

FAMILY LIVING

LOCHTER

IN INVERURIE



Family Living in Inverurie

Lochter is an exquisite development of 1, 2, 3 and 4 bedroom homes, including bungalows, in Inverurie.



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com/lochter



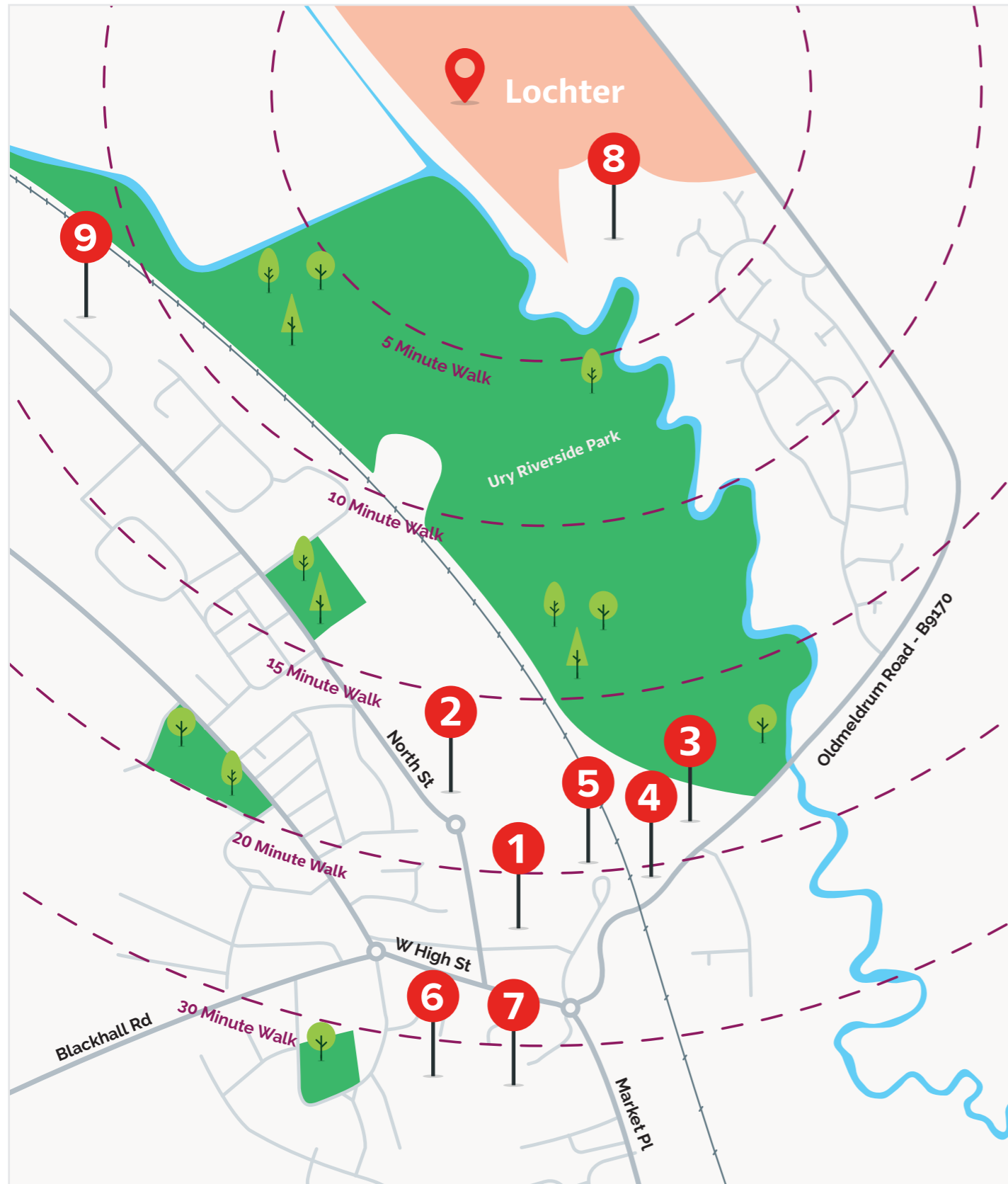
Family Living in Inverurie

Located a short distance from Inverurie's thriving town centre, Lochter blends tranquil surroundings with easy access to local amenities and transport links.

The development comprises spacious 2 and 3 and 4 bedroom homes, perfect for growing families and those taking their next step on the property ladder. We also offer 1, 2 and 3 bedroom bungalows for those looking for a more convenient living space.

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





Local Shops

- 1 M&S
- 2 Tesco
- 3 Retail Park

Amenities

- 4 Garden Centre
- 5 Train Station
- 6 Swimming Pool

Schools

- 7 Inverurie Academy
- 8 Uryside Primary
- 9 Bowling Centre

An ideal location

Lochter's homes are located off the B9170 leading into Inverurie Town Centre.

This prime location allows residents to enjoy peaceful surroundings away from the hustle and bustle of a busy town, while enjoying the convenience of several transport links and nearby amenities.

Inverurie's train station and town centre are located less than 1 mile from Lochter, with a large supermarket just minutes away. Only 18 miles from Aberdeen City Centre, Lochter sits on a perfect route for commuters.

For the kids, the new Uryside primary school is right on Lochter's doorstep, and a secondary school is within walking distance. Hoodles Playbarn is a short drive away with plenty to entertain younger ones.

If you're feeling adventurous, Bennachie awaits nearby and provides an excellent afternoon's activity. Closer to home, Garioch Sports Centre offers a wide range of gym and leisure facilities.

Inverurie Town Centre
20 minutes' walk

Aberdeen City Centre
35 minutes' drive

Inverurie Train Station
15-20 minutes' walk

Tesco Supermarket
25 minutes' walk

Garioch Sports Centre
5 minutes' drive

Uryside Primary School
2 minutes' walk

Inverurie Academy
25-30 minutes' walk

Hoodles Playbarn
5 minutes' drive

Bennachie
15 minutes' drive





The Hallforest 2

2 BEDROOM SEMI-DETACHED HOME

With its clever design, the Hallforest 2 gives you the perfect space for your new home.

Featuring an open-plan dining kitchen and lounge area, as well as ample storage, this home offers so much more than you might expect. The Hallforest 2 has a floor area of 82m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	4.01 x 3.99	13'2" x 13'1"
Kitchen/Dining	5.06 x 3.30	16'7" x 10'10"
Toilet	1.26 x 2.15	4'2" x 7'1"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	2.75 x 3.31	9'0" x 10'11"
Bedroom 02	2.75 x 3.30	9'0" x 10'10"
Bathroom	2.21 x 2.10	7'3" x 6'11"
Cupboard	2.21 x 1.18	7'3" x 3'10"



The Barra

2 BEDROOM SEMI-DETACHED HOME

A new home at the development, the Barra offers an ultra spacious lounge area perfect for entertaining.

On the first floor you have two generous sized bedrooms, both with built-in wardrobes included as standard. The Barra has a floor area of 81m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	5.00 x 3.09	16'5" x 10'2"
Kitchen/Dining	3.65 x 2.92	11'11" x 9'7"
Toilet	1.95 x 1.20	6'5" x 3'11"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	4.30 x 3.30	14'1" x 10'10"
Bedroom 02	4.06 x 2.66	13'5" x 8'9"
Bathroom	2.24 x 1.80	7'4" x 5'11"



The Hallforest 3

3 BEDROOM SEMI-DETACHED HOME

If you're looking to take your next step on the property ladder, the Hallforest 3 could be perfect for you.

With two double bedrooms, and an additional third bedroom, the Hallforest 3 gives you the extra space and flexibility needed for a growing family. The Hallforest 3 has a floor area of 98m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	3.46 x 4.85	11'4" x 15'11"
Kitchen/Dining	6.06 x 3.19	19'11" x 10'6"
Toilet	1.20 x 2.30	3'11" x 7'7"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	2.58 x 4.01	8'6" x 13'2"
Bedroom 02	2.98 x 3.15	9'9" x 10'4"
Bedroom 03	2.28 x 3.15	7'6" x 10'4"
Bathroom	2.30 x 2.16	7'7" x 7'1"



The Fingask

3 BEDROOM SEMI-DETACHED HOME

A new home at the development, the Fingask is cleverly designed to maximise the space within your home.

Enjoy the spacious open plan dining kitchen and large lounge area. The master bedroom comes with extensive storage and built-in wardrobes are also included in the second bedroom. The Fingask has a floor area of 101m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	4.10 x 3.92	13'5" x 12'10"
Kitchen/Dining	5.97 x 3.09	19'7" x 10'2"
Toilet	2.25 x 1.20	7'5" x 3'11"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	3.63 x 3.60	11'11" x 11'10"
Bedroom 02	3.51 x 2.93	11'6" x 9'8"
Bedroom 03	2.93 x 2.60	9'8" x 8'6"
Bathroom	2.24 x 1.80	7'4" x 5'11"



The Hallforest 4

4 BEDROOM SEMI-DETACHED HOME

If you're looking for value, the Hallforest 4 now available at Lochter could be your perfect next home.

With four bedrooms including an en-suite off the master, the Hallforest 4 gives you the extra space and flexibility for a larger family. The Hallforest 4 has a floor area of 124m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	4.83 x 3.43	15'9" x 11'2"
Kitchen/Dining	6.03 x 3.18	19'8" x 10'2"
Toilet	2.46 x 1.18	7'10" x 3'7"
Utility	3.11 x 1.78	10'2" x 5'9"
Single Garage	6.00 x 3.00	19'8" x 9'10"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	4.02 x 2.41	13'3" x 7'10"
En-suite	2.73 x 1.61	8'10" x 5'3"
Bedroom 02	3.53 x 3.11	11'6" x 10'2"
Bedroom 03	3.11 x 2.54	10'2" x 8'2"
Bedroom 04	3.62 x 2.73	11'10" x 8'10"
Bathroom	2.72 x 2.41	8'10" x 7'10"

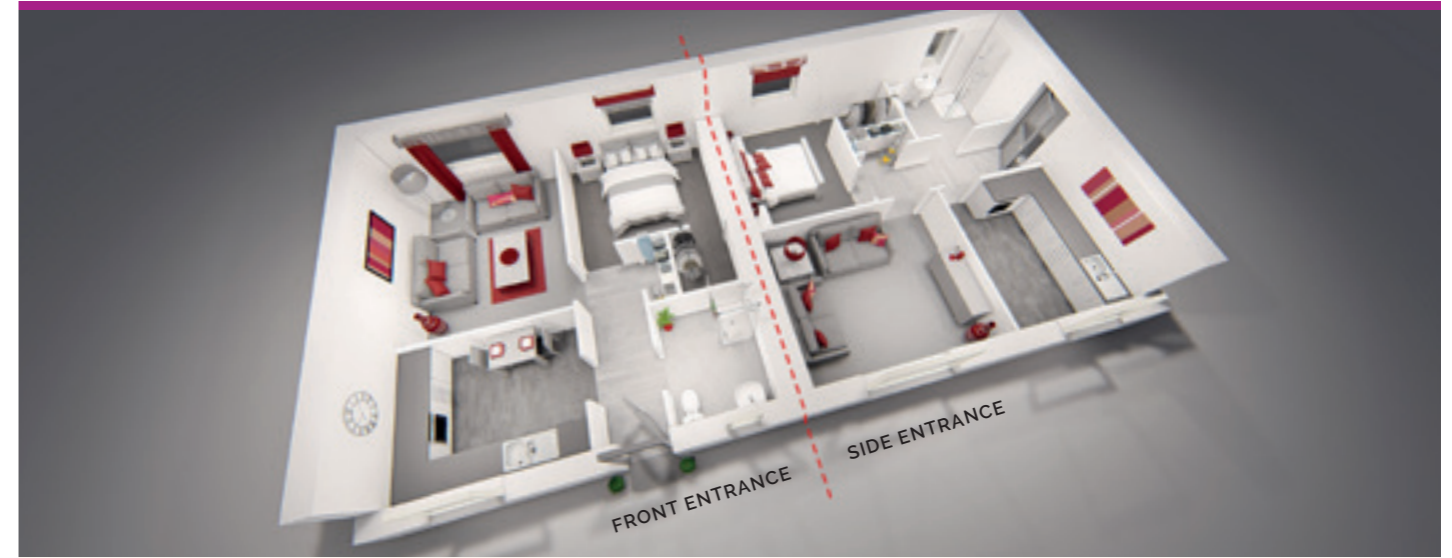


The Elphinstone 1

1 BEDROOM SEMI-DETACHED BUNGALOW

The Elphinstone 1 is our perfectly packaged one bedroom bungalow..

With this semi-detached home, you have the choice of a front or side entrance to the property. This, in turn, allows you the flexibility to choose your preferred room configuration. The Elphinstone 1 has a floor area of 49m².



Floor Plan

ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	4.20 x 3.45	13'9" x 11'4"	Wardrobe	1.56 x 1.31	5'2" x 4'4"
Kitchen	2.66 x 3.45	8'9" x 11'4"	Shower Room	2.48 x 2.01	8'2" x 6'7"
Bedroom	2.72 x 3.41	8'11" x 11'2"			



The Elphinstone 2

2 BEDROOM SEMI-DETACHED BUNGALOW

Following the success of Elphinstone 1, a new 2 bedroom option has been introduced at Lochter.

Perfect for those looking to downsize, this stylish semi-detached home comes with an en-suite master bedroom and spacious living space throughout. The Elphinstone 2 has a floor area of 69m².



Floor Plan

ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	4.04 x 3.60	13'3" x 11'10"	En-suite	2.00 x 1.60	6'7" x 5'3"
Kitchen	3.48 x 3.26	11'2" x 10'6"	Shower Room	2.06 x 1.76	6'7" x 5'9"
Bedroom 01	3.60 x 3.50	11'10" x 11'6"	Bedroom 02	3.26 x 3.00	10'8" x 9'10"

HIGH SPECIFICATION HOMES

External Construction

Foundations

Concrete strip foundations with dense concrete block underbuilding. Insulated concrete floor slab.

Superstructure

215mm thick dense concrete block waterproof coated and finished with drydash roughcasting. Fyfestone feature panels on some house styles.

Roof

Constructed in timber with concrete roof tiles.

Windows

Double glazed high performance timber Nordan NTech tilt and turn or fully reversible windows. Factory finished with RAL 9010 white woodstain.

Exterior Doors

High performance Nordan NTech external doorset with 3 point locking system. Factory finished with RAL 7015 Slate Grey woodstain.

Driveway and Garden

The driveway is finished in tarmac with concrete slab entrance path to front and rear doors and to rotary clothes dryer which is also provided. Front gardens laid to grass, rear top soiled. 1800mm high vertical slatted fencing to rear enclosed gardens.

All homes are provided with an Energy Performance Certificate and NHBC Warranty and are covered by the Consumer Code for Home Builders.

Specification details are general. Specific plot details should be confirmed with your sales advisor.

Internal Construction

Ground Floor

Moisture resistant T&G 22mm chipboard floating floor laid over insulated concrete floor slab.

First Floor

Moisture resistant T&G 22mm chipboard screwed and glued to first floor joists.

External Walls

Continuous 100mm PIR insulation with free independent timber posting fitted with plasterboard, ames taped and emulsion paint finish.

Internal Partitions and Ceilings

Plasterboard screw fixed to timber posting, ames taped and emulsion paint finish.

Heating & Hot Water

Hybrid gas fired combi boiler and Mitsubishi Ecodan air source heat pump system. Optimised to provide maximum efficiency under all ambient conditions.

Internal Doors

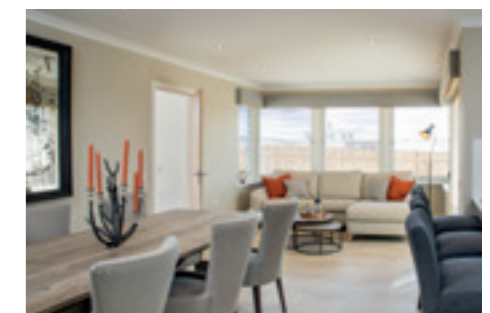
Factory finished flush oak doors with satin anodised door furniture. MDF facings and skirtings finished in white.

Kitchen

A wide range of standard kitchen units and worktops with matching upstands are available. Neff stainless steel built in oven, gas hob, chimney hood, integrated fridge freezer and dishwasher are included.

Bathroom / Cloakroom / En-suite

Roca sanitaryware throughout. Vanity Units included. Matching wet wall panelling to full height in shower areas, splashback height above basins.



Customise your Home

We offer an extensive customisation service where home buyers can make their individual home truly unique and catered specifically to them.

Whether that be creating additional open plan living areas or moving internal doors and walls to create extra space, no task is too big for the team. As construction of your home progresses you can decide on a range of items including preferred radiator, socket and TV aerial point positions, added features such as underfloor heating, and customising the ideal kitchen with a double oven, additional storage units, or even a wine chiller!

The company-wide understanding of each buyer's individuality is an integral part of Malcolm Allan's customer service. Keeping this at the heart of every home, they deliver on the company's promise to provide unrivalled customer satisfaction throughout the entire buying process.

Make sure to ask our sales team about our customisation service for more details.





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