



The Woodlands  
at Milltimber







## Welcome to The Woodlands at Milltimber

### LUXURIOUS COUNTRYSIDE LIVING

The Woodlands is a highly desirable new development of 30 individually designed, high-specification, four and five-bedroom homes.

Set in a secluded location with an impressive woodland backdrop, the development offers the perfect combination of luxury living and tranquillity with woodland walks on your doorstep and excellent amenities close by.

The picturesque location to the west of Aberdeen City extends upon the Royal Deeside corridor and is met by the bordering suburbs of Bieldside and Cults, giving you the best of both scenic and metropolitan living.

With the coastal and cultural attractions offered by the City of Aberdeen just six miles away and the magnificent landscape of the Eastern Cairngorms National Park close at hand, it is no surprise that The Woodlands at Milltimber is already proving an aspirational location to call home.



The Woodlands is located just off Contlaw Road on the western side of Milltimber, accessible via North Deeside Road, AB13 0EJ.



A beautiful location to call home

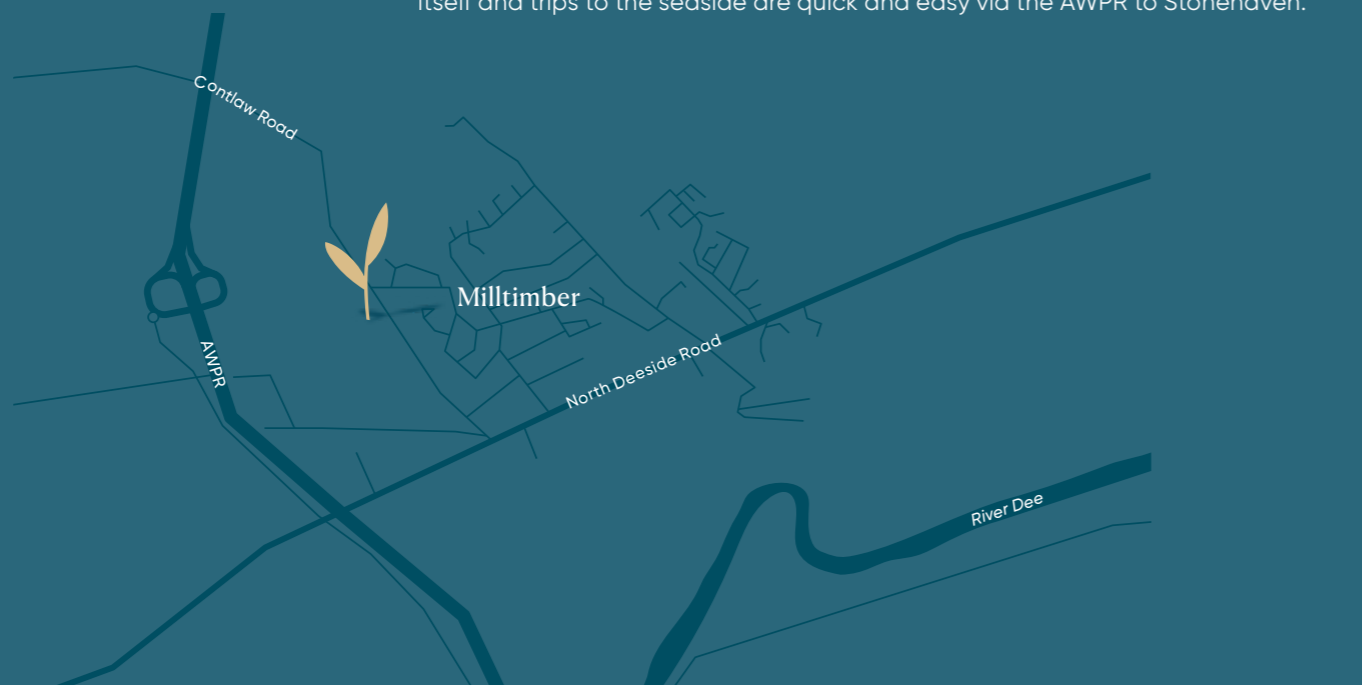
**ON YOUR DOORSTEP**

Located in the picturesque village of Milltimber, The Woodlands provides a desirable home for all walks of life. In addition to the abundance of woodland and green scenery, Milltimber presents a wide variety of attractions, sports facilities and country clubs for all of your active and outdoor pursuits, including the popular Deeside and Peterculter golf clubs nearby.

Milltimber is the perfect location for family life with an impressive primary school which feeds into the desirable Cults Academy. The International School of Aberdeen is located a short drive away and there is also a range of private schools located nearby, allowing you to make tailored choices for your educational needs.

**STAY CONNECTED**

The Woodlands is located just off Contlaw Road on the western side of Milltimber, accessible via North Deeside Road. Only a short drive away is the city of Aberdeen itself and trips to the seaside are quick and easy via the AWPR to Stonehaven.



Location of The Woodlands at Milltimber development



**SHOP**

For all your retail desires:

- 1 Union Square – 17 mins
- 2 Bon Accord Shopping Centre – 22 mins
- 3 Union Street, Aberdeen – 20 mins

**CULTURE**

Embrace Scottish culture:

- 4 His Majesty's Theatre – 19 mins
- 5 The Tivoli Theatre – 18 mins
- 6 Aberdeen Art Gallery – 20 mins
- 7 P&J Live – 13 mins
- 8 Aberdeen Maritime Museum – 20 mins

**RECREATION**

Enjoy the great outdoors:

- 9 Duthie Park – 15 mins
- 10 Johnston Gardens – 14 mins
- 11 Hazlehead Park – 15 mins
- 12 Cruickshank Botanic Garden – 27 mins
- 13 Donmouth Local Nature Reserve – 25 mins
- 14 Dolphin Watching – 21 mins

**DINE**

The ideal dining experience:

- 15 The Silver Darling – 15 mins
- 16 Miller and Carter – 20 mins
- 17 Malmaison – 15 mins
- 18 The Marcliffe – 10 mins
- 19 The Chester Hotel – 16 mins
- 20 Vovem Bar & Grill – 19 mins

**SPORT**

For the sports fanatics:

- 21 Kippie Lodge – 3 mins
- 22 Deeside Golf Club – 6 mins
- 23 Peterculter Golf Club – 8 mins
- 24 Aberdeen Football Club – 23 mins
- 25 Aberdeen Sports Village – 24 mins
- 26 Aberdeen Aquatics Centre – 25 mins
- 27 Jump In Aberdeen – 14 mins
- 28 Adventure Aberdeen Snowsports – 14 mins
- 29 Royal Aberdeen Golf Club – 24 mins

**OUTSIDE MAP AREA**

- Treehouse at Midmar – 18 mins
- Dunnottar Castle – 19 mins
- Bennachie – 47 mins
- Clachnaben – 48 mins
- Scolty Hill – 21 mins
- Loch Muick – 1hr 17 mins
- Rothesay Rooms – 53 mins
- Fife Arms – 1hr 13 mins

## The Malcolm Allan difference



\* The level of customisation available will depend on the build stage of your home. Ask your Sales Adviser for more information.

### TRADITIONALLY BUILT HOMES USING THE FINEST QUALITY MATERIALS

We've earned our reputation by following three guiding principles – staying true to traditional values, ensuring continuity of standards throughout the building process, and providing customers with unrivalled customer satisfaction.

To make our houses homes, relationships of trust are built up over years with key suppliers, ensuring that buyers get the quality they expect from one of the biggest purchases they will make in their lifetime. By using trusted local suppliers, who work alongside long-serving Malcolm Allan tradesmen, this partnership produces exceptional build quality. Every member of our collective team fully understands the expectations of our finished homes, and the development as a whole. Each home showcases the exceptional skill and precision of the Malcolm Allan Housebuilders team.

Specialising in traditionally-built homes, we use the best quality materials and construction techniques to build homes that are not only beautiful to look at but are built to a very high specification. Our homes are built with future maintenance in mind, ensuring that homeowners can enjoy them for years to come.

### MAKE YOUR HOME AS UNIQUE AS YOU

We offer an extensive customisation service\* where you can make your new home truly unique and catered specifically to you. As construction of your home progresses you can decide on a range of items including preferred radiator, socket and TV aerial point positions. You can consider added features such as underfloor heating, customising the ideal kitchen with a double oven, additional storage units, or even a wine chiller!

Our company-wide understanding of your individuality is an integral part of Malcolm Allan's customer service. Keeping this at the heart of every home, we deliver on our company 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.

## Siteplan





# Plot 1

## 5 BEDROOM HOME WITH GARAGE

Floor Area: 200 sqm

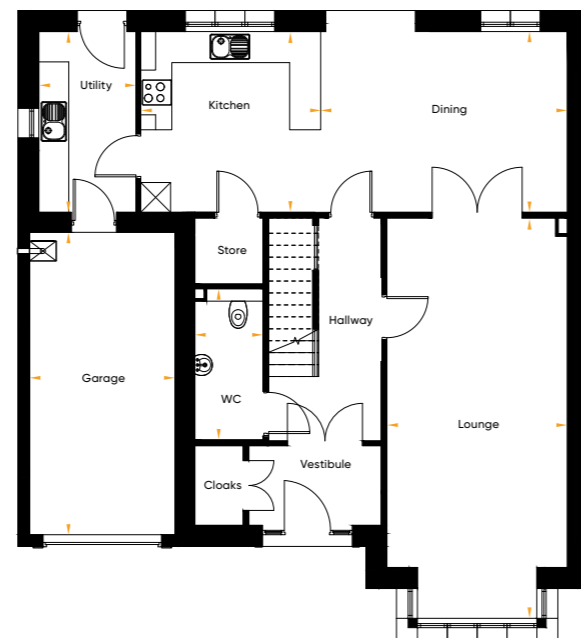
### GROUND FLOOR

	METRES	FEET
Kitchen	3.62 x 3.63	11'10" x 11'11"
Dining Room	4.96 x 3.63	16'3" x 11'11"
Lounge	3.63 x 8.05	11'11" x 26'5"
WC	1.37 x 3.04	4'6" x 10'0"
Utility	1.95 x 3.63	6'5" x 11'11"
Garage	2.93 x 6.08	9'7" x 19'11"

### FIRST FLOOR

	METRES	FEET
Master Bedroom	4.40 x 3.43	14'5" x 11'3"
Dressing Room	2.41 x 1.90	7'11" x 6'3"
En-suite Shower Room	2.59 x 2.41	8'6" x 7'11"
Bedroom 2	4.20 x 3.82	13'9" x 12'6"
En-suite Shower Room	1.76 x 2.41	5'9" x 7'11"
Bedroom 3	3.61 x 4.04	11'10" x 13'3"
Bedroom 4	3.61 x 3.71	11'10" x 12'2"
Bedroom 5/Study	3.11 x 2.52	10'3" x 8'3"
Bathroom	3.62 x 2.66	11'10" x 8'9"

Ground Floor



First Floor





# Plot 2

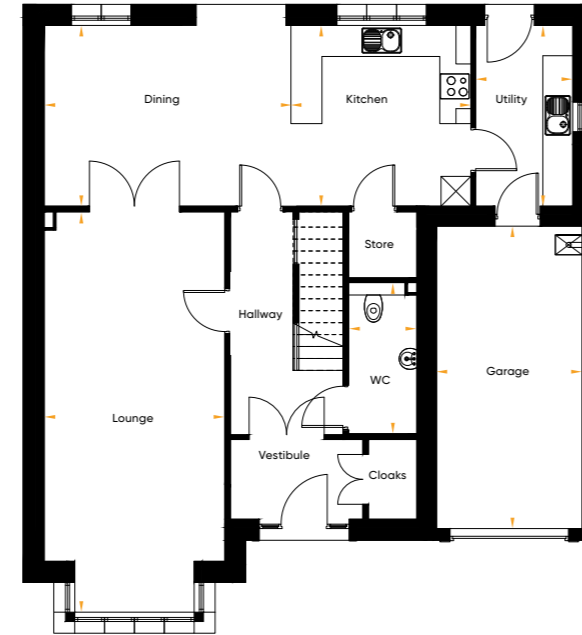
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Bedroom 4	3.61 x 3.71	11'10" x 12'2"
Bedroom 5/Study	3.11 x 2.52	10'3" x 8'3"
Bathroom	3.62 x 2.66	11'10" x 8'9"

Ground Floor



First Floor





# Plot 3

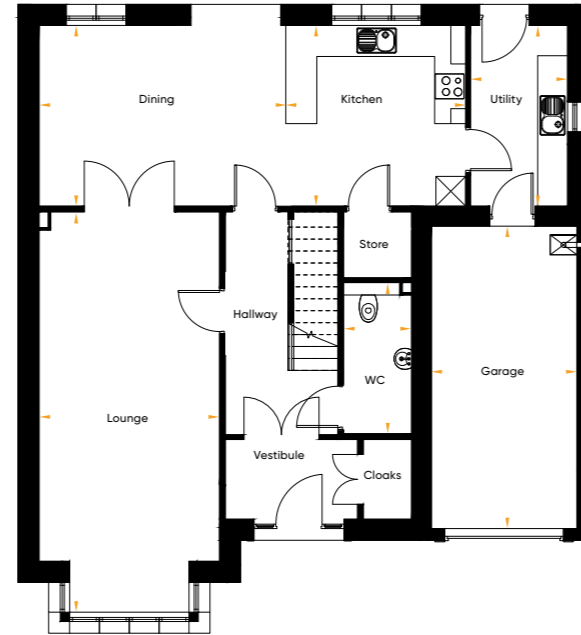
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Bedroom 3	3.61 x 4.04	11'10" x 13'3"
Bedroom 4	3.61 x 3.71	11'10" x 12'2"
Bedroom 5/Study	3.11 x 2.52	10'3" x 8'3"
Bathroom	3.62 x 2.66	11'10" x 8'9"

Ground Floor



First Floor





# Plot 4

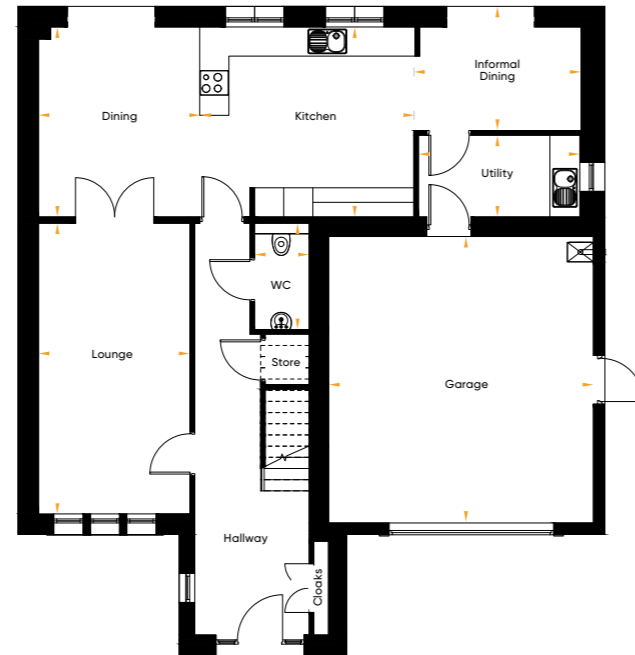
## 4 BEDROOM HOME WITH LARGE GARAGE

Floor Area: 203 sqm

GROUND FLOOR	METRES	FEET
Kitchen	4.42 x 3.91	14'16" x 12'10"
Informal Dining Room	3.32 x 2.13	10'11" x 7'0"
Dining Room	3.31 x 3.91	10'10" x 12'10"
Lounge	3.11 x 5.97	10'3" x 19'7"
WC	1.13 x 2.18	3'8" x 7'2"
Utility	3.32 x 1.68	10'11" x 5'6"
Garage	5.44 x 5.89	17'10" x 19'4"

FIRST FLOOR	METRES	FEET
Master Bedroom	3.23 x 5.50	10'7" x 18'1"
Walk-in Wardrobe	1.43 x 1.31	4'8" x 4'4"
En-suite Bathroom	1.71 x 4.40	5'7" x 14'5"
Bedroom 2	2.99 x 4.68	9'10" x 15'4"
Bedroom 3	2.66 x 4.81	8'9" x 15'9"
En-suite Shower Room	1.42 x 3.00	4'8" x 9'10"
Bedroom 4	3.04 x 3.79	10'0" x 12'5"
Study	2.40 x 2.67	7'10" x 8'9"
Library/Snug	2.60 x 2.37	8'6" x 7'9"
Bathroom	2.06 x 4.09	6'9" x 13'5"

Ground Floor



First Floor





# Plot 5

## 5 BEDROOM HOME WITH DOUBLE GARAGE

Floor Area: 216 sqm

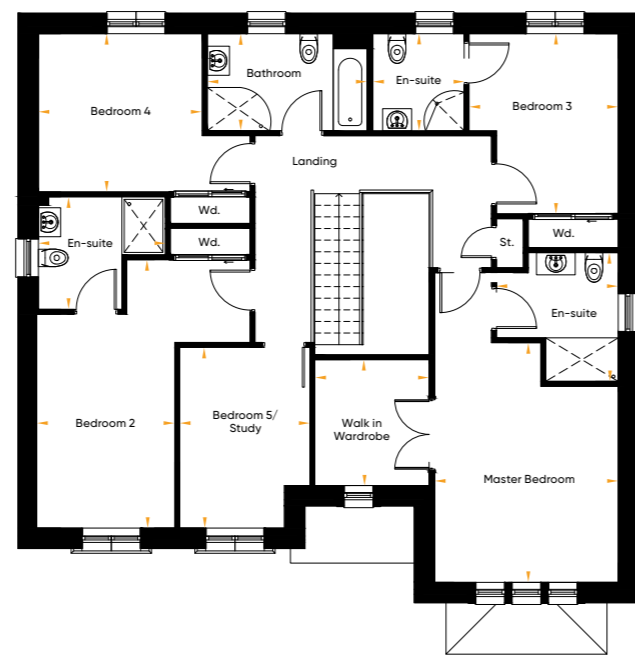
GROUND FLOOR	METRES	FEET
Kitchen	3.55 x 4.01	11'8" x 13'2"
Dining & Family Room	6.01 x 3.21	19'8" x 10'6"
Lounge	3.80 x 8.89	12'6" x 29'2"
WC	2.29 x 2.11	7'6" x 6'11"
Utility	3.05 x 1.80	10'0" x 5'11"
Garage	5.50 x 5.87	18'1" x 19'3"

FIRST FLOOR	METRES	FEET
Master Bedroom	3.79 x 4.95	12'5" x 16'3"
Walk-in Wardrobe	2.36 x 2.60	7'9" x 8'6"
En-suite Shower Room	2.52 x 2.66	8'3" x 8'9"
Bedroom 2	2.85 x 5.55	9'4" x 18'2"
En-suite Shower Room	2.63 x 2.33	8'7" x 7'8"
Bedroom 3	3.08 x 3.71	10'1" x 12'2"
En-suite Shower Room	1.88 x 2.01	6'2" x 6'7"
Bedroom 4	3.39 x 3.27	11'1" x 10'9"
Bedroom 5/Study	2.69 x 3.74	8'10" x 12'3"
Bathroom	3.30 x 2.01	10'10" x 6'7"

Ground Floor



First Floor

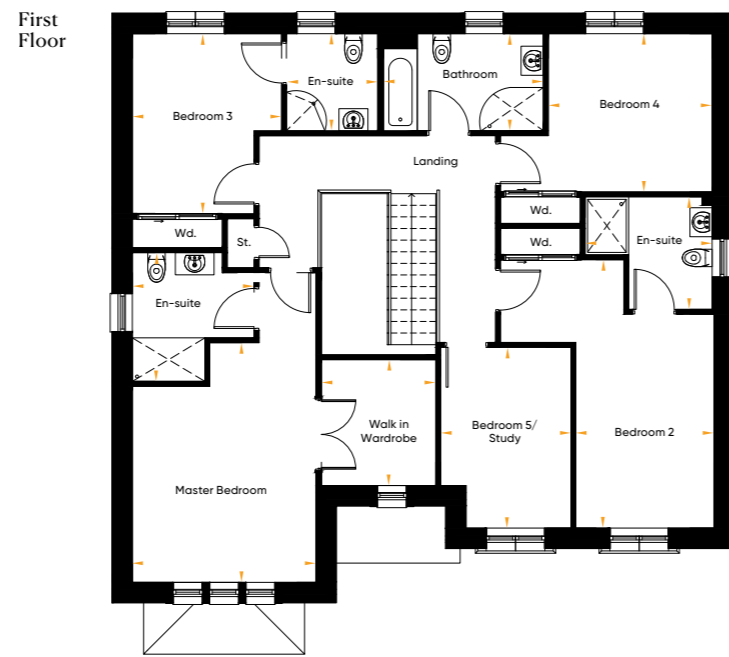
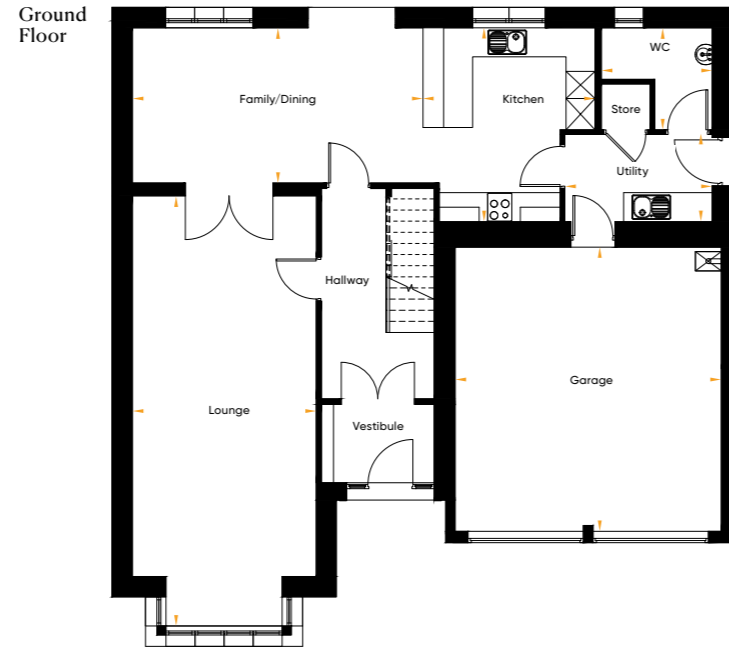


# Plot 29

**5 BEDROOM HOME WITH DOUBLE GARAGE**  
 Floor Area: 216 sqm

GROUND FLOOR	METRES	FEET
Kitchen	3.55 x 4.01	11'8" x 13'2"
Dining & Family Room	6.01 x 3.21	19'8" x 10'6"
Lounge	3.80 x 8.89	12'6" x 29'2"
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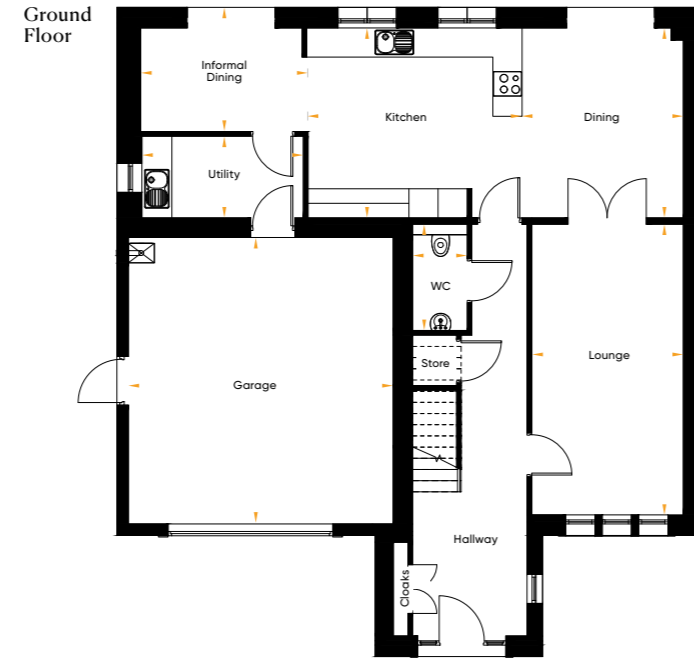
# Plot 30

## 4 BEDROOM HOME WITH LARGE GARAGE

Floor Area: 203 sqm

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Kitchen	4.42 x 3.91	14'16" x 12'10"
Informal Dining Room	3.32 x 2.13	10'11" x 7'0"
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Bathroom	2.06 x 4.09	6'9" x 13'5"



# Quality you can trust



## DETAILED HOME SPECIFICATION

At Malcolm Allan Housebuilders, we have built an enviable reputation for delivering unrivalled quality in our homes. From the conceptual stage and throughout the construction of your home, quality is built-in as standard with an impeccable attention to detail.

Every home comes with an ultra-spacious designer Häcker kitchen, fully customisable to your individual style. Your luxury bathroom and en-suites all come fitted with 'The Gap' collection from ROCA, with its modern design and vanity units included as standard providing added storage throughout.

Our new build homes are also much more energy efficient than older homes. Studies show new homes are roughly 50% cheaper to run per year meaning you can save hundreds of pounds a year in energy bills.

Energy efficiency standards in Scottish new build homes are some of the best in the world, ensuring your new home is better for the environment. On average, a new build home will omit 2.38 tonnes less of carbon every year.

Our homes are independently inspected by the National House Building Council (NHBC) and come with a 10-year NHBC warranty for additional peace of mind.

### Superstructure

- The external walls are built with traditional masonry
- Walls are coated and finished with silicone render
- Precast concrete around the front windows and doors
- Fyfestone feature panels on some homes

### Roof

- Each roof is constructed from prefabricated timber roof trusses
- Finished with concrete roof tiles

### Windows & Doors

- UpVC double glazed, low maintenance, high performance windows and Palladio composite doors with three-point locking system

### Internal Construction

- Insulated concrete ground floor
- 15mm and 12.5 mm plasterboard ceilings with wool insulation in loft areas

- Internal partitions are 38mm x 75mm and finished with 12.5mm plasterboard
- First floor joists and all structural partitions manufactured from Ultrajoist timber

### Heating & Domestic Water

- Hybrid Mitsubishi Ecodan air source heat pump and gas fired system boiler. Optimised to provide maximum efficiencies under all ambient conditions. Generously sized pressurised hot water cylinder.

### Internal Doors & Woodwork

- Oak hardwood prefinished doors with satin chrome ironmongery
- White painted skirtings and facings throughout

### Tiling

- Tiled splash back at wash hand basin units
- All shower areas are fully tiled including above the bath

### Kitchen

- Every home is fitted with a quality German Häcker kitchen, and there is a wide range of doors, worktops and splashbacks to choose from

- Standard appliances include:
  - Slide and hide oven
  - Integrated combination microwave oven
  - Cooker hood
  - Integrated 70/30 fridge freezer
  - Integrated dishwasher
  - Electric induction hob with glass splashback where required

### Sanitary Ware

- ROCA 'The Gap' range wall hung basin drawer units fitted as standard
- ROCA 'The Gap' range wall hung w/c, built-in cistern complete with soft closing seat

### Driveway & Garden Areas

- The driveway is finished in TEGULA block paving with concrete steps where required at the front of each property
- Slabbed pathways continue around the house to patio doors and the back door with a slabbed path to the rotary clothes dryer supplied
- Gardens are finished with top soil

### Security & Safety

- Mains-wired smoke detectors
- Heat detector in kitchen
- Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitors

### Wardrobes

- Stylish fitted wardrobes with sliding mirror doors included in all four bedrooms, selected plots include a walk-in wardrobe in the master bedroom.

### Electrical

- White sockets and switches throughout
- Telephone and data sockets in lounge, kitchen and study
- TV/Satellite outlets to lounge, kitchen-dining and master bedroom
- TV point to all other bedrooms
- USB power slots to kitchen and master bedrooms
- Shaver sockets to bathrooms and en-suites



Disclaimer: Our home specifications are subject to change. Specific plot details will be confirmed by your sales adviser when you reserve your home.

# Detailed Siteplan



Plot 1



**5 BEDROOM HOME WITH GARAGE**  
Floor Area: 200 sqm

Plot 2



**5 BEDROOM HOME WITH GARAGE**  
Floor Area: 200 sqm

Plot 3



**5 BEDROOM HOME WITH GARAGE**  
Floor Area: 200 sqm

Plot 4



**4 BEDROOM HOME WITH LARGE GARAGE**  
Floor Area: 203 sqm

Plot 5



**5 BEDROOM HOME WITH DOUBLE GARAGE**  
Floor Area: 216 sqm

Plot 29



**5 BEDROOM HOME WITH DOUBLE GARAGE**  
Floor Area: 216 sqm

Plot 30



**4 BEDROOM HOME WITH LARGE GARAGE**  
Floor Area: 203 sqm

Disclaimer: This siteplan has been updated to reflect current availability at the time of printing. For the most up-to-date availability please visit our website or contact the sales team. W/MAH/1.0



## Sales Centre & Showhome

### LET OUR SALES ADVISERS HELP YOU ON YOUR JOURNEY TO FIND YOUR DREAM HOME

You've been searching for your dream home, you have the brochure, you've seen the homes we have on offer, and now it is time to speak to our Sales Adviser, Pamela Wilson.

Although we can provide you with lots of information on our website and in our Woodlands brochure, we recognise that it is almost impossible to provide you with everything you might need to know with this alone! That is why we have our trained Sales Adviser available at our Woodlands development to support you every step of the way. Our team has heard almost every query you could think of and are ready to take you through everything you need to know about buying a Malcolm Allan home.

#### **Pamela Wilson**

##### **Sales Adviser**

[pwilson@mahousebuilders.com](mailto:pwilson@mahousebuilders.com)

07919 330367

#### **Sales Centre & Showhome Opening Times:**

Our Woodlands Sales Centre is currently open every Sunday and Monday from 10.30am - 5.30pm and at other times by appointment.

#### **Getting Here:**

Our Woodlands Sales Centre and development is accessed from Contlaw Road. When travelling along the A93 North Deeside Road you will turn up onto Contlaw Road and follow the road for approximately 500 metres. Sat Nav: AB13 0EJ.





Malcolm Allan  
Housebuilders Ltd



The Woodlands at Milltimber, Contlaw Road, Milltimber, North Deeside Road, Aberdeen, AB13 0EJ  
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