



# **BURNSVIEW** **TARBOLTON**

HopeHomesScotland



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Room sizes are given as a guide only and may change during construction. They do not include wardrobes and cupboards. In some instances the floor plan may be reversed (handed). Please ask our adviser for details about a specific plot.

Each house is inspected during its construction, and a Professional Consultant's Certificate issued on satisfactory completion, by an independent chartered architect.

Whilst all particulars contained in this document are correct at the time of going to press and have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and the right is expressly reserved by the Company to amend them without notice. Please note that all illustrations are typical views of particular house types and landscaping. Details including materials and colour may vary. This brochure does not constitute any part of any contract, nor does it constitute an offer.

Burns View, a well-designed and well-built development of 2, 3 and 4 bedroom homes, is situated on the edge of the village of Tarbolton in Ayrshire.

Tarbolton has a rich history. Robert Burns and friends formed a debating society in the village in 1780. The building in which they met - the famous Bachelors' Club - stands to this day and has been refurbished by the National Trust. The grave of covenanter, William Shillilaw, martyred in 1695, lies in the grounds of Tarbolton Church and further underlines the historic importance of this country village.

As a modern place to live, Tarbolton is well connected, being a short 20 minute drive from both Ayr and Kilmarnock and less than 45 minutes from Glasgow city centre. A half-hourly bus service provides an eco-friendly alternative to the car.

# TARBOLTON



Burns View - A great opportunity to experience village life with all the amenities of larger towns and cities not far away.

# Specification

## Kitchen and laundry rooms

- Quality fitted kitchen including double oven, hob, chimney hood, fridge, freezer and dishwasher.
- Tiling between worktop and wall units, from a large selection. Stylish under unit lighting.
- Chrome halogen downlighters to ceiling.
- High quality stainless steel sink and designer mixer tap.
- Laundry rooms have space for washing machine and tumble dryer and stainless steel sink with mixer tap.
- Where no separate laundry room, kitchens have space to accommodate a washing machine.



## Bathrooms, en suites, shower rooms and guest toilets

- Chrome towel warmer in main bathroom.
- Armitage Shanks Sandringham sanitaryware in white with chrome Sonique taps.
- Quality white shower surround with chrome framed door.
- The Thornbury features a spacious double shower surround.
- Chrome halogen downlighters to ceiling.



## Internal features

- The Lynmouth, Thornbury, Quarrywood and Sandford feature contemporary oak finished doors throughout with complementary oak finished skirtings and facings.
- The Belston, Iona, Kirkdale and Fisherton feature a choice of flush panel oak veneer doors or white doors with white painted finishings.
- At least one glazed door features in each home.
- The master bedrooms of the Belston, Iona, Kirkdale and Fisherton feature mirrored doors with sandblasted style features.
- Cornicing throughout (except upstairs in the Kirkdale and Lynmouth). The Lynmouth, Thornbury, Quarrywood and Sandford have feature cornicing to the lounge.
- Choice of contemporary chrome door ironmongery.
- Cloakrooms have hat and coat hooks fitted.
- All ceilings are painted white with all walls magnolia.



## Electrical

- Plenty of electrical sockets throughout. Two TV sockets (the master suitable for connection to Sky) and two telephone points.
- A shaver point is provided in the main bathroom and en suites.

## Heating and Hot Water

- A full central heating and hot water system will be provided.



## Windows and External Doors

- All homes have French, sliding patio or inward opening patio doors leading to the rear garden. See individual floorplans for details. These and all windows are high quality double glazed white uPVC with lockable chrome handles.
- High performance doorsets are provided to the front with feature glazing.
- Rear doors have multi-bolt locking, frosted glazing to the top half and are oyster in colour.

## External Features

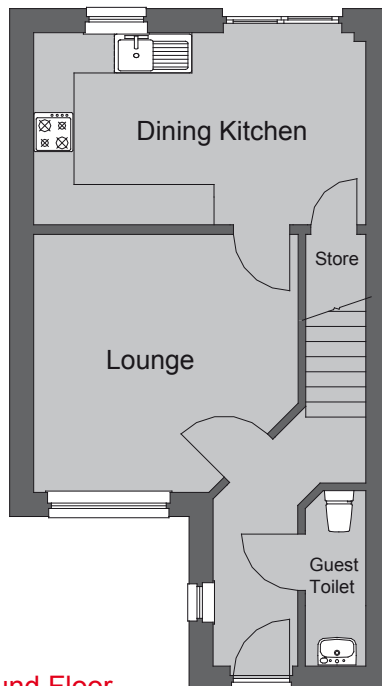
- All homes have a cast stone basecourse, dry dash render and traditional style black roof tiles.
- A detached single garage is an option on some plots where an integral garage is not provided. All garages feature an up and over door, fluorescent lighting and two double electrical sockets. External finishes match those of adjacent home.
- Each home has a front and rear garden. Turf is provided to all front gardens and an outside tap provided to the rear.
- Driveways can accommodate two cars and are block paved using an attractive brindle colour.
- Ramped access will be provided to one entrance of selected homes.
- Rear pathways are slabbed. A detailed fencing plan can be obtained from our sales advisor.
- A factor will be appointed to manage all communal areas including planted areas and play area. A factor's float will be payable at the time of purchase with a monthly fee thereafter.





# The Belston - 73m<sup>2</sup>

- 
 Two double bedrooms
- 
 Great cupboard space
- 
 Guest toilet downstairs
- 
 Large family kitchen



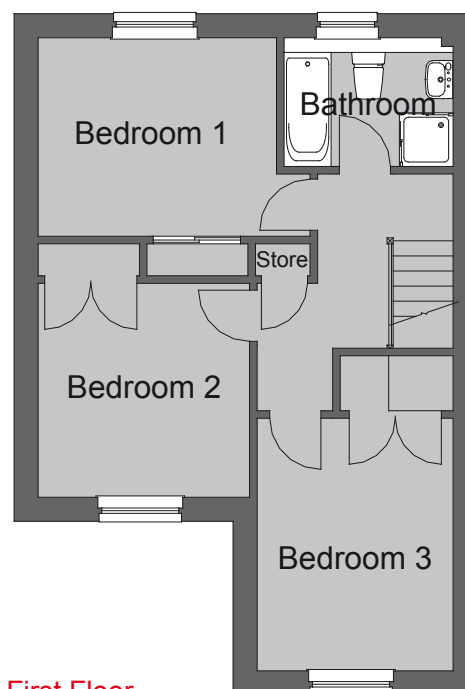
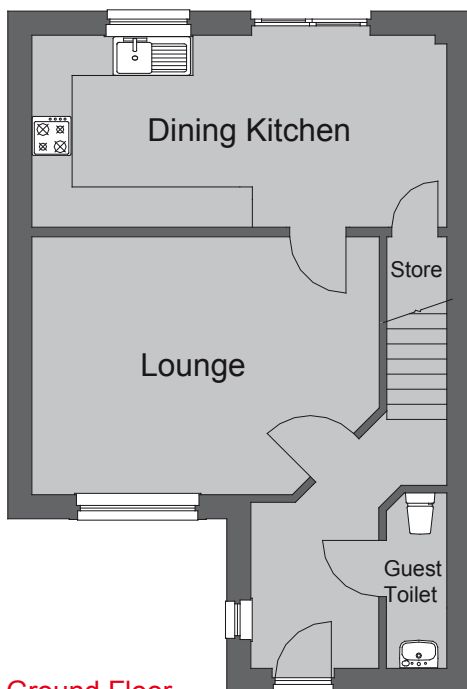
Lounge: 3.84 x 3.94 metres  
 Dining Kitchen: 2.86 x 4.95 metres  
 Guest Toilet: 2.61 x 0.09 metres

Bedroom 1: 2.94 x 3.41 metres  
 Bedroom 2: 3.21 x 2.31 metres  
 Bathroom: 1.92 x 2.52 metres



# The Iona - 99m<sup>2</sup>

- Three double bedrooms
- Great cupboard space
- Guest toilet downstairs
- Large family kitchen



Lounge: 3.84 x 5.18 metres  
 Dining Kitchen: 2.86 x 6.18 metres  
 Guest Toilet: 2.61 x 0.09 metres

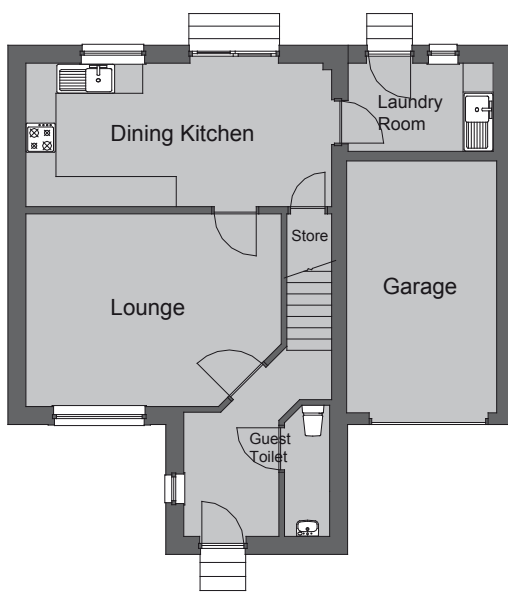
Bedroom 1: 2.96 x 3.55 metres  
 Bedroom 2: 3.19 x 3.15 metres  
 Bedroom 3: 3.77 x 2.92 metres  
 Bathroom: 1.92 x 2.52 metres



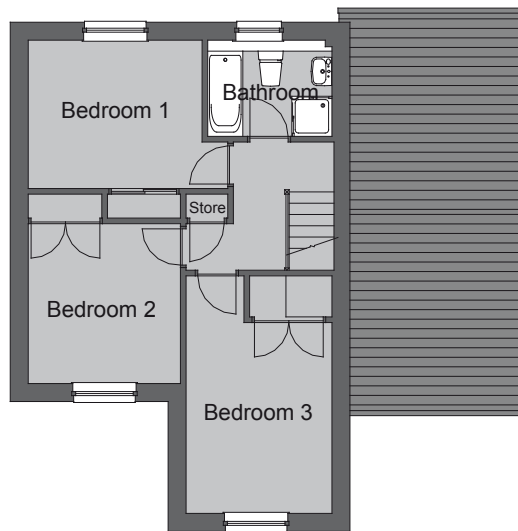


# The Fisherton - 104m<sup>2</sup> plus garage

- Three double bedrooms and integral garage
  - Stylish dining kitchen and separate laundry room
- Great storage space
  - Guest toilet downstairs



**Ground Floor**



**First Floor**

Lounge	3.84 x 5.09 metres
Dining Kitchen	2.86 x 6.10 metres
Laundry Room	1.76 x 2.89 metres
Guest Toilet	2.65 x 1.23 metres
Garage	5.02 x 2.99 metres

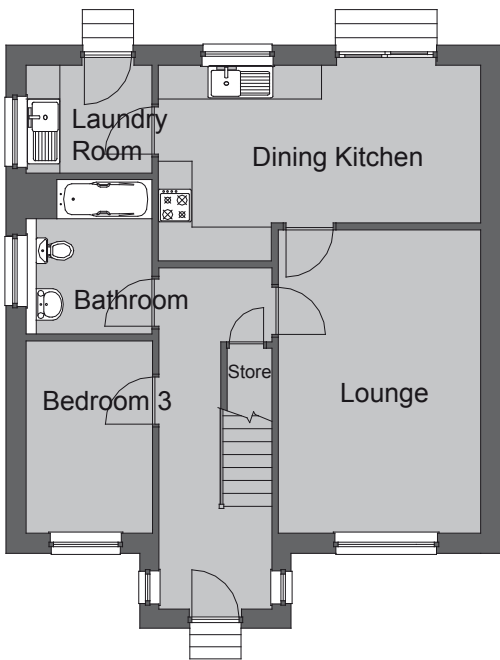
Bedroom 1	2.96 x 3.47 metres
Bedroom 2	3.19 x 3.47 metres
Bedroom 3	4.74 x 2.91 metres
Bathroom	1.92 x 2.48 metres



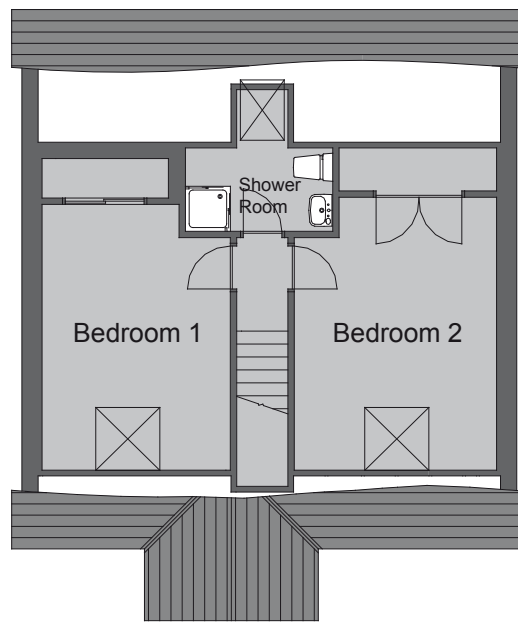


# The Kirkdale - 118m<sup>2</sup>

- Two double bedrooms
- Spacious bathroom and separate shower room
- Further single bedroom/study downstairs
- Stylish dining kitchen and separate laundry room



Ground Floor



First Floor

Lounge	5.39 x 3.60 metres
Dining Kitchen	3.48 x 5.73 metres
Laundry Room	1.92 x 2.24 metres
Bedroom 3	3.42 x 2.25 metres
Bathroom	2.75 x 2.25 metres

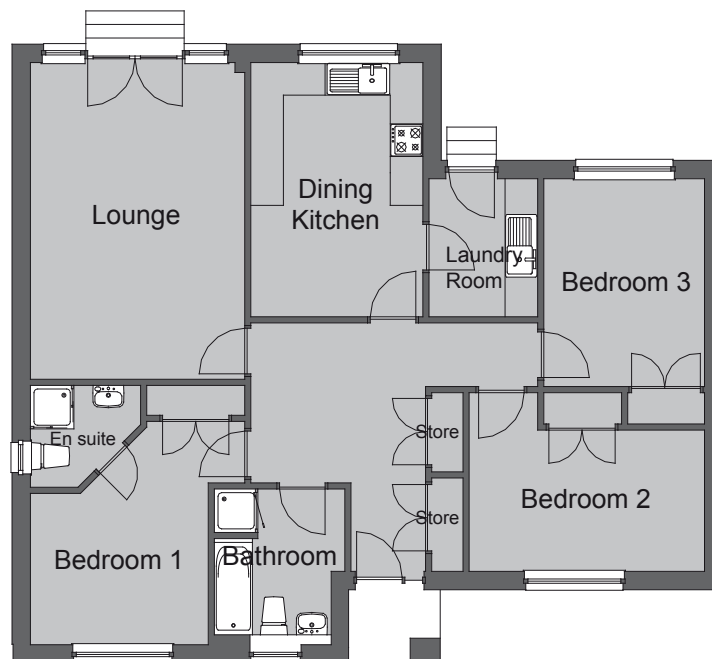
Bedroom 1	4.73 x 3.35 metres
Bedroom 2	4.85 x 3.60 metres
Shower Room	1.48 x 2.62 metres





# The Quarrywood - 112m<sup>2</sup>

- Three double bedrooms
- French doors in lounge leading to garden
- Master bedroom with en suite
- Stylish dining kitchen and separate laundry room

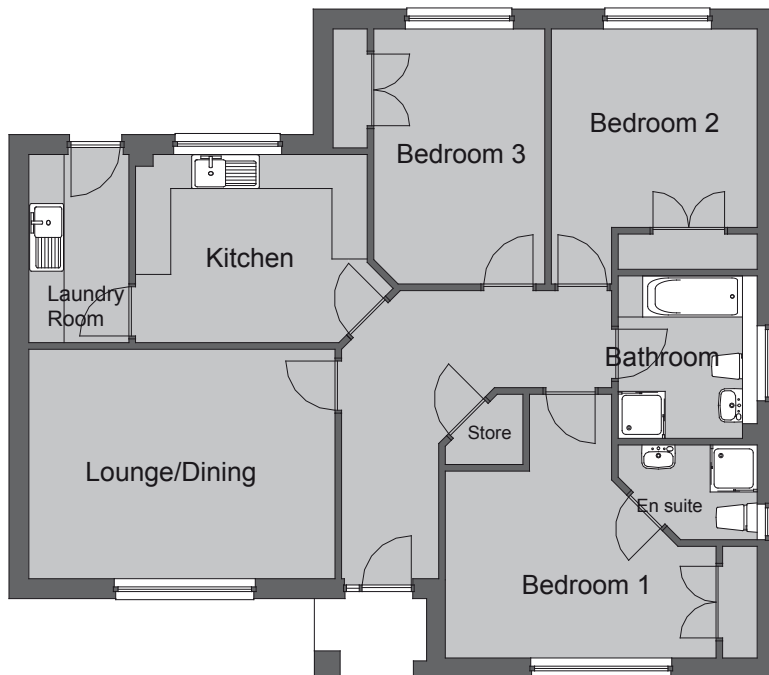


Lounge	5.81 x 3.93 metres	En-Suite	1.87 x 2.01 metres
Dining Kitchen	4.66 x 3.15 metres	Bedroom 2	3.27 x 4.31 metres
Laundry Room	2.52 x 2.02 metres	Bedroom 3	3.80 x 2.94 metres
Bedroom 1	4.09 x 3.25 metres	Bathroom	2.85 x 2.40 metres



# The Sandford - 112m<sup>2</sup>

- Spacious lounge/dining room
- Three double bedrooms
- Master bedroom with en suite
- Stylish kitchen with separate laundry room



Lounge/Dining 3.91 x 5.22 metres  
 Kitchen 3.95 x 3.21 metres  
 Laundry Room 3.21 x 1.71 metres  
 Bedroom 1 4.61 x 3.18 metres

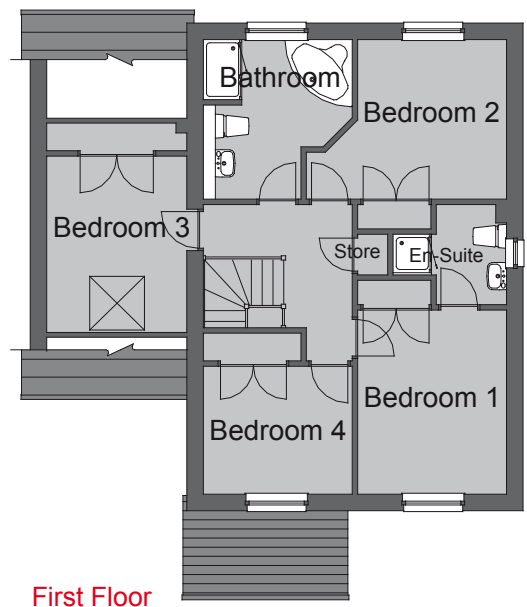
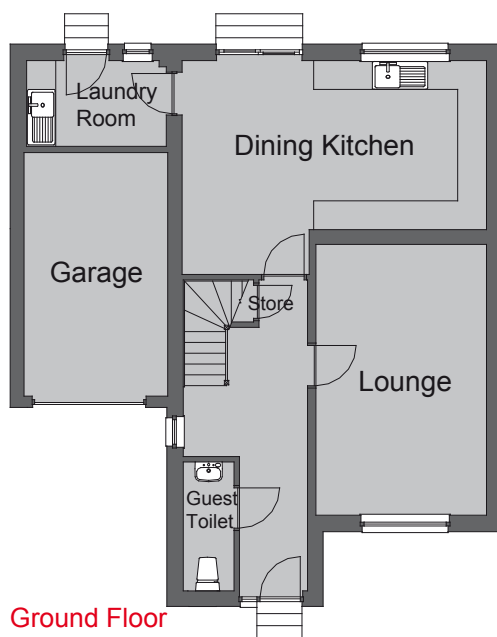
En-Suite 1.61 x 2.37 metres  
 Bedroom 2 4.34 x 3.51 metres  
 Bedroom 3 4.34 x 2.91 metres  
 Bathroom 2.77 x 2.37 metres





# The Thornbury - 144m<sup>2</sup> plus garage

- Four double bedrooms
- Striking family bathroom with double shower and corner bath
- Master bedroom with en suite
- Large dining kitchen with patio doors leading to garden



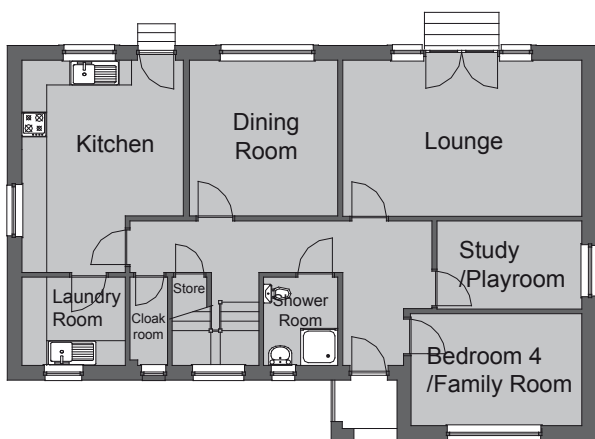
Lounge	5.79 x 3.54 metres
Dining Kitchen	4.44 x 6.33 metres
Laundry Room	1.77 x 2.89 metres
Guest Toilet	2.67 x 1.10 metres
Garage	5.00 x 2.99 metres

Bedroom 1	3.82 x 3.09 metres
En-Suite	2.08 x 2.35 metres
Bedroom 2	3.31 x 4.15 metres
Bedroom 3	3.83 x 2.90 metres
Bedroom 4	2.65 x 3.09 metres
Bathroom	3.31 x 3.09 metres

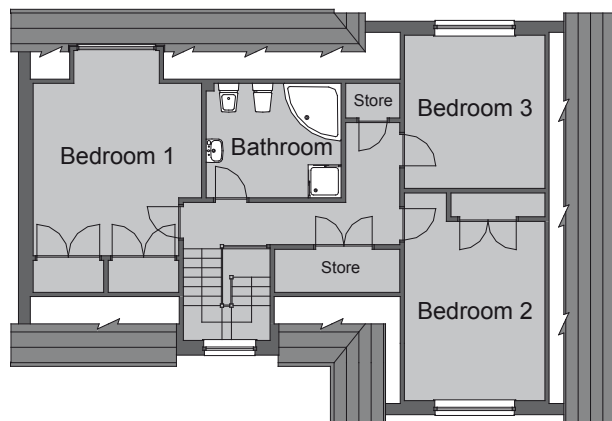


# The Lynmouth - 185m<sup>2</sup>

- Exceptional internal floor area
  - Ideal family home
- A large bathroom with corner bath
  - Great cupboard space



Ground Floor



First Floor

Lounge	3.79 x 5.81 metres
Dining Room	3.79 x 3.60 metres
Kitchen	5.18 x 3.92 metres
Laundry Room	2.14 x 2.51 metres
Cloakroom	2.14 x 0.91 metres
Shower Room	2.14 x 1.80 metres
Bed 4/Family Room	2.72 x 4.16 metres
Study/Playroom	2.14 x 3.52 metres

Bedroom 1	4.98 x 4.09 metres
Bedroom 2	5.04 x 3.41 metres
Bedroom 3	3.72 x 3.41 metres
Bathroom	2.78 x 3.28 metres





  
**BURNSVIEWTARBOLTON**

To A77, Kilmarnock,  
Glasgow and the North

To Prestwick, Troon  
and Prestwick Airport

To A77, Ayr  
and Stranraer

To Cumnock, Dumfries  
and the South



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