



Annick Gardens
PERCETON

**A SUPERB DEVELOPMENT
OF 3, 4 & 5 BEDROOM HOMES**



Great Location Desirable Homes

This way to find out all about what Dawn Homes have in mind for your new home
ANNICK GARDENS OFFERS A SELECTION OF BEAUTIFULLY APPOINTED HOMES





ANNICK GARDENS, PERCETON. A TRULY DELIGHTFUL SETTING IN THE BEAUTIFUL COUNTRYSIDE

OUT AND ABOUT

When you visit Annick Gardens the overwhelming feeling is of rural surroundings far away from all the noise and bustle of urban life. That's when you can delight in the thought that in reality, thanks to superb road connections, you are actually only a very brief drive away from every amenity. Even on a Saturday, Silverburn Shopping Centre can be reached in 30 minutes or less. The town of Irvine with all its multi development is just minutes away. If you're new to the area think of Glasgow and its very desirable residential peripheral areas like Newton Mearns and you'll understand the setting. Only Perceton is much more lush and green! Recreationally this area has everything to offer. The Ayrshire coast is on your doorstep and there is golf, fishing, cycling, walking, tennis and sailing; the list goes on. Annick Gardens is for those who enjoy the countryside and want to access urban facilities without additional time and expense.





PERCETON

“Heart of the countryside” is everyone’s first impression of Perceton. This quiet corner of Ayrshire is a most pleasant place and we are delighted to showcase our plans to create an exclusive development which will merge perfectly with some of Scotland’s most attractive countryside. This brochure provides full details of our new home types and designs as well as the development layout. As you will see, our Architects have given maximum consideration in making Annick Gardens a truly breathtaking development. Of course another great beauty of life at Annick Gardens is how easy it is to travel to your place of work or education centres or shopping choices. This is a development that is a must see and we look forward to welcoming you.

Perceton is a quite lovely part of the Ayrshire countryside and Annick Gardens really does complement this beautiful location. As you would expect from Dawn Homes, our Architects have created much more than a choice of superb new homes; Annick Gardens sits perfectly within it’s surroundings.

With a real choice of size and design you can be certain that the standard of finish and attention to detail will be second to none. At Annick Gardens there is a sense of history and here is an opportunity to become part of it and own a home in one of Ayrshire’s most desirable places.

HISTORY

Even away back in the 14th Century “Porcertoon” (1361 AD) as it was then known was seen as a very desirable place with a substantial manor house built of timber and complete with a moat. Later, in the 18th century, the adjacent Perceton House was built. In the old church yard there are legible gravestones showing dates back to 1698 and others with marker stones which are even older. For centuries, families have been extolling the virtues of country life experienced in the Perceton area, now you can share in the experience.



GET MOVING

HELPING YOU IN EVERY WAY POSSIBLE

At Dawn Homes we will do everything we can to help you move with the absolute minimum of stress or worry. Our website outlines all the different ways that we help our new home buyers. Our people are experts on Help to Buy, Part Exchange, Assisted Move and Assured Move. Quite simply, we are with you and on your side every step of the way, taking care of the detail and ensuring that you and your family's interests are the priority.

Visit our website www.dawn-homes.co.uk and choose get-moving. And you will.

PART EXCHANGE

Let us help you move to your brand new home, hassle-free.

ASSURED MOVE

Let us help you sell your current home, with the safety net of Dawn Homes Part Exchange Scheme.

ASSISTED MOVE

Let us assist in the marketing of your current home and pay the marketing fees.

HELP TO BUY (SCOTLAND)





Beautifully built homes and superbly designed developments have given Dawn Homes their respected reputation. Established in 1984, Dawn Homes developments across Central Scotland and Ayrshire have set new standards of excellence. Visit one of the show homes and see the difference for yourself.



We pride ourselves in providing the highest quality homes, with a customer service to match. From reservation through to the day you move in, and beyond, our Directors and staff will be on hand to help you every step of the way.

Our Customer Care is second to none - we provide fast, efficient service, seven days a week, and for up to two years after you have moved into your new home.

Annick Gardens

PERCETON



Annick Gardens | **DEVELOPMENT PLAN**

PERCETON

No brochure can properly convey the countryside freshness of Annick Gardens, our development at Perceton, but this will give you the details of the layout and the different house types. We are building superb quality new homes in this beautiful part of rural Ayrshire. The setting is delightful and made all the more attractive by the ease and speed with which you can access a host of amenities. The specification in these new homes is of the standard that has given Dawn Homes their reputation for excellence. You will find even more information on our website, www.dawn-homes.co.uk.





Carrick



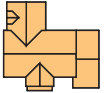
Tummel



Etive



Ness



Nairn



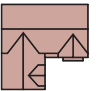
Helmsdale



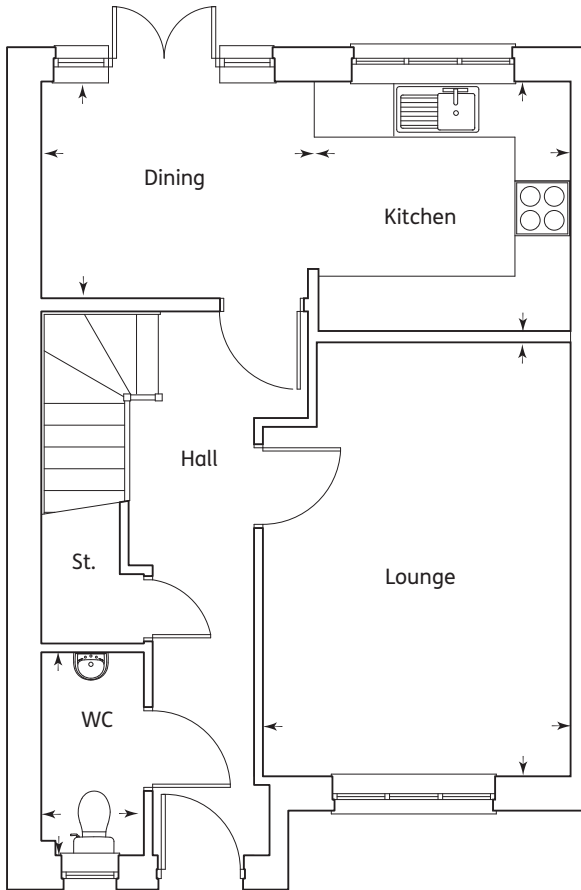
Dochart



Eden



The Carrick – 963 sq ft 89.5 sqm

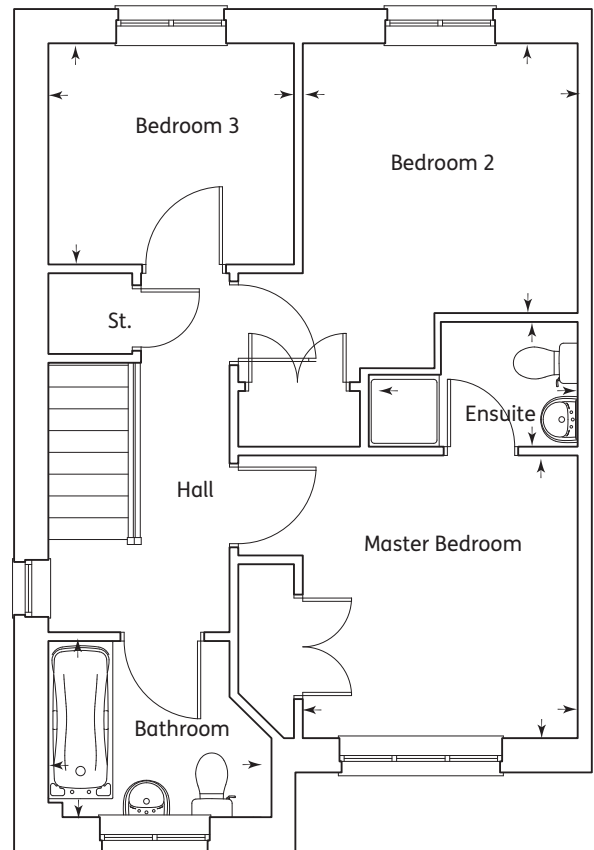


Ground Floor

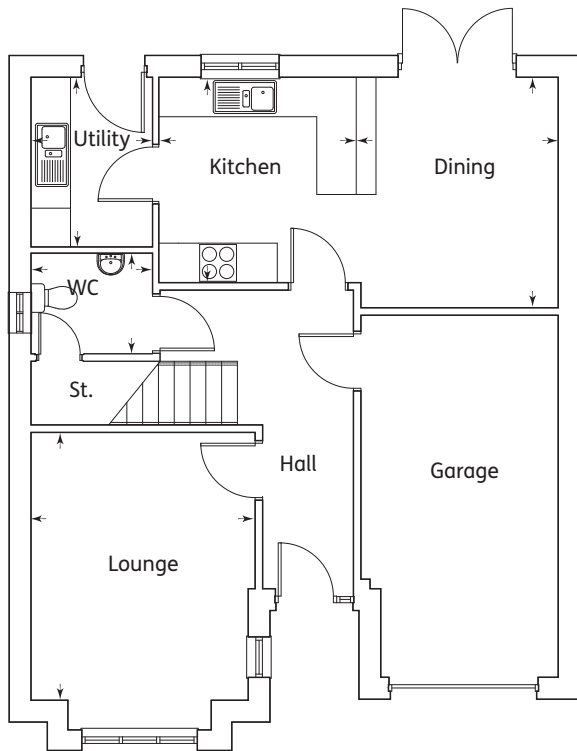
Kitchen	3.06m x 2.58m	10'0" x 8'5"
Dining	2.60m x 2.33m	8'6" x 7'8"
Lounge	4.68m x 3.31m	15'4" x 10'10"
WC	2.19m x 1.10m	7'2" x 3'7"

First Floor

Master Bedroom	3.05m x 2.94m	10'0" x 9'7"
Ensuite	2.14m x 1.20m	7'0" x 3'11"
Bedroom 2	3.05m x 2.96m	10'0" x 9'8"
Bedroom 3	2.64m x 2.38m	8'8" x 7'9"
Bathroom	2.44m x 1.90m	8'0" x 6'2"



The Carrick 3 Bedroom Home

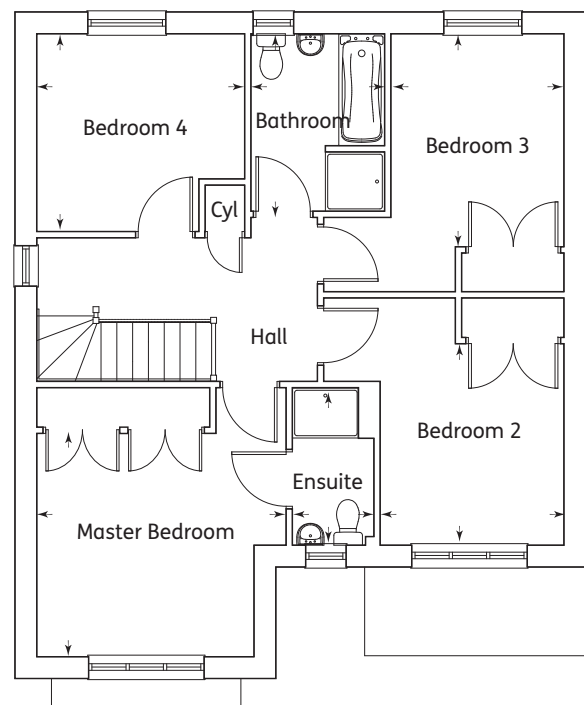


Ground Floor

Kitchen	3.03m x 3.00m	9'11" x 9'10"
Dining	3.46m x 3.03m	11'4" x 9'11"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.50m x 1.80m	8'2" x 5'11"
WC	1.80m x 1.51m	5'11" x 4'11"

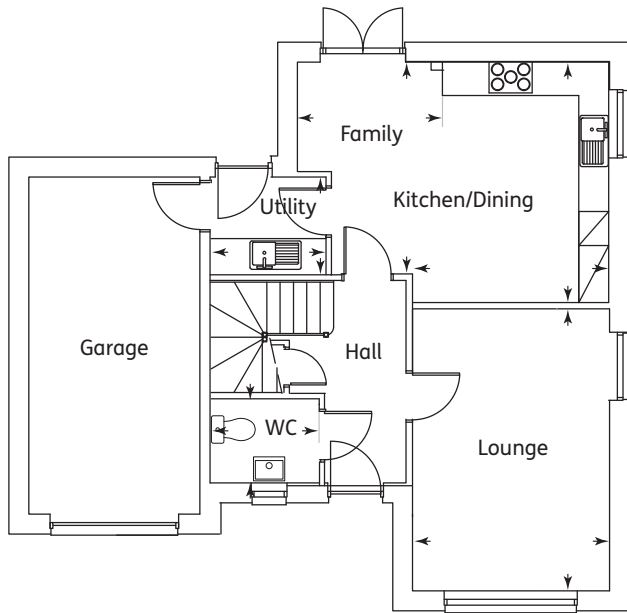
First Floor

Master Bedroom	3.65m x 3.37m	11'11" x 11'
Ensuite	2.35m x 1.24m	7'8" x 4'1"
Bedroom 2	3.02m x 2.75m	9'11" x 9'0"
Bedroom 3	3.20m x 2.59m	10'6" x 8'6"
Bedroom 4	3.12m x 2.96m	10'2" x 9'8"
Bathroom	2.71m x 2.02m	8'11" x 6'8"



The Etive

4 Bedroom Home

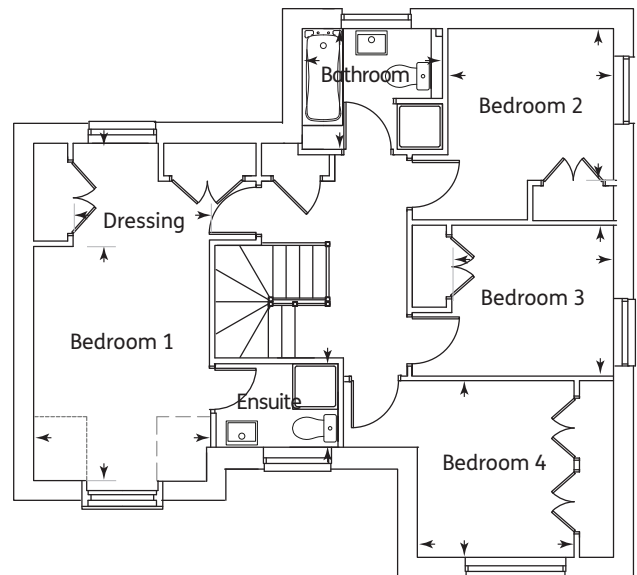


Ground Floor

Kitchen/Dining	4.22m x 3.46m	13'10" x 11'4"
Family	3.72m x 2.55m	12'2" x 8'4"
Lounge	4.95m x 3.46m	16'3" x 11'4"
Utility	2.04m x 1.70m	6'8" x 5'7"
WC	1.90m x 1.47m	6'3" x 4'10"

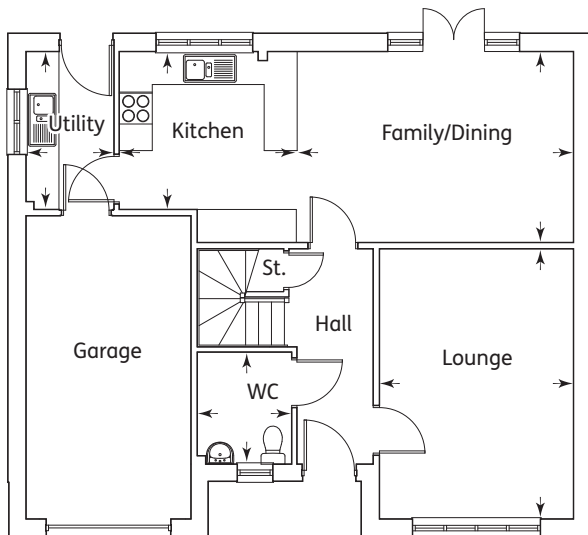
First Floor

Master Bedroom	4.17m x 3.09m	13'6" x 10'1"
Dressing Area	2.40m x 1.81m	7'11" x 5'11"
Ensuite	2.16m x 1.46m	7'1" x 4'10"
Bedroom 2	2.91m x 2.67m	9'6" x 8'9"
Bedroom 3	2.84m x 2.63m	9'4" x 8'8"
Bedroom 4	3.10m x 2.75m	10'2" x 9'0"
Bathroom	2.46m x 2.12m	8'1" x 6'11"



The Nairn

4 Bedroom Home

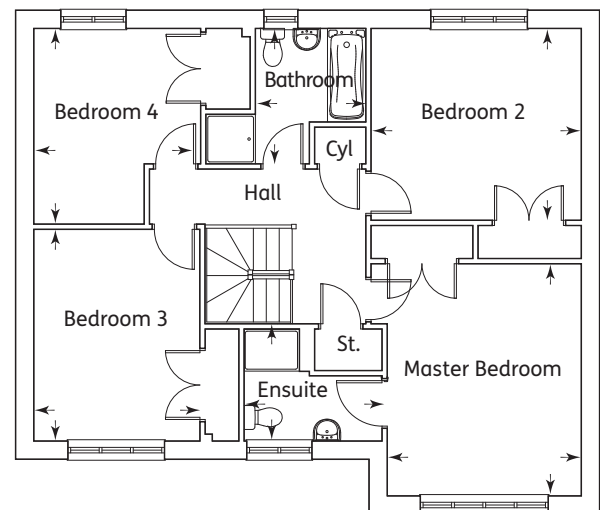


Ground Floor

Kitchen	3.47m x 3.24m	11'4" x 10'7"
Family/Dining	4.93m x 3.47m	16'2" x 11'4"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.60m	9'4" x 5'3"
WC	1.87m x 1.71m	6'2" x 5'7"

First Floor

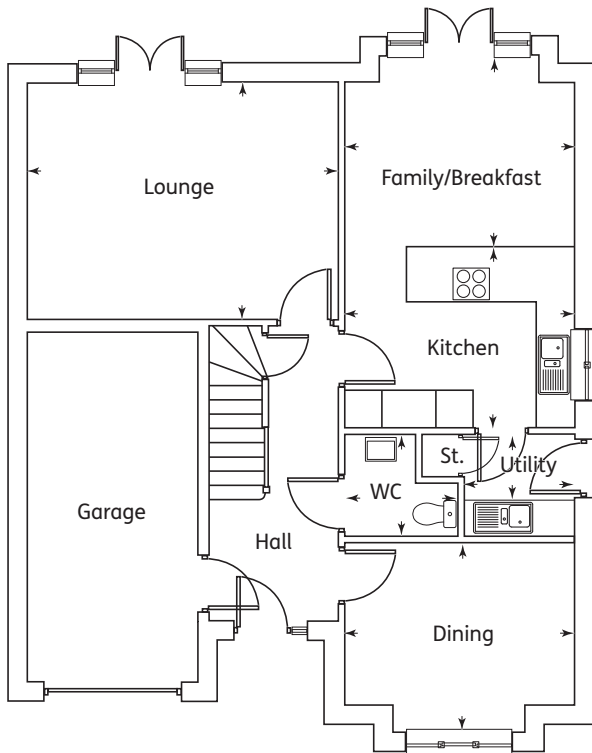
Master Bedroom	4.22m x 3.44m	13'10" x 11'3"
Ensuite	2.54m x 1.22m	8'4" x 4'0"
Bedroom 2	3.78m x 3.49m	12'4" x 11'5"
Bedroom 3	3.85m x 2.98m	12'7" x 9'9"
Bedroom 4	3.56m x 2.99m	11'8" x 9'9"
Bathroom	2.42m x 2.08m	7'11" x 6'10"



The Dochart

4 Bedroom Home

The Tummel – 1700 sq ft 158 sqm

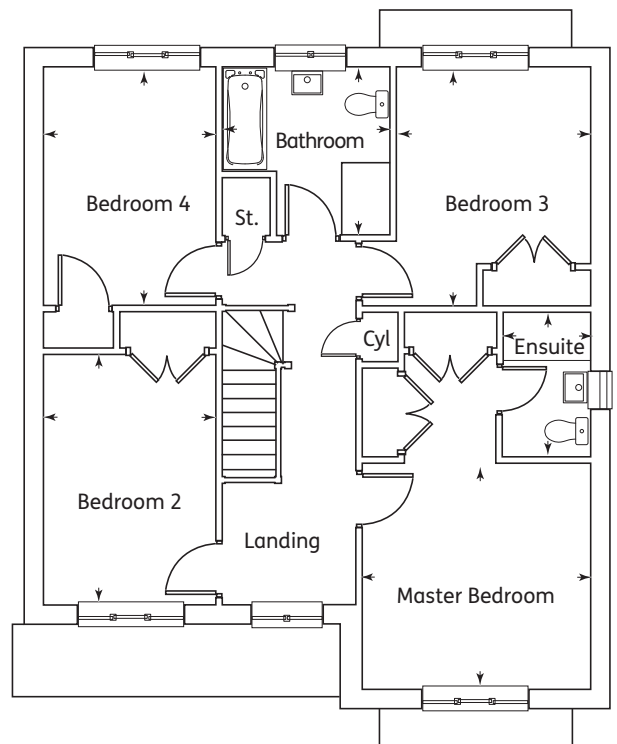


Ground Floor

Kitchen	3.74m x 2.97m	12'3" x 9'9"
Family/Breakfast	3.74m x 3.13m	12'3" x 10'3"
Dining	3.79m x 2.65m	12'5" x 8'8"
Lounge	5.10m x 3.88m	16'8" x 12'8"
Utility	1.80m x 1.70m	5'11" x 5'7"
WC	1.85m x 1.70m	6'1" x 5'7"

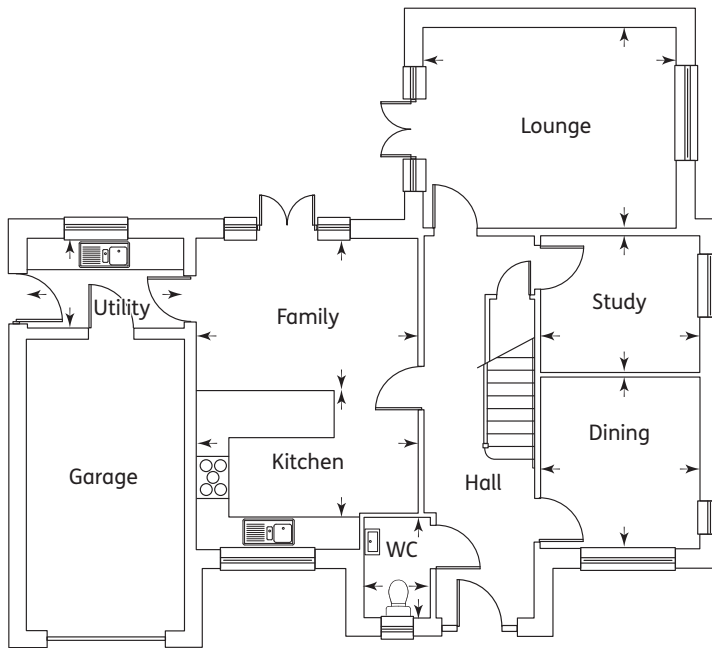
First Floor

Master Bedroom	3.74m x 3.70m	12'3" x 12'1"
Ensuite	2.39m x 1.42m	7'10" x 4'8"
Bedroom 2	4.11m x 2.82m	13'5" x 9'3"
Bedroom 3	3.22m x 3.18m	10'6" x 10'5"
Bedroom 4	3.92m x 2.82m	12'10" x 9'3"
Bathroom	2.77m x 2.75m	9'1" x 9'



The Tummel

4 Bedroom Home

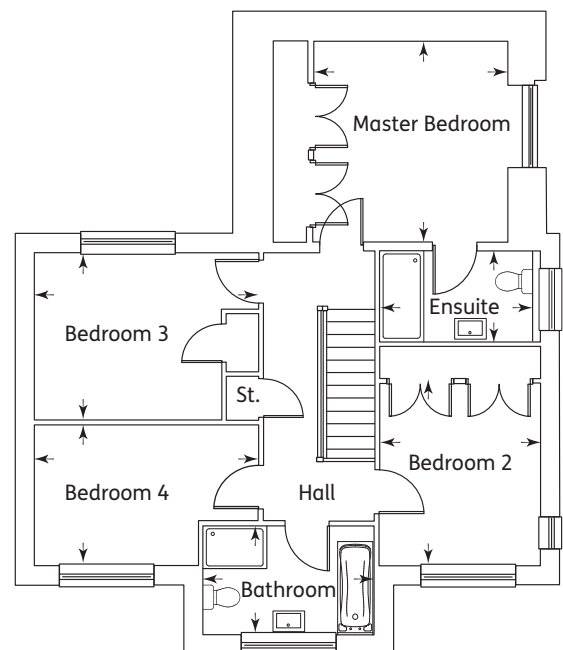


Ground Floor

Kitchen	4.20m x 3.01m	13'9" x 9'10"
Family	4.20m x 2.89m	13'9" x 9'6"
Dining	3.25m x 3.01m	10'8" x 9'11"
Lounge	4.78m x 3.79m	15'8" x 12'5"
Study	3.01m x 2.54m	9'10" x 8'4"
Utility	2.95m x 1.70m	9'8" x 5'7"
WC	1.90m x 1.24m	6'3" x 4'1"

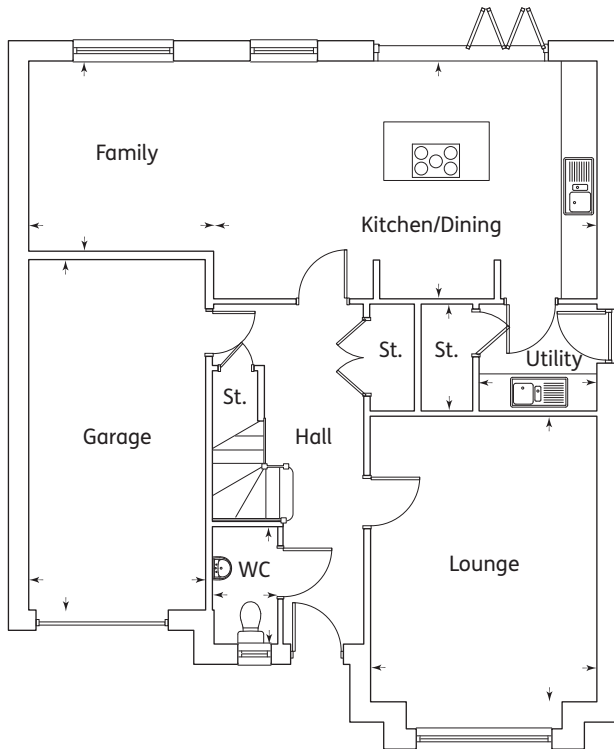
First Floor

Master Bedroom	3.79m x 3.67m	12'5" x 12'0"
Ensuite	3.03m x 1.71m	9'11" x 5'7"
Bedroom 2	3.43m x 3.03m	11'3" x 9'11"
Bedroom 3	3.52m x 3.15m	11'6" x 10'4"
Bedroom 4	4.23m x 2.65m	13'10" x 8'8"
Bathroom	3.22m x 2.04m	10'7" x 6'8"



The Ness

4 Bedroom Home

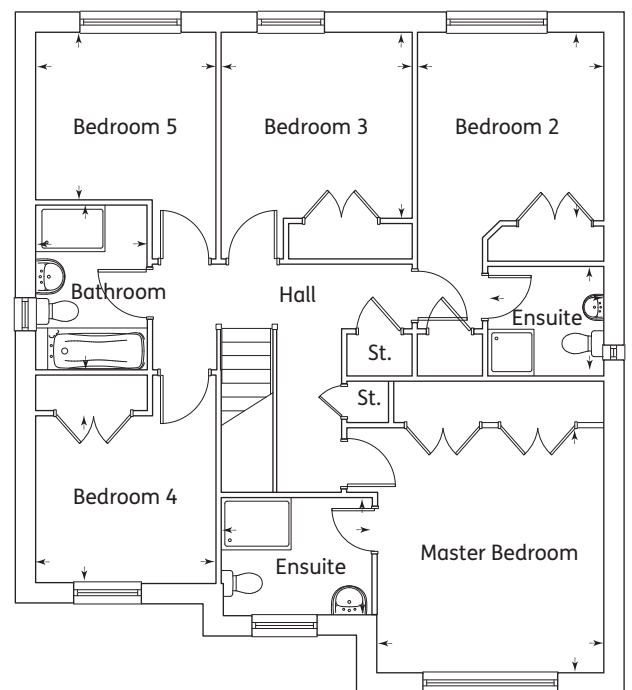


Ground Floor

Kitchen/Dining	6.52m x 4.02m	21'4" x 13'2"
Family	3.17m x 3.14m	10'5" x 10'3"
Lounge	4.85m x 3.85m	15'11" x 12'7"
Utility	2.01m x 1.8m	6'7" x 5'11"
WC	1.97m X 1.07m	6'6" x 3'6"

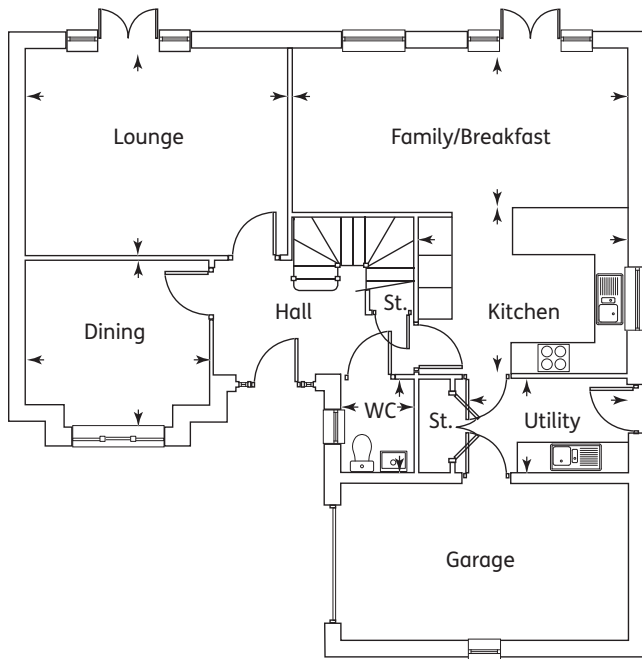
First Floor

Master Bedroom	4.17m x 3.85m	13'8" x 12'7"
Ensuite	2.57m x 1.97m	8'5" x 6'6"
Bedroom 2	3.19m x 3.17m	10'6" x 10'5"
Ensuite	1.97m x 1.85m	6'6" x 6'1"
Bedroom 3	3.25m x 3.15m	10'8" x 10'4"
Bedroom 4	3.04m x 2.82m	10' x 9'3"
Bedroom 5	3.05m x 2.83m	10' x 9'3"
Bathroom	2.8m x 1.88m	9'2" x 6'2"



The Helmsdale

5 Bedroom Home

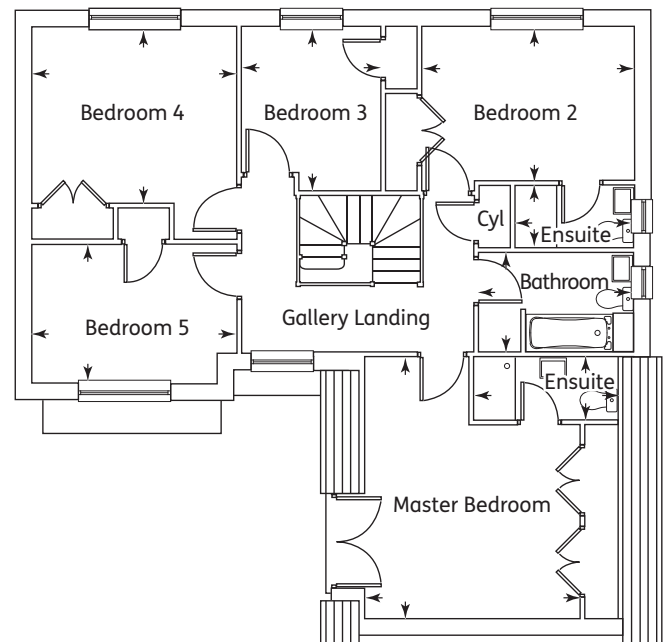


Ground Floor

Kitchen	3.97m x 3.10m	13'0" x 10'2"
Dining	3.48m x 2.74m	11'5" x 9'0"
Family/Breakfast	6.40m x 3.10m	20'11" x 10'2"
Lounge	4.99m x 3.92m	16'4" x 12'10"
Utility	3.20m x 1.80m	10'6" x 5'11"
WC	1.8m X 1.35m	5'11" x 4'5"

First Floor

Master Bedroom	4.10m x 3.69m	13'5" x 12'1"
Ensuite	2.74m x 1.20m	8'11" x 3'11"
Bedroom 2	4.04m x 2.91m	13'3" x 9'6"
Ensuite	2.25m x 1.20m	7'4" x 3'11"
Bedroom 3	3.12m x 2.67m	10'2" x 8'9"
Bedroom 4	3.89m x 3.36m	12'9" x 11'0"
Bedroom 5	3.89m x 2.63m	12'9" x 8'7"
Bathroom	2.95m x 1.90m	9'8" x 6'3"



The Eden

5 Bedroom Home

ANNICK GARDENS, PERCETON

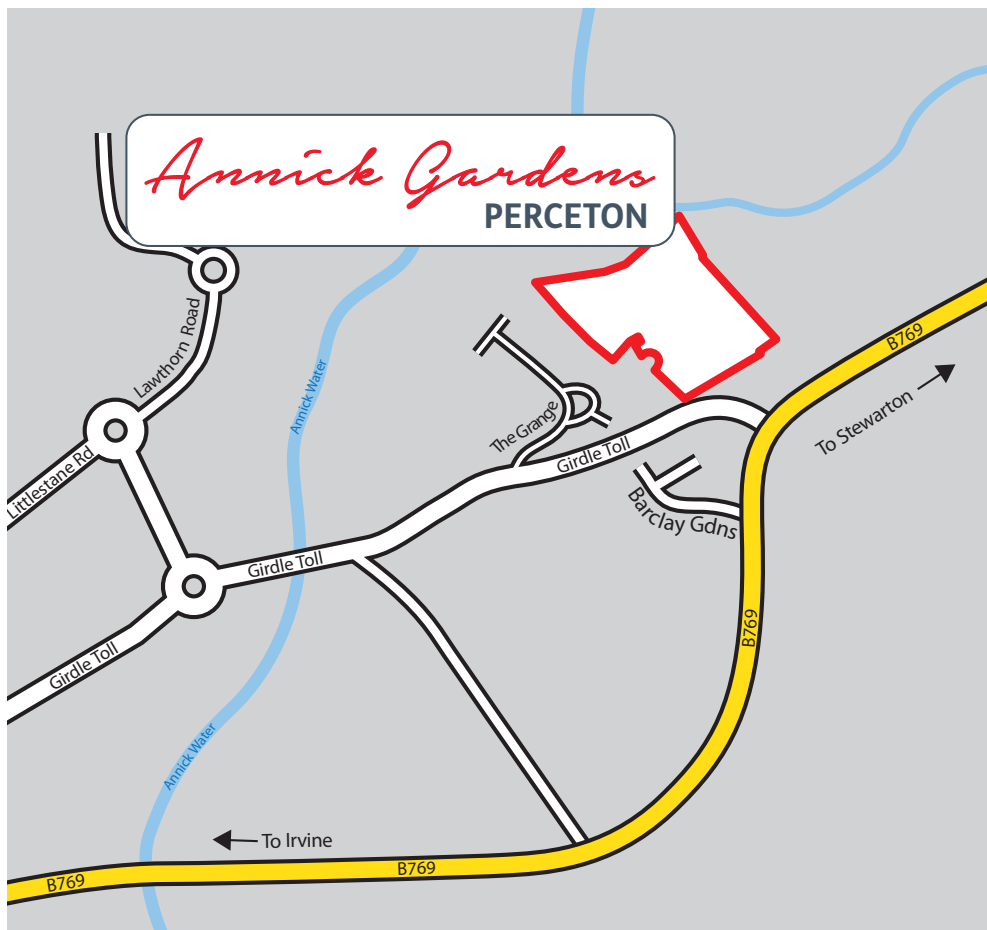
External & Internal Specification

KEY ✓ - Standard C - Customer Choice (subject to build stage)

	Carrick	Elite	Nairn	Dochart	Tummel	Ness	Helmsdale	Eden
EXTERNAL SPECIFICATION								
Elevations								
Roughcast finish to external walls (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (grey reconstituted stone)	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓
Solar photovoltaic panels on roof	✓	✓	✓	✓	✓	✓	✓	✓
Windows & French Doors								
UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓
INTERNAL SPECIFICATION								
Decoration								
2.4m high ceilings throughout	✓	✓	✓	✓	n/a	n/a	n/a	n/a
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor	n/a	n/a	n/a	n/a	✓	✓	✓	✓
Emulsion finish to walls (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Coving to lounge and lower hall (& dining room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Internal Doors								
Six panel internal pass door, woodgrain finish (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe doors								
Master bedroom - Pass doors with internal shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓
Other bedrooms - Pass doors with internal shelf and hanging rail (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen								
Fitted kitchen units (per Kitchen Supplier's layout)	C	C	C	C	C	C	C	C
Integrated dishwasher and fridge freezer	n/a	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted built-under single oven	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel four burner gas hob with glass splashback	✓	✓	✓	✓	n/a	n/a	n/a	n/a
Stainless steel five burner gas hob with glass splashback	n/a	n/a	n/a	n/a	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C
Utility Room								
Fitted kitchen units (per Kitchen Supplier's layout)	n/a	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	n/a	✓	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	n/a	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	n/a	C	C	C	C	C	C	C
Bathroom								
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	n/a	✓	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	n/a	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	C	C	C	C	C	C	C
Chrome plated monobloc mixer to WHB	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated bath filler tap	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C
En suite								
Sanitary ware per layout (colour white)	1	1	1	1	1	1	2	2
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C
WC								
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling splashback at basin	C	C	C	C	C	C	C	C
Heating								
Gas fired heating system with combination boiler and room stat	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	n/a	✓	✓	✓	✓	✓	✓	✓
Radiators with thermostatic valves (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓
Electrical								
Downlights to kitchen, bathroom, ensuite & wc (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge and all bedrooms (& family room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓

These particulars are for general information only. They do not form part of any contract. Dawn Homes reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Advisor for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Dawn home of this type, but there are however variances from site to site. External finishes, landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Advisor for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Advisor. All dimensions are approximate and are not shown to scale.

*Consult Sales Advisor for plot specific material details.



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