



DURWARD GARDENS

KINCARDINE O'NEIL
ROYAL DEESIDE



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THE LOCATION

THE LOCATION

Kincardine O'Neil, located within the heart of Royal Deeside is situated between the towns of Banchory and Aboyne and just 25 miles to the West of Aberdeen city. It is the oldest village in Royal Deeside and lies on the North banks of the River Dee.

Our development Durward Gardens is located on the Western side of the village with the River Dee to the South of the development and Boatwood on the Western boundary.

Durward Gardens is named after Thomas Durward who built the first ever bridge across the River Dee in the 13th Century. The bridge was located in Kincardine O'Neil.

The location offers an array of outdoor leisure activities including fishing on the River Dee, horse riding, mountain biking, forest and hill walking, gliding, canoeing, shooting, and in the winter, skiing and snowboarding.



STUNNING ROYAL DEESIDE LOCATION

.....
BETWEEN BANCHORY AND ABOYNE

.....
ONLY 25 MILES FROM ABERDEEN CITY

.....
AREA OF OUTSTANDING NATURAL BEAUTY

.....
VAST ARRAY OF OUTDOOR LEISURE FACILITIES

THE DEVELOPMENT

THE DEVELOPMENT

33 homes are available for sale and will be built over three phases. There are a variety of house types and sizes designed for the development ranging from a 3 bed single storey cottage through to a 400m² detached home with a balcony overlooking the River Dee and a separate studio.

There will be one feature 3 storey house where the customer will have the choice to have the whole 3rd storey as a luxury master suite.

There will be an open space through the site allowing pedestrian access to the play park, Boatwood and in turn this creates a river walk along the River Dee and back up into the development.

Traditional materials will be used throughout the development.

33 EXCEPTIONALLY WELL DESIGNED NEW HOMES

BEAUTIFULLY CONSTRUCTED USING THE FINEST TRADITIONAL MATERIALS

LOCATED IN A STUNNING RIVERSIDE LOCATION

AWARD WINNING HOUSE BUILDER

CAREFULLY SELECTED MATERIALS AND CRAFTSMEN

TRADITIONAL STREET LIGHTS THROUGHOUT

roundhouse
architecture





THE SPECIFICATION

THE SPECIFICATION

- ARCHITECTURALLY DESIGNED
- OAK DOORS
- HIGHER CEILINGS TO GROUND FLOOR
- LARGE COVING TO PUBLIC ROOMS AND UPPER HALL
- SIEMENS APPLIANCES
- STATE-OF-THE-ART KITCHENS BY KITCHENS INTERNATIONAL
- BUILT IN OR FREE STANDING WOOD BURNERS
- HANS GROHE TAPS AND SHOWERS
- PORCELANOSA TILES
- CHROME SOCKETS AND SWITCHES TO ALL PUBLIC ROOMS
- LED LIGHTING
- NATURAL SLATE ROOFS
- CAST IRON STYLE DOWN PIPES AND GUTTERS
- WET DASH RENDER AND CEMENT BANDING AROUND WINDOWS
- UNDERFLOOR HEATING TO ENSUITES
- NATURAL TUMBLED GRANITE

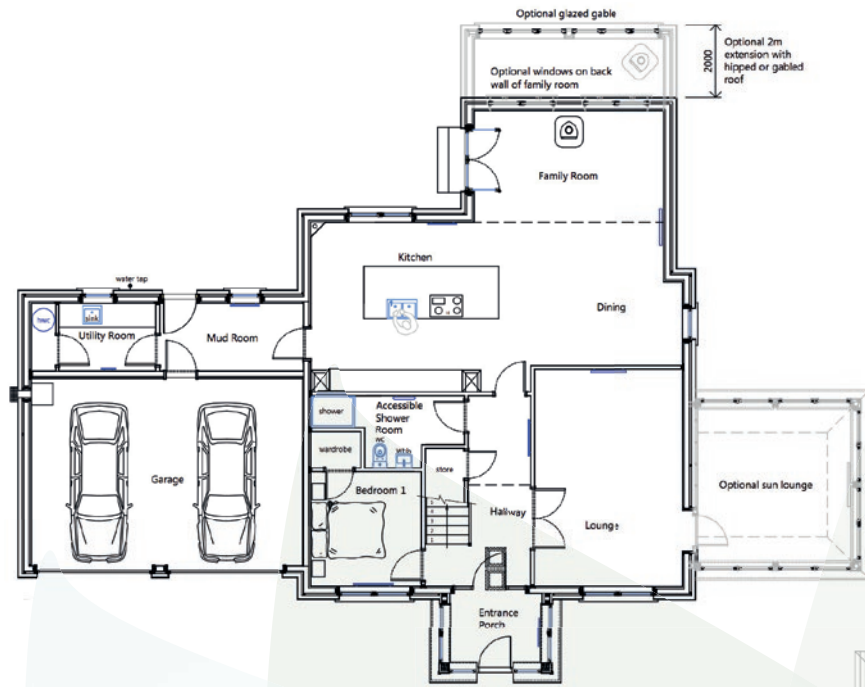
PORCELANOSA

SIEMENS

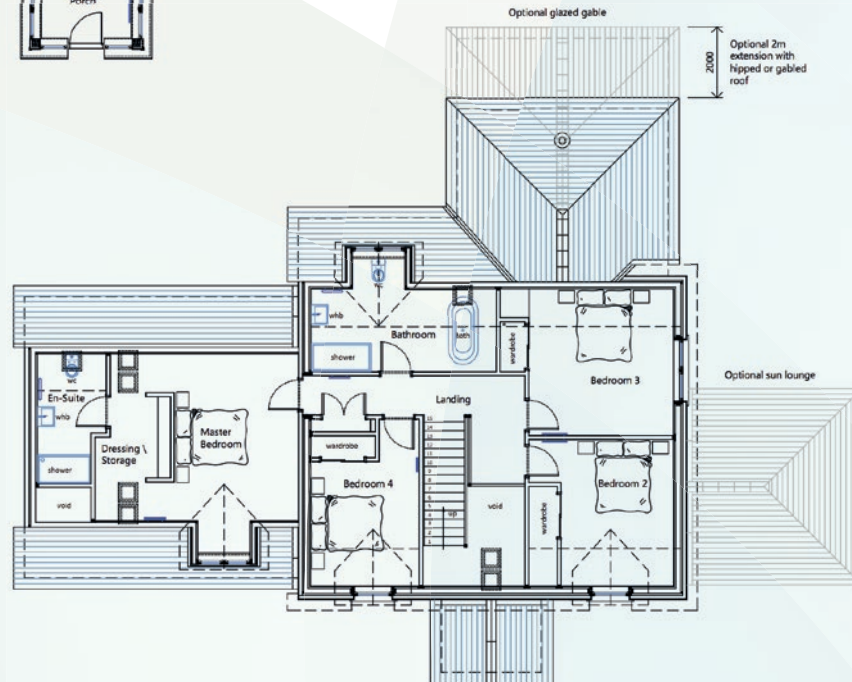
hansgrohe



LEICHT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATIONS



REAR ELEVATIONS



HOUSE TYPE A

This home has been nominated as a finalist in the Scottish Home Awards 2016 for 'House of the Year'. This impressive home has additional bespoke options such as a sun-lounge or you can choose to extend the family areas and add a full height glass gable. The house has 5 generous bedrooms.

Ground Floor

From the traditional entrance porch you enter into an impressive galleried hall, leading into an extremely large open plan kitchen, dining and family room with free standing wood burner. There is a separate utility and boot room, lounge, shower room and bedroom /office.

First floor

Family bathroom, 3 large double bedrooms and a vaulted master bedroom with en-suite and dressing area. An optional second en-suite is available.

Garage

Very large double garage (7.5m wide) with electric / remote controlled doors.

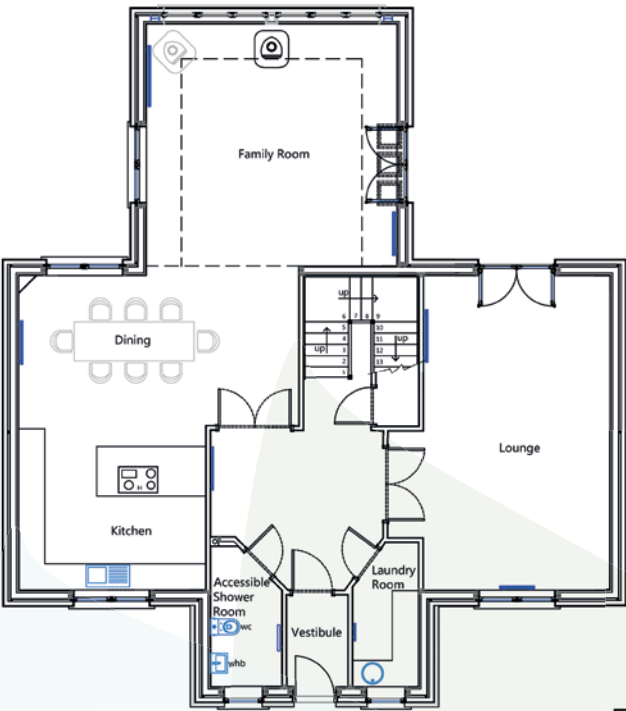
DIMENSIONS 298M² - 325M²*

NUMBER OF BEDROOMS 5

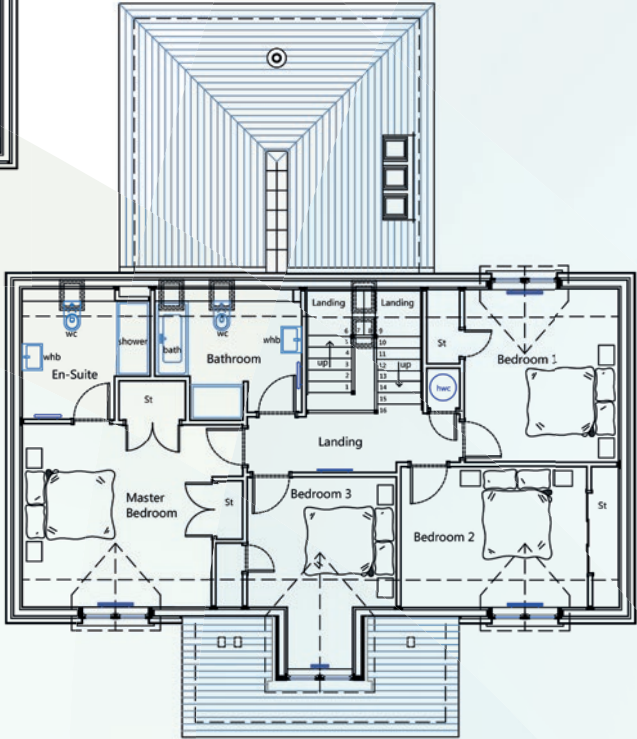
NUMBER OF BATHROOMS 3/4

GARAGE (DOUBLE) 7.5M WIDE

* Optional sun lounge and Family Room Glass Gable Extension
For room dimensions please refer to our website.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATIONS



REAR ELEVATIONS



HOUSE TYPE B

This impressive home has additional bespoke options such as a sun-lounge or you can choose to add a full height glass gable to the family room. The house has 4 generous bedrooms (5th bedroom downstairs is optional)

Ground floor

Extremely large open plan kitchen, dining and family room with free standing wood burner, and a separate utility room. Dual aspect lounge with double doors leading onto the patio, downstairs WC, porch, impressive hall.

First floor

Family bathroom, 3 large double bedrooms and a master bedroom with en-suite.

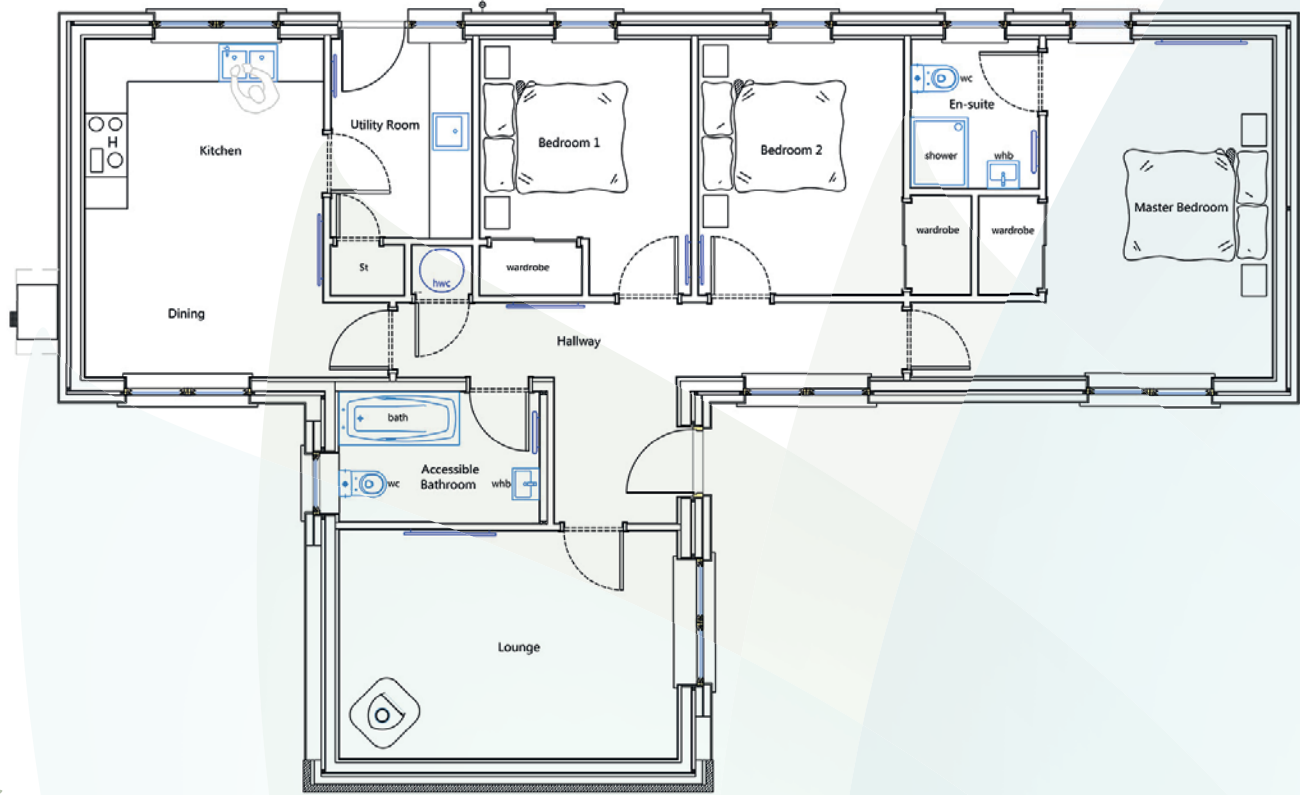
Garage

Detached double garage with electric / remote controlled doors.

DIMENSIONS	240M ²
NUMBER OF BEDROOMS	4/5
NUMBER OF BATHROOMS	3
GARAGE (DOUBLE, DETACHED)	37 M ²

For room dimensions please refer to our website.

HOUSE TYPE E



FRONT ELEVATIONS



REAR ELEVATIONS



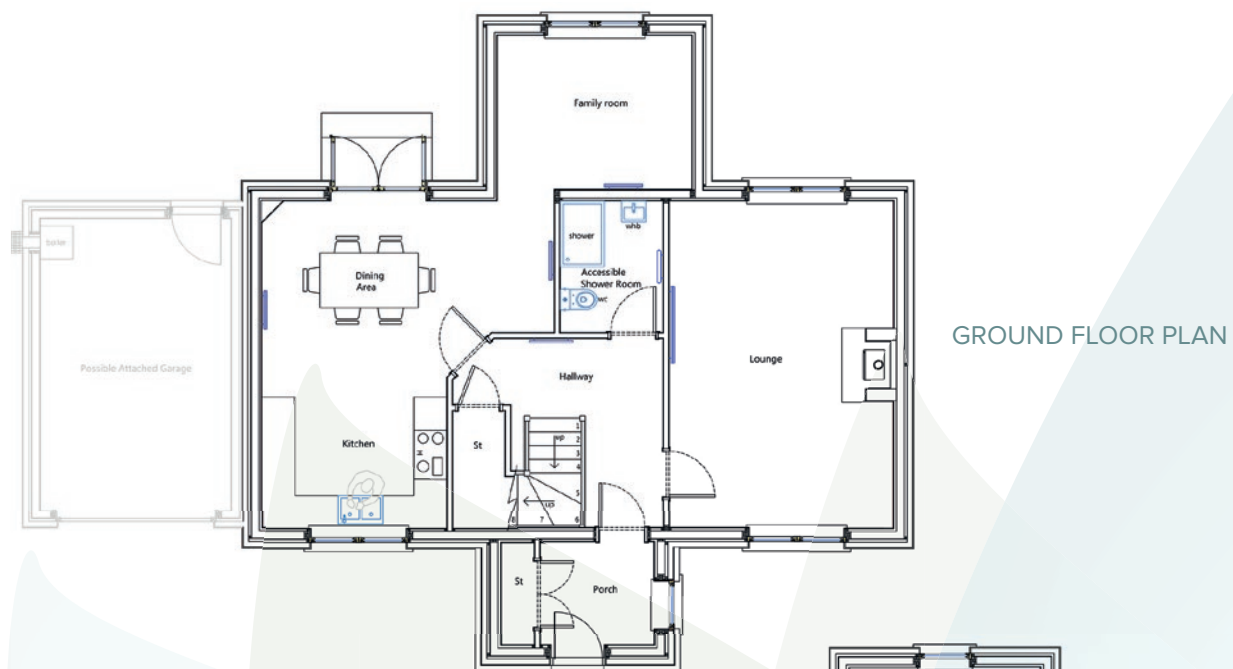
HOUSE TYPE E

The Cottage has 3 generous bedrooms with ample storages with the master having an en-suite shower room.

Lounge with free standing wood burner, dining kitchen and separate utility room, large hall with storage and family bathroom

DIMENSIONS	107M ²
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
GARAGE (SINGLE/DOUBLE)	PLOT SPECIFIC

For room dimensions please refer to our website.



HOUSE TYPE F

Ground floor

Entering this impressive 4 bedroom home from a granite clad porch then into an spacious hall there is a large lounge with built in wood burner, open plan kitchen, dining and family room and down stairs shower room. A set of double doors from the dining area lead onto the patio area to the rear of the property.

First floor

Family bathroom, master bedroom with large ensuite, 3 further double bedrooms with ample storage and an optional upstairs laundry cupboard.

Garage

This property can come with or without a single or double garage (plot specific)



DIMENSIONS 162M²

NUMBER OF BEDROOMS 4

NUMBER OF BATHROOMS 2 + SHOWER ROOM

GARAGE (SINGLE/DOUBLE) PLOT SPECIFIC

For room dimensions please refer to our website.

FRONT ELEVATIONS



REAR ELEVATIONS



FIRST FLOOR PLAN





FRONT ELEVATIONS



REAR ELEVATIONS



HOUSE TYPE G

Ground floor

Entering this impressive 5 bedroom home from a canopy porch then into a spacious hall there is an extremely large lounge with built in wood burner, open plan kitchen and dining room. Downstairs bedroom and shower room. A set of double doors from the dining area lead onto the patio area to the rear of the property.

First floor

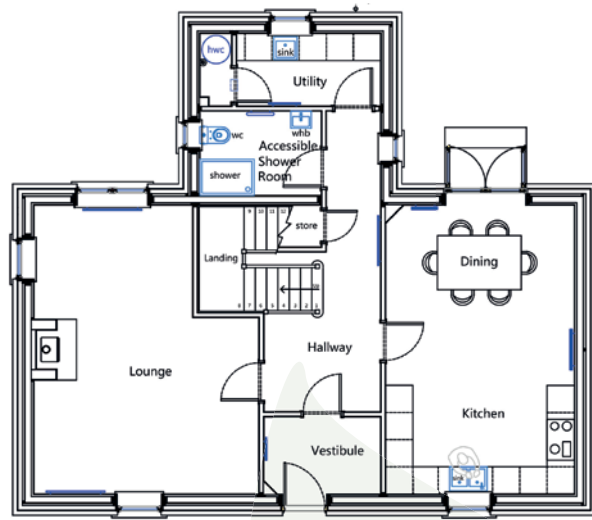
Upstairs there is a family bathroom, master bedroom with large ensuite and dressing room, 3 further double bedrooms with ample storage and an optional upstairs laundry room or study.

Garage

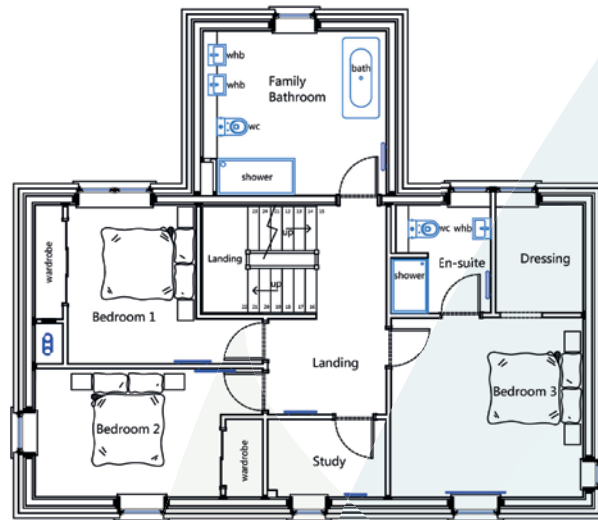
This property can come with or without a single or double garage (plot specific)

DIMENSIONS	197M2
NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	2 + SHOWER ROOM
GARAGE	PLOT SPECIFIC

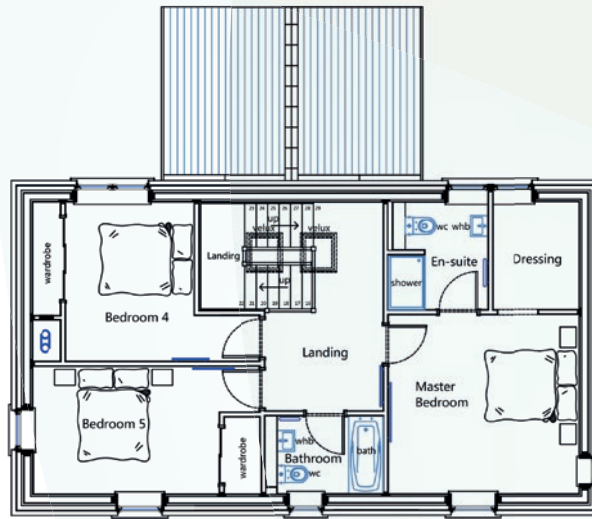
For room dimensions please refer to our website.



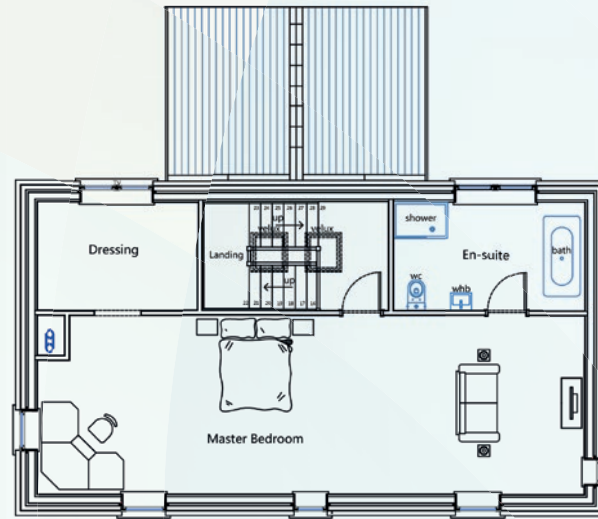
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN A



SECOND FLOOR PLAN B



ELEVATIONS



HOUSE TYPE I

This one-off house, spread over 3 storeys will be fully clad with natural granite stone - making it the feature house of the development. The purchaser can opt to own a stunning 6 bedroom home or an extremely spacious 4 bedroom home.

Ground Floor

An impressive dual aspect lounge with built in wood burner, open plan kitchen and dining area with double doors leading onto patio to the rear. Vestibule, large utility room and shower room.

First floor

Very large family bathroom, study, 3 double bedrooms - one of which has a ensuite and dressing room.

Second floor

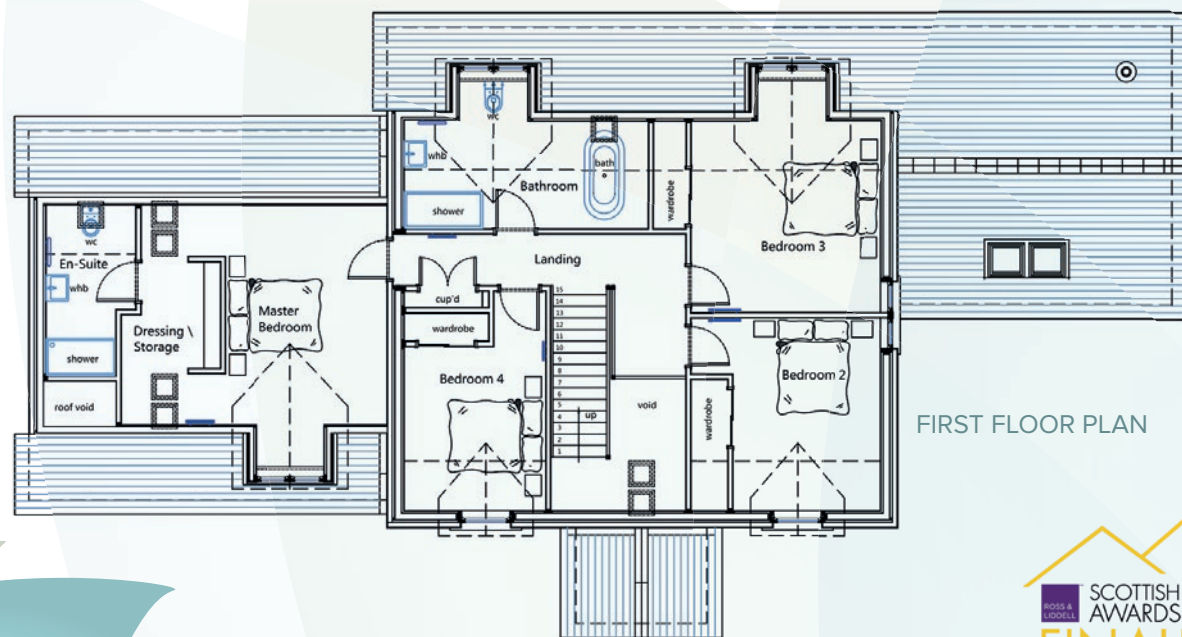
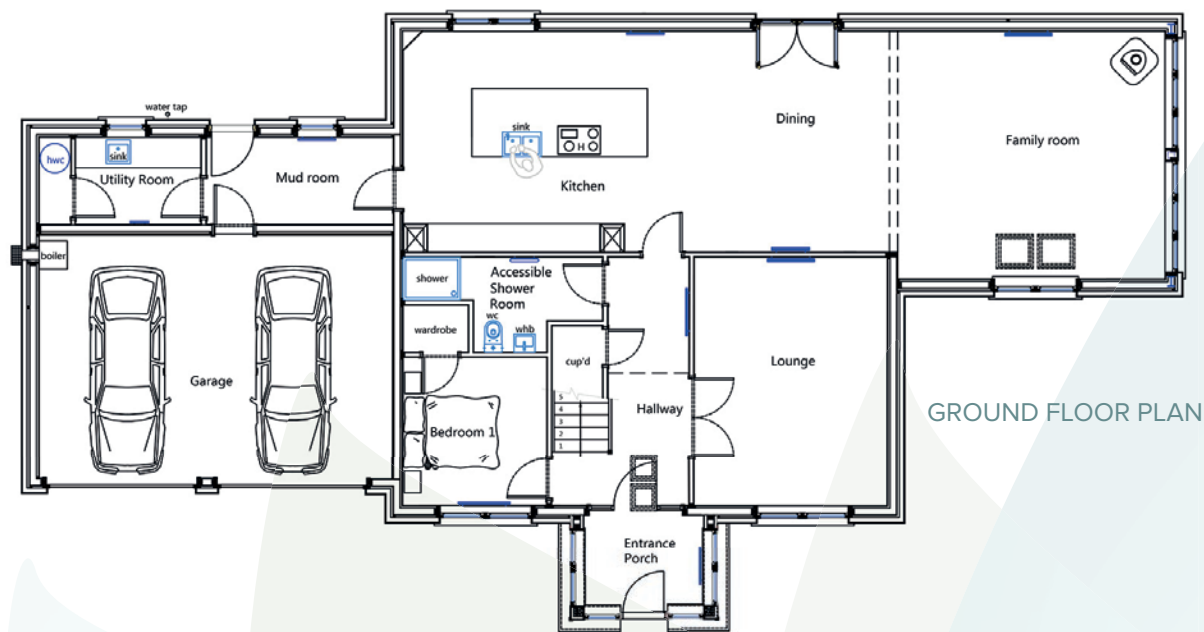
The purchaser can select a second family bathroom, and 3 further bedrooms - one of which will be the master with en-suite and dressing room (floor plan A). The other option is for a luxury master suite (aprox. 12m across) with separate dressing room and luxurious ensuite (floor plan B). This floor will offer excellent views.

Garage

The separate double garage can accommodate an office or studio in the roof trusses.

DIMENSIONS	280M2
NUMBER OF BEDROOMS	4/6
NUMBER OF BATHROOMS	4/5
GARAGE (SEPARATE)	DOUBLE, 37M ²

For room dimensions please refer to our website



FRONT ELEVATIONS



REAR ELEVATIONS



HOUSE TYPE J

This home is a modified house type A - finalist in the Scottish Home Awards 2016 for 'House of the Year'.

This impressive home has the additional extended family room with full height glass gable as standard. The house has 5 generous bedrooms, an extremely large open plan kitchen, dining and family room with free standing wood burner, an optional breakfast neuk, a separate utility and boot room, lounge, shower room and downstairs bedroom / office. From the traditional entrance porch you enter into an impressive hall which is galleried.

First floor

Upstairs there is a family bathroom, 3 large double bedrooms and a vaulted master bedroom with en-suite and dressing area. An optional second en-suite is available.

Garage

The Garage is 7.5m wide with this house type which creates a very large double garage and the doors will be electric / remote controlled.

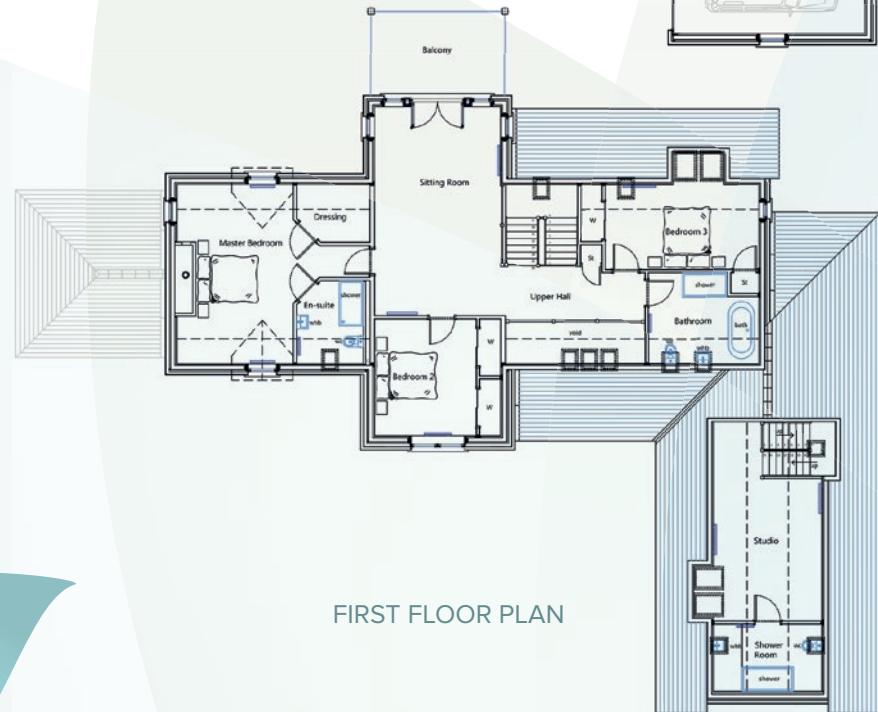
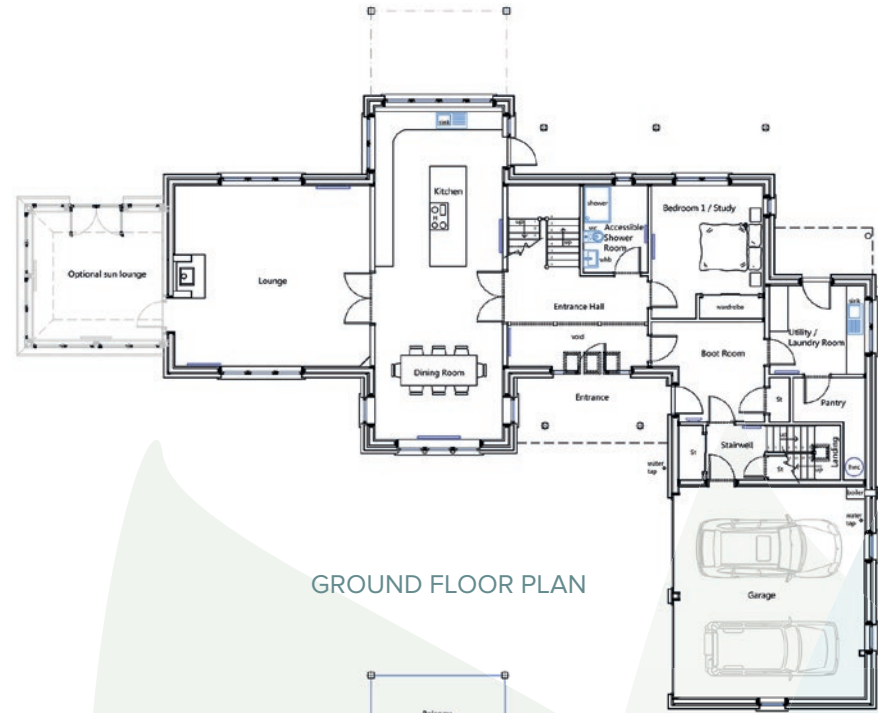
DIMENSIONS 315M²

NUMBER OF BEDROOMS 5

NUMBER OF BATHROOMS 2 + SHOWER ROOM

GARAGE DOUBLE, INTEGRAL

For room dimensions please refer to our website.



FRONT ELEVATIONS



REAR ELEVATIONS



HOUSE TYPE L

Spread over approximately 400m² on plots of up to 2500m² these properties provide huge amounts of luxury living space inside and out, and are the largest in the development. Breath taking South facing views to the River Dee from the upper family room - which boasts a large balcony.

Ground floor

Impressive galleried entrance hall, secondary entrance hall with boot room, open plan kitchen and dining room with a door leading to a rear veranda that is under cover. Impressive lounge with built in wood burner. Secondary kitchen / large utility room with separate larder. Bathroom and double bedroom with double doors leading onto the veranda. There is the option to have a sun lounge off the lounge.

First floor

Separate staircase to a studio or bedroom, a main staircase leading to the upper family room and from there 3 double bedrooms with ample storage and a large family bathroom. The master bedroom has a dressing room and en-suite

Garage

Double integral garage.

DIMENSIONS 400M²

NUMBER OF BEDROOMS 4 + STUDIO SUITE

NUMBER OF BATHROOMS 4

GARAGE DOUBLE, INTEGRAL

For room dimensions please refer to our website.

GALLERY: INTERIORS





GALLERY: EXTERIORS

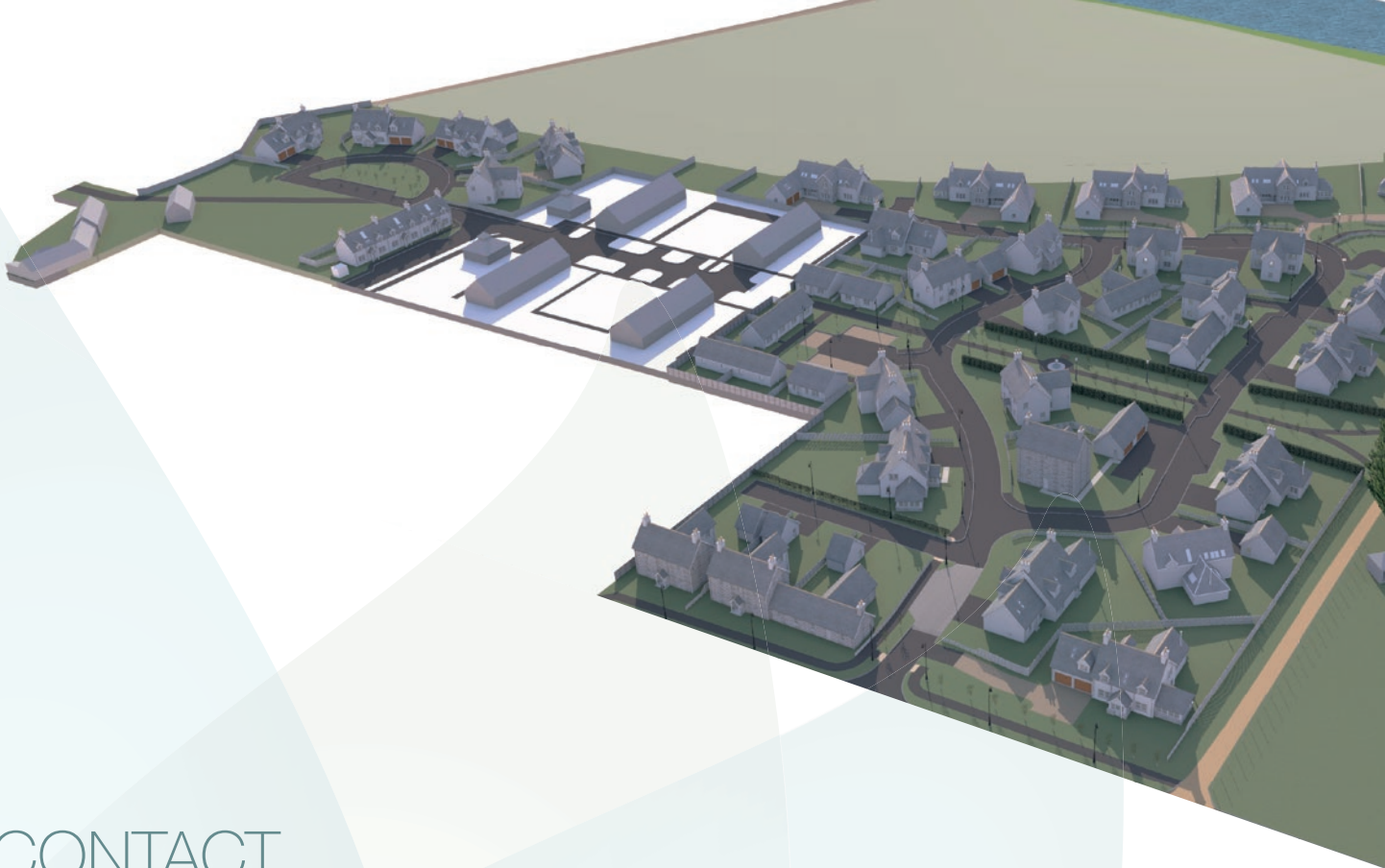


HOUSE TYPES AT A GLANCE

	DIMENSIONS	BEDROOMS	BATHROOMS	GARAGE INTEGRAL	GARAGE DETACHED
HOUSE TYPE A	298M ² - 325M ² *	5	3/4	■ ■	
HOUSE TYPE B	240M ²	4/5	3		■ ■
HOUSE TYPE E	107M ²	3	2		
HOUSE TYPE F	162M ²	4	3		□ ■ ■
HOUSE TYPE G	197M ²	5	3		□ ■ ■ *
HOUSE TYPE I	280M ²	4/6	4		■ ■
HOUSE TYPE J	315M ²	5	4	■ ■	
HOUSE TYPE L	400M ²	4*	4**	■ ■	

The Areas / Measurements are gross internal and approximate.
We reserve the right to make small variations during the construction process

- * Including Garage with Optional sun lounge and Family Room Glass Gable Extension
- ** Plus studio suite with separate staircase.
- Single Garage
- ■ Double Garage
- ■ ■ Single / Double optional
- ■ ■ * Single / Double optional: Plot specific



CONTACT

Get in touch with Snowdrop Developments today to find out more about this exciting new development.

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