

Davah Wood Inverurie

The Melville

A 5 bedroom family home with integral double garage



- Spacious family living with a large open plan kitchen, dining and family area
- Luxury German Häcker kitchen with Siemens appliances including American style fridge freezer, combination microwave / oven, warming drawer and solid formed worktops
- Large formal lounge
- Separate dining room
- Three en-suites
- Drench shower to the master en-suite
- Large master bathroom with separate shower
- Villeroy and Boch sanitary ware and vanity units
- Built in wardrobes to all bedrooms
- LED down lighters fitted to kitchen, bathrooms and en-suites
- Infra red alarm system

Visit our Sales Centre Thursday
to Monday, 11:00 - 17:00

Davah Wood, Inverurie, Aberdeenshire

Call 07525 910134 to arrange
an appointment

bringing quality to life www.kirkwoodhomes.co.uk

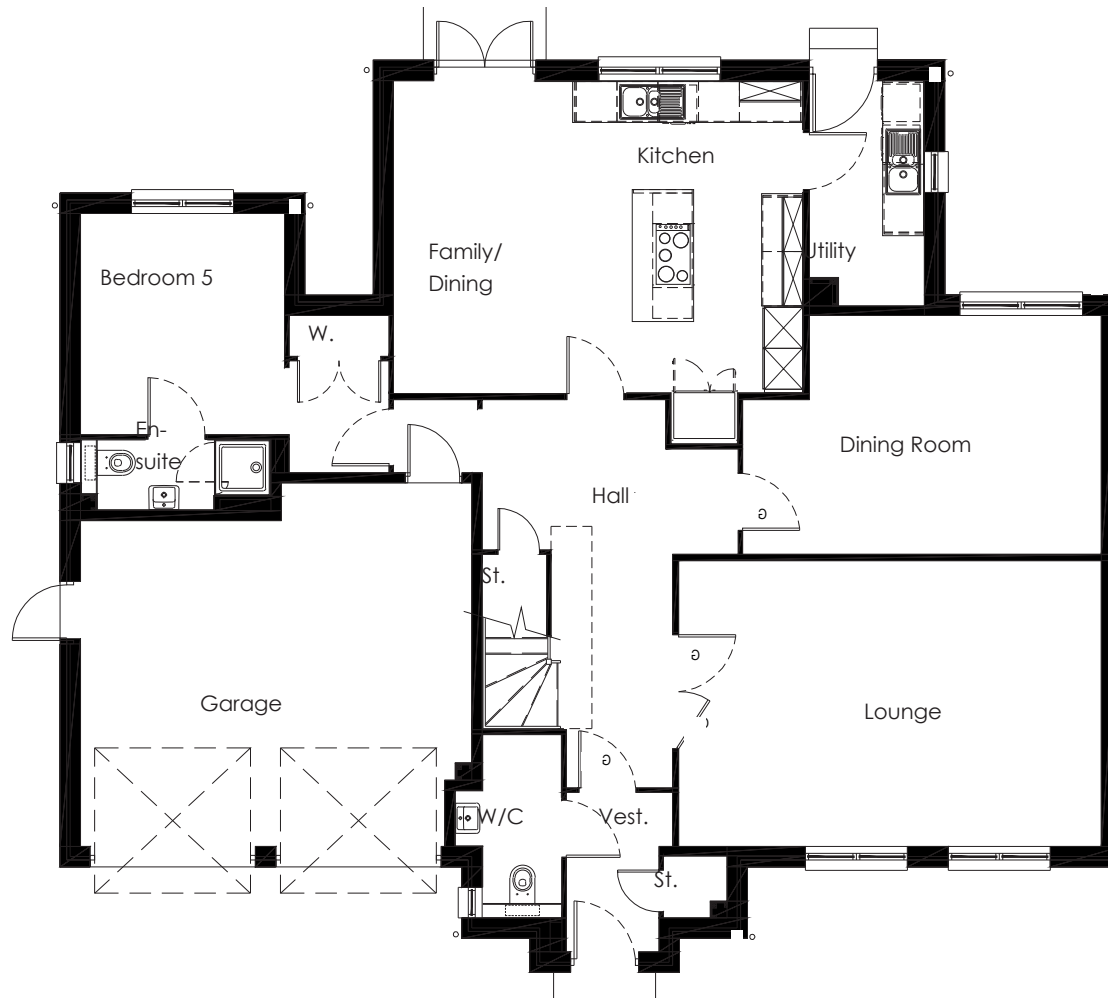
or call **01330 833595** or email info@kirkwood-homes.com



**KIRKWOOD
HOMES LTD**

The Melville Ground floor plan and dimensions

Total floor area = 224m² / 2412ft²



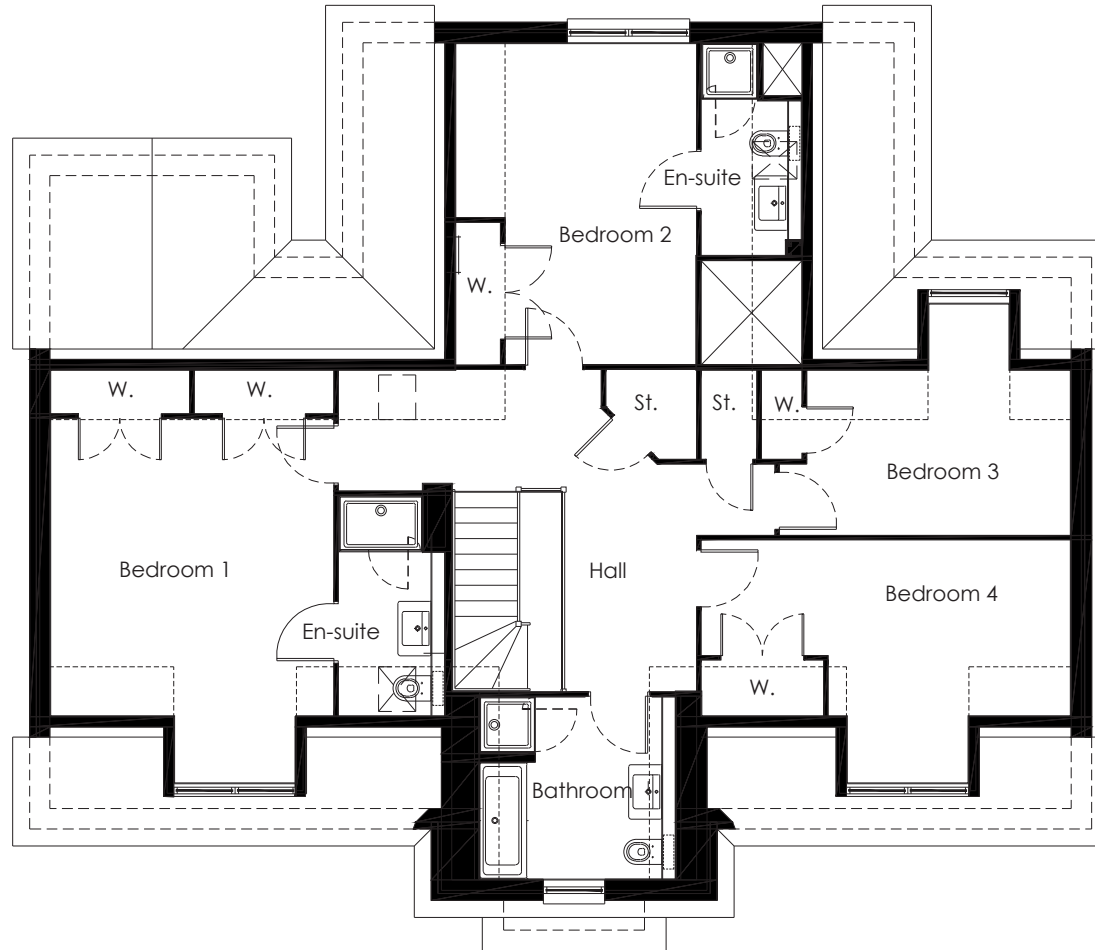
Ground Floor

Lounge	6.2 x 4.2m	(20'4" x 13'9")
Kitchen/Family	6.0 x 4.6m	(19'8" x 15'0")
Dining	5.3 x 3.5m	(17'3" x 11'6")
W/C	1.6 x 2.7m	(5'1" x 8'9")
Utility	1.7 x 3.3m	(5'6" x 10'10")
Bedroom 5	3.0 x 3.3m	(9'9" x 10'9")
En-suite	2.8 x 1.0m	(9'1" x 3'2")
Garage	5.8 x 5.3m	(18'10" x 17'6")

Terms and Conditions of Purchase: Reservation fee £1,000. Deposit £10,000 payable on conclusion of Missives. Missives to be concluded within 14 days of date of reservation. Balance payable on date of entry. The information contained within this brochure is for illustration purposes only, is subject to change and should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by and order made under the Property Misdescriptions Act 1991. The contents constitute neither a contract nor a warranty. Prospective purchasers are advised to contact a Kirkwood Homes Sales Representative to confirm all details. Dimensions indicated are accurate to within ± 50mm, taken at widest point within each room. The floor plan layout may be handed oppositely or have minor variations to that shown. Exterior finishes and treatments may vary from those shown. Refer to the development specification for further information on fittings and finishes.

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The Melville First floor plan and dimensions



First Floor

Bedroom 1	4.1 x 5.3m	(13'7" x 17'6")
En-suite	1.6 x 3.2m	(5'1" x 10'7")
Bedroom 2	3.5 x 4.7m	(11'7" x 15'5")
En-suite	1.5 x 3.1m	(4'9" x 10'2")
Bedroom 3	4.3 x 3.4m	(14'0" x 11'1")
Bedroom 4	5.4 x 3.6m	(17'9" x 11'8")
Bathroom	2.9 x 2.7m	(9'5" x 8'9")

Davah Wood Inverurie

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Located at plots 10, 12, 13 & 18



Nestled amongst ancient woodland with an outlook onto Inverurie Golf Club, Davah Wood is an exclusive development of just 18 4, 5 and 6 bedroom executive homes.

Inverurie combines the best that Aberdeenshire has to offer with it being only 17 miles from Aberdeen city centre but on the edge of the stunning Aberdeenshire countryside. Inverurie has a wealth of amenities with both primary and secondary schools, major super markets, hotels, restaurants, swimming pool and sports centre. With a superior level of standard specification and with an attention to detail and build quality that Kirkwood Homes have become renowned for, Davah Wood will be a truly desirable place to call home.

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