



BLACKHALL SOUTH

MODERN **LIVING** **IN THE** **HEART OF** **INVERURIE**



An impressive new development combining
a secluded parkland setting with essential
amenities right on your doorstep



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com

BLACKHALL SOUTH

MODERN LIVING IN THE HEART OF INVERURIE

Phase 1 will comprise a selection of 22 spacious 3 bedroom terraced and semi-detached homes. All homes come with large gardens, off-street parking with some homes including garages. Phase 2 of the development will see the introduction of luxury 1 and 2 bedroom apartments.

Located in the centre of Inverurie, between Blackhall Road, Firholme Place and Anderson Walk, the development is just a short distance from the town centre and local transport links giving you easy access to all the great amenities Inverurie has to offer.

Built to the highest Malcolm Allan standards, we are proud to welcome you and your family to Blackhall South to discover everything this exciting development has to offer.



Stay active at Garioch Sports Centre



Enjoy a meal out in the town centre



Enjoy a game at Inverurie Golf Club

THE ALDER
3 bedroom home

FLOOR AREA - 88sqm

The Alder is available as a mid-terrace or end-terrace home.

- Dining kitchen
- Lounge with feature bay window
- Double built-in wardrobes in bedrooms 1 & 2
- Bathroom with shower over bath
- Enclosed garden
- Driveway or detached garage to rear*

*Dependent on specific plot



THE ROWAN
3 bedroom home

FLOOR AREA - 93sqm

The Rowan is available as a mid-terrace, end-terrace or semi-detached home.

- Large dining kitchen
- Large lounge with feature bay window
- Double built-in wardrobes in bedrooms 1 & 2
- Large bathroom with shower over bath
- Enclosed garden
- Driveway or detached garage to rear*

*Dependent on specific plot



Ground Floor

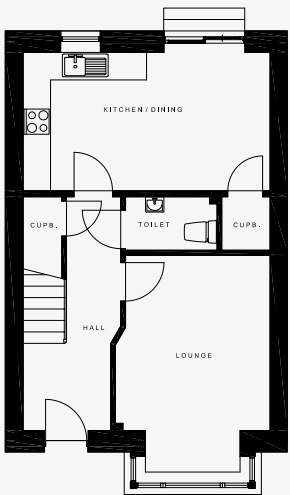


Table with 3 columns: ROOM, METRIC, IMPERIAL. Rows include Lounge, Kitchen/Dining Room, and Toilet.

First Floor

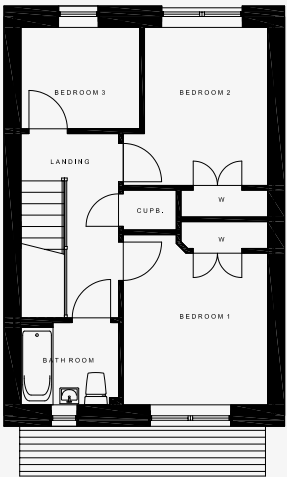


Table with 3 columns: ROOM, METRIC, IMPERIAL. Rows include Bedroom 1, Bedroom 2, Bedroom 3, and Bathroom.

Ground Floor

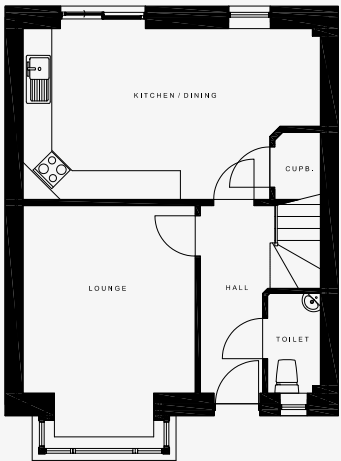


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First Floor

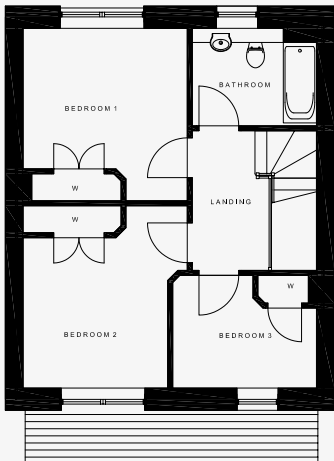


Table with 3 columns: ROOM, METRIC, IMPERIAL. Rows include Bedroom 1, Bedroom 2, Bedroom 3, and Bathroom.

THE BEECH

3 bedroom home

FLOOR AREA – 131sqm

The Beech is available as a semi-detached home.

- Dining kitchen
 - Spacious lounge
 - Master bedroom with en-suite shower room and built-in wardrobes
 - Built-in wardrobes in bedrooms 2 & 3
 - Spacious bathroom with separate shower & bath
-
- Enclosed garden
 - Optional sun lounge
 - Integral garage/utility room



THE ASH

3 bedroom home

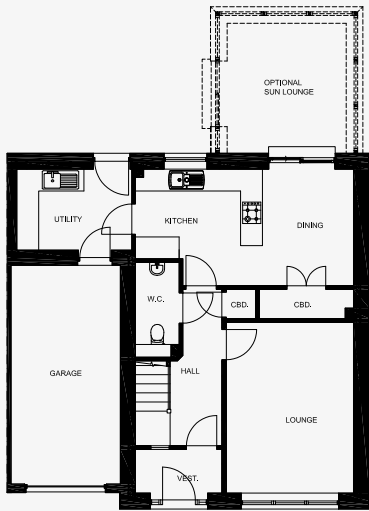
FLOOR AREA – 139sqm

The Ash is available as a semi-detached home.

- Open plan kitchen/dining room
 - Extra spacious lounge
 - Master bedroom with en-suite shower room and built in wardrobes
 - Built-in wardrobes in bedrooms 2 & 3
 - Extra spacious bathroom with separate shower & bath
 - Study
 - Utility room
-
- Enclosed garden
 - Optional sun lounge
 - Driveway and detached garage to rear

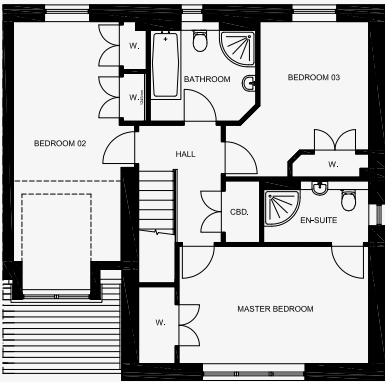


Ground Floor



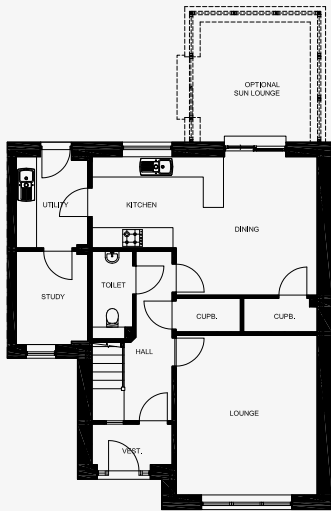
| ROOM | METRIC | IMPERIAL |
|---------------------|-------------|----------------|
| Lounge | 4.69 x 3.50 | 15'5" x 11'6" |
| Kitchen/Dining | 3.20 x 5.98 | 10'6" x 19'8" |
| Utility | 2.22 x 3.17 | 7'4" x 10'5" |
| Toilet | 1.20 x 2.60 | 3'11" x 8'6" |
| Garage | 3.00 x 6.00 | 9'10" x 19'8" |
| Optional Sun Lounge | 3.30 x 3.58 | 10'10" x 11'9" |

First Floor



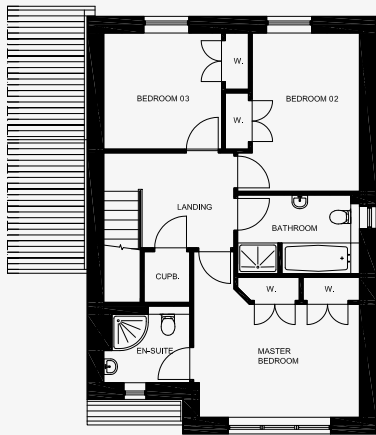
| ROOM | METRIC | IMPERIAL |
|----------------|-------------|---------------|
| Master Bedroom | 3.05 x 4.93 | 10'0" x 16'2" |
| En-suite | 1.60 x 2.73 | 5'3" x 8'12" |
| Bedroom 2 | 6.24 x 2.80 | 20'6" x 9'2" |
| Bedroom 3 | 3.34 x 2.83 | 10'11" x 9'4" |
| Bathroom | 2.59 x 2.75 | 8'6" x 9'0" |

Ground Floor



| ROOM | METRIC | IMPERIAL |
|-------------------------|-------------|----------------|
| Lounge | 4.74 x 4.18 | 15'7" x 13'9" |
| Kitchen (Open plan) | 2.70 x 2.50 | 8'10" x 8'2" |
| Dining Room (Open plan) | 4.18 x 4.10 | 13'9" x 13'5" |
| Utility | 2.70 x 2.12 | 8'10" x 6'11" |
| Study | 2.77 x 2.12 | 9'1" x 6'11" |
| Toilet | 2.18 x 2.01 | 7'2" x 6'7" |
| Garage | 3.00 x 6.00 | 9'10" x 19'8" |
| Optional Sun Lounge | 3.30 x 3.58 | 10'10" x 11'9" |

First Floor

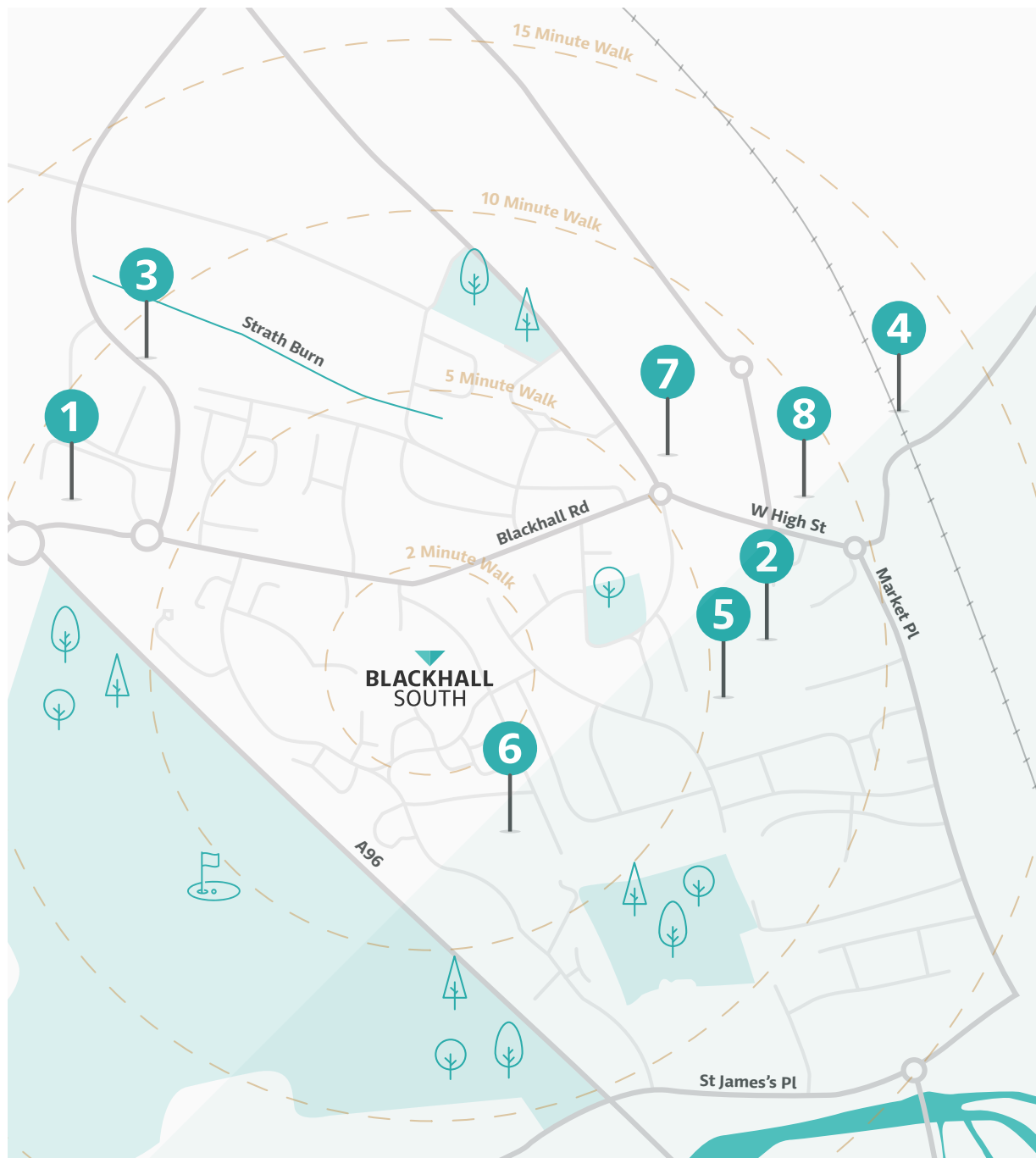


| ROOM | METRIC | IMPERIAL |
|----------------|-------------|---------------|
| Master Bedroom | 2.95 x 4.33 | 9'8" x 14'2" |
| En-suite | 2.00 x 2.24 | 6'7" x 7'4" |
| Bedroom 2 | 4.13 x 2.80 | 13'7" x 9'2" |
| Bedroom 3 | 3.03 x 3.07 | 9'11" x 10'1" |
| Bathroom | 2.05 x 3.19 | 6'9" x 10'6" |

CONTACT INFORMATION

To find out more about the Blackhall South please get in touch with our Sales Adviser Eileen:

Eileen Jones, Sales Adviser
ejones@mahousebuilders.com
07551 127312



Local Shops/Amenities

- 1 Morrisons
- 2 Swimming Pool
- 3 Garioch Sports Centre
- 4 Train Station

Schools

- 5 Inverurie Academy
- 6 Kellands School

Restaurants

- 7 Chapter One
- 8 Fennel Restaurant

Blackhall South is located between Blackhall Road, Firholme Place and Anderson Walk - AB51 3YX

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.

