



WESTGATE SOUTH

Introducing the Elphinstone 1 and 2.
A new collection of spacious bungalows in Inverurie.



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com



AN AWARD WINNING DEVELOPMENT

Westgate South is a multi-phase development located in Inverurie. With its prime location, Westgate South allows easy access to the A96, convenient transport links and a variety of local amenities, while still retaining a secluded feel in peaceful surroundings.

Residents can take advantage of the nearby shops, cafes, restaurants and leisure facilities. Andersons of Inverurie, JG Ross and Morrisons are just a short walk away, with Inverurie Golf Club and Garioch Sports Centre close by.

Westgate South offers a variety of different homes to suit any need. Moving into the final phase of the development, we have introduced the new Elphinstone collection. These one and two bedroom bungalows come packed full of extras. With fitted wardrobes in all bedrooms plus integrated kitchen appliances including a fridge/freezer and dishwasher, you get so much more with a Malcolm Allan home.



HIGH SPECIFICATION HOMES

Quality and finish

All Malcolm Allan homes are built to the highest quality and specifications by our own long-serving tradesmen. We use only local suppliers who know what quality of materials we demand for our houses. This allows for a continuity of standards throughout the building process.

Superstructure

- The external walls are built with 215mm thick, high insulation blocks
- They are coated and finished with a dry dash roughcast with picture frames around the front windows and doors
- Fyfestone feature panels on each house style

Roof

- Each roof is traditionally constructed
- Finished with Marley concrete roof tiles

Windows and doors

- Nordan double glazed high performance windows
- Nordan doors with three point locking system

Internal Construction

- 22mm tongue and groove chipboard flooring laid onto timber battens at 600mm centres over concrete floor
- 12.5 mm plasterboard ceilings with wool insulation in loft areas
- Internal partitions are 38mm x 75mm and finished with 12.5mm plasterboard

Heating and Domestic Water

- Alpha combi gas boiler with thermostatically controlled radiators in each room. Hot water on demand from boiler
- Solar PV panels to assist central heating system

Internal doors and woodwork

- Oak veneered pre finished doors with satin chrome ironmongery
- Yellow pine skirtings and facings throughout

Tiling

- Tiling includes from kitchen worktop to underside of wall units, splash back at basin units and a row in utility and above the bath
- A wide range of ceramic wall tiles are available to view at Aberdeen Tile Distributors

Kitchen

- Every home is fitted with a quality German Hacker kitchen, and there is a wide range of doors and worktops to choose from
- Standard appliances include:
 - Neff single oven
 - Neff cooker hood
 - Neff integrated 70/30 fridge freezer
 - Neff integrated dishwasher
 - Neff gas hob

Sanitary Ware

- Kohler wall hung basin drawer units fitted as standard
- Kohler w/c and cistern complete with soft closing seat

Driveway and Garden Areas

- The driveway is finished in tarmac with concrete steps where required at the front of each property
- Slabbed pathways continue around the house to patio doors and the back door with a slabbed path to the rotary clothes dryer supplied
- Gardens are finished with top soil

All homes are provided with an energy certificate and NHBC Warranty and are covered by the Consumer Code for Home Builders.





ELPHINSTONE 1

One bedroom semi-detached bungalow | Floor Area 48m²

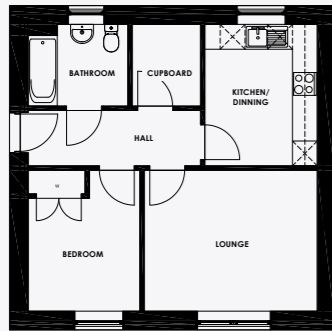
Perfect for those looking to downsize, the Elphinstone 1 comes in two varying styles. Both homes come with a spacious dining/kitchen and large lounge area. Style 1 offers a large storage room off the hallway and style 2 comes with a walk-in wardrobe off the master bedroom, allowing you to select the style that is most suited to you.

Style 1 (Side Entrance)

Plots 216 & 218

Style 2 (Front Entrance)

Plots 215B & 219



ROOM	METRIC	IMPERIAL
Lounge	3.39 x 4.17	11'2" x 13'8"
Kitchen/Dining	3.42 x 2.71	11'3" x 8'11"
Bedroom	3.39 x 2.69	11'2" x 8'10"
Storage Room	1.97 x 1.64	6'6" x 5'5"
Bathroom	1.97 x 2.40	6'6" x 7'10"



ROOM	METRIC	IMPERIAL
Lounge	3.93 x 3.42	12'11" x 11'3"
Kitchen/Dining	2.87 x 3.42	9'5" x 11'3"
Bedroom	2.87 x 3.44	9'5" x 11'3"
Walk-in Wardrobe	1.46 x 2.01	4'9" x 6'7"
Bathroom	2.37 x 1.97	7'9" x 6'6"



ELPHINSTONE 2

Two bedroom semi-detached and detached bungalow | Floor Area 66m²

If you are looking to downsize but still want a second bedroom, the Elphinstone 2 could be perfect for you. This bungalow comes in two styles with a left-hand (semi-detached) and right-hand (detached) configuration. With identical room proportions, both come with a spacious dining/kitchen and large lounge area. Each bedroom comes with built-in wardrobes providing generous storage solutions.

Style 1 (Semi-Detached)

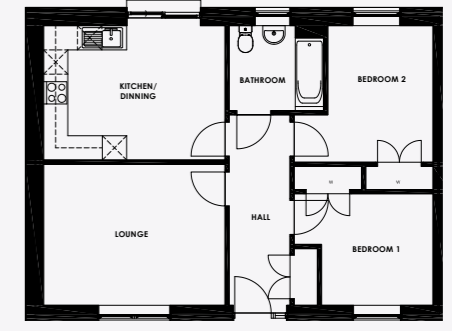
Plots 217, 220 & 221

Style 2 (Detached)

Plots 222, 223 & 224



ROOM	METRIC	IMPERIAL
Lounge	3.48 x 4.48	11'5" x 14'9"
Kitchen/Dining	3.32 x 4.48	10'11" x 14'9"
Bedroom 1	2.75 x 3.43	9'0" x 11'3"
Bedroom 2	3.37 x 2.60	11'1" x 8'6"
Bathroom	2.10 x 2.33	6'11" x 7'8"



ROOM	METRIC	IMPERIAL
Lounge	3.48 x 4.48	11'5" x 14'9"
Kitchen/Dining	3.32 x 4.48	10'11" x 14'9"
Bedroom 1	2.75 x 3.43	9'0" x 11'3"
Bedroom 2	3.37 x 2.60	11'1" x 8'6"
Bathroom	2.10 x 2.33	6'11" x 7'8"



WESTGATE SOUTH

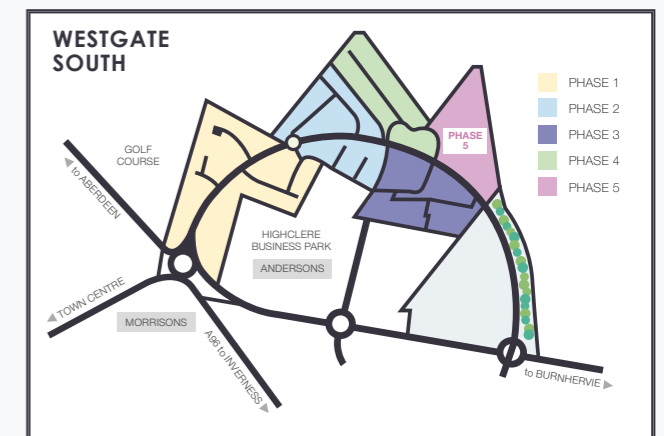
PHASE 5

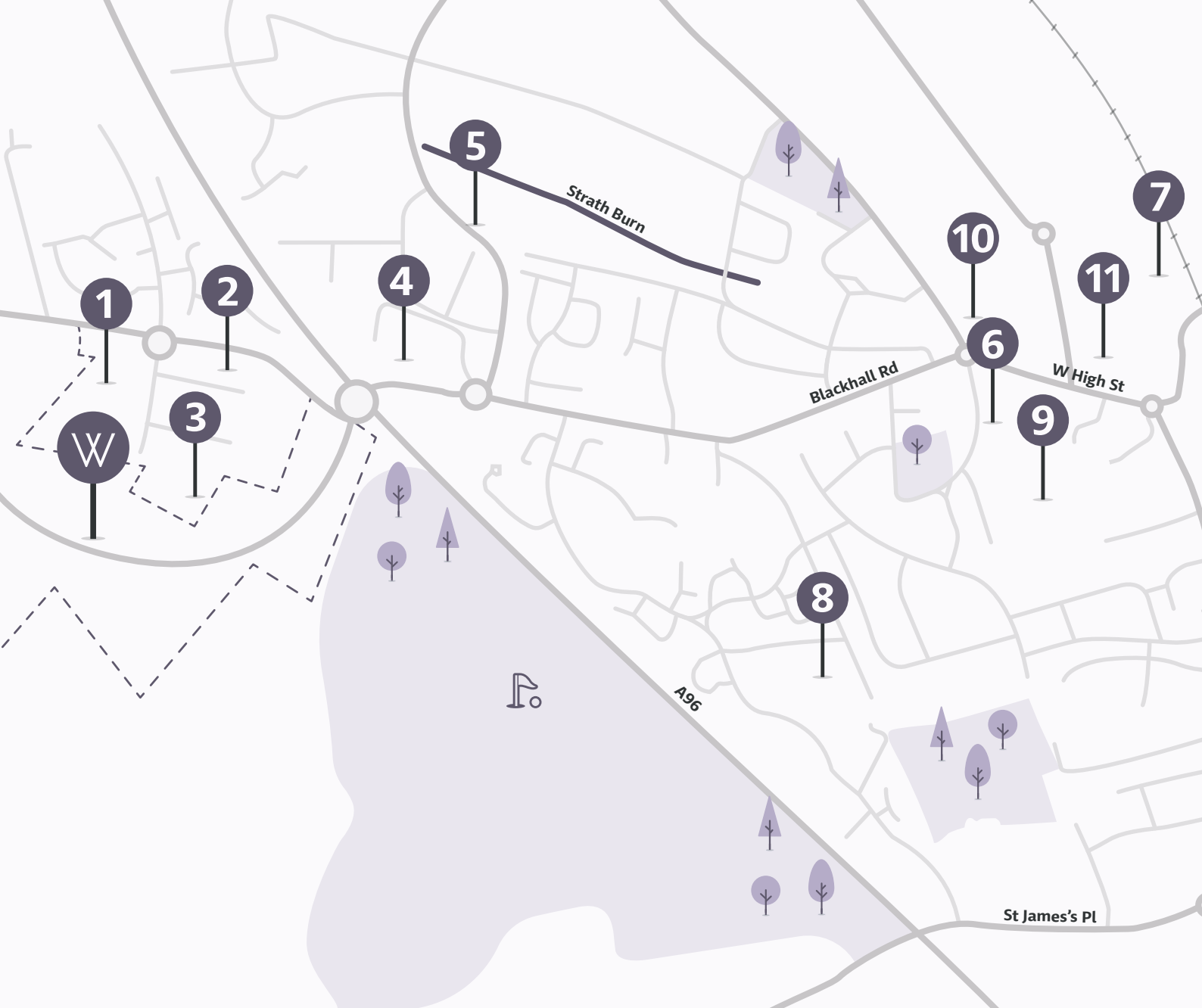
THE ELPHINSTONE 1

1 Bedroom Semi-Detached Bungalow
 Side Entrance - Plots 216 & 218
 Front Entrance - Plots 215B & 219

THE ELPHINSTONE 2

2 Bedroom Semi-Detached Bungalow
 Plots 217, 220 & 221
 2 Bedroom Detached Bungalow
 Plots 222, 223 & 224





LOCATION HIGHLIGHTS

- Short walk to supermarket, town centre and other amenities
- Strong transport links with train station nearby
- Primary schools and Academy within walking distance
- Garioch Sports Centre located within a 10 minute walk
- Only 25 minutes drive from Aberdeen City centre

CONTACT INFORMATION

Westgate South Showhome and Marketing Suite
1 Corsmanhill Drive, Inverurie, AB51 5SQ

Open Monday to Thursday 8:30am to 4:30pm and
Friday to Sunday 10:30am to 5:30pm.

Contact Eileen on **07551 127312**

Local Shops/Amenities

- 1** JG Ross Cafe
- 2** Andersons of Inverurie
- 3** Skyline Trampoline Park
- 4** Morrisons
- 5** Garioch Sports Centre
- 6** Swimming Pool
- 7** Train Station

Schools

- 8** Kellands School
- 9** Inverurie Academy

Restaurants

- 10** Chapter One
- 11** Fennel Restaurant

DISCLAIMER: All house types, sizes and dimensions are approximate and subject to change. Images contained within this brochure are for illustrative purposes only. Malcolm Allan Housebuilders Ltd reserves the right to alter the specification including finishes and development layout without prior notice. Although every care has been taken to ensure the accuracy of information given in this brochure, the contents do not form part of any contract nor constitute a representation or warranty. Malcolm Allan Housebuilders Limited accepts no liability for any errors in, departures from or omissions from this brochure. Please enquire for further specific details on individual properties or visit our website for current availability of plots.

Version 1



Malcolm Allan
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