 & 73

The Knockburn

4 bedroom detached home
PLOTS 57, 63, 70, 78, 94, 97 & 102

The Dalvenie

4 bedroom detached home with study
PLOTS 9, 52, 53, 61, 68, 71, 82 & 95

The Ternan

5 bedroom detached home
PLOTS 12, 13, 45, 46, 49 & 50





FUTURE
DEVELOPMENT

PHASE 1

PLAY
AREA



**FUTURE
DEVELOPMENT**

Lochside of Leys

Burn O'Bennie

Meadows

Crannog

Former Loch

Woodland

Woodland

Woodland

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Raemoir Road

-  **LNCS**
-  **Future Development**
-  **Lochside of Leys**



The Loch of Leys

LOCAL NATURE CONSERVATION SITE

The development of Lochside of Leys sits adjacent to the Loch of Leys Local Nature Conservation Site (LNCS). The Loch of Leys LNCS covers around 210 acres, and includes the site of a former Crannog entirely surrounded by water, on the 'Isle of the Loch of Banchory', which was granted to Alexander Burnard (the name later became Burnett) by Robert the Bruce in 1323. The site has been in the continuous ownership of the Burnetts ever since.

The loch was drained in 1850, and is now a wetland containing very little open water. It was previously designated as a Site of Special Scientific Interest due to a colony of black-headed gulls.

In June of 2013, the former SSSI site and a number of other local biodiversity designations were amalgamated into the Loch of Leys Local Nature Conservation Site. The site is made up of the former Loch, woodland and tributaries of the Burn O'Bennie, which form a rich habitat for flora and fauna.

Informal footpaths around the South of the Loch and woodlands offer stunning scenery, and a wealth of wildlife, from roe deer to red squirrels, birds and a huge variety of butterflies and dragonflies, along with wildflowers including both common spotted and northern marsh orchids.

The LNCS designation ensures that the land will not be developed, and will be managed to protect its valuable biodiversity and wildlife, with potential for future enhancements.

Beyond the LNCS, the estate lands include a network of formal and informal footpaths, linking Banchory to the policies of Crathes Castle to the East, the Deeside Way to the South, and forestry to the West.

Anyone with a love of the countryside and wildlife will feel right at home at Lochside of Leys.



The Cairn

3 bedroom detached home with integral garage



The Deeside Collection

"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, Aberdeen



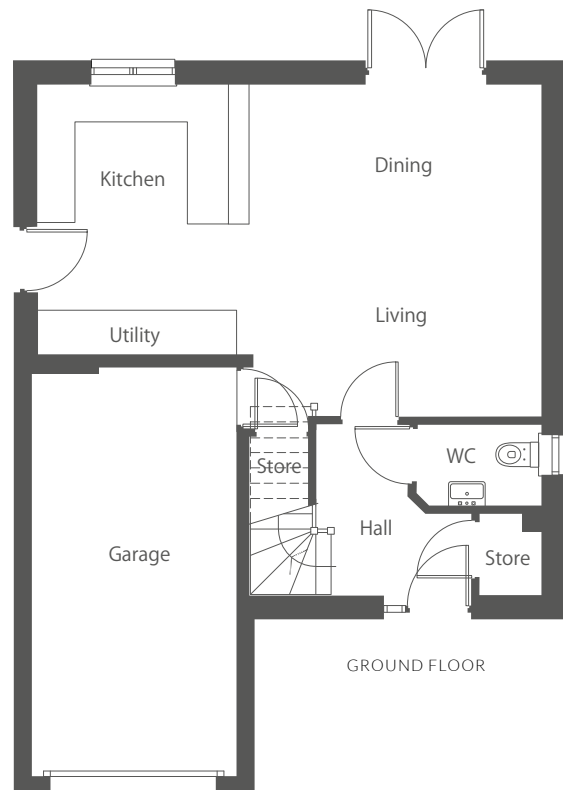
This is a spacious open concept home with a thoughtfully designed Leicht kitchen and a number of traditional architectural features. The kitchen is beautifully styled with Siemens appliances throughout. French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds value with 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. There are two additional bedrooms, one has a built-in oak finish wardrobe while the family bathroom has a bath and separate shower. The landing makes use of space with a linen cupboard for added storage.

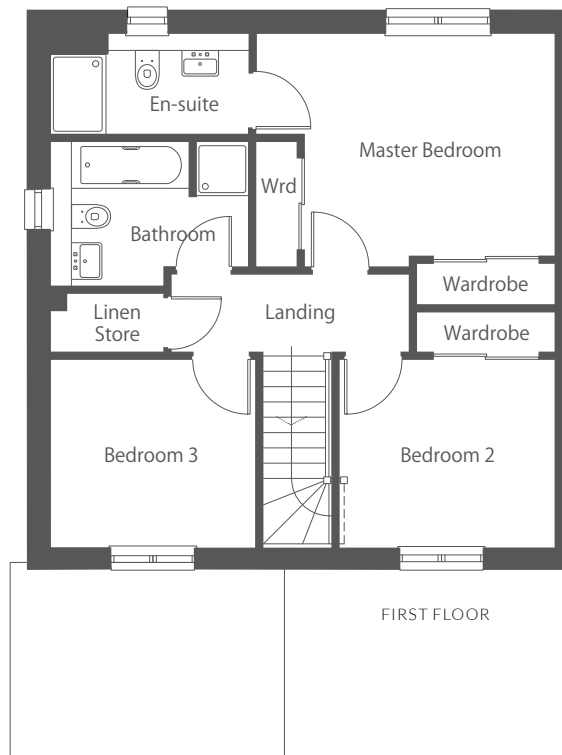
Outside, the front garden is landscaped and the driveway is paved.

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	4.42m 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 Arbeadie

3 bedroom detached home with integral garage



The Deeside Collection

"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, Aberdeen**



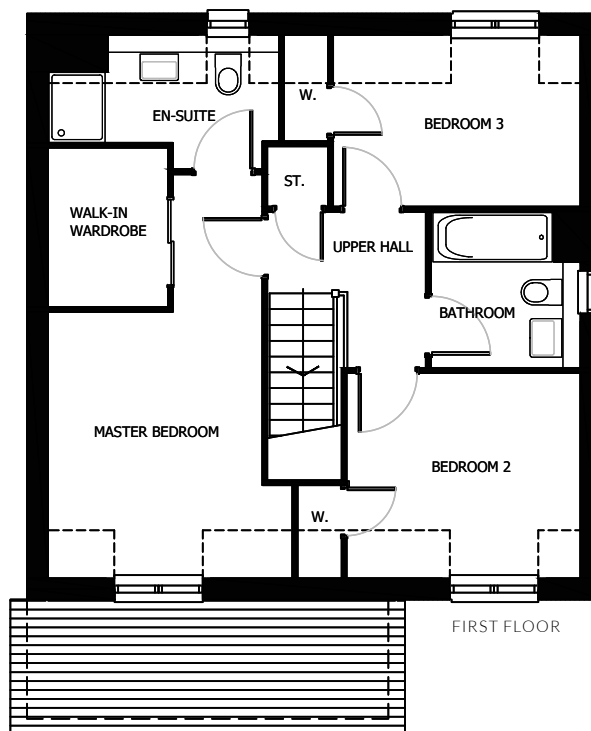
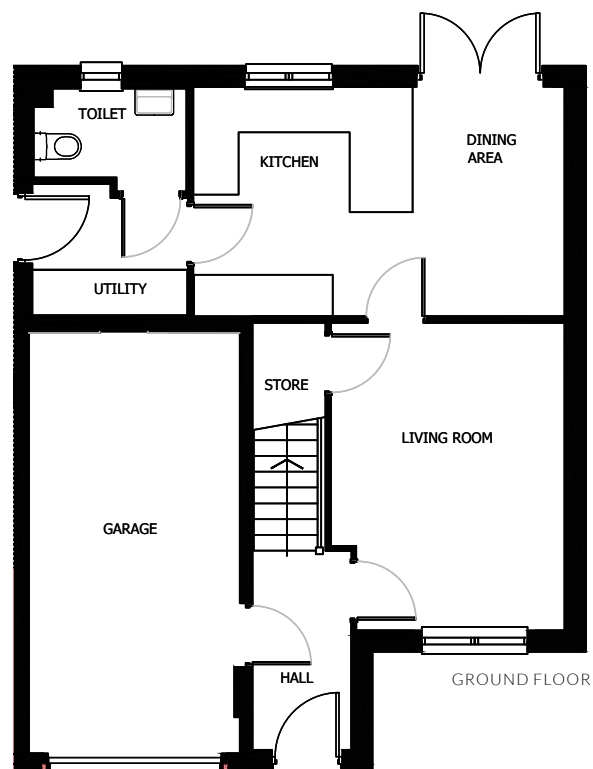
The open concept kitchen with great dining space is the star of this home. The stunning Leicht kitchen with contemporary finish is complimented by Siemens appliances and down lighters and has French doors leading into the private garden. There is a spacious living room, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a beautiful look.

Upstairs you'll find the traditional master bedroom suite with its walk in wardrobe and en-suite bathroom complete with large luxury shower, contemporary white sanitary ware 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

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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"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 105.20 m² | 1,132 Sq Ft

The Bellfield

4 bedroom detached home with integral garage



The Deeside Collection

"Using part exchange made moving a lot smoother. We were offered a very fair price for our existing home and Bancon took care of the selling process arranging the various parties involved. This allowed us to focus on getting prepared to move into our new home. Bancon kept us informed and quickly responded to any queries we had. Would highly recommend the process to anyone." – **Buyer, The Roses at Eden, Aberdeen**



This is a practical and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings. Within the Leicht kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces.

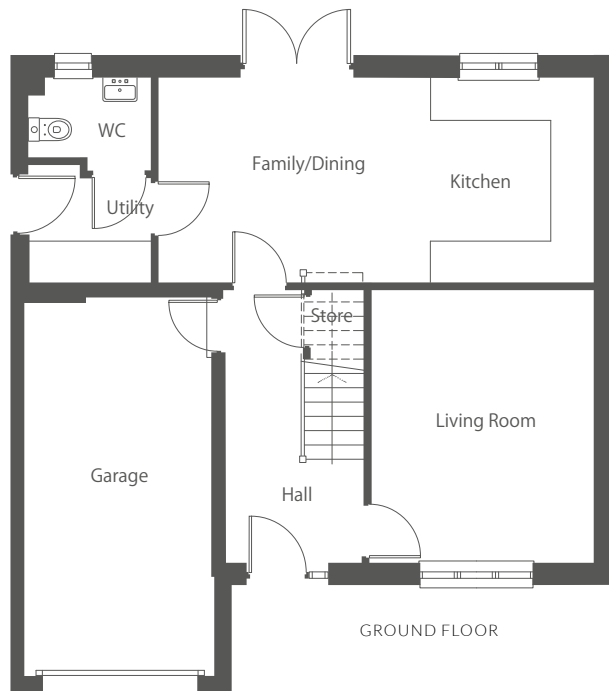
There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has large windows overlooking the garden.

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

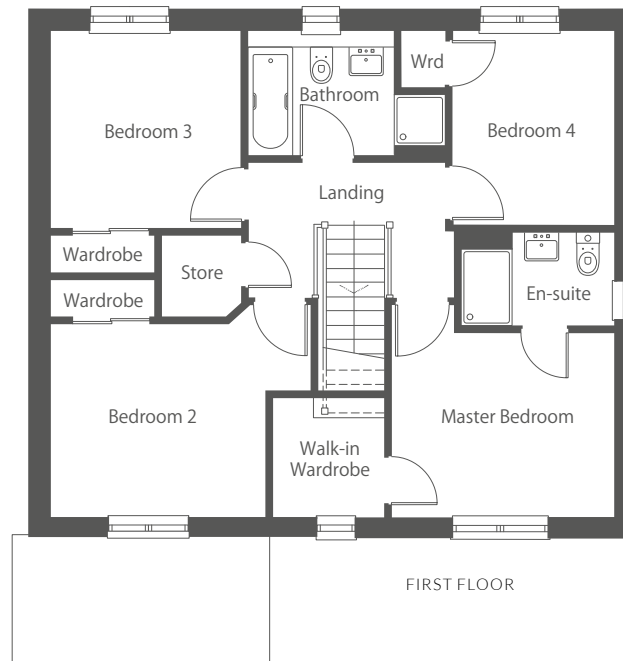
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved.

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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 3.12m	10' 0" x 10' 2"
Bedroom 4	2.59m x 3.08m	8' 5" 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 / Family / Dining	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	3.04m x 6.00m	9' 11" x 19' 8"

Total Area 123.30 m² | 1,327 Sq Ft

The Deeview

4 bedroom detached home with integral garage



The Deeside Collection

"Using part exchange to purchase our new Bancon home was painless. The customer service was second to none as we moved from putting a reserve on a plot to moving in to our new home in 6 weeks! The support and advice we received throughout the process was impeccable."

– Buyer, The Roses at Eden, Aberdeen



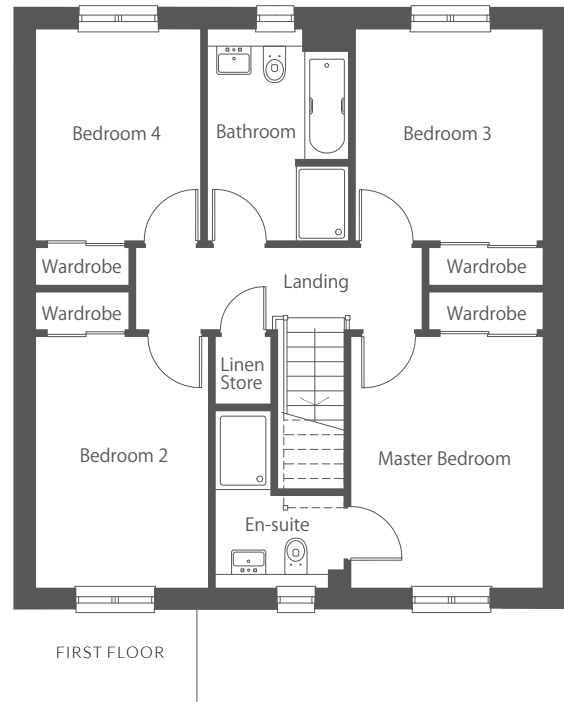
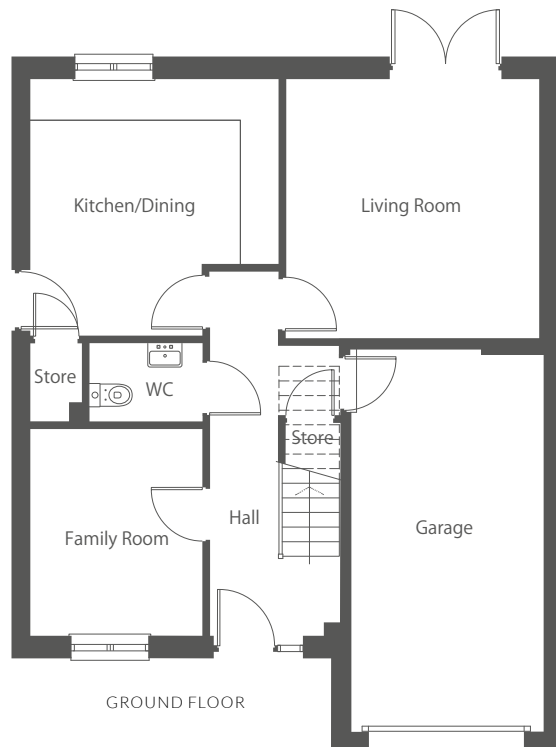
This is a beautifully designed more traditional home with individual rooms rather than open concept style. It has the benefit of a spacious eat-in kitchen by Leicht complete with premium Siemens appliances. There is a separate utility area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room also overlooks the rear garden with French doors leading outside. There is a guest cloakroom and additional storage in the hall, while a separate family room 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 sanitary ware 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 is paved.

We provide all the little touches

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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 Brathen

4 bedroom detached home with integral garage



The Deeside Collection

"If you go to other developments, I feel the houses are crowded together. This house is lovely, open and airy. There is no one looking on you directly. It's well laid out." – **Buyer, The Roses at Eden, Aberdeen**



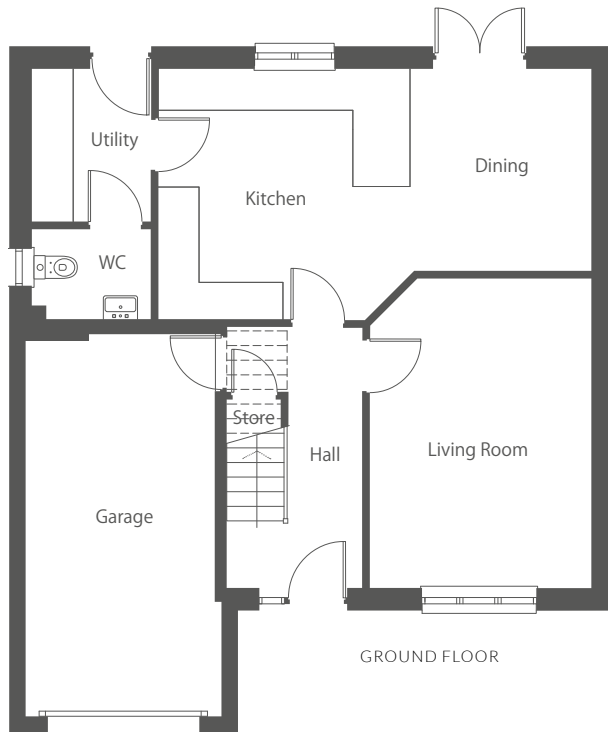
This is a good-sized family home with the benefit of open concept kitchen and dining, with a separate living room. The kitchen comes from German designer Leicht and has plenty of storage. Combined with premium Siemens appliances and your choice of finish, this is an ideal kitchen if you enjoy cooking 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 a 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 finish 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.

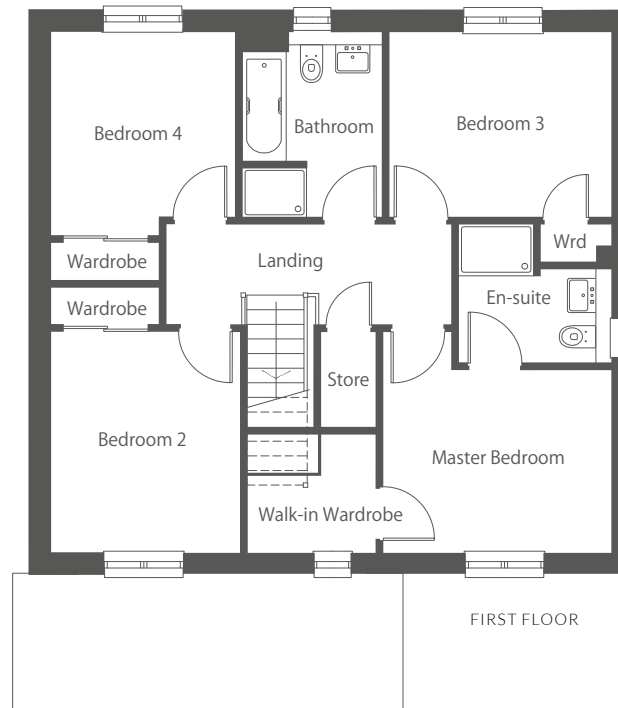
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved.

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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"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
Garage	3.07m x 6.00m	10' 0" x 19' 8"

Total Area 133.20 m² | 1,434 Sq Ft

The Raemoir

4 bedroom detached home with detached garage



The Deeside Collection

"We love the kitchen/dining/family area, it's really open. Nice and spacious and has enough space to fit everything we need."

– 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.

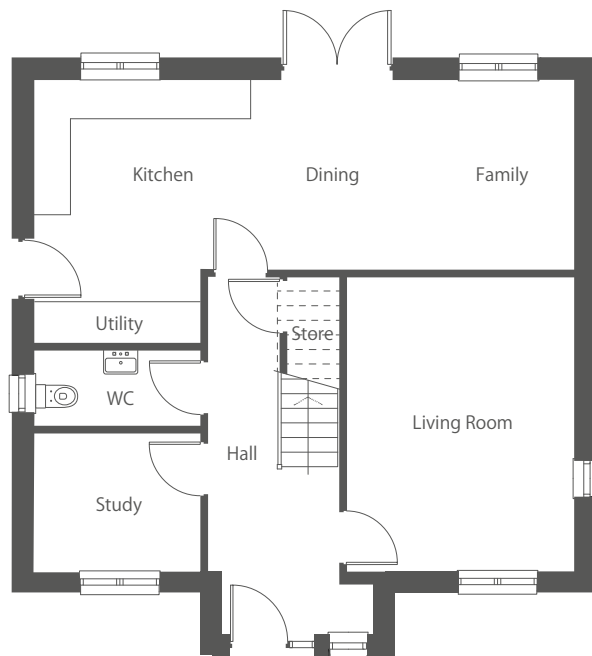
The award winning Leicht kitchen has lots of work surface and storage and comes complete with premium Siemens appliances. French doors open onto the garden creating a light and spacious feel. In addition, there is a separate living room, downstairs cloakroom, hall storage and separate study.

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 sanitary ware.

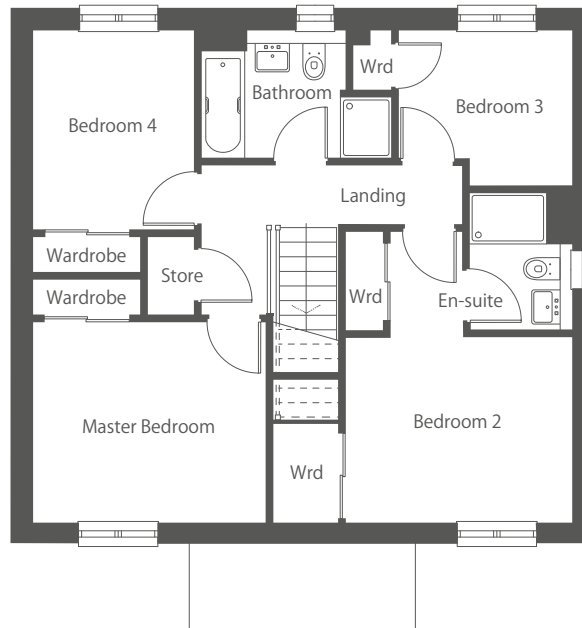
Outside the front garden is landscaped with a paved driveway and the home comes complete with a single detached garage.

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	3.64m 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"

Total Area 135.80 m² | 1,461 Sq Ft

The Knockburn

4 bedroom detached home with integral garage



The Deeside Collection

"The quality overall is good. They seem a bit different. There is a bit of design about them. They were easy to deal with in terms of part-exchange and buying. They gave us a lot of reassurance" – **Buyer, Lochside of Leys**



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

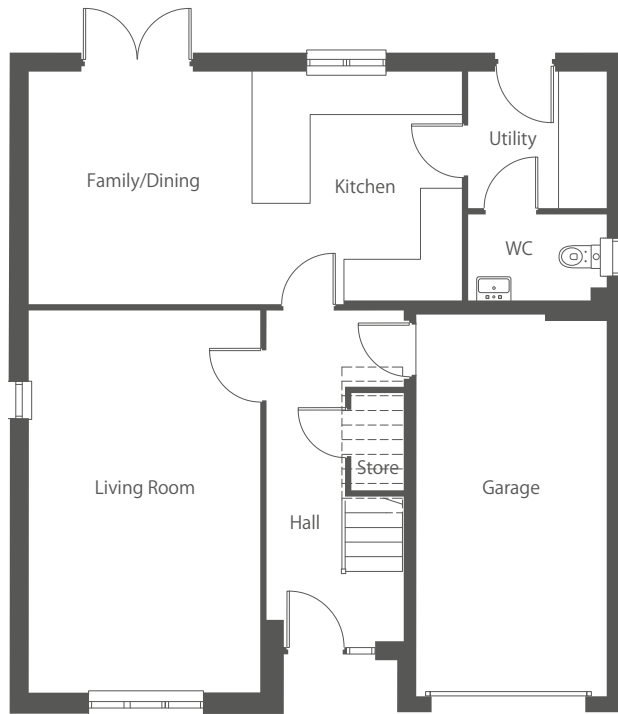
The entrance hall leads you to the stunning Leicht kitchen which offers your choice of finish and comes complete with premium Siemens appliances. The real benefit is being able to cook while you are chatting with friends and family. The dining area is light and airy with French doors that overlook the 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 windows overlooking the front garden. There is extra storage in the hall and access to the integrated single garage, 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 sanitary ware and stylish Porcelanosa tiling. The main family bathroom also has contemporary white sanitary ware and again you can choose the Porcelanosa tiles to suit your tastes.

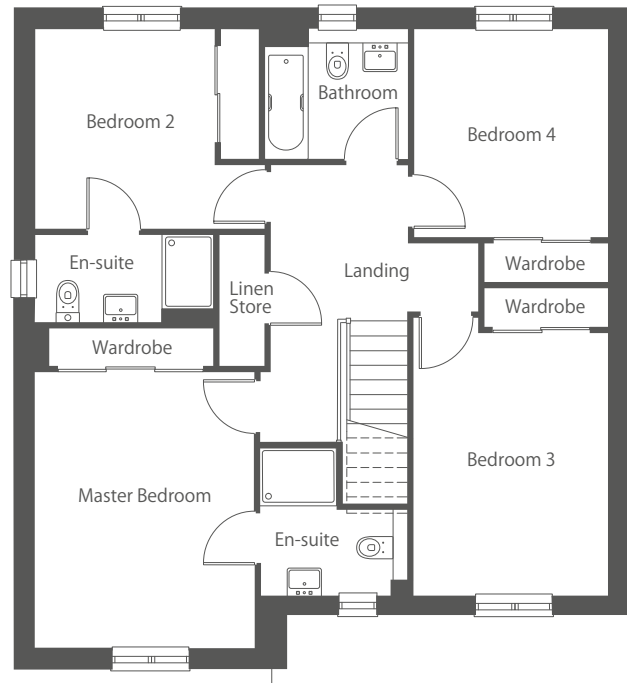
Outside, the front garden is landscaped and the driveway is paved.

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	3.46m 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 150.20 m² | 1,616 Sq Ft

The Dalvenie

4 bedroom detached home with study and integral garage



The Deeside Collection

"It's how warm they were. I know it's their job, but they were very kind and they went through everything with us in detail."

– Buyer, Lochside of Leys



In this fantastic family home the open-plan kitchen and dining area means you'll never be short of space. The German-designed Leicht kitchen is fitted with premium Siemens appliances and the dining area overlooks the back garden which can be accessed through double French doors.

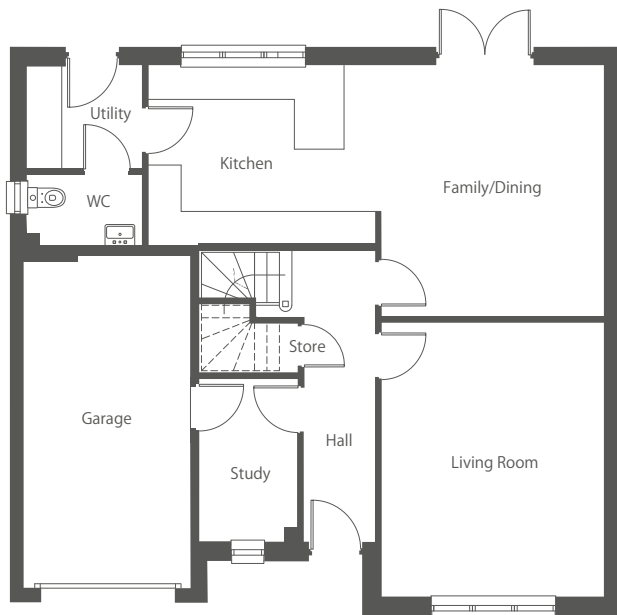
The spacious living room means you can relax with a book or boxset in a cosy and peaceful space. There is also a well proportioned study which also provides internal access to the built-in single garage. Just off the kitchen there is a guest cloakroom and utility room with access to the rear garden.

Upstairs, there are four bedrooms, including two en-suites and a family bathroom. The spacious master bedroom features a walk-in wardrobe and en-suite, finished with contemporary white sanitary ware and Porcelanosa tiles. All the bedrooms feature contemporary oak finish fitted wardrobes, which allows for clutter-free living. The upstairs linen store is another useful addition.

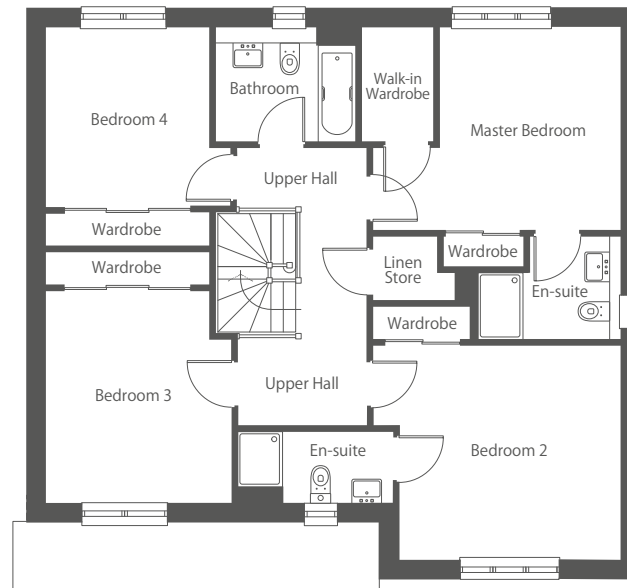
Outside, the front garden is landscaped and has a paved driveway.

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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 1.30m	9' 3" x 4' 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' 10" 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 Ternan

5 bedroom detached home with integral double garage



The Deeside Collection

"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The house is lovely" – **Buyer, Kinion Place, Aberdeen**



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.

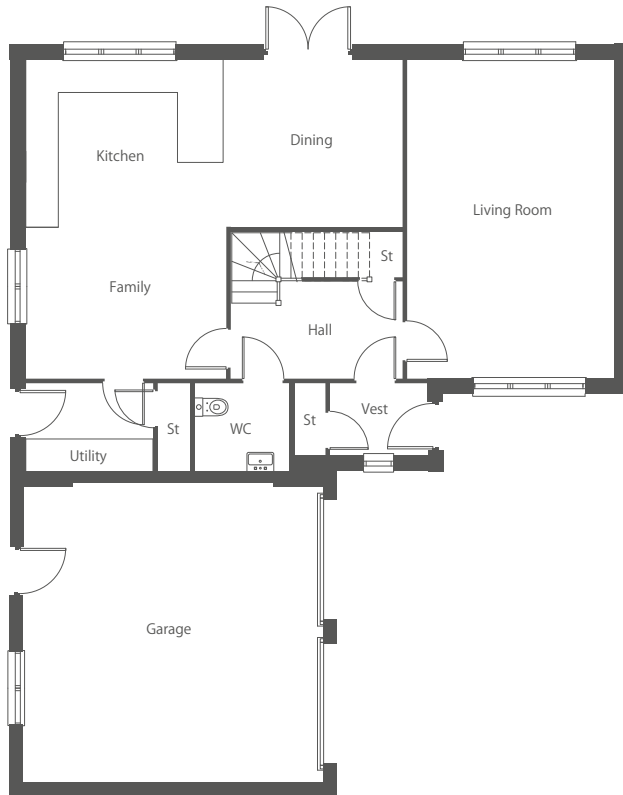
The German-designed Leicht kitchen is fitted with premium Siemens appliances and the addition of a breakfast bar provides another useful dining option. The dining area has French doors that lead out into the back garden. The utility room has its own back door, which will help keep the rest of your home clean and tidy and there is a handy guest cloakroom off the hallway. There is a spacious separate living room featuring 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 and a clutter free home.

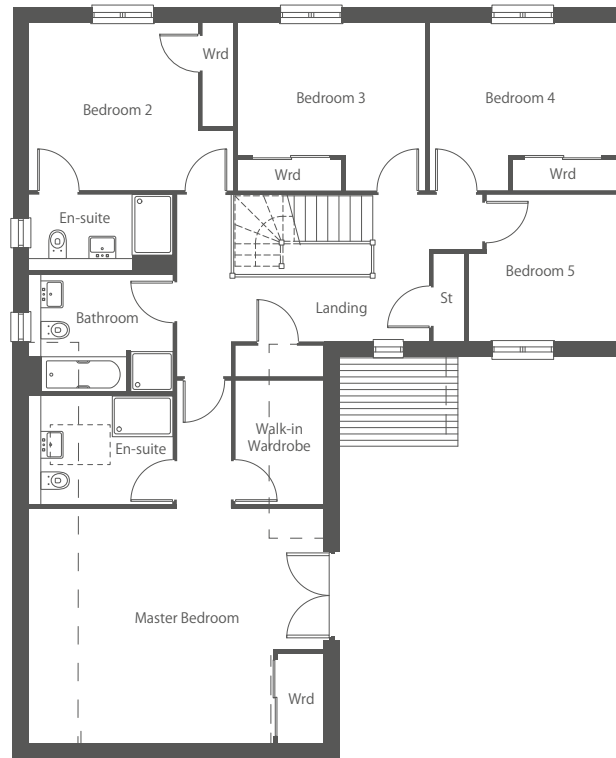
There is an integral double garage and outside the front garden is landscaped with the driveway paved.

We provide all the little touches

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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 211.70 m² | 2,278 Sq Ft



LOCHSIDE OF LEYS

Well connected

ON FOOT

- > Deeside Dance Centre - 0.2 miles
- > Co-Op Hill of Banchory - 0.2 miles
- > Banchory Sports Village - 0.2 miles
- > Hill of Banchory Primary School - 0.3 miles
- > Deeside Rugby Football Club - 0.6 miles
- > Morrisons Supermarket - 0.6 miles
- > Buchanan Bistro - 0.7 miles
- > Raemoir Garden Centre - 0.7 miles
- > Banchory Ternan East Church - 0.8 miles
- > Tesco Superstore & Petrol Station - 0.8 miles
- > Bellfield Park - 1.5 miles
- > Banchory Group Practice (GP Surgery) - 1.8 miles
- > Banchory Library - 1.9 miles

BY CAR

- > Crathes Castle - 3 miles
- > Prime Four Business Park, Kingswells - 14 miles
- > Badentoy Business Centre, Portlethen - 16.3 miles
- > Aberdeen Airport - 16.9 miles
- > Aberdeen Royal Infirmary - 17.2 miles
- > Union Square Shopping Centre - 18 miles
- > Bon Accord Shopping Centre - 18.5 miles
- > Aberdeen City Centre - 18.7 miles
- > Aberdeen Western Peripheral Route (accessed at Milltimber) - 13.1 miles

BY RAIL

- > **Aberdeen Train Station - 18 miles**
 - to Dundee Train Station - 1 hour 14 min
 - to Edinburgh Waverly Station - 2 hours 34 min
 - to Glasgow Queen Street - 2 hours 45 min
- > **Portlethen Train Station - 15.5 miles**
 - to Dundee Train Station - 1 hour 33 min
 - to Edinburgh Waverly Station - 2 hours 57 min
 - to Glasgow Queen Street - 2 hours 51 min
- > **Stonehaven Train Station - 15.7 miles**
 - to Dundee Train Station - 51 min
 - to Edinburgh Waverly Station - 2 hours 10 min
 - to Glasgow Queen Street - 2 hours 36 min
- > **Dyce Train Station - 19.1 miles**
 - to Inverness Train Station - 2 hours 14 min

Distances are approximate and sourced from Google maps. The shortest journeys have been shown and are accurate as of April 2021.

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. In 2019 we were nominated for two Homes for Scotland development design awards, the only independent housebuilder in Scotland to achieve this. In 2020 our Aspire House development in Aberdeen was a finalist in the Renovation of the Year Category of the Scottish Home Awards.

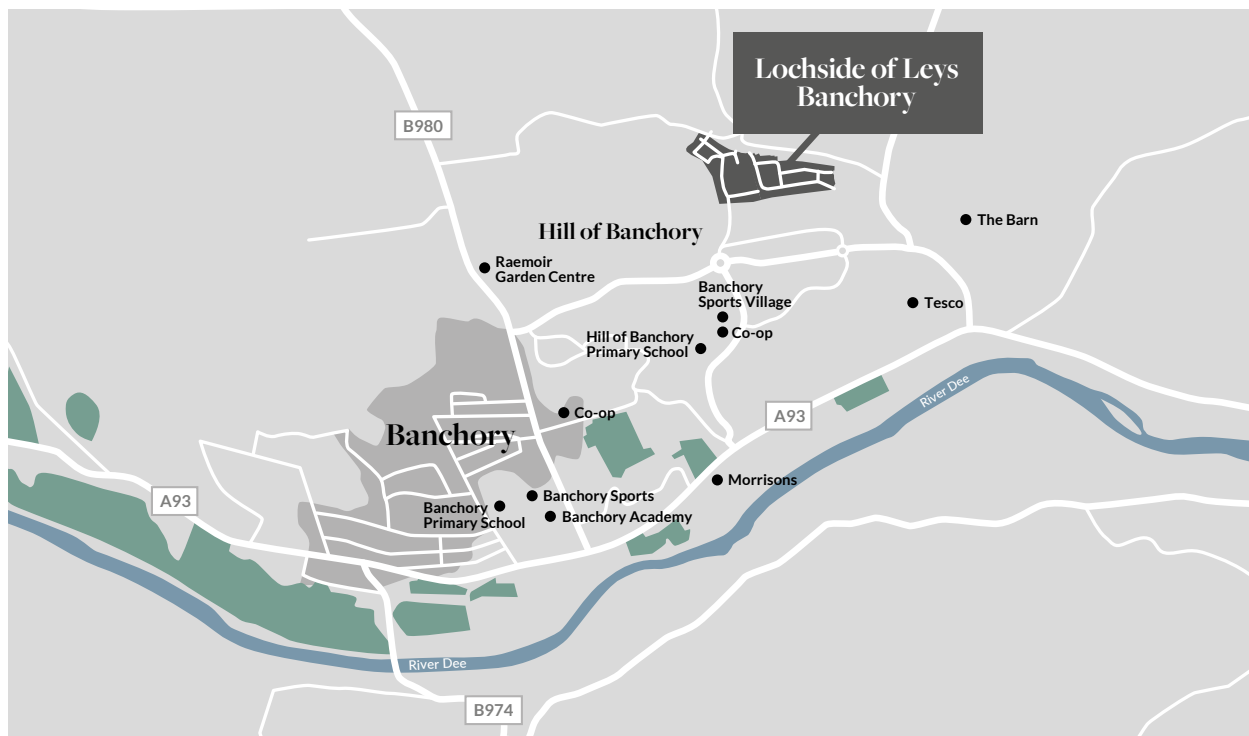
Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride ourselves on our award-winning customer service as it really matters

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 superb homes at Lochside of Leys.

Tel. 01330 825487 | **www.banconhomes.com**

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

