



THE MEADOWS

KEMNAY

An exclusive new development of
3 and 4 bedroom homes in Kemnay



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com



THE MEADOWS

An exciting new development in Kemnay

This secluded development of just 15 spacious 3 and 4 bedroom high-specification family homes offers breath-taking landscapes and views out to the hills of Bennachie.

The Meadows has been designed to offer a variety of different house styles to suit your individual needs. Situated opposite Kemnay Golf Club with easy access to the B993, the development offers an excellent location for commuting across the North-East and to Aberdeen itself.

Built to the highest Malcolm Allan standards, we are proud to welcome you and your family to the Meadows, to discover everything this exciting development has to offer in our return to Kemnay.



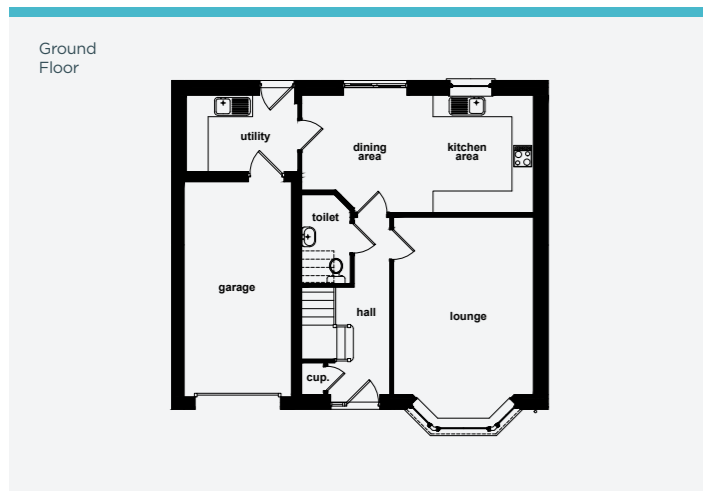


THE STRATHALLAN

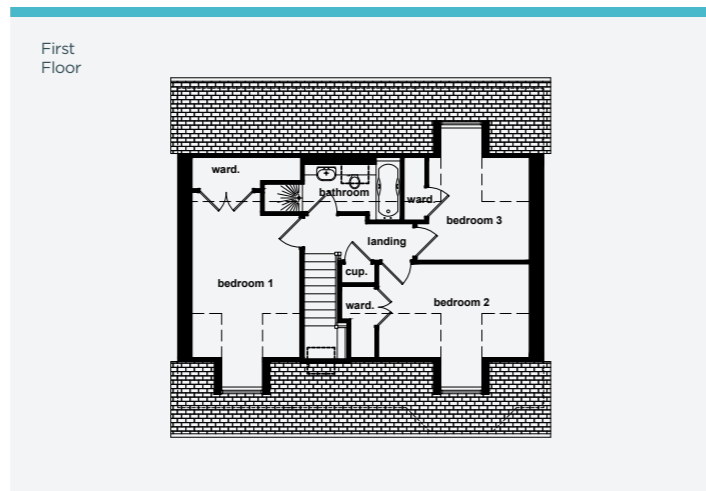
Three bedroom detached home

The Strathallan home makes a very efficient use of the space available giving you good sized living areas on the ground floor with a spacious lounge and dining-kitchen. Upstairs, every bedroom includes built-in wardrobes and a separate shower and bath in the bathroom.

The Strathallan comes as a detached home with a garage and has a floor area of 122m².



ROOM	METRIC	IMPERIAL
Lounge	3.90 x 4.95	12'9" x 16'3"
Kitchen/Dining Room	6.46 x 3.27	21'2" x 10'8"
Utility Room	3.12 x 2.13	10'2" x 6'11"
Toilet	1.36 x 2.47	4'5" x 8'1"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Bedroom 1	3.09 x 4.74	10'1" x 15'6"
Bedroom 2	4.33 x 2.69	14'2" x 8'9"
Bedroom 3	2.90 x 2.95	9'6" x 9'8"
Bathroom	2.76 x 1.36	9'0" x 4'5"

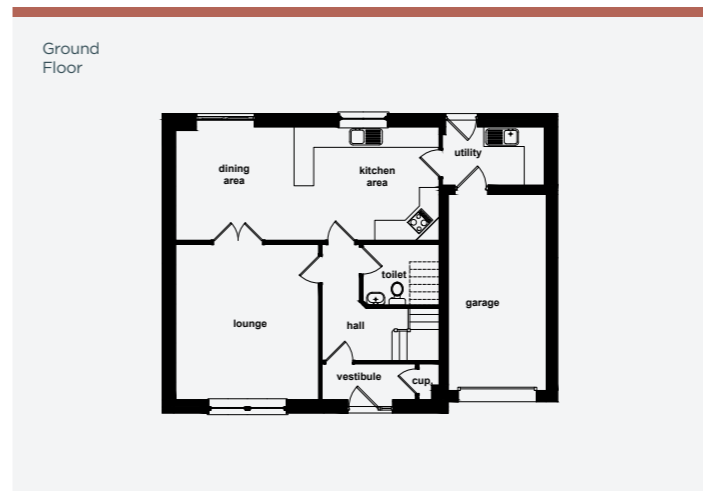


THE BENALLAN

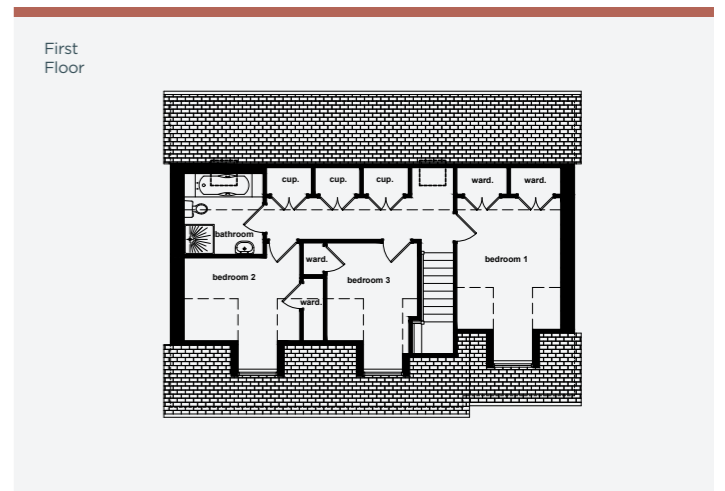
Three bedroom detached home

The Benallan home enjoys excellent storage throughout. On the ground floor there is a spacious lounge that can be accessed from the hallway or kitchen/dining room. On the first floor there are three good sized bedrooms with integrated wardrobes plus additional storage in the hallway.

The Benallan comes as a detached home with a garage and has a floor area of 134m².



ROOM	METRIC	IMPERIAL
Lounge	4.38 x 4.75	14'4" x 15'7"
Kitchen/Dining Room	8.06 x 3.47	26'5" x 11'4"
Utility Room	3.12 x 1.78	10'2" x 5'10"
Toilet	2.33 x 1.85	7'7" x 6'1"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Bedroom 1	3.12 x 3.94	10'2" x 12'11"
Bedroom 2	3.47 x 2.49	11'4" x 8'2"
Bedroom 3	2.72 x 2.93	8'11" x 9'7"
Bathroom	2.36 x 2.42	7'9" x 7'11"

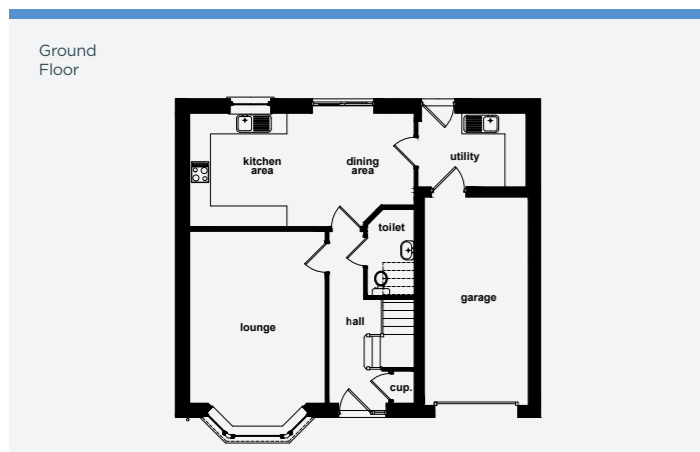


THE STRATHALLAN PLUS

Three bedroom detached home

The Strathallan Plus really comes into its own when you reach the first floor. You can enjoy a number of additional features, including an en-suite master bedroom with walk-in wardrobe. The second bedroom also comes with a walk-in wardrobe and there is built-in storage in the third bedroom.

The Strathallan Plus comes as a detached home with a garage and has a floor area of 139m².



ROOM	METRIC	IMPERIAL
Lounge	3.90 x 4.95	12'9" x 16'3"
Kitchen/Dining Room	6.46 x 3.27	21'2" x 10'8"
Utility Room	3.12 x 2.13	10'2" x 6'11"
Toilet	1.36 x 2.47	4'5" x 8'1"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Bedroom 1	3.09 x 5.17	10'1" x 16'11"
Walk-in Wardrobe	1.50 x 2.48	4'11" x 8'2"
En-suite	2.05 x 2.48	6'8" x 8'2"
Bedroom 2	4.33 x 3.77	14'2" x 12'4"
Walk-in Wardrobe	2.03 x 3.07	6'7" x 10'0"
Bedroom 3	3.01 x 4.48	9'10" x 14'8"
Bathroom	2.11 x 2.48	6'11" x 8'2"

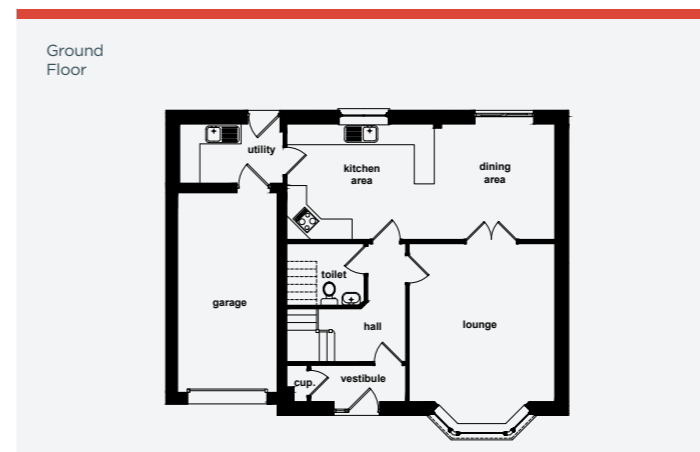


THE BLAIRALLAN

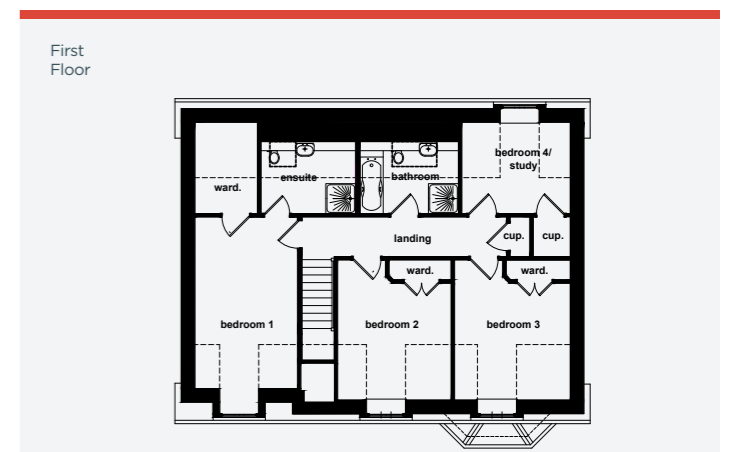
Three/Four bedroom detached home

The Blairallan offers so much more. Bedroom 1 brings the added 'wow' factor with its spacious en-suite shower room and walk-in wardrobe. All bedrooms come with built-in storage and the fourth bedroom can work well as a study when home working.

The Blairallan comes as a detached home with a garage and has a floor area of 164m².



ROOM	METRIC	IMPERIAL
Lounge	4.38 x 4.75	14'4" x 15'7"
Kitchen/Dining Room	8.06 x 3.47	26'5" x 11'4"
Utility Room	3.12 x 1.78	10'2" x 5'10"
Toilet	2.33 x 1.85	7'7" x 6'1"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Bedroom 1	3.09 x 5.15	10'1" x 16'11"
Walk-in Wardrobe	1.88 x 2.74	6'2" x 9'0"
En-suite	2.85 x 2.16	9'4" x 7'1"
Bedroom 2	3.41 x 3.51	11'2" x 11'6"
Bedroom 3	3.47 x 3.51	11'4" x 11'6"
Bathroom	2.96 x 2.16	9'8" x 7'1"
Bedroom 4/Study	3.26 x 2.74	10'8" x 9'0"

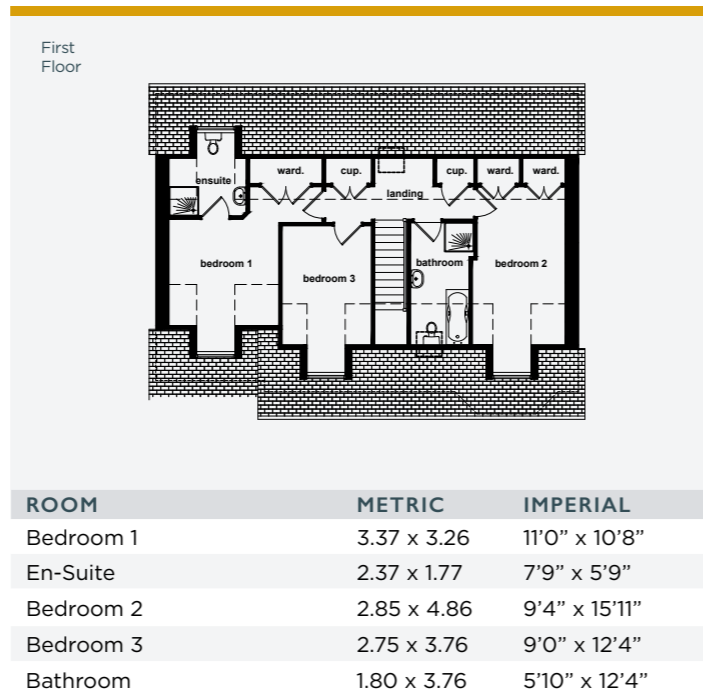
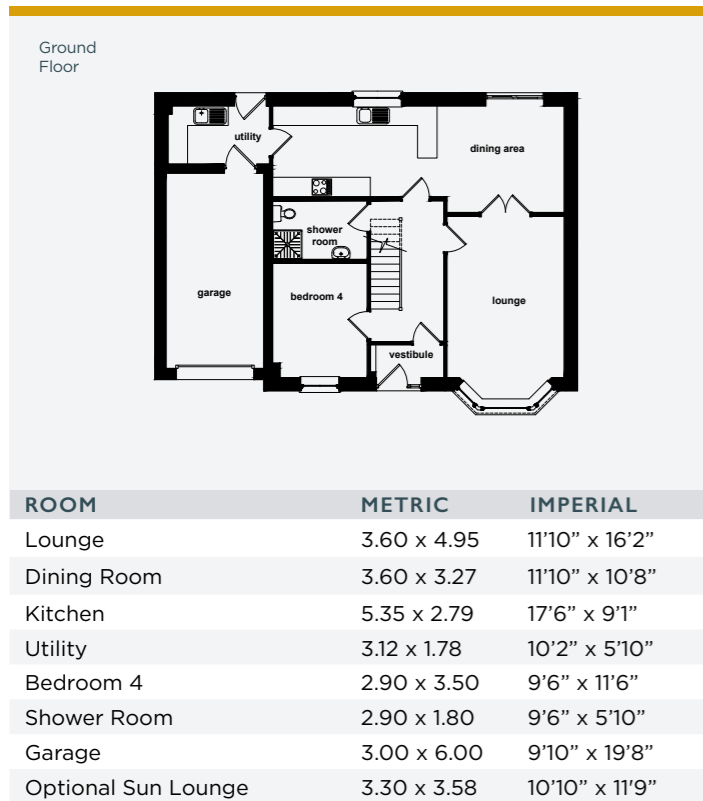


THE GLENALLAN

Four bedroom detached home

The Glenallan combines spacious living areas and bedrooms. On the ground floor there is a fourth bedroom or optional family room. On the first floor there is an en-suite bedroom and the family bathroom comes with a separate shower and bath. This home also provides extensive storage throughout.

The Glenallan comes as a detached home with a garage and has a floor area of 154m².

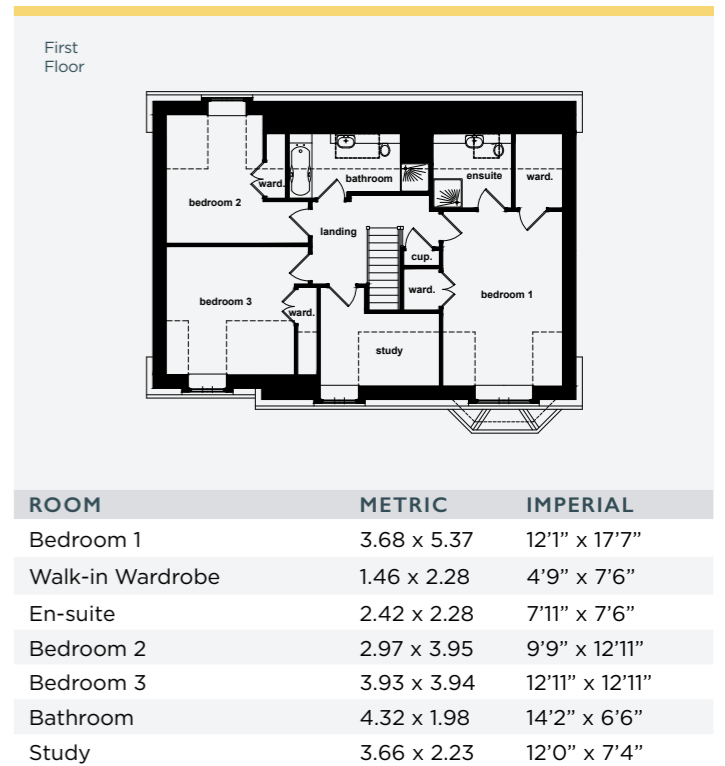
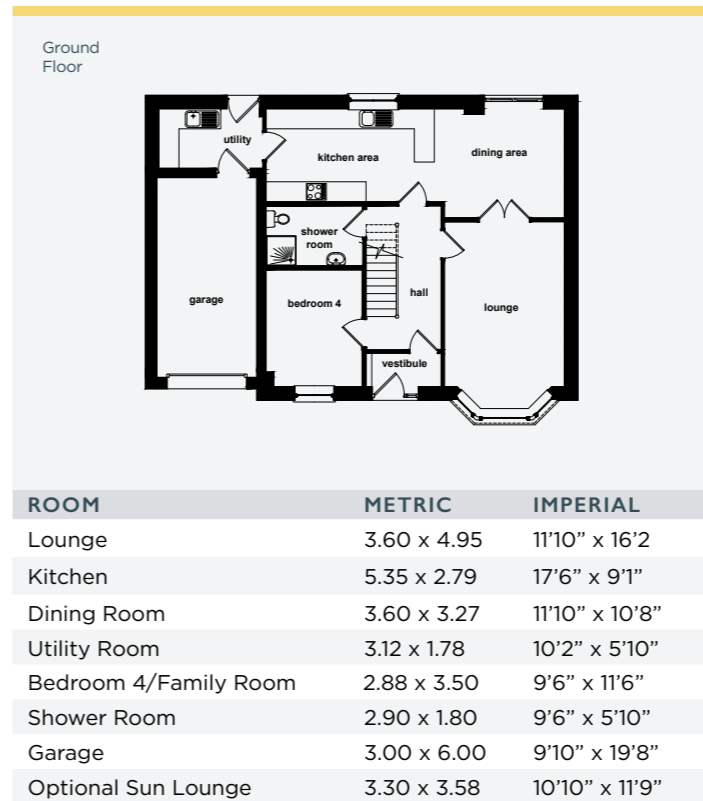


THE GLENALLAN PLUS

Four bedroom detached home

The Glenallan Plus really levels up when you reach the first floor. The master-bedroom comes with a large walk-in wardrobe and spacious en-suite. Bedroom 2 and 3 also offer extensive built-in storage. The family bathroom comes with a separate shower and bath. There is also a study making this home perfect for home working.

The Glenallan Plus comes as a detached home with a garage and has a floor area of 176m².






THE MEADOWS

KEMNAY

The Strathallan
 Three bedroom detached home
 Plots 1 & 3

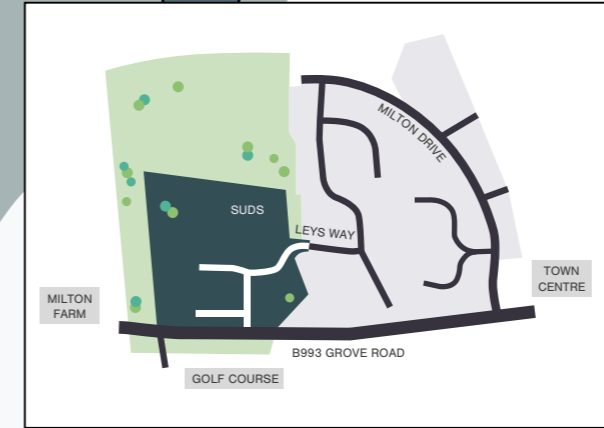
The Benallan
 Three bedroom detached home
 Plot 2

The Strathallan Plus
 Three bedroom detached home
 Plots 7, 9, 10 & 11

The Blairallan
 Three / four bedroom detached home
 Plots 5, 8, 12, 18 & 19

The Glenallan
 Four bedroom detached home
 Plot 4 & 20

The Glenallan Plus
 Four bedroom detached home
 Plot 6



DISCLAIMER: This site layout has been created to reflect current availability and collection of homes at the time of printing. For the most up-to-date availability please visit our website or contact the sales team. MK/MAH/0.1



THE MEADOWS

CONTACT INFORMATION

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

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