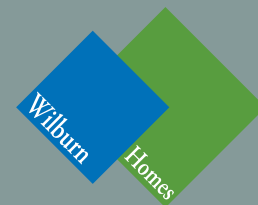
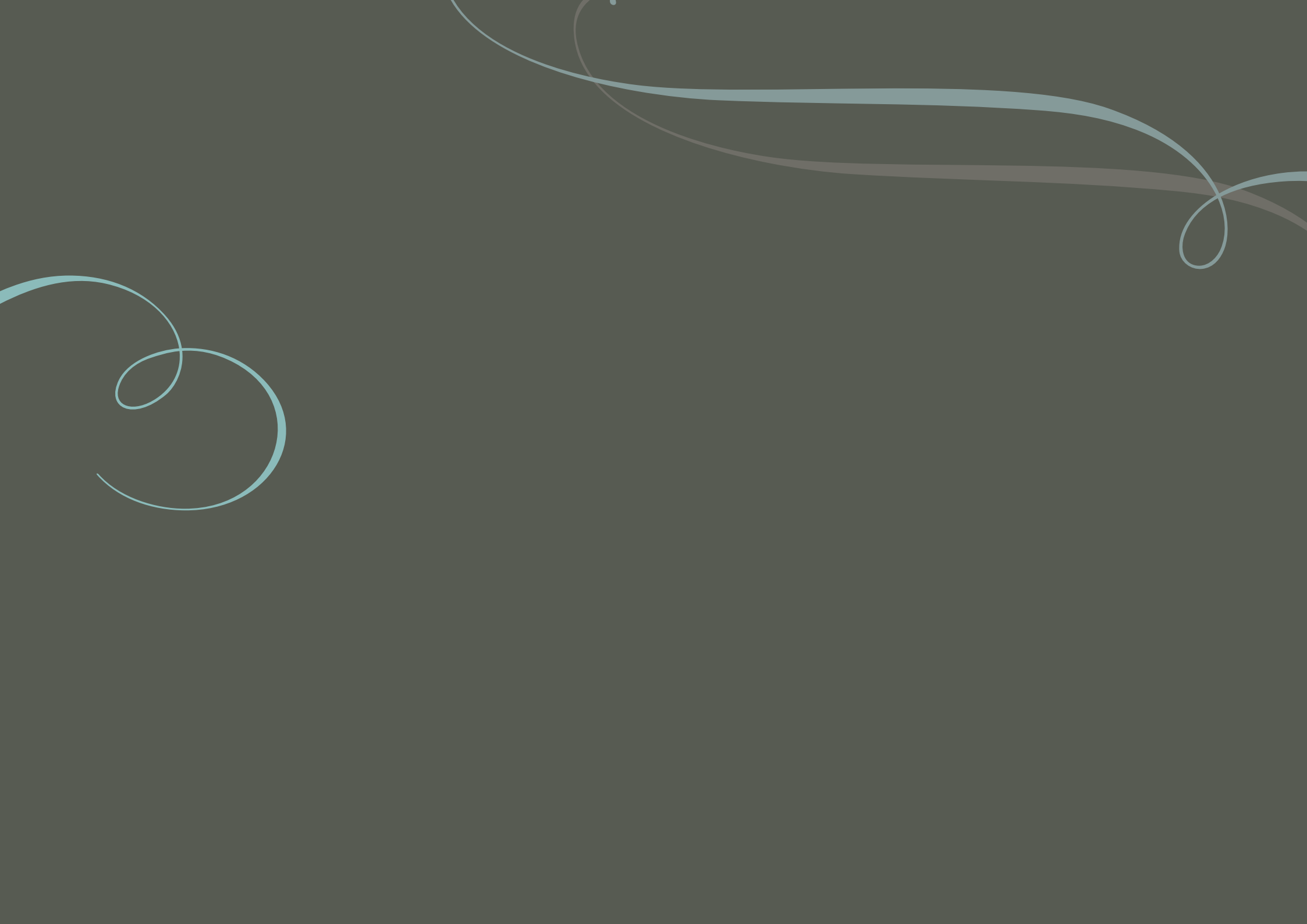


BRAES OF BALNAGOWAN



A UNIQUE DEVELOPMENT OF LUXURY PROPERTIES IN
THE FOREST VILLAGE OF NETHY BRIDGE





ABOUT THE AREA

The forest village of Nethy Bridge is set in the heart of the Highlands, with the breathtaking Cairngorms providing the backdrop to miles of beautiful Scottish landscape. This unique setting affords endless opportunity for outdoor pursuits, as well as offering the convenience of city life. Despite the idyllic location, Nethy Bridge is only 40 minutes from Inverness, 90 minutes from Aberdeen and a mere 2 hours from the capital, making it the ideal location for a family home or a second property.

Whether you enjoy skiing, mountain biking, golfing, hiking or just relaxing in the peace and tranquillity of the surroundings, Nethy Bridge has something for everyone. Situated near the River Nethy (which flows into the River Spey), this beautiful location also offers water sports such as fishing and kayaking. In the winter, local ski areas in the Cairngorm Mountains and The Lecht provide outdoor entertainment. With all this on your doorstep, you will understand why this area is renowned as the best location in the UK for outdoor adventuring.

Nethy Bridge also offers the convenience of contemporary living. Close to the Highland capital, Inverness, one can access all the shops, cafes and restaurants you would expect from a modern city. Abundant local produce and renowned distilleries mean that there are plenty of opportunities for fine dining whilst the Macdonald Aviemore Highland Shopping Complex and the Rothiemurchus Estate provide retail therapy. There are also a number of excellent schools in the area, some of them (such as Gordonstoun) amongst the best in country.

ABOUT THE DEVELOPMENT

Wilburn Homes are well established developers, based in the heart of Speyside specialising in high quality timber frame houses. Registered with the NHBC (National Housing Building Council) we offer a 10-year guarantee with each home. Our luxury homes are built with pride and finished to the highest standard from foundations through to completion. Whether your wish is a family home, a second property, a house for retirement or for leisure, the Braes of Balnagowan offers a choice of four impressive house types created for those seeking a lifestyle of quality in stunning surroundings.

All are finished to an exceptionally high standard of build quality and specifications and provide a spacious and relaxed living environment. Ranging from 4 - 5 bedrooms, all the properties offer double garages, spacious sun lounges incorporating cathedral ceilings with fully glazed gables and large kitchen/dining areas, perfect for entertaining. In addition, the development is afforded peace and privacy, as it is surrounded by open landscape areas with mature trees, commanding views across Badenoch and Strathspey.

KEY



APPIN

Plot: 8
Area: 192 sq m

The Appin provides a luxurious five bedroom family home incorporating two double bedrooms within the ground floor and provides a modern living environment throughout whilst retaining a traditional external appearance.



RANNOCH

Plots: 1,5 and 6
Area: 201 sq m

The Rannoch offers the ultimate in modern open plan family living for the discerning home owner. Its' grand external appearance and individual layout offers four bedrooms in spacious accommodation including en-suite facilities to both ground and first floors.



EINICH

Plots: 3 and 7
Area: 188 sq m

The Einich is an exclusive family home set on a large plot with spacious four bedroom flexible accommodation throughout. An impressive open plan hall with feature staircase complements the large dining area, ideal for those who enjoy entertaining. The detached double garage offers scope for additional accommodation above to suit the home owners' individual requirements.



MORAR

Plots: 2 and 4
Area: 192 sq m

The Morar is an elegantly designed five bedroom family home offering outstanding luxurious accommodation throughout. The large living room and open plan kitchen/dining area, which leads into the impressive fully glazed cathedral sun lounge, gives the feeling of space and tranquillity throughout.

KEY

- Appin
- Rannoch
- Einich
- Morar



FLOOR PLANS: APPIN

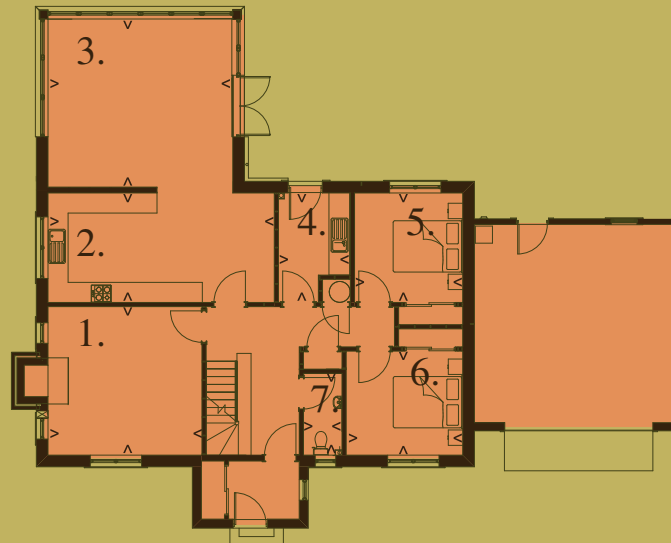


GROUND FLOOR

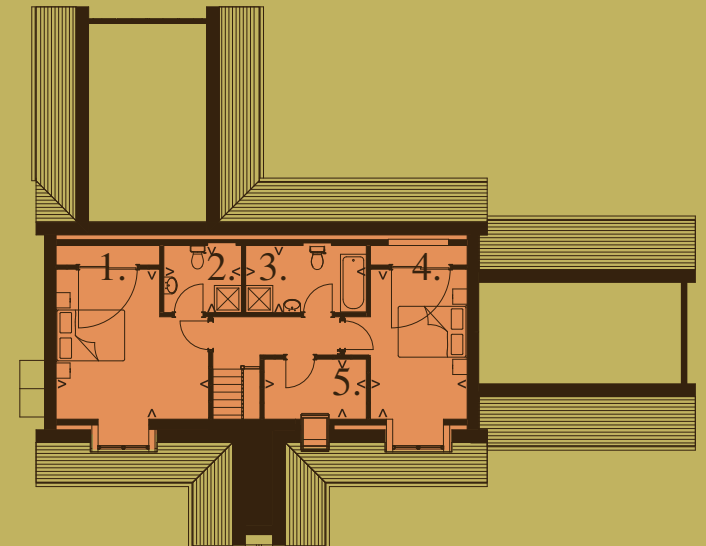
1 Living Room	4.3m x 4.5m	14'3" x 14'9"
2 Kitchen/Dining	6.6m x 3.2m	21'8" x 10'5"
3 Sun Lounge	5.4m x 4.9m	17'8" x 16'0"
4 Utility	2.1m x 3.2m	6'10" x 10'5"
5 Bedroom 1	3.2m x 3.2m	10'5" x 10'5"
6 Guest Bedroom	3.4m x 3.0m	11'2" x 9'11"
7 WC	2.4m x 1.1m	7'10" x 3'8"

FIRST FLOOR

1 Master Bedroom	4.4m x 4.5m	14'6" x 14'9"
2 En-Suite	2.2m x 1.9m	7'6" x 6'5"
3 Bathroom	3.5m x 1.9m	11'8" x 6'5"
4 Bedroom	2.8m x 4.4m	9'4" x 14'5"
5 Bedroom/Study	1.8m x 3.0m	6'1" x 9'10"



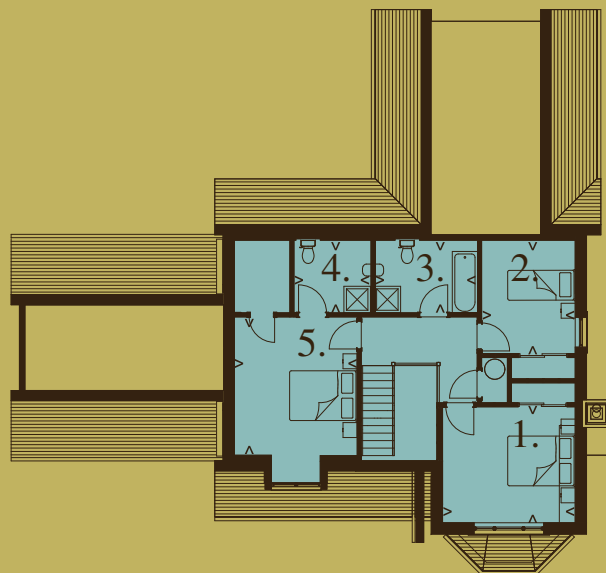
GROUND FLOOR



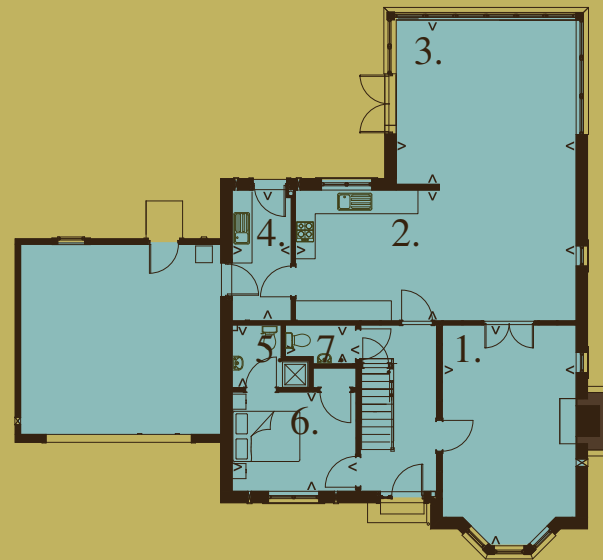
FIRST FLOOR

Please note, > < arrows indicate dimensions as shown

FLOOR PLANS: RANNOCH



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

1 Living Room	4.0m x 6.6m	13'1" x 21'7"
2 Kitchen/Dining	8.4m x 3.9m	27'2" x 12'9"
3 Sun Lounge	5.4m x 4.9m	17'8" x 16'0"
4 Utility	1.7m x 3.9m	5'9" x 12'9"
5 En-suite*	1.5m x 1.9m	4'9" x 6'0"
6 Guest Bedroom	3.7m x 3.0m	12'2" x 9'8"
7 WC	2.1m x 1.2m	6'11" x 3'9"

*Excluding shower

FIRST FLOOR

1 Bedroom 1	3.5m x 4.0m	11'5" x 13'1"
2 Bedroom 2	3.4m x 2.8m	11'2" x 9'3"
3 Bathroom	3.1m x 2.2m	10'1" x 7'2"
4 En-Suite	2.3m x 2.2m	7'7" x 7'2"
5 Master Bedroom	4.2m x 3.7m	13'8" x 12'1"

Please note, > < arrows indicate dimensions as shown

FLOOR PLANS: EINICH



GROUND FLOOR

1 Lounge	4.4m x 5.0m	14'3" x 16'5"
2 Dining Room	3.9m x 4.0m	12'10" x 13'1"
3 Kitchen/Dining	6.2m x 3.4m	20'3" x 11'1"
4 Sun Lounge	5.4m x 4.4m	17'8" x 14'4"
5 Utility	1.9m x 2.5m	6'2" x 8'3"
6 En-suite	1.9m x 2.1m	6'1" x 6'10"
7 Master Bedroom	3.6m x 3.7m	11'9" x 12'1"
8 WC	1.1m x 2.5m	3'6" x 8'2"

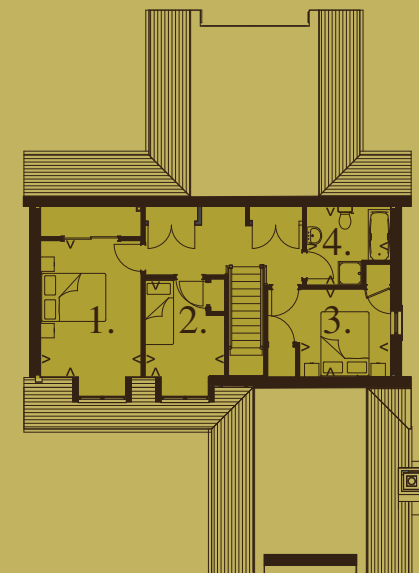
FIRST FLOOR

1 Bedroom 1	4.3m x 3.1m	13'11" x 10'3"
2 Bedroom 2	2.5m x 3.1m	8'2" x 10'0"
3 Bedroom 3	2.7m x 3.8m	8'11" x 12'6"
4 Bathroom	2.5m x 2.6m	8'1" x 8'7"

Please note, > < arrows indicate dimensions as shown

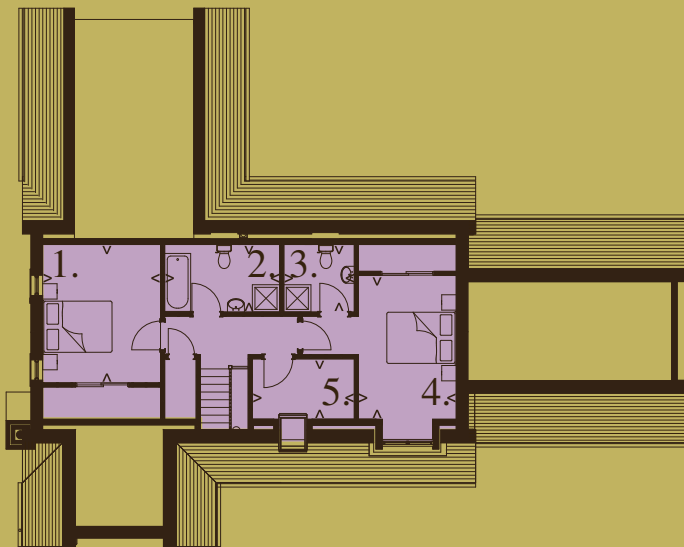


GROUND FLOOR

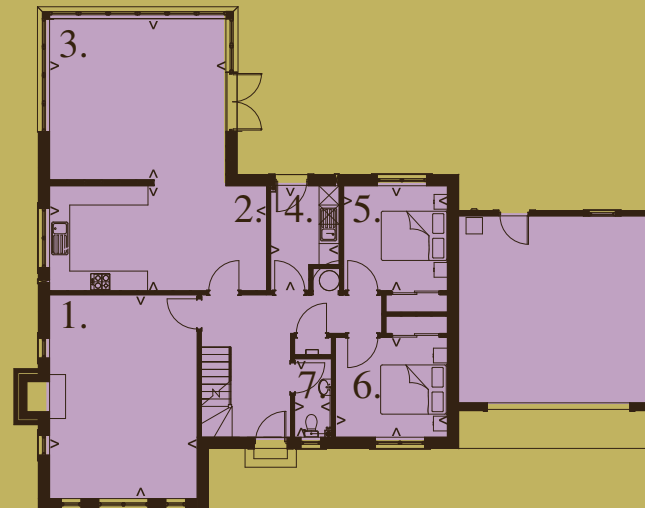


FIRST FLOOR

FLOOR PLANS: MORAR



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

1 Living Room	6.2m x 4.5m	20'4" x 14'9"
2 Kitchen/Dining	3.2m x 6.6m	10'5" x 21'8"
3 Sun Lounge	5.4m x 5.0m	17'8" x 16'4"
4 Utility	3.2m x 2.1m	10'5" x 6'10"
5 Bedroom 1	3.2m x 3.2m	10'5" x 10'4"
6 Guest Bedroom	3.4m x 3.0m	11'2" x 9'11"
7 WC	2.4m x 1.1m	7'10" x 3'8"

FIRST FLOOR

1 Bedroom 3	3.5m x 4.1m	11'4" x 13'3"
2 Bathroom	3.4m x 2.0m	11'0" x 6'5"
3 En-suite	2.1m x 2.0m	6'9" x 6'5"
4 Master Bedroom	2.9m x 4.2m	9'4" x 13'9"
5 Bedroom/Study	3.0m x 1.8m	9'9" x 5'9"

Please note, > < arrows indicate dimensions as shown



SPECIFICATION

Kitchens

Choice of bespoke fitted kitchens by Ashley Ann complemented by a selection of solid granite work tops with designer wall tiles and under unit mood lighting to match. All come with fully integrated stainless steel Neff appliances including a glass fronted wine cooler to complete the luxury lifestyle specification.

Bathrooms

Designer Italian styled sanitary ware throughout with chrome monobloc mixer taps, and spacious shower enclosures featuring thermostatic mains pressure shower valves to match.

Heating

High efficiency condensing oil boiler controlling a combination of radiators and chrome ladder towel rails all with individually adjustable thermostatic valves to maximise heating efficiency and control in every room.

Tiling

A choice of designer ceramic wall and floor tiling, with the addition of under floor heating to provide the ultimate in comfort and luxury.

Hot Water

Large mains pressure Megaflo stainless steel hot water cylinder assuring control of a plentiful supply of hot water throughout your family home at all times of the day.

Fireplace and Stove

A choice of multi-fuel stoves and traditional or contemporary styled fireplaces and surrounds to ensure that the home owner can add their individual touch.

Windows and Doors

Scandinavian highly insulated and weather sealed double glazed timber windows to maximise thermal efficiency, and 3 point locking high quality external door systems throughout.

Insulation

Highly efficient insulation materials to walls, floors, ceilings and roof areas, engineered to ensure energy conservation and sustainability and provide the most economical house running costs.

Internal Finishings

Solid panelled doors featuring glazing to public rooms, perfectly complemented by the natural oak and ash deep skirtings/facings and feature solid wood staircase. All are varnished to highlight the natural grain and beauty of the individually selected timbers throughout.

Flooring

The spacious Sun Lounges will be fitted out with solid hardwood flooring - to the Clients' choice - from a wide selection of timbers prior to handover.

Double Garages

The generously sized double garages come fitted with insulated motorized remote control overhead doors and allow easy access at all times to this spacious storage or work area.

Roofs

All roofs are finished in the finest natural dark grey slates to complement the external appearance of the properties.

Driveway

All driveways are finished to a luxury specification utilising the finest hard surfaced block paving, and provide ample parking and turning areas within the house plot.

Gardens and Landscaping

The open style front lawns are landscaped and turfed and will be framed with borders to allow for planting of trees and shrubs. Rear gardens are cultivated and grass seeded to provide a blank canvas for owners to develop to their personal preference.

Patios and Paths

Large patios are provided to the rear of the houses and are easily accessible from the Sun Lounge french doors, leading seamlessly onto the paths which flow around the full house perimeter, which in turn lead onto the expansive driveways, from both directions.

Fencing

Solid timber six foot high vertically clad boarding fencing fixed to timber rails on concreted-in timber posts, is provided to the rear and side boundaries of the property, and leads onto the open front lawns, thus providing privacy at all times whilst still allowing the natural beauty and tranquillity of the area to be enjoyed.

Open Space / Landscape

Wilburn Homes will appoint a Factor to manage and ensure the highest standard of landscaping is maintained throughout the year on the Development, thus providing assurance to the discerning homeowner seeking a lifestyle of quality in stunning surroundings. (Ask your sales consultant for further details on this).

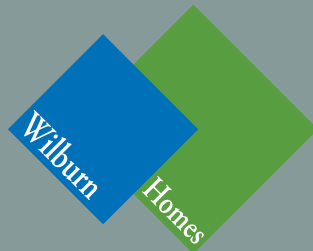


DIRECTIONS

From the South and the North follow the A9, take the turning for Aviemore and then follow the A95 and the sign posts for Nethy Bridge for approximately 12 miles, once in the village of Nethy Bridge follow the road over a humpback bridge and take first right turning. Follow the road to the brow of the hill and the Development Braes of Balnagowan is on the left hand side.



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