

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



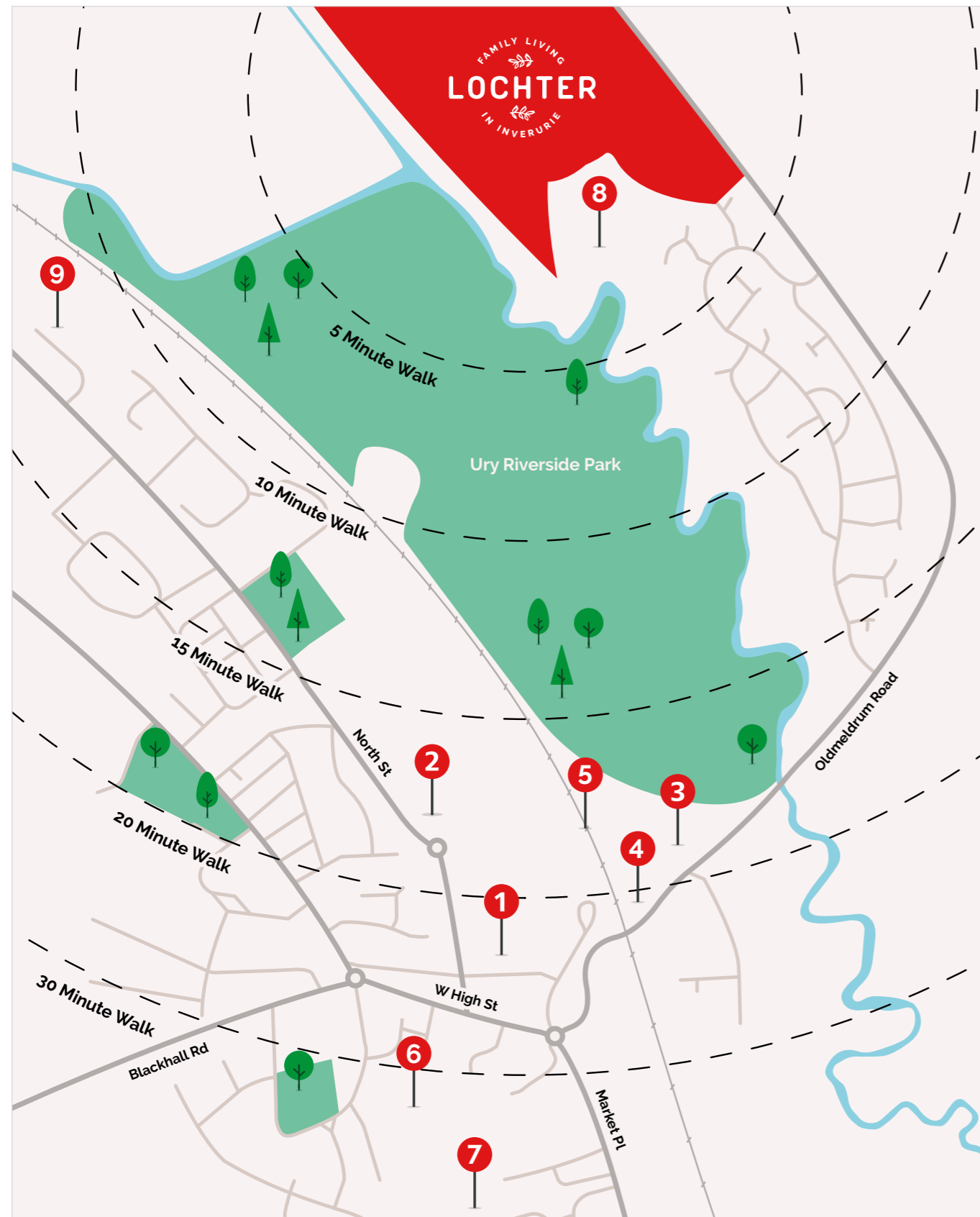
Family living in Inverurie

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 1, 2, 3 and 4 bedroom homes, perfect for growing families and those taking their next step on the property ladder.

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 supermarket just minutes away. And being only 18 miles from Aberdeen City Centre, Lochter sits on a perfect route for commuters.

For families, Uryside primary school sits adjacent to Lochter, and the secondary school is within walking distance or a short drive away. The nearby Hoodles Playbarn and Skyline Trampoline Park have plenty to keep kids entertained. If you're feeling adventurous, the stunning hills of Bennachie promise walks and activities for all ages and abilities.

In your downtime, enjoy a stroll through neighbouring Uryside Park (also perfect for dog-walking) or for avid golfers, tee off at Inverurie Golf Club, located just a short drive away.

Lochter is also excellently situated to ensure you can enjoy all that the thriving town of Inverurie has to offer. With bars and restaurants for all tastes and budgets, as well as a superb blend of big brands and independent retailers, there's something for everyone.



INVERURIE TOWN CENTRE } 20 MINUTE WALK

ABERDEEN CITY CENTRE } 35 MINUTE DRIVE

INVERURIE TRAIN STATION } 15-20 MINUTE WALK

TESCO SUPERMARKET } 25 MINUTE WALK

GARIOCH SPORTS CENTRE } 5 MINUTE DRIVE

URYSIDE PRIMARY SCHOOL } 2 MINUTE WALK

INVERURIE ACADEMY } 25-30 MINUTE WALK

HOODLES PLAYBARN } 5 MINUTE DRIVE

BENNACHIE } 15 MINUTE DRIVE



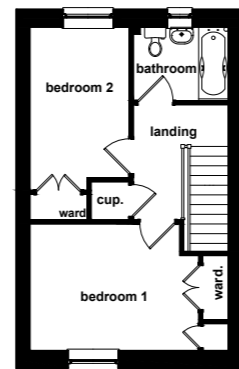
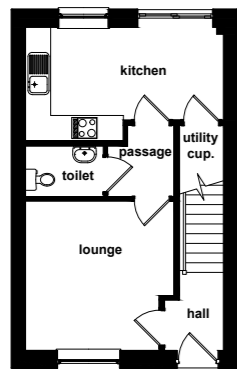
The Barra

2 BEDROOM HOME

The Barra is available as a mid-terrace home.

FLOOR AREA
72sqm

- Spacious dining kitchen
- Generous-sized lounge
- 2 bedrooms
- Built-in wardrobes in both bedrooms
- Family bathroom
- WC on ground floor
- Enclosed garden
- Allocated parking



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.55 x 3.52	11'7" x 11'6"
Dining Kitchen	4.70 x 2.69	15'5" x 8'10"
Toilet	1.85 x 1.20	6'0" x 3'11"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.00 x 3.00	13'1" x 9'10"
Bedroom 2	3.86 x 2.35	12'8" x 7'8"
Bathroom	2.25 x 1.74	7'4" x 5'8"



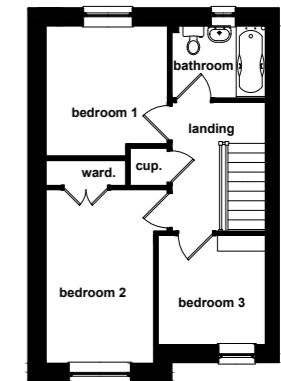
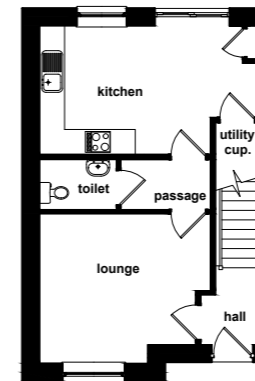
The Fingask

3 BEDROOM HOME

The Fingask is available as an end-terrace home.

FLOOR AREA
83sqm

- Spacious dining kitchen
- Large lounge area
- 3 bedrooms
- Built-in wardrobes in bedroom 2
- Family bathroom
- WC on ground floor
- Enclosed garden
- Allocated parking



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.05 x 3.60	13'3" x 11'9"
Dining Kitchen	5.27 x 3.09	17'3" x 10'1"
Toilet	1.85 x 1.20	6' x 3'11"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	3.14 x 2.93	10'3" x 9'7"
Bedroom 2	4.17 x 2.60	13'8" x 8'6"
Bedroom 3	2.57 x 2.62	8'5" x 8'7"
Bathroom	2.25 x 1.74	7'4" x 5'8"



The Hallforest 3

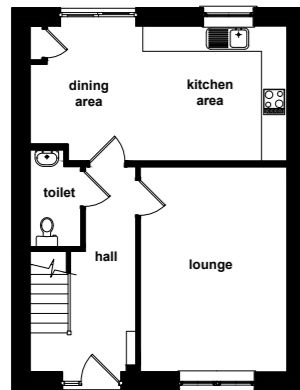
3 BEDROOM HOME

The Hallforest 3 is available as a mid-terrace and end-terrace home.

FLOOR AREA

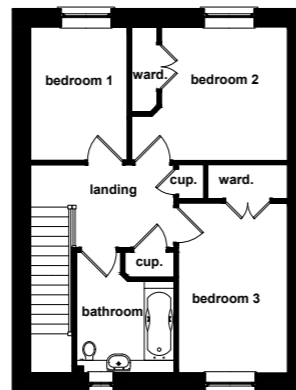
98sqm

- Open-plan kitchen & dining room
- Large lounge area
- 3 bedrooms
- Built-in wardrobes in 2 bedrooms
- Family bathroom
- WC on ground floor
- Enclosed garden
- Allocated parking



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 1	2.28 x 3.15	7'6" x 10'4"
Bedroom 2	2.98 x 3.15	9'9" x 10'4"
Bedroom 3	2.58 x 4.01	8'6" x 13'2"
Bathroom	2.30 x 2.16	7'7" x 7'1"



The Strathallan

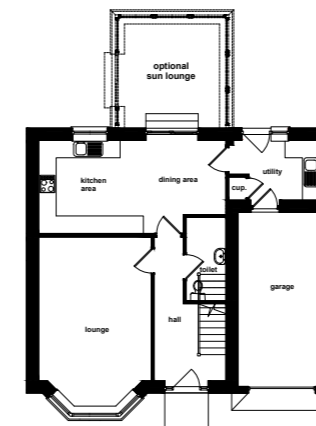
3 BEDROOM HOME

The Strathallan is available as a detached home.

FLOOR AREA

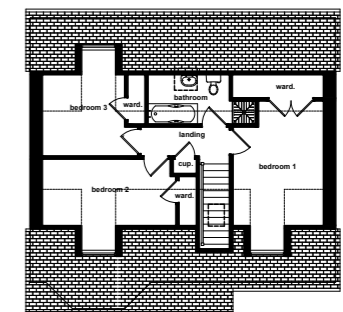
112sqm

- Open-plan kitchen & dining room
- Large lounge with bay window
- 3 bedrooms
- Built-in wardrobes in all bedrooms
- Family bathroom
- WC on ground floor
- Utility room
- Large enclosed garden
- Optional sun lounge
- Driveway
- Integral garage



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.94 x 3.87	16'2" x 12'8"
Kitchen/Dining	6.43 x 3.20	21'1" x 10'5"
Toilet	2.86 x 1.36	9'4" x 4'5"
Utility	3.13 x 2.05	10'3" x 6'8"
Garage	6.00 x 3.02	19'8" x 9'10"
Optional Sun Lounge	3.52 x 3.26	11'5" x 10'7"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.29 x 3.11	14'1" x 10'2"
Bedroom 2	4.60 x 2.29	15' x 7'6"
Bedroom 3	3.07 x 2.80	10'1" x 9'2"
Bathroom	2.80 x 1.70	9'2" x 5'7"



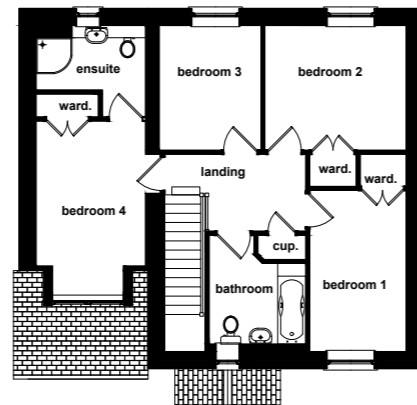
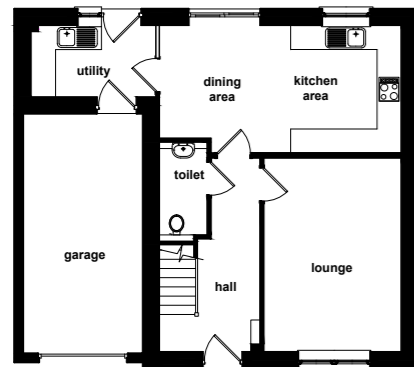
The Hallforest 4

4 BEDROOM HOME

The Hallforest 4 is available as a semi-detached and detached home.

FLOOR AREA
124sqm

- Open-plan kitchen & dining room
- Large lounge area
- 4 bedrooms, one with en-suite
- Built-in wardrobes in 3 bedrooms
- Family bathroom
- WC on ground floor
- Utility room
- Large enclosed garden
- Double driveway
- Integral garage



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"
Garage	6.00 x 3.00	19'8" x 9'10"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.02 x 2.41	13'3" x 7'10"
Bedroom 2	3.53 x 3.11	11'6" x 10'2"
Bedroom 3	3.11 x 2.54	10'2" x 8'2"
Bedroom 4	3.62 x 2.73	11'10" x 8'10"
En-suite Shower Room	2.73 x 1.61	8'10" x 5'3"
Bathroom	2.72 x 2.41	8'10" x 7'10"



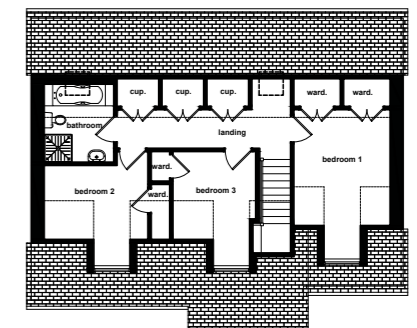
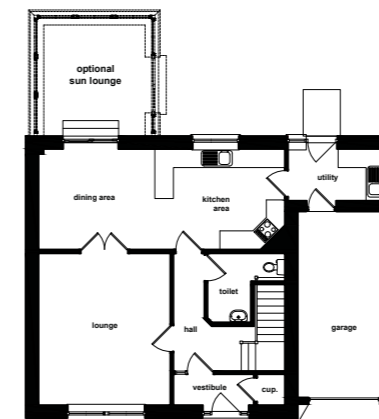
The Benallan

3 BEDROOM HOME

The Benallan is available as a detached home.

FLOOR AREA
127sqm

- Large open-plan kitchen & dining room
- Large lounge area
- 3 bedrooms
- Built-in wardrobes in all bedrooms
- Large family bathroom with separate shower & bath
- Utility room
- Large enclosed garden
- Optional sun lounge
- Driveway
- Integral garage



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.90 x 4.25	16' x 13'11"
Kitchen/Dining	7.95 x 3.24	26'1" x 10'7"
Toilet	2.22 x 1.40	7'3" x 4'7"
Utility	3.11 x 1.66	9'10" x 5'5"
Garage	6.00 x 3.00	19'8" x 9'10"
Optional Sun Lounge	3.52 x 3.26	11'5" x 10'7"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	3.74 x 3.11	12'3" x 10'2"
Bedroom 2	3.35 x 2.39	11' x 7'10"
Bedroom 3	2.84 x 2.67	9'3" x 8'9"
Bathroom	2.52 x 2.25	8'3" x 7'4"



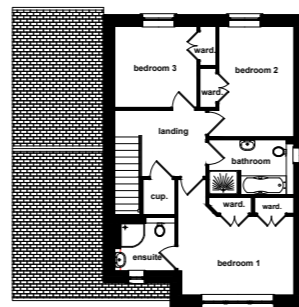
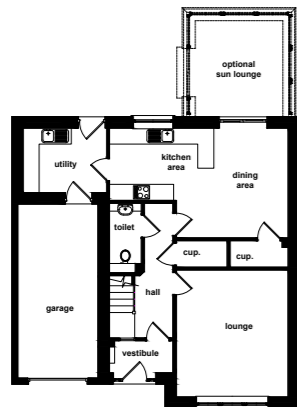
The Ashgrove

3 BEDROOM HOME

The Ashgrove is available as a detached home.

FLOOR AREA
137sqm

- Large open-plan kitchen & dining room
- Large lounge area
- 3 bedrooms, one with en-suite
- Built-in wardrobes in all bedrooms
- Large family bathroom with separate shower & bath
- Utility room
- Large enclosed garden
- Optional sun lounge
- Double driveway
- Integral garage



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.73 x 4.17	15'6" x 13'8"
Kitchen/Dining	6.67 x 4.10	21'10" x 13'5"
Toilet	2.60 x 1.20	8'6" x 3'11"
Utility	3.11 x 2.41	10'2" x 7'11"
Garage	6.50 x 3.00	21'4" x 9'10"
Optional Sun Lounge	3.52 x 3.26	11'5" x 10'7"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.17 x 2.95	13'8" x 9'8"
En-suite Shower Room	2.73 x 1.61	8'10" x 5'3"
Bedroom 2	4.12 x 2.80	13'6" x 9'2"
Bedroom 3	3.07 x 3.03	10'1" x 9'11"
Bathroom	3.17 x 2.05	10'5" x 6'5"



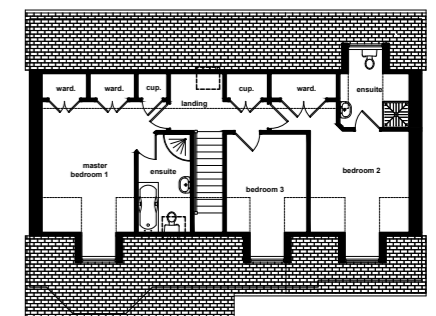
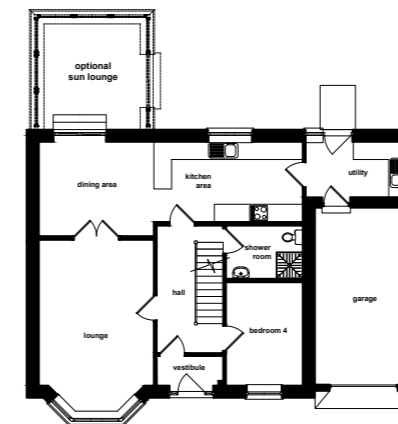
The Glenallan

4 BEDROOM HOME

The Glenallan is available as a detached home.

FLOOR AREA
150sqm

- Large open-plan kitchen & dining room
- Large lounge with bay window
- 4 bedrooms, one with en-suite shower room and one with en-suite bathroom
- Shower room
- Utility room
- Extensive storage space on upper floor
- Large enclosed garden
- Optional sun lounge
- Double driveway
- Integral garage



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.94 x 3.90	16'2" x 12'9"
Kitchen/Dining	8.95 x 3.20	29'4" x 10'5"
Shower Room	2.60 x 1.80	8'6" x 5'10"
Bedroom 4	3.50 x 2.60	11'4" x 8'5"
Utility	3.41 x 1.88	11'2" x 6'2"
Garage	6.00 x 3.30	19'8" x 10'9"
Optional Sun Lounge	3.52 x 3.26	11'5" x 10'7"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.45 x 3.15	14'7" x 10'4"
En-suite	3.35 x 1.80	11' x 5'10"
Bedroom 2	3.45 x 3.36	11'3" x 11'0"
En-suite	2.36 x 1.84	7'9" x 6'0"
Bedroom 3	3.53 x 2.75	11'0" x 9'0"



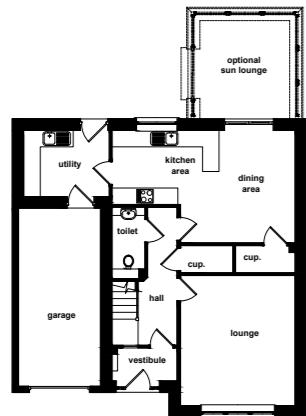
The Ash-hill

4 BEDROOM HOME

The Ash-hill is available as a detached home.

FLOOR AREA
167sqm

- Large open-plan kitchen & dining room
- Extensive pantry storage space
- Large lounge area
- 4 bedrooms, one with en-suite shower room
- Built-in wardrobes in all bedrooms
- Large family bathroom with separate shower and bath
- Utility room
- Study
- Large enclosed garden
- Optional sun lounge
- Double driveway
- Integral garage



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.73 x 4.17	15'6" x 13'8"
Kitchen/Dining	6.67 x 4.10	21'10" x 13'5"
Toilet	2.60 x 1.20	8'6" x 3'11"
Utility	3.11 x 2.41	10'2" x 7'11"
Garage	6.50 x 3.00	21'4" x 9'10"
Optional Sun Lounge	3.52 x 3.26	11'5" x 10'7"

FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	4.32 x 2.95	13'8" x 9'8"
En-suite Shower Room	2.24 x 2.00	7'4" x 6'6"
Bedroom 2	4.12 x 2.80	13'6" x 9'2"
Bedroom 3	3.38 x 3.02	11'1" x 9'11"
Bedroom 4	3.95 x 3.11	12'11" x 10'2"
Study	3.18 x 2.05	10'5" x 6'8"
Bathroom	3.23 x 2.80	10'7" x 9'2"

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 & Garden

The driveway is finished in tarmacadam 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.

INTERNAL CONSTRUCTION

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 & 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. The Barra and Fingask homes come with PV panels on the roof and a gas fired combi boiler.

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, induction hob, chimney hood, integrated fridge freezer and dishwasher are included.

Bathroom/Cloakroom/En-suite

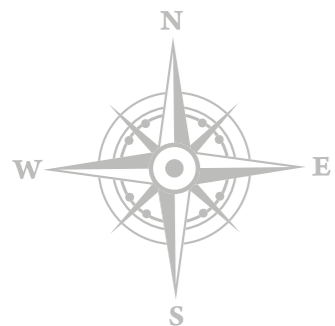
Roca sanitaryware throughout. Vanity Units included. Matching wet wall panelling to full height in shower areas, splashback height above basins.

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.



Development Site Plan



- The Barra**
2 Bedroom Mid-Terrace Home
Plots 104, 105 & 106
- The Fingask**
3 Bedroom End-Terrace Home
Plots 103 & 107
- The Hallforest 3**
3 Bedroom Mid-Terrace & End-Terrace Home
Mid-Terrace: Plot 99
End-Terrace: Plots 98 & 100
- The Strathallan**
3 Bedroom Detached Home with Garage
Plots 92 & 109
- The Hallforest 4**
4 Bedroom Home with Garage
Semi-Detached: Plots 94, 95, 96 & 97
Detached: Plots 100A, 101, 101A & 102
- The Benallan**
3 Bedroom Detached Home with Garage
Plots 93, 108 & 111
- The Ashgrove**
3 Bedroom Detached Home with Garage
Plots 112, 114 & 117
- The Glenallan**
4 Bedroom Detached Home with Garage
Plot 110
- The Ash-Hill**
4 Bedroom Detached Home with Garage
Plots 112A, 113, 115, 116, 118 & 119

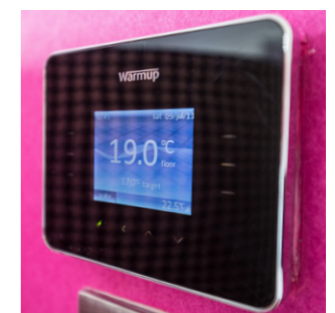
Customise Your Home

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.





Malcolm Allan
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