



Kinion Place Aberdeen

BELIEVE IT. IT CAN BE YOURS.

Bancon Homes



01

The Place Where I Belong

Perfectly located on the edge of the city,
just a few minutes from city, beach
and countryside.



04

With all the little touches you're looking for

We make your house a wonderful place
to call home.



10

Individual Homes

Perfectly designed for you.

08

Your New Neighbourhood

Welcoming and friendly. Perfect for
families and anyone looking for a
great place to live.



36

Taking The First Steps



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 wellbeing 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, its bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit.

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

The Perfect Place

TO PUT DOWN ROOTS

When you find the perfect place that feels just right, it's a magical moment. The moment you know that you'll love living here, love having friends around and love being close to all that matters to you.

FRESH OCEAN AIR

Close to the beach, you'll find miles of sandy shoreline to walk the dog, feel the breeze on your face, spot ships or dolphins out at sea and just enjoy being outdoors. It's special because not everyone can go to the beach in the morning.

GREEN SPACE AND FRESH AIR

The beautiful hills of Bennachie are just a short drive away with stunning views over the city and shire and a variety of paths for hikers and those who just like a walk. If you want a great place to take the dog, then Brimmond Hill is just 2 miles away with superb views over the city. Balmedie Country Park is also nearby with stunning coastal walks, great on a Sunday with a roast lunch to follow at the well known Cock and Bull. If you're more sporty there are some great golf courses nearby including Trump International. Leave home in the morning and you can be skiing in the Cairngorms before lunch. Within a short drive, you can enjoy all the facilities of Aberdeen Sports Village including an excellent gym, indoor football pitch, squash, athletics, badminton, hockey and a

host of other fitness classes along with a stunning swimming pool.

BUSTLING CITY LIFE

You'll be spoilt for choice with the city on your doorstep. If retail therapy is your guilty pleasure, you're close to some great shopping with both boutiques and department stores. When you want to eat out, there is a great choice of restaurants, cafés and pubs to tempt you. The theatres are also close by along with P&J Live, Aberdeen's new conference, exhibition and entertainment venue which hosts sporting events, concerts and shows.

For a family day out, take the kids to Codona's Pleasure Fairground, enjoy bowling, a host of indoor and outdoor games and rides, go ice skating or test your competitive spirit with crazy golf.

VILLAGE LIFE

The village of Kingswells is nearby with Urban Village and its swimming pool and gym facilities as well as Starbucks and a great informal restaurant. Kingswells also has a supermarket, post office, vet practice, café, hair salon and doctors practice. Bucksburn is a short drive away with a swimming pool, supermarket, butchers, fishmongers, florist, library, medical practice and other convenience stores, all the things you'll need on a daily basis, right on your doorstep.

GETTING AROUND

Kinion Place has superb connections, close to the centre of Aberdeen and the main train station with services across Scotland and England. Dyce train station is nearby while there are regular bus services along the A96 to the city centre and beyond. The new AWPR is within easy reach, making it even quicker to travel outside of the city. The airport is also nearby for business and leisure.

EDUCATION

Brimmond Primary School and Bucksburn Academy are in neighbouring Bucksburn, less than a mile away.

The local authority is Aberdeen City.





We provide all the little touches

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

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, where you spend time cooking, chatting, kids at the kitchen table doing their homework, friends over for a casual supper. The kitchen is where it all happens. Family and friends gather there and there's plenty of space for everyone. 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 appliances (Siemens of course).

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

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

down quickly. When it's time to clear up, your built-in dishwasher is waiting.

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 just don't want to throw out.

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.

Communicating inside your home is important but communicating with the rest of the world is key. 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 we recently secured a prestigious Gold Award from independent research company In House Research Ltd for the third consecutive year and an Outstanding Award for the second year. This recognises our outstanding level of customer service and we were one of only five 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.





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

- > A 10 year NHBC warranty
- > Slate grey roof tiles
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery, viewer and safety chain restrictors
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Landscaped front garden
- > Paved driveway (where applicable)

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 4 piece induction pan set
- > Siemens multifunction single fan oven
- > Siemens extractor hood
- > Siemens integrated Fridge freezer
- > Siemens integrated dishwasher in 4 bedroom homes
- > Your choice of colour finish and work surface
- > Ideal Logic condensing combi boiler

THROUGHOUT YOUR HOME YOU'LL FIND

- > Oak finish wardrobes built in to all bedrooms as standard
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood
- > Brushed chrome sockets and light switches downstairs
- > Hard wired smoke alarm with battery back-up to ground and upper floors
- > White satin painted stairs with hardwood oak handrail
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves and room thermostat
- > Solar panels

YOUR BATHROOM

- > Myson Avonmore chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > Scope contemporary white sanitary ware
- > Contemporary taps

WELCOME TO

Your New Neighbourhood

Close to the heart of the city, close to the beach and the countryside, Kinion Place is the ideal location for family city life. Set against a backdrop of green fields, this new neighbourhood nestles amongst woodland and park, close to the great outdoors yet at the edge of bustling city life. Here we're creating a welcoming friendly place, perfect for families and those just looking for a great place to come home to.

Each individual home has been designed with its surroundings in mind, space to breathe, places to sit out and enjoy your surroundings with dry stone walls, parkland and water features in a naturally landscaped setting.

Each home combines traditional architecture with versatile interior space, quality materials and superior craftsmanship.

 **The Loch**
2 bedroom mid or end terraced home

 **The Hillview**
2 bedroom mid or end terraced home

 **The Richmond**
3 bedroom semi detached or end terraced home

 **The Thistle**
3 bedroom semi detached home

 **The Ramsay**
3 bedroom end terraced home

 **The Cairnfield**
3 bedroom detached home

 **The Argyll**
3 bedroom detached home

 **The Viewfield**
4 bedroom detached home

 **The Dee**
4 bedroom detached home

 **The Larch**
4 bedroom detached home

 **The Roschill**
4 bedroom detached home

 **The Raeburn**
4 bedroom detached home

 **The Louisville**
4 bedroom detached home



The Loch

2 bedroom mid or end terraced home



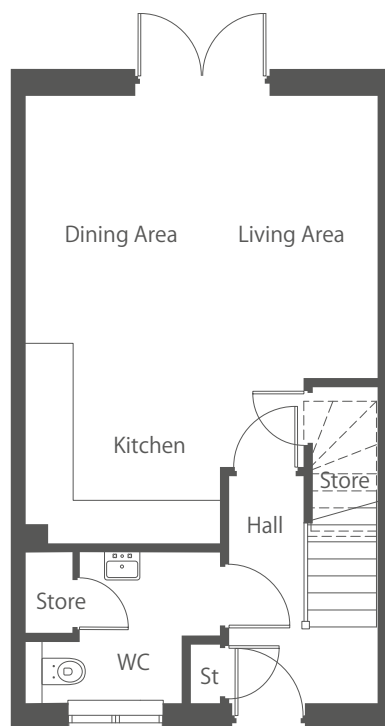
This is a great first home, ideal for couples or those starting out. The open concept living space provides plenty of flexibility with an award winning Leicht kitchen, a range of premium Siemens appliances and plenty of work surfaces.

There are French doors leading into your garden and a downstairs cloakroom with additional storage.

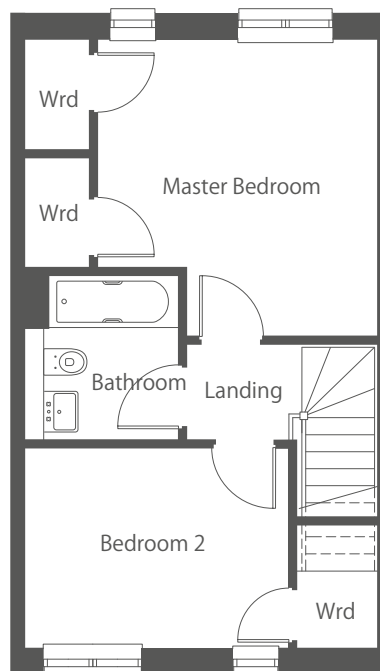
Upstairs there are two bedrooms. Both have built in wardrobes while the bathroom is finished with contemporary sanitary ware and your choice of Porcelanosa tiling.

We provide all the little touches

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



GROUND FLOOR



FIRST FLOOR

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

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

Total Area 75.00 m² | 807 Sq Ft

The Hillview

2 bedroom mid or end terraced home



This is a great home with plenty of space and storage. There is a good sized living room that leads to a great open concept kitchen with award winning Leicht kitchen cupboards and premium Siemens appliances.

There is a great dining space with French doors leading onto the garden and additional storage.

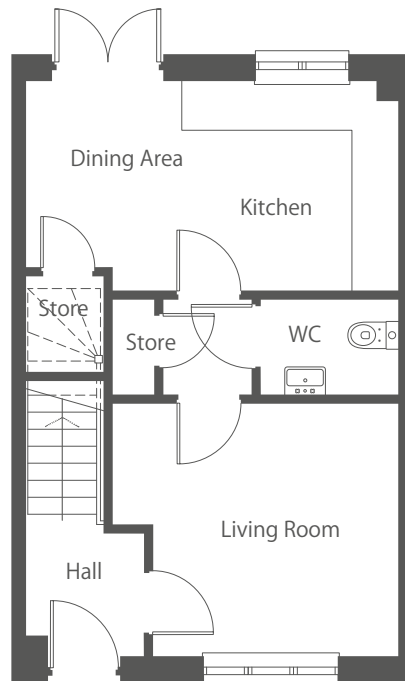
Downstairs there is also a cloakroom and further storage.

Upstairs there are two bedrooms both of which include built in wardrobes. The master bedroom has its own en-suite shower room while the main bathroom has a bath. Both are fitted with contemporary white sanitary ware and your choice of Porcelanosa tiling.

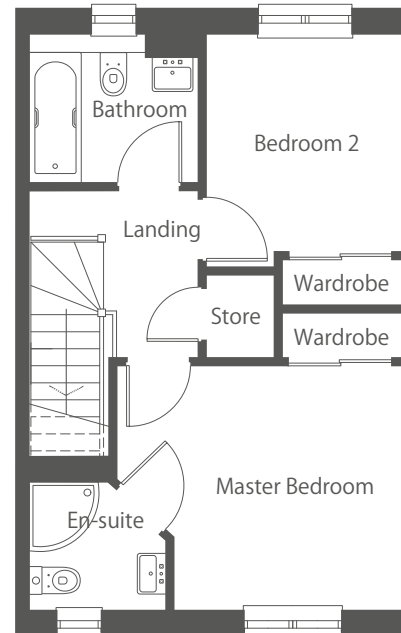
There is additional storage on the landing.

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	3.75m x 3.26m	12' 3" x 10' 8"
En-suite	1.80m x 1.96m	5' 10" x 6' 5"
Bedroom 2	2.57m x 3.11m	8' 5" x 10' 2"
Bathroom	2.22m x 2.00m	7' 3" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.77m x 3.38m	12' 4" x 11' 1"
Kitchen/Dining	4.89m x 2.81m	16' 0" x 9' 2"
WC	1.80m x 1.25m	5' 10" x 4' 1"

Total Area 75.00 m² | 807 Sq Ft

The Richmond

3 bedroom semi detached or end terraced home



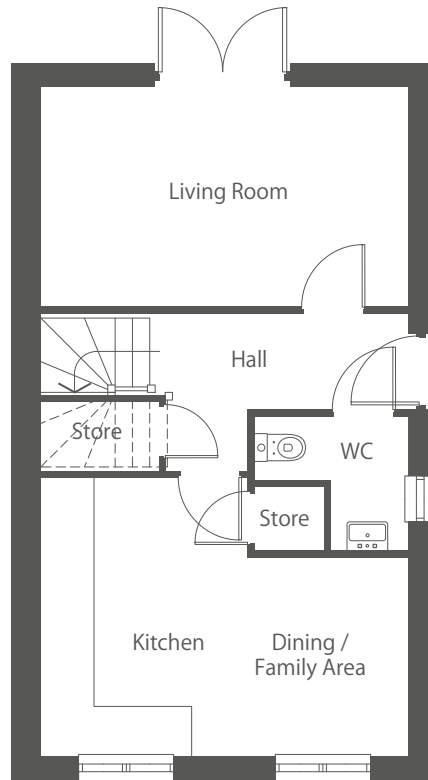
This home really optimises the space and light with a large eat in Leicht kitchen and a superb range of Siemens appliances along with plenty of storage and work surfaces. There is a beautiful living room with French doors leading out to the garden, making the most of entertaining space. The ground floor also has a guest cloakroom and additional storage.

Upstairs, the master bedroom has a built in oak finish wardrobe and an en-suite finished with your choice of Porcelanosa tiling. There are two other bedrooms and a family bathroom with contemporary white sanitary ware.

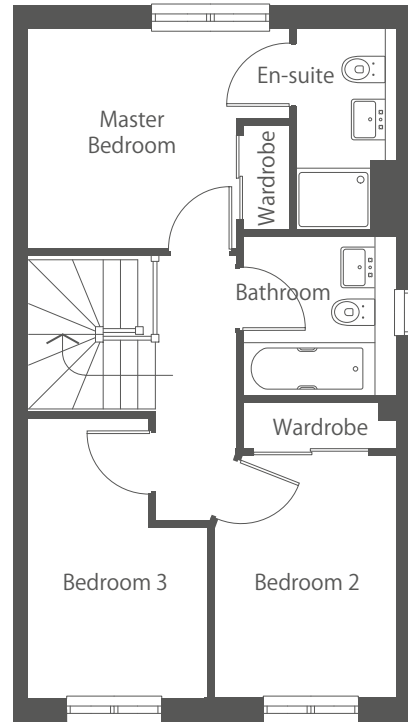
Outside, the front garden is landscaped and is complete with a parking space.

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 2.90m	11' 3" x 9' 6"
En-suite	1.35m x 2.63m	4' 5" x 8' 7"
Bedroom 2	2.39m x 3.19m	7' 10" x 10' 5"
Bedroom 3	2.37m x 3.68m	7' 9" x 12' 0"
Bathroom	2.02m x 2.10m	6' 7" x 6' 10"

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

Total Area 85.80 m² | 923 Sq Ft

The Thistle

3 bedroom semi detached home



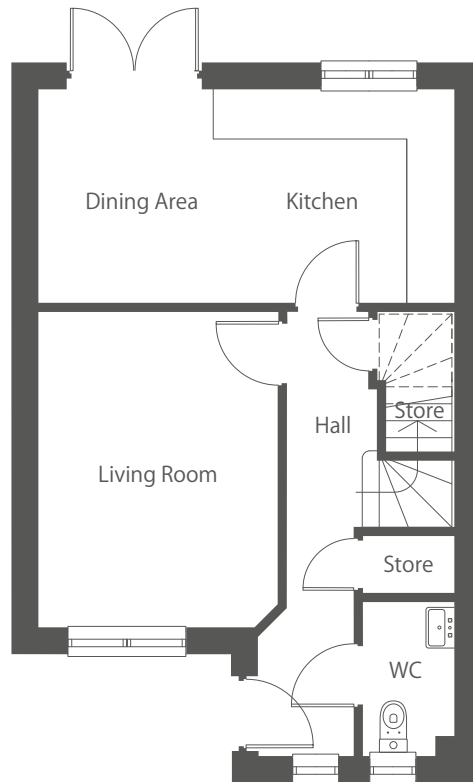
This is a great home for a couple or young family with an open concept Leicht kitchen with plenty of space for cooking and dining. The space is bright and airy with French doors leading out to the garden. Inside there is a good size living room and from the hall you'll find a guest cloakroom and additional storage.

Upstairs, there are three bedrooms, all with built in oak finish wardrobes. The family bathroom has contemporary white sanitary ware and your choice of Porcelanosa tiling. There is a linen cupboard on the landing for extra storage.

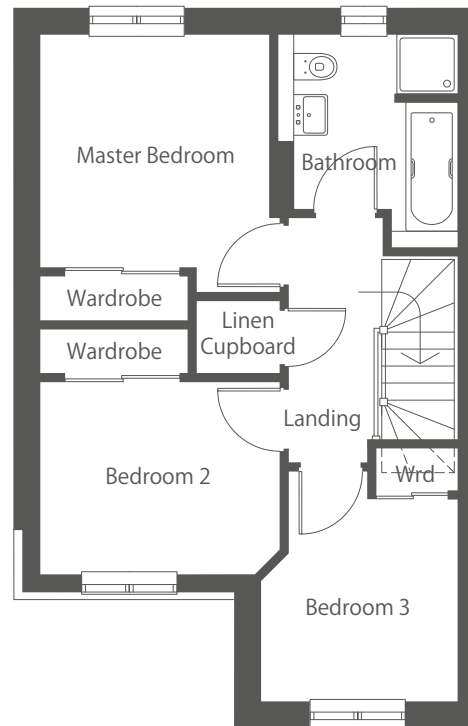
Outside, the front garden is landscaped and is complete with a private parking space or driveway.

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	3.05m x 3.43m	10' 0" x 11' 3"
Bedroom 2	3.21m x 2.57m	10' 6" x 8' 5"
Bedroom 3	2.60m x 3.09m	8' 6" x 10' 1"
Bathroom	2.36m x 2.87m	7' 9" x 9' 5"

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

Total Area 88.00 m² | 947 Sq Ft

The Ramsay

3 bedroom end terraced home

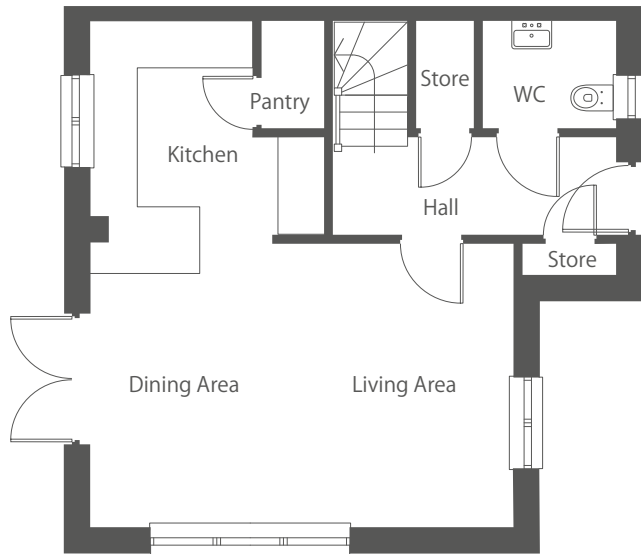


This good size three bedroom home is ideal for a growing family. It's open concept design provides plenty of flexibility and gives you sight of all that is happening from the kitchen. Within the award winning Leicht kitchen there is plenty of storage and work surfaces and a separate pantry. The appliances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

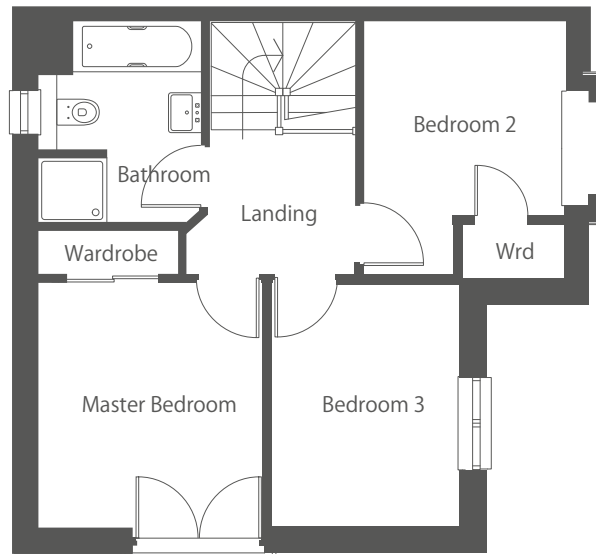
Upstairs there are three bedrooms, a great family bathroom and further storage. The master bedroom has built in wardrobes and stunning French doors for added light and luxury. The second bedroom also has a built in wardrobe while the family bathroom has a bath and separate shower, all in white contemporary style. You can choose your tiling finish from our Porcelanosa range.

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	3.08m x 3.34m	10' 1" x 10' 11"
Bedroom 2	3.06m x 3.41m	10' 0" x 11' 2"
Bedroom 3	2.60m x 3.34m	8' 6" x 10' 11"
Bathroom	2.23m x 2.71m	7' 3" x 8' 10"

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

Total Area 89.40 m² | 962 Sq Ft

The Cairnfield

3 bedroom detached home



This is a spacious open concept home with a thoughtfully designed Leicht kitchen. 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 while a door to the integral garage is a benefit.

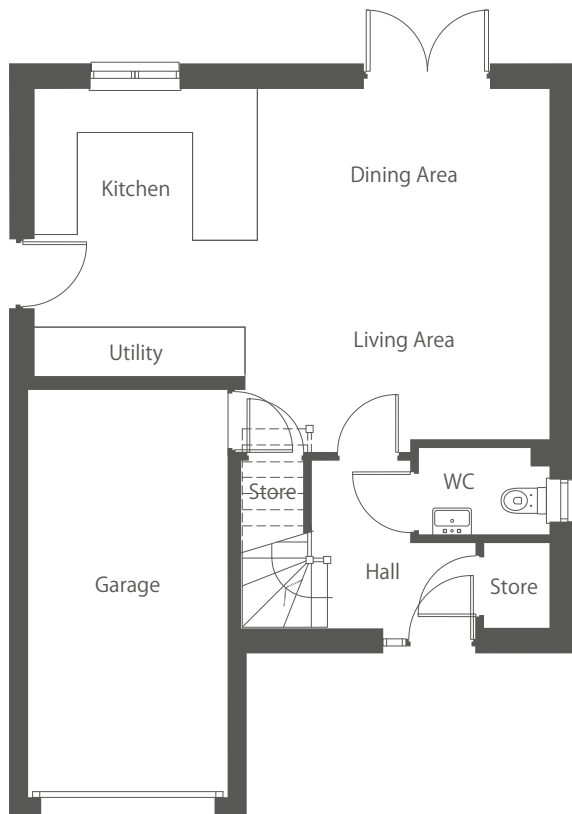
Upstairs the master bedroom has it's own en-suite with large shower and Porcelanosa tiling while the bedroom has built in oak finish wardrobes.

Two additional bedrooms also come with oak finish wardrobes while the family bathroom has a bath and separate shower. The landing makes use of space with a linen cupboard for added storage.

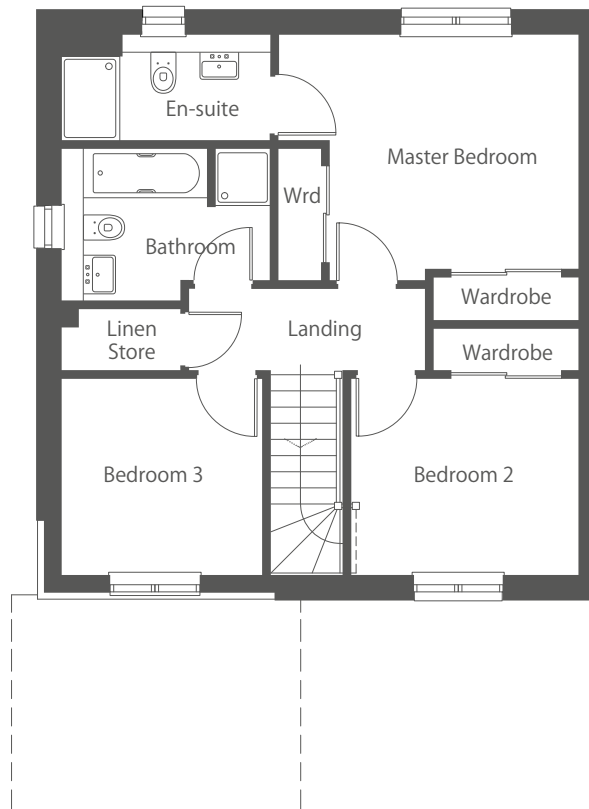
Outside, the front garden is landscaped and the driveway is paved.

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	4.21m x 3.46m	13' 9" x 11' 4"
En-suite	2.94m x 1.51m	9' 7" x 4' 11"
Bedroom 2	3.21m x 2.76m	10' 6" x 9' 0"
Bedroom 3	2.81m x 2.76m	9' 2" x 9' 0"
Bathroom	2.94m x 2.17m	9' 7" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.10m x 4.93m	13' 5" x 16' 2"
Kitchen/Utility	3.14m x 4.00m	10' 3" x 13' 1"
WC	1.86m x 1.20m	6' 1" x 3' 11"
Garage	2.78m x 5.67m	9' 1" x 18' 7"

Total Area 99.50 m² | 1,071 Sq Ft

The Argyll

3 bedroom detached home



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.

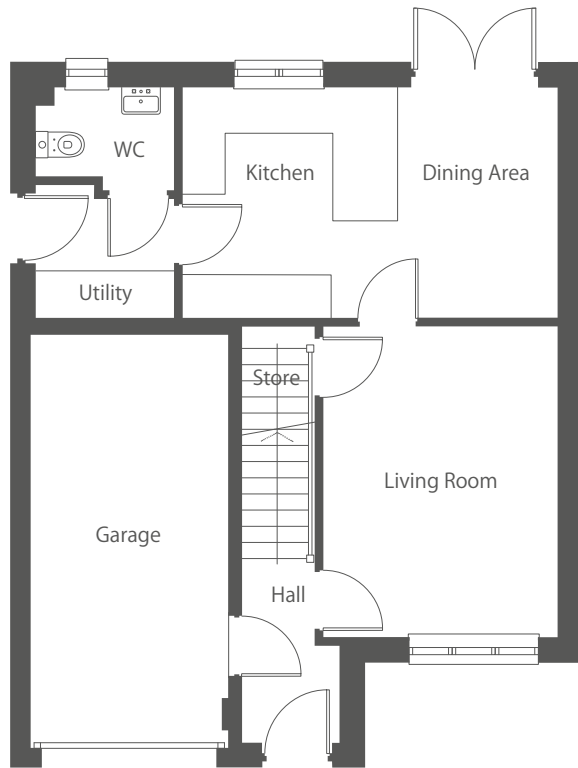
There is a spacious living room, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a beautiful look.

Upstairs you'll find the master bedroom suite with it's own 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 with oak finish doors. A family bathroom completes this floor.

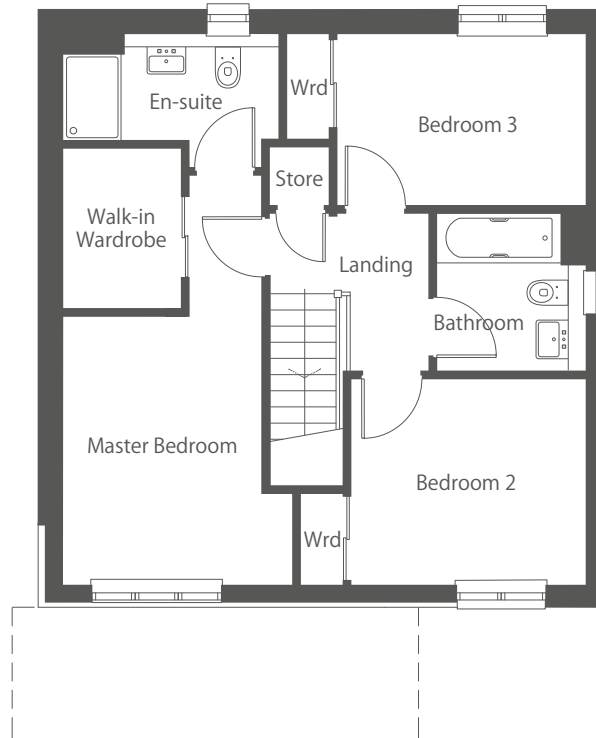
Outside the front garden is landscaped with a paved driveway and there is an integral garage with access from the hall.

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	3.23m x 5.73m	10' 7" x 18' 9"
En-suite	3.04m x 1.89m	9' 11" x 6' 2"
Bedroom 2	3.31m x 2.90m	10' 10" x 9' 6"
Bedroom 3	3.50m x 2.42m	11' 5" x 7' 11"
Bathroom	2.11m x 2.20m	6' 11" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.31m x 4.36m	10' 10" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	1.97m x 1.86m	6' 5" x 6' 1"
WC	1.95m x 1.46m	6' 4" x 4' 9"
Garage	2.77m x 5.77m	9' 1" x 18' 11"

Total Area 102.30 m² | 1,101 Sq Ft

The Viewfield

4 bedroom detached home



This is a practical and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings.

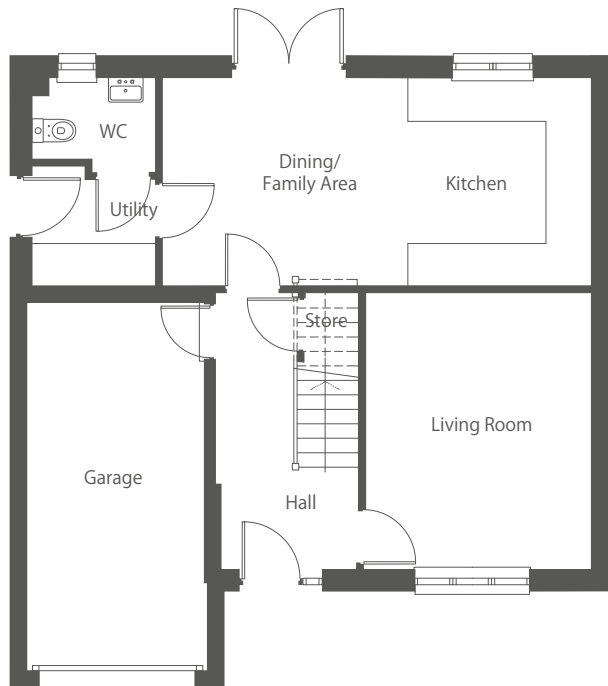
Within the Leicht kitchen, you'll find all the best Siemens appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has large windows overlooking the garden.

Upstairs, the master bedroom has it's 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 bath as well as separate shower and there is handy additional storage on the landing.

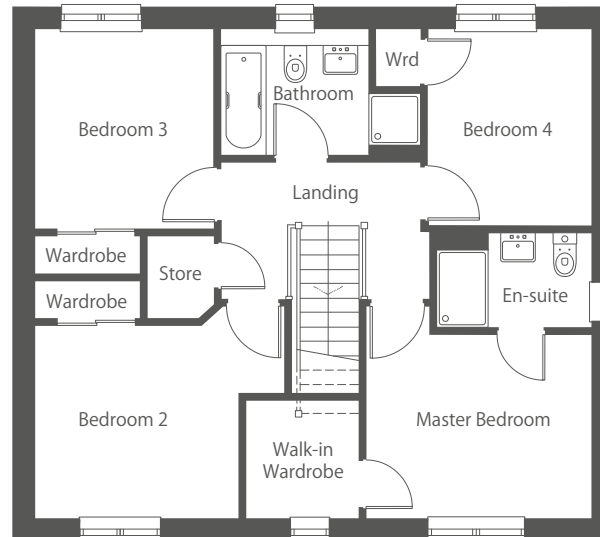
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved.

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	3.54m x 3.36m	11' 7" x 11' 0"
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	3.93m x 3.36m	12' 10" x 11' 0"
Bedroom 3	2.83m x 3.13m	9' 3" x 10' 3"
Bedroom 4	2.60m x 3.09m	8' 6" x 10' 1"
Bathroom	3.10m x 2.01m	10' 2" x 6' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining Family	6.65m x 3.24m	21' 9" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 0"
WC	1.95m x 1.46m	6' 4" x 4' 9"
Garage	2.82m x 5.76m	9' 3" x 18' 10"

Total Area 120.09 m² | 1,292 Sq Ft

The Dee

4 bedroom detached home



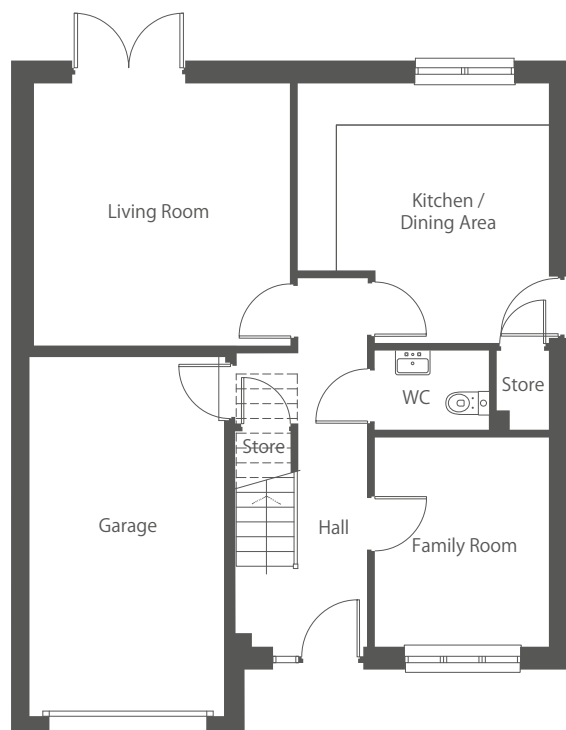
The Dee is a beautifully designed more formal home with individual rooms rather than open concept style. It has the benefit of a spacious eat in kitchen by Leicht complete with premium Siemens appliances, great storage and great work surfaces. There is a separate utility store area perfect for all your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

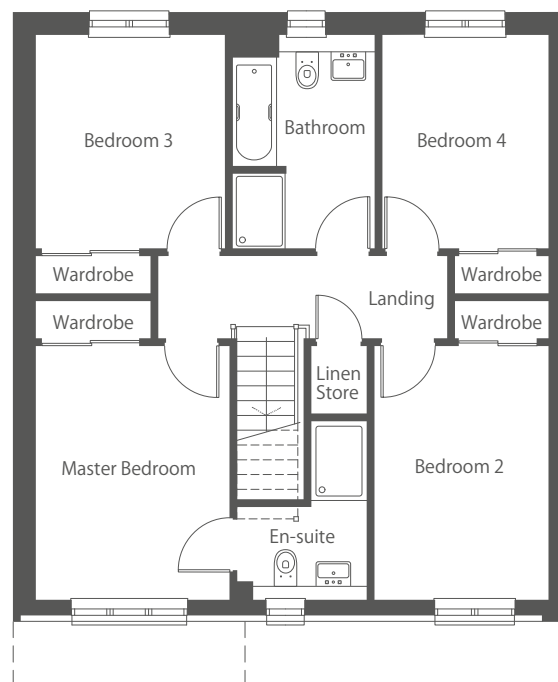
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved.

We provide all the little touches

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



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.00m x 2.67m	6' 6" x 8' 9"
Bedroom 2	3.98m x 2.76m	13' 0" x 9' 0"
Bedroom 3	3.34m x 2.99m	10' 11" x 9' 9"
Bedroom 4	3.34m x 2.64m	10' 11" x 8' 7"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.00m x 4.10m	13' 1" x 13' 5"
Kitchen/Dining	3.93m x 4.08m	12' 10" x 13' 4"
Utility Store	0.85m x 1.25m	2' 9" x 4' 1"
WC	1.74m x 1.21m	5' 8" x 3' 11"
Family Room	2.73m x 3.30m	8' 11" x 10' 9"
Garage	3.02m x 5.70m	9' 10" x 18' 8"

Total Area 127.10 m² | 1,368 Sq Ft

The Larch

4 bedroom detached home



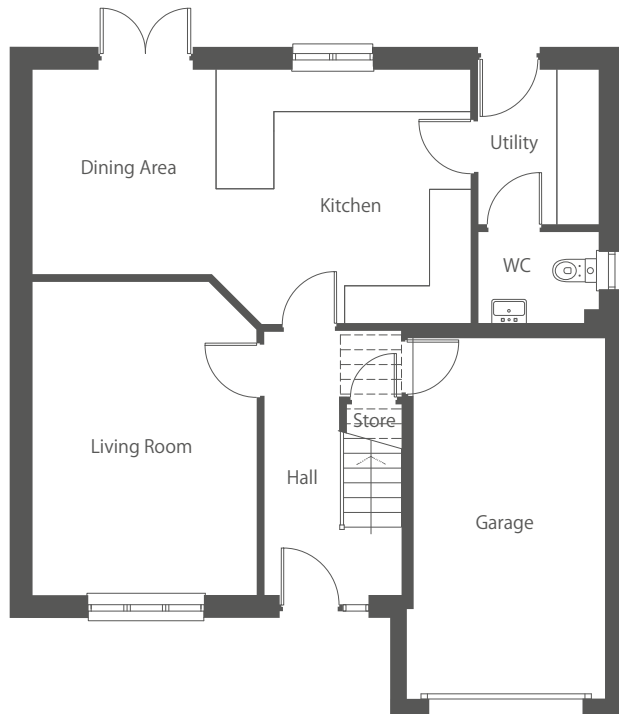
This is a good size family home with the benefit of open concept eat in kitchen and dining, with a separate living room. The kitchen comes from German designer Leicht and has plenty of storage and work surfaces. Combined with premium Siemens appliances and your choice of finish, this is an ideal kitchen 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 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 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.

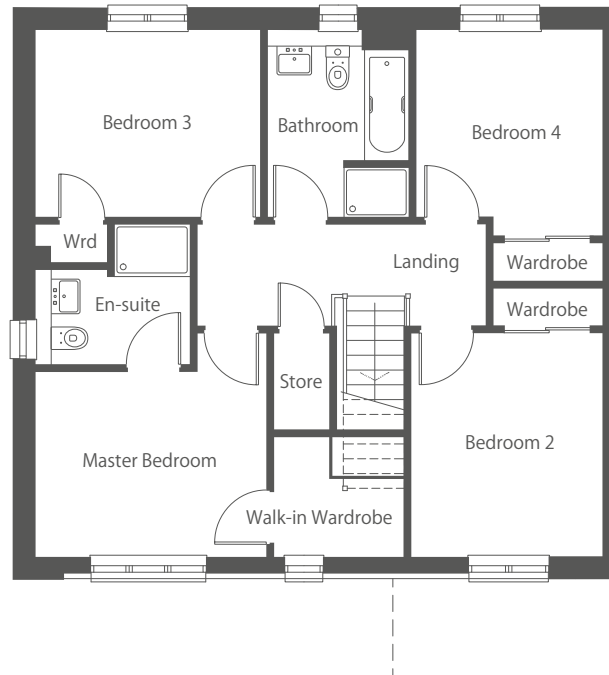
There is also an integral garage with internal door access. Outside, the front garden is landscaped and the driveway is paved.

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	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.05m 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	1.90m x 1.42m	6' 2" x 4' 7"
Garage	3.07m x 5.67m	10' 0" x 18' 7"

Total Area 133.20 m² | 1,434 Sq Ft

The Rosehill

4 bedroom detached home



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.

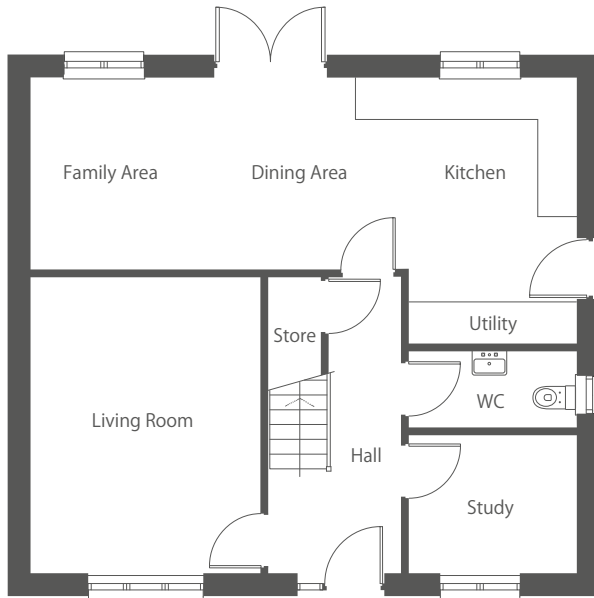
Upstairs there are four bedrooms and a family bathroom. The master bedroom has built in oak finish wardrobes and it's own en-suite while each of the other bedrooms also have built in oak finish wardrobes. There is additional storage on the landing.

Both bathroom and en-suite include your choice of Porcelanosa tiles and come with contemporary white sanitary ware.

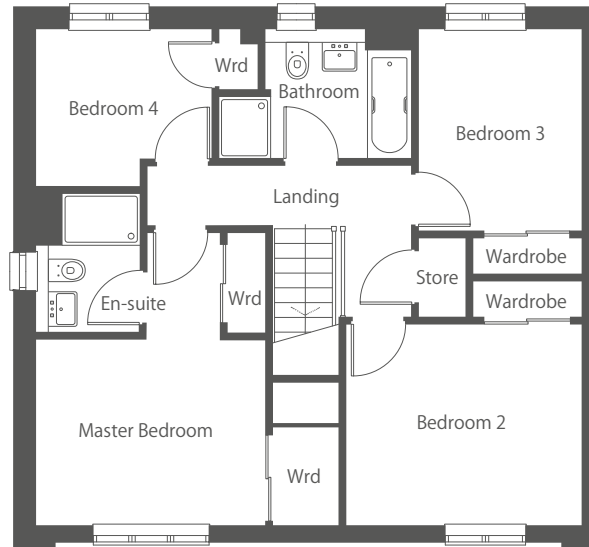
Outside the front garden is landscaped with a paved drive and the home comes complete with a detached garage.

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	3.62m x 4.61m	11' 10" x 15' 1"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.18m	12' 2" x 10' 5"
Bedroom 3	2.58m x 3.17m	8' 5" x 10' 4"
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	2.62m x 1.17m	8' 7" x 3' 10"
Study	2.64m x 2.20m	8' 7" x 7' 2"

Total Area 133.60 m² | 1,438 Sq Ft

The Raeburn

4 bedroom detached home



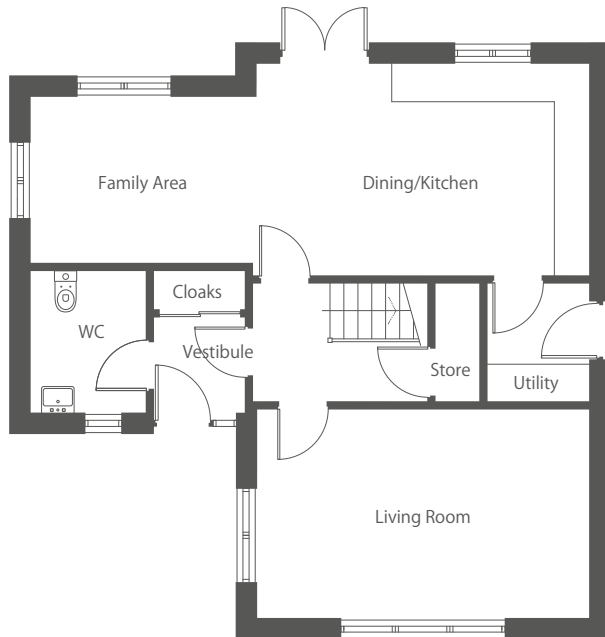
The Raeburn features a light and spacious living room which overlooks the front garden. Off the hall there is also a large open concept family/dining/kitchen area that boasts a beautiful Leicht kitchen. There is plenty of cupboard space, work surfaces and the kitchen is complete with premium Siemens appliances. There is a great dining space with French doors opening onto the garden and a further more casual family den.

Upstairs, there are four good sized bedrooms with built in oak finish wardrobes. The master bedroom suite has a walk-in wardrobe along with its own en-suite, with contemporary white sanitary ware and your choice of Porcelanosa tiling. The family bathroom is also contemporary with white sanitary ware and Porcelanosa tiles.

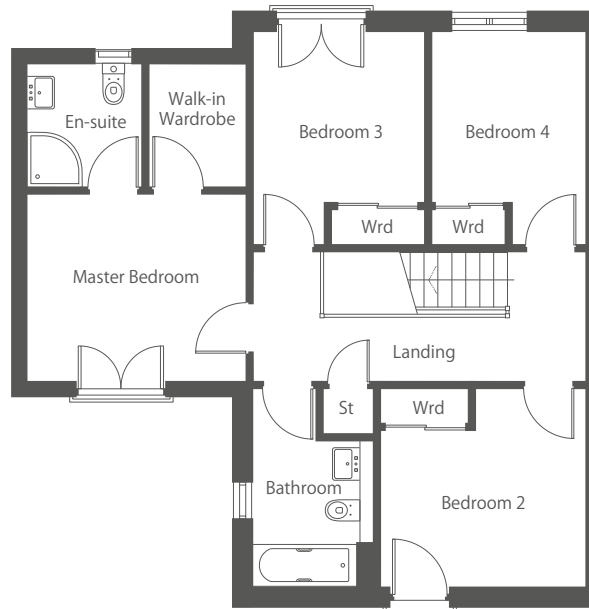
There is also a detached single garage. Outside, the front garden is landscaped and the driveway is paved.

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	3.10m x 3.63m	10' 2" x 11' 11"
En-suite	2.04m x 1.90m	6' 8" x 6' 3"
Walk-in Wardrobe	2.04m x 1.62m	6' 8" x 5' 4"
Bedroom 2	3.30m x 3.40m	10' 10" x 11' 2"
Bedroom 3	3.54m x 2.85m	11' 7" x 9' 4"
Bedroom 4	3.54m x 2.56m	11' 7" x 8' 5"
Bathroom	2.00m x 3.30m	6' 7" x 10' 10"

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

Total Area 140.40 m² | 1,510 Sq Ft

The Louisville

4 bedroom detached home



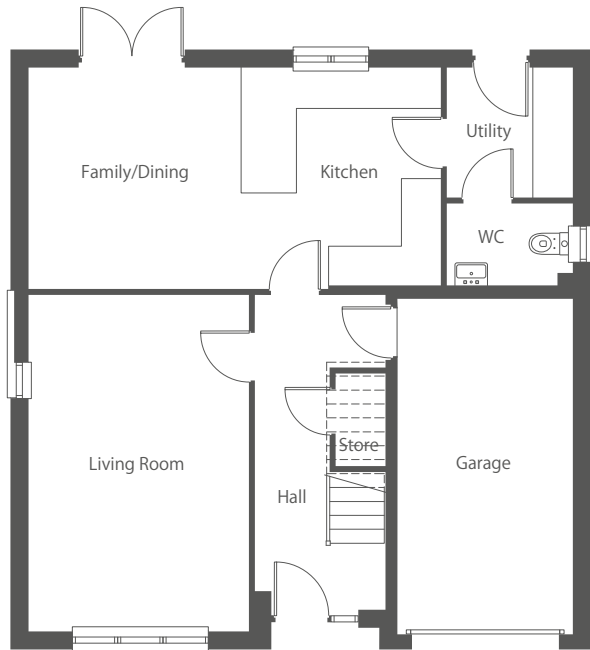
This is a large spacious family home with the benefits of open concept living and a separate more formal living room. The entrance hall leads you to the stunning spacious open concept Leicht kitchen. The kitchen offers your choice of finish and comes complete with a premium range of Siemens appliances. There is ample storage space and work surfaces. 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, giving a feeling of more space. There is also a guest cloakroom and a separate utility room with a door leading to the garden. The living room is large with windows overlooking the front garden. With extra storage in the hall, this is 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. There is a good sized linen cupboard on the landing for additional storage.

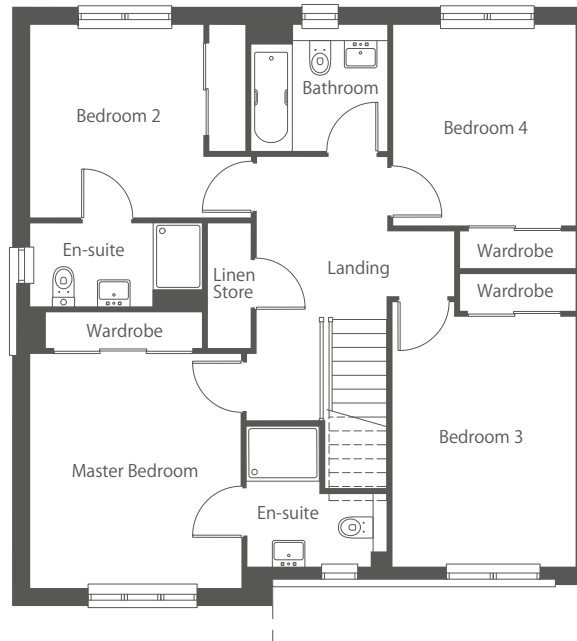
Outside, the front garden is landscaped and the driveway is paved.

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	3.46m x 4.01m	11' 4" x 13' 1"
En-suite	2.32m x 2.32m	7' 7" x 7' 7"
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	3.00m x 4.36m	9' 10" x 14' 3"
Bedroom 4	3.00m x 3.29m	9' 10" x 10' 9"
Bathroom	2.26m x 2.06m	7' 4" x 6' 9"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 5.68m	11' 10" x 18' 7"
Kitchen	3.30m x 3.63m	10' 9" x 11' 10"
Family/Dining	3.50m x 3.63m	11' 5" x 11' 10"
Utility	2.07m x 2.11m	6' 9" x 6' 11"
WC	2.05m x 1.35m	6' 8" x 4' 5"
Garage	2.92m x 5.67m	9' 6" x 18' 7"

Total Area 147.00 m² | 1,582 Sq Ft

A woman in a light-colored dress is walking away from the camera on a sandy beach. The ocean is in the background under a soft, hazy sky at sunset or sunrise. The entire scene is framed within a white rectangular area.

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 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 Kinion Place.

Tel. 01224 900166 | **www.banconhomes.com**

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

Bancon Homes



Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by the Company to amend or vary same and therefore nothing contained herein shall constitute or form any part of any contract. It is company policy to ensure that no misleading information is provided to prospective purchasers – complying with the terms and conditions of the Property Misdescriptions Act which came into force in April 1993. All interested parties should consult the Sales Consultant for the most up-to-date information.

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.

