



Kinloch

COURT

A stunning development of
2 & 3 bedroom homes in the heart
of Alexandria.



THE DEVELOPMENT

Kinloch Court is an attractive development of 12 terraced, semi and detached homes that have been carefully planned and laid out to maximise family appeal, but also to suit couples and first time buyers which is within easy reach of the A82.

Each house has been designed to create bright comfortable living areas, offering a practical layout and finished to an impressive standard.

On the ground floor an open plan lounge leading to a fully fitted kitchen/dining room with integrated appliances and double doors onto the already turfed rear garden as well as a downstairs WC. Upstairs two or three bedrooms including master bedroom with en-suite, fitted wardrobes and Parisian style balcony. You will love the contemporary family bathroom and all houses are double glazed, insulated to current regulations and fitted with 'A' rated high-efficiency condensing boilers.

Early purchasers may have the opportunity to personalise their property, your Sales Executive will arrange a choice and options meeting, where you'll get your opportunity to choose upgrades and optional extras (subject to construction programme).

When it comes leisure, Alexandria offers a host of attractive options with local golf courses, historical sites, shopping an aquarium and the gateway to Loch Lomond National park all within easy reach.

Vale of Leven Golf Club: Found in 1907 and is situated on the east side of the valley, with beautiful stunning views of Loch Lomond and Ben Lomond. The course has been described as a hidden gem with undulating fairways and fast greens.

Dumbarton Castle: has the longest recorded history of any stronghold in Scotland. Dumbarton Castle is set high on volcanic rock and provides a great day out for the family.

Lomond Shores: Loch Lomond National Park boasts some of the most stunning scenery in the world. From breath taking mountains in the north and glens to the rolling landscapes in the south, to the vast tranquil beauty of 22 of Scotland's Lochs. The park at 720 sq. miles incorporating, 21 Munro's, 20 Corbett's and 2 Forest parks offers excellent recreational opportunities for all ages.

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THE ISLAY. 2 bedroom semi detached home

Plots: 1 & 2



GROUND FLOOR

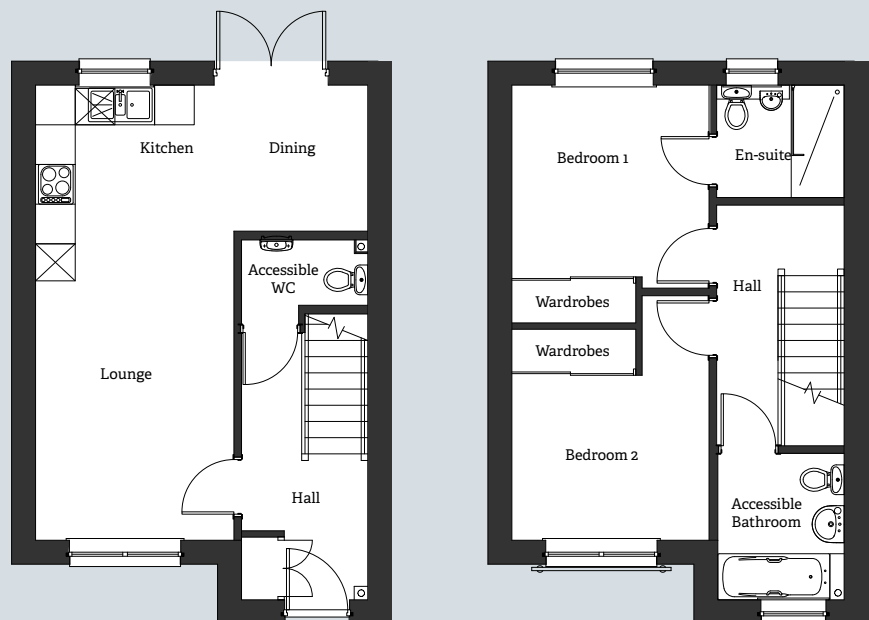
Lounge:
4.6m x 3.0m (15'1" x 9'10")

Kitchen/Dining:
2.2m x 5.0m (7'2" x 16'5")

FIRST FLOOR

Bedroom 1:
2.9m x 2.9m (9'6" x 9'6")

Bedroom 2:
2.5m x 2.9m (8'2" x 9'6")



This property offers a practical layout, entering from the front, the reception hallway offers access to the lounge and downstairs cloakroom/WC. The lounge leads into an open plan kitchen dining which has French doors leading into the fully turfed rear garden. Upstairs the master bedroom has fitted wardrobes as well as an en-suite shower room. The second family bedroom comes with fitted wardrobes. Offering an attractive and spacious home.

THE ARRAN (TYPE A). 3 bedroom semi detached home

Plots: 3, 4 7 & 8



GROUND FLOOR

Lounge:
4.6m x 3.1m (15'1" x 10'2")

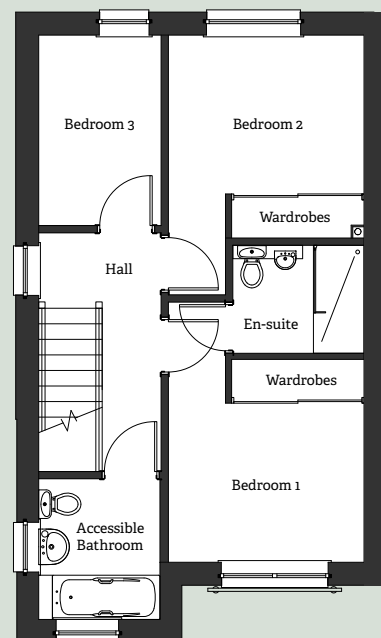
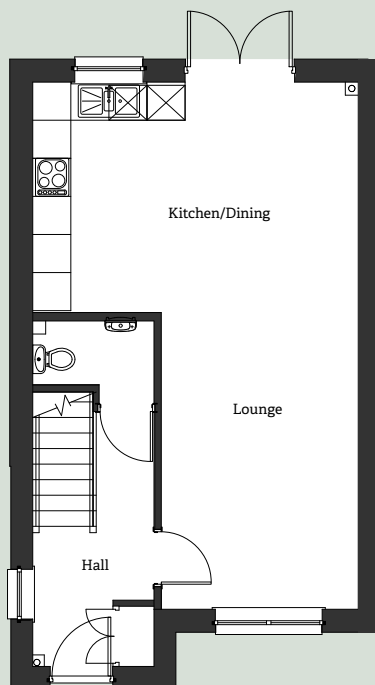
Kitchen/Dining:
3.7m x 5.1m (12'2" x 16'8")

FIRST FLOOR

Bedroom 1:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 2:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 3:
1.9m x 3.0m (6'3" x 9'10")



This property offers a practical layout, entering from the front, the reception hallway offers access to the lounge and downstairs cloakroom/WC. The lounge leads into an open plan kitchen dining which has French doors leading into the fully turfed rear garden. Upstairs the master bedroom has fitted wardrobes as well as an en-suite shower room. The second family bedroom comes with fitted wardrobes and Bedroom three is an excellent third or guest bedroom. Collectively offering an attractive and spacious family home.

THE ARRAN (TYPE B). 3 bedroom semi detached home

Plots: 5 & 6



GROUND FLOOR

Lounge:
4.6m x 3.1m (15'1" x 10'2")

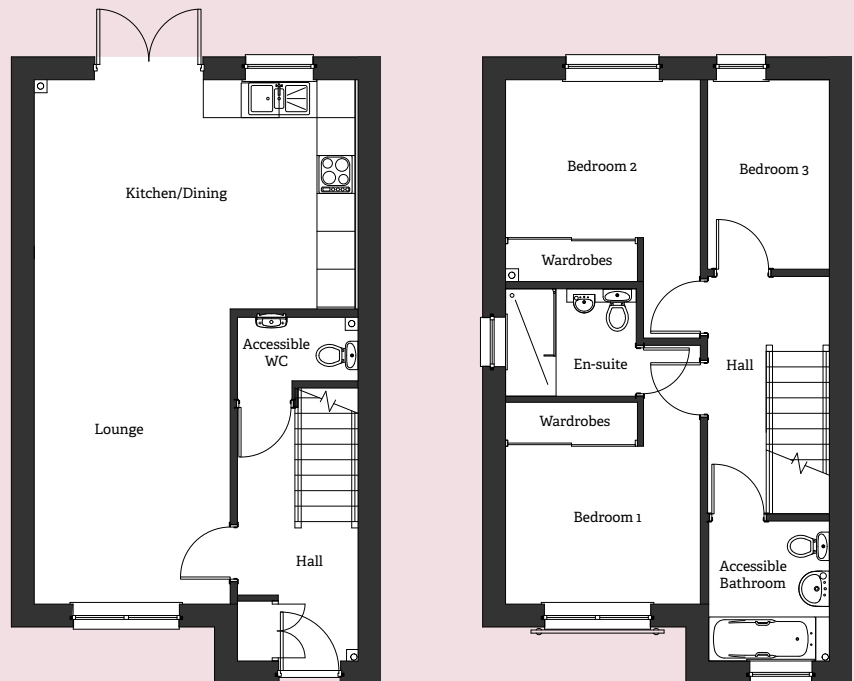
Kitchen/Dining:
3.7m x 5.1m (12'2" x 16'8")

FIRST FLOOR

Bedroom 1:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 2:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 3:
1.9m x 3.0m (6'3" x 9'10")



This property offers a practical layout, entering from the front, the reception hallway offers access to the lounge and downstairs cloakroom/WC. The lounge leads into an open plan kitchen dining which has French doors leading into the fully turfed rear garden. Upstairs the master bedroom has fitted wardrobes as well as an en-suite shower room. The second family bedroom comes with fitted wardrobes and Bedroom three is an excellent third or guest bedroom. Collectively offering an attractive and spacious family home.

THE JURA. 3 bedroom detached home

Plot: 9



GROUND FLOOR

Lounge:
4.6m x 3.1m (15'1" x 10'2")

Kitchen/Dining:
3.7m x 5.1m (12'2" x 16'8")

FIRST FLOOR

Bedroom 1:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 2:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 3:
1.9m x 3.0m (6'3" x 9'10")



This property offers a practical layout, entering from the front, the reception hallway offers access to the lounge and downstairs cloakroom/WC. The lounge leads into an open plan kitchen dining which has French doors leading into the fully turfed rear garden. Upstairs the master bedroom has fitted wardrobes as well as an en-suite shower room. The second family bedroom comes with fitted wardrobes and Bedroom three is an excellent third or guest bedroom. Collectively offering an attractive and spacious family home.

THE BUTE. 3 bedroom terraced home

Plots: 10, 11 & 12



GROUND FLOOR

Lounge:
4.6m x 3.1m (15'1" x 10'2")

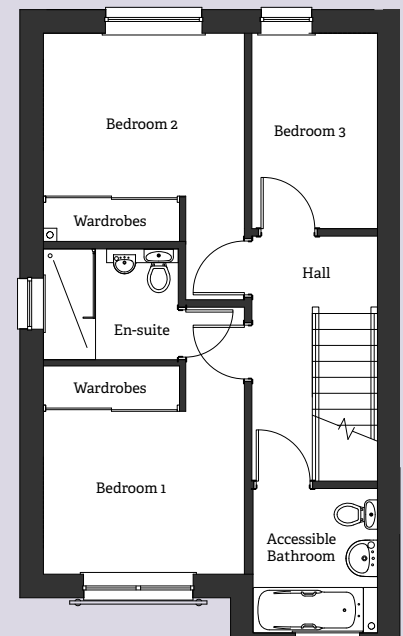
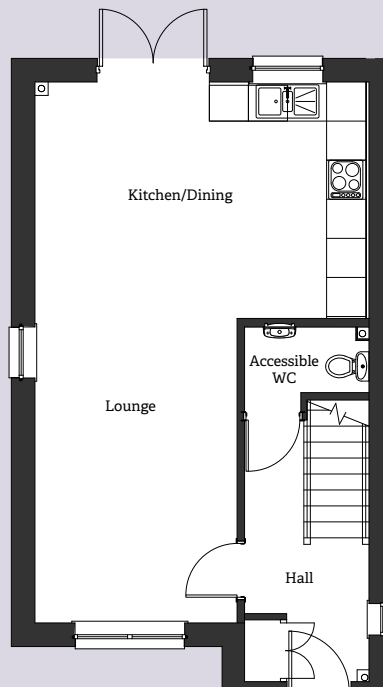
Kitchen/Dining:
3.7m x 5.1m (12'2" x 16'8")

FIRST FLOOR

Bedroom 1:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 2:
2.5m x 3.1m (8'2" x 10'2")

Bedroom 3:
1.9m x 3.0m (6'3" x 9'10")

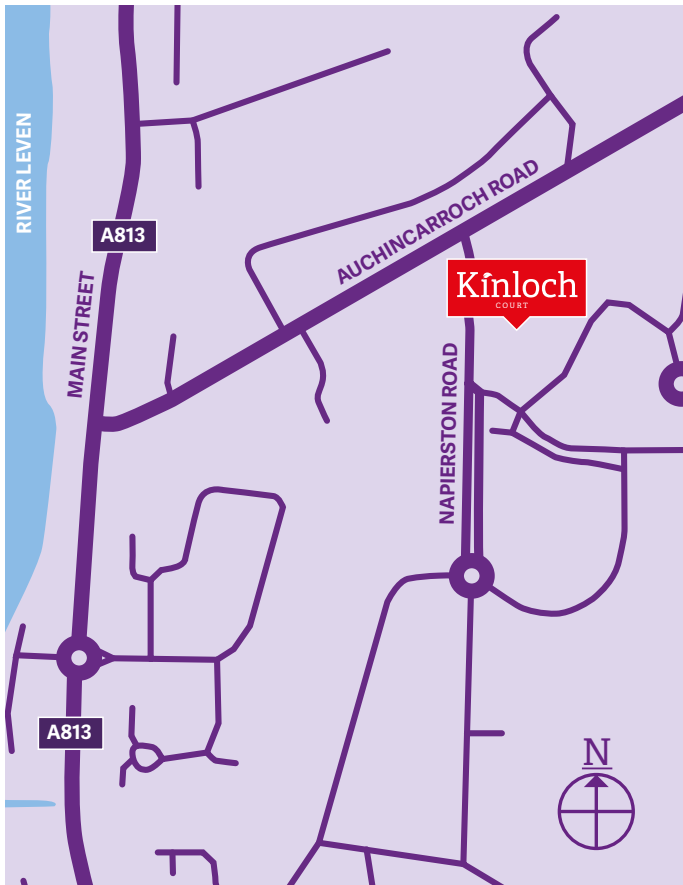


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HOW TO FIND US:



Dimensions / Floor Plans

Floor plans are outline plans only and show handed layouts. These may vary with Premier Guarantee guidelines – the precise internal finishes of each house may not be exactly the same. Please check with your sales consultant for up-to-date architect plans and actual kitchen layout at time of reservation. All dimensions noted are approximate and taken for the widest point of each floor plan as indicated.

Elevations

Brick colour, roof tiles and elevation treatments may vary from house to house. The area surrounding each home may differ from that shown. Please consult with the Sales Consultant for details of finishes on your particular plot at time of reservation.

Warranties

For your peace of mind Kinloch Court is covered by a ten year Premier Guarantee Structural Warranty and boilers are provided with a minimum 5 year warranty.



Whilst these particulars have been prepared with due care for the convenience intending purchasers, they are intended as a guide only and the right expressly reserved by the company to amend or vary same without notice. Consequently, nothing contained herein shall constitute or form part of, any contract. In view of our continuous research and development programme, Argyle Homes reserves the right to alter or change specification at our discretion. All visuals are for illustration purposes only. All information is for guidance only and does not form part of any contractual agreement. The contents of this brochure are believed to be correct at time of publication (April 2017). Please check the specification relating to your chosen plot with your Sales Consultant

INTERNAL SPECIFICATION

Kitchens

Each kitchen is available in a choice of designer finishes and colours including stainless steel oven, hob & hood. With integrated washing machine & fridge freezer choice (Subject to construction programme).

Bathrooms/WC

The modern white sanitary ware in each bathroom is complemented with chrome fittings.

En-suite

The modern white sanitary ware in the en-suite is complemented with chrome fittings and glass shower screen.

Comms

To ensure you stay connected, reliable phone reception, broadband and fibre broadband are available locally from a number of providers. Each property is cabled for SKY Plus with TV points to lounge & master bedroom. There is an option to have additional points installed as a variation. (Subject to construction programme)

General

- Allocated 2 car drive way to each property
- Double Glazed windows / double doors
- Gas Central heating with thermostat control and "A" rated high-efficiency condensing boilers
- Sky Plus cabling
- Chrome ironmongery
- Down lighters to downstairs WC, family bathroom & en-suite area
- Fitted wardrobes to master & second bedroom
- Neutral Décor
- Lighting to Front & Rear doors
- Landscaped & paved communal areas
- External Clothes Line
- Turfed gardens to front and rear
- All wood work painted white
- Mains operated smoke alarms
- Private Residents Courtyard

Communal Areas

Property Management Agents will be appointed to manage the communal areas.