

Annick Gardens

PERCETON PHASE II

BEAUTIFULLY APPOINTED
3, 4 & 5 BEDROOM HOMES



www.dawn-homes.co.uk

 **DAWN**
HOMES

GREAT LOCATION

THIS WAY TO
DISCOVER MORE
ABOUT A LOCATION
THAT OFFERS
EVERYTHING

Annick Gardens

PERCETON PHASE II





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 or 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.



BRIGHTER LIVING

This way to find out all about what Dawn Homes have in mind for your new home

ANNICK GARDENS OFFERS BEAUTIFULLY APPOINTED 3, 4 & 5 BEDROOM HOMES





As part of the Dawn Group, which was founded in 1972, Dawn Homes has grown into one of the country's largest independent property groups. Today, we offer some of the brightest homes across Central Scotland and Ayrshire.



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 PHASE II



Annick Gardens | **DEVELOPMENT PLAN** PERCETON PHASE II

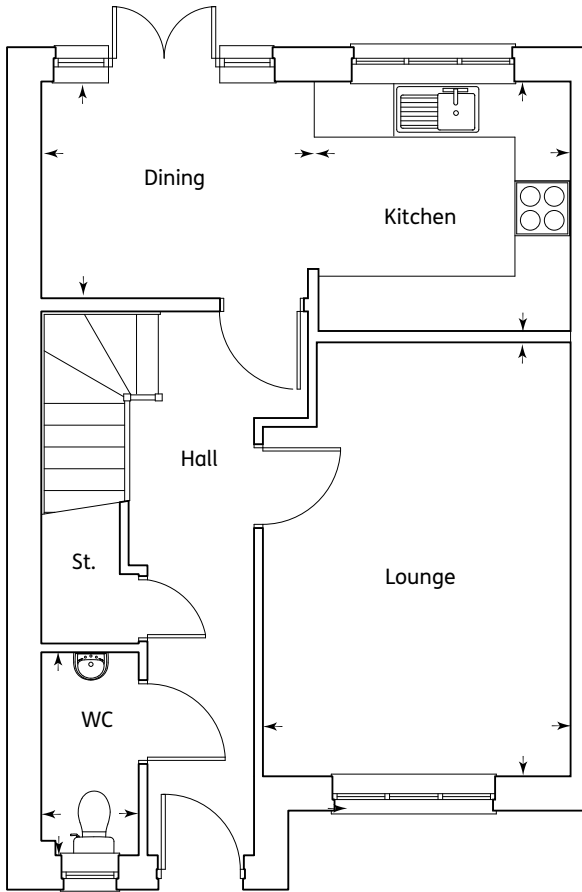
No brochure can properly convey the countryside freshness of Annick Gardens, our development at Perceton, but this will give you the details of the layout and the different house types. We are building superb quality new homes in this beautiful part of rural Ayrshire. The setting is delightful and made 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 
- Leith 
- Cromarty 
- Carron 
- Leven 
- Etive 
- Dochart 
- Calder 
- Lauder 2 
- Tummel 
- Eden 
- Deveron 
- Tay 



Sat Nav ref for Annick Gardens, Perceton is KA11 2AJ

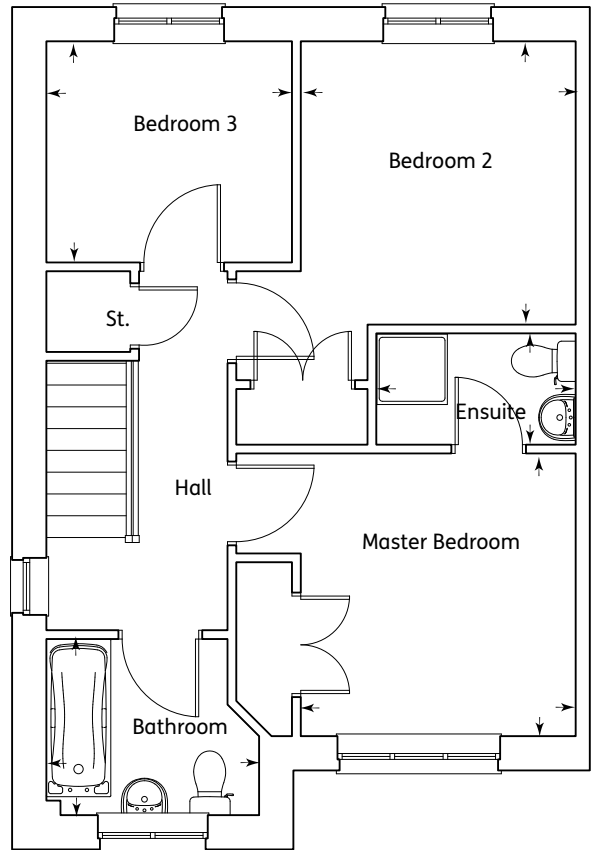


Ground Floor

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"

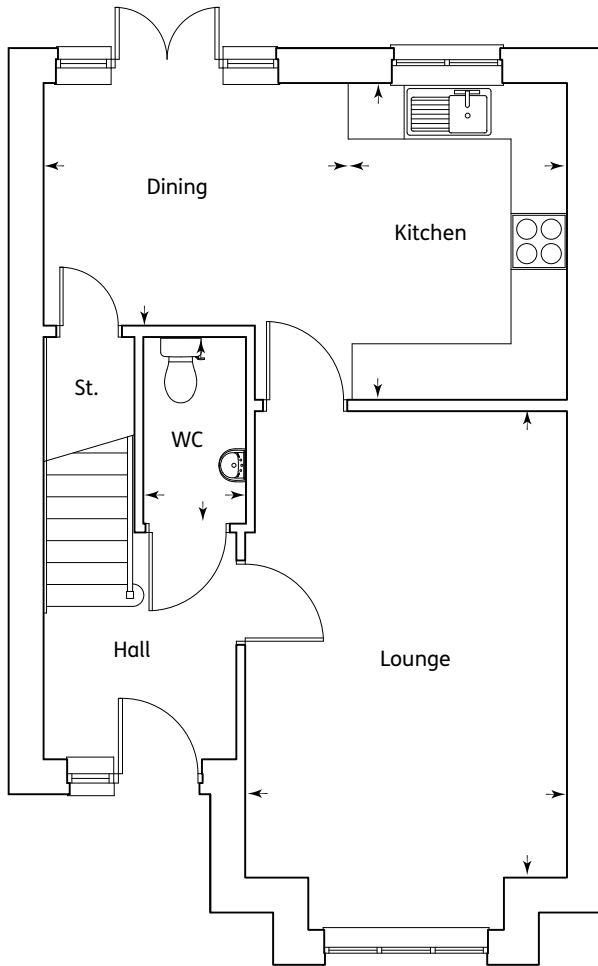
First Floor

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"



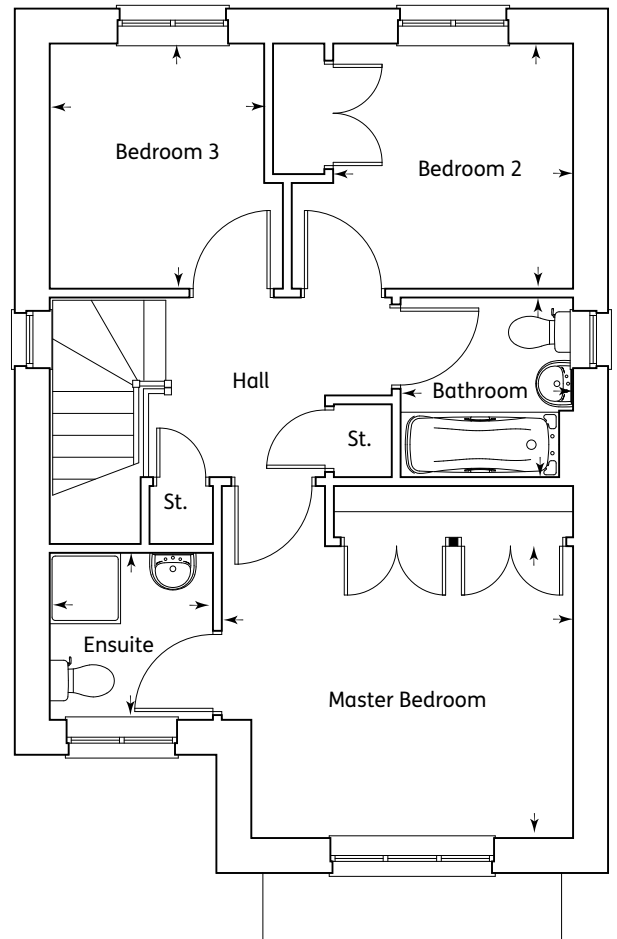
The Carrick
3 Bedroom Home

The Leith – 981 sq ft 91.2 sqm



Ground Floor

Kitchen	3.39m x 3.34m	11'1" x 10'11"
Dining	3.26m x 2.60m	10'8" x 8'6"
Lounge	5.00m x 3.45m	16'4" x 11'3"
WC	2.00m x 1.10m	6'7" x 3'7"

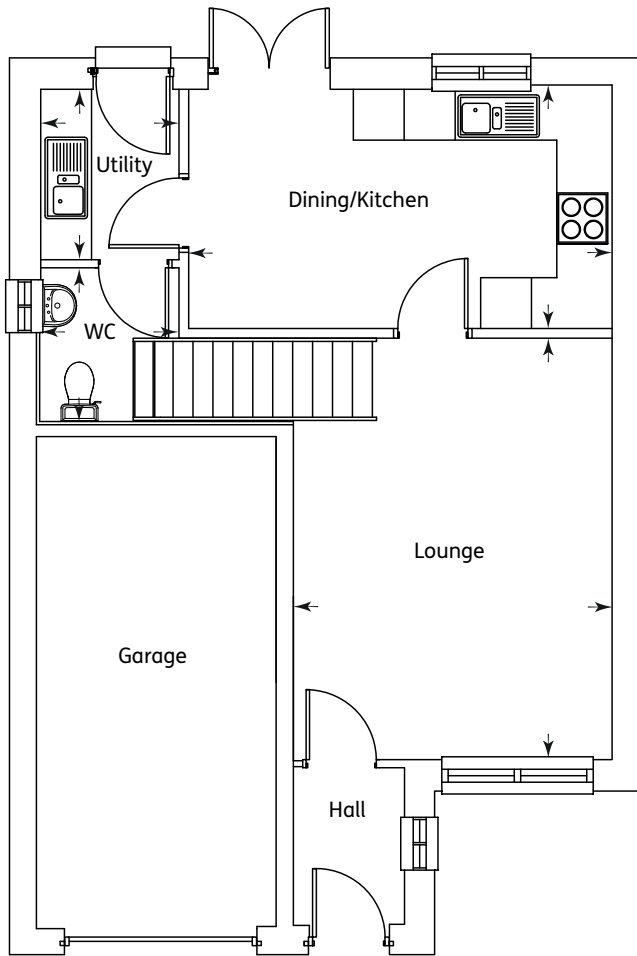


First Floor

Master Bedroom	3.45m x 3.12m	11'3" x 10'3"
Ensuite	1.79m x 1.75m	5'10" x 5'9"
Bedroom 2	2.62m x 2.57m	8'7" x 8'5"
Bedroom 3	2.62m x 2.30m	8'7" x 7'6"
Bathroom	1.92m x 1.85m	6'4" x 6'1"

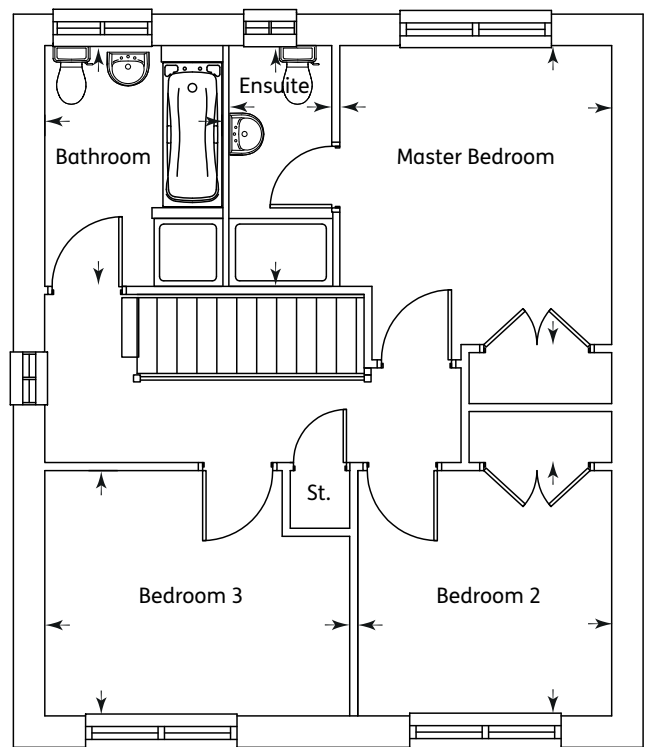


The Leith
3 Bedroom Home



Ground Floor

Dining/Kitchen	4.94m x 2.82m	16'2" x 9'3"
Lounge	4.96m x 3.69m	16'3" x 12'1"
Utility	2.0m x 1.63m	6'7" x 5'4"
WC	1.80m x 1.63m	5'11" x 5'4"



First Floor

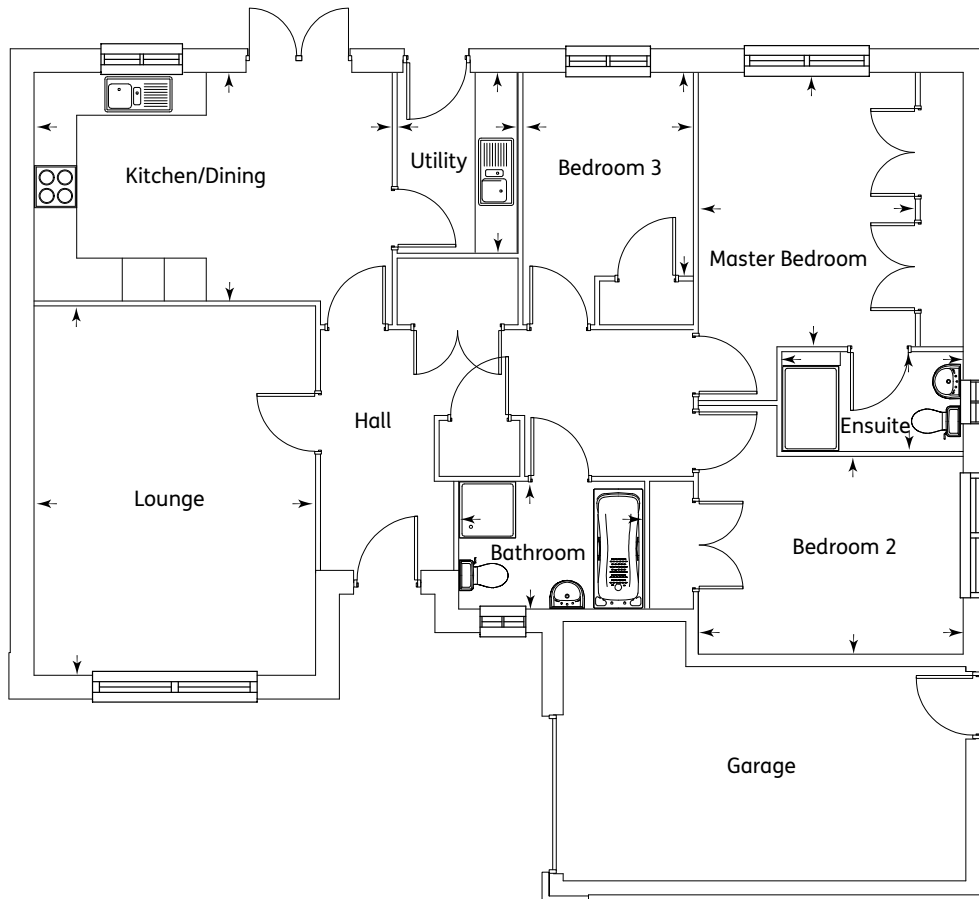
Master Bedroom	3.52m x 3.20m	11'6" x 10'6"
Ensuite	2.83m x 1.20m	9'3" x 3'11"
Bedroom 2	3.00m x 2.89m	9'10" x 9'6"
Bedroom 3	3.59m x 2.89m	11'9" x 9'6"
Bathroom	2.83m x 2.08m	9'3" x 6'10"



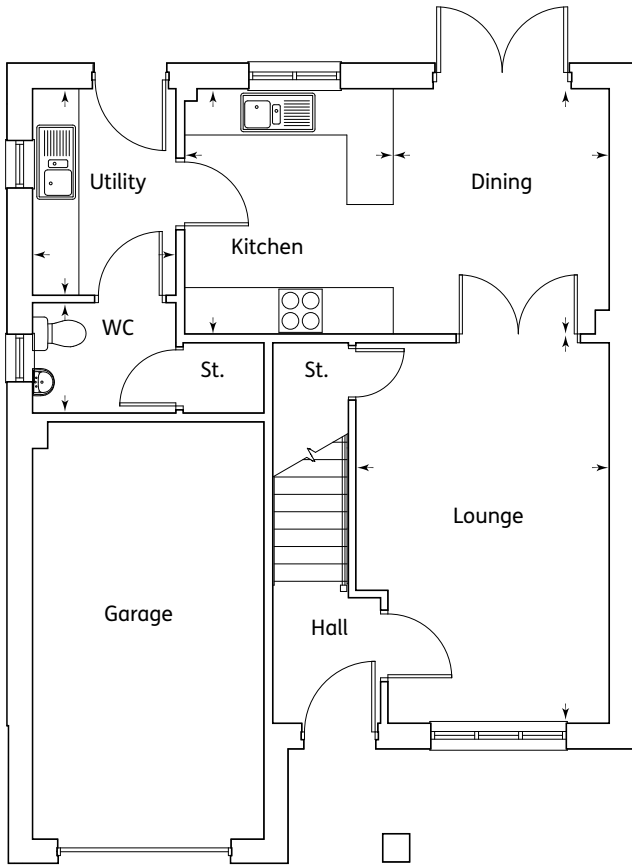
The Cromarty
3 Bedroom Home

Ground Floor

Kitchen/Dining	5.09m x 3.24m	16'8" x 10'7"
Lounge	5.25m x 4.00m	17'2" x 13'1"
Utility	2.56m x 1.70m	8'4" x 5'7"
Master Bedroom	3.89m x 3.07m	12'9" x 10'1"
Ensuite	2.56m x 1.40m	8'5" x 4'7"
Bedroom 2	3.76m x 2.80m	12'4" x 9'2"
Bedroom 3	2.88m x 2.41m	9'5" x 7'11"
Bathroom	2.63m x 1.80m	8'7" x 5'11"



The Carron
3 Bedroom Home

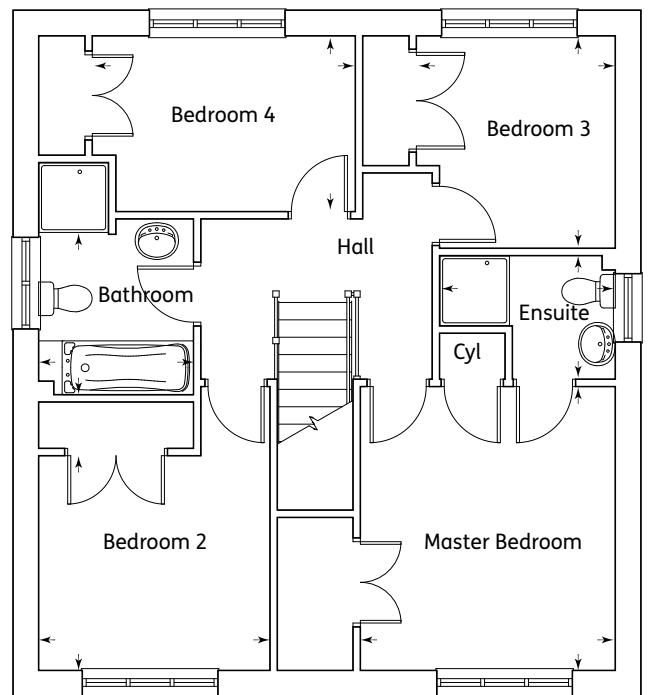


Ground Floor

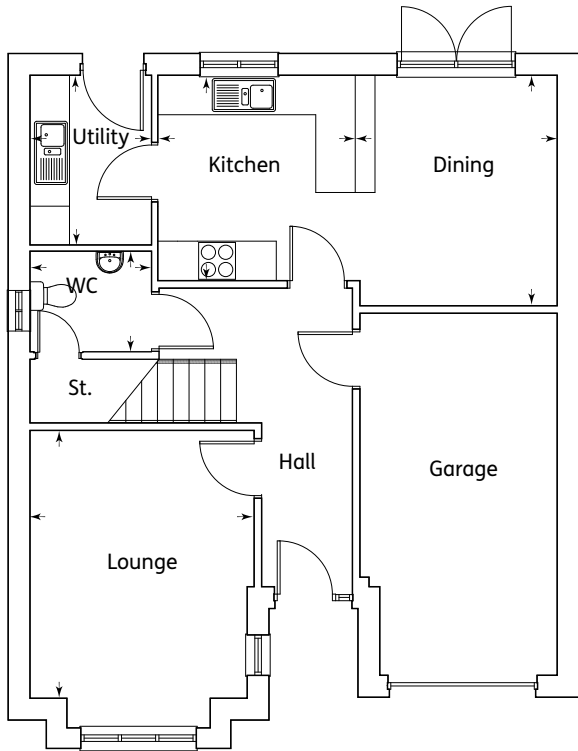
Kitchen	3.17m x 2.80m	10'5" x 9'2"
Dining	3.17m x 2.86m	10'5" x 9'4"
Lounge	4.94m x 3.29m	16'2" x 10'9"
Utility	2.67m x 1.85m	8'9" x 6'1"
WC	1.85m x 1.42m	6'1" x 4'8"

First Floor

Master Bedroom	3.69m x 3.34m	12'1" x 10'11"
Ensuite	1.60m x 1.37m	5'3" x 4'6"
Bedroom 2	2.99m x 2.80m	9'10" x 9'2"
Bedroom 3	2.75m x 2.64m	9'0" x 8'8"
Bedroom 4	3.40m x 2.27m	11'2" x 7'5"
Bathroom	2.27m x 1.95m	7'5" x 6'5"



The Leven
4 Bedroom Home

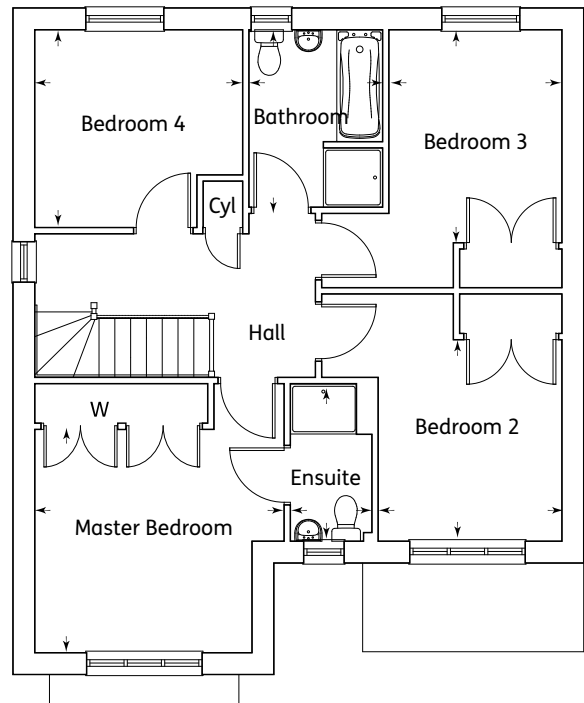


Ground Floor

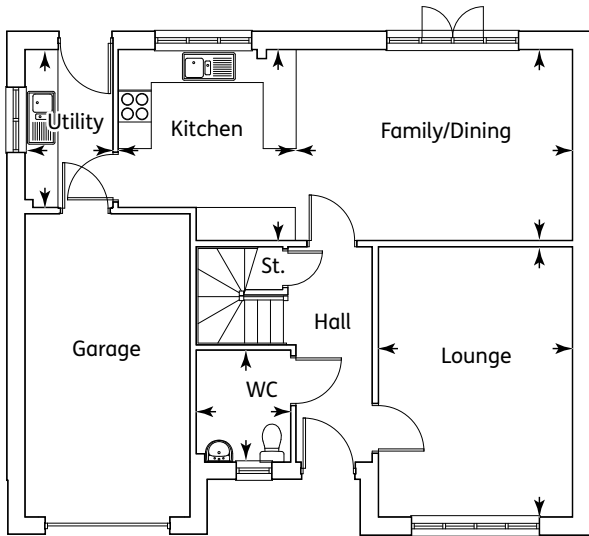
Kitchen	3.03m x 3.00m	9'11" x 9'10"
Dining	3.46m x 3.03m	11'4" x 9'11"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.50m x 1.80m	8'2" x 5'11"
WC	1.80m x 1.51m	5'11" x 4'11"

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

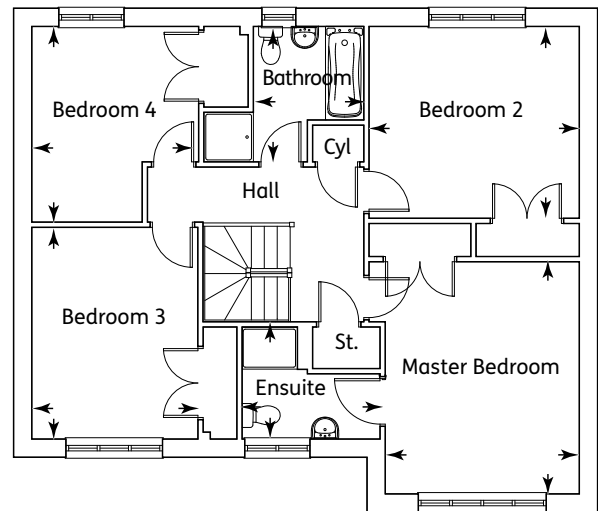


Ground Floor

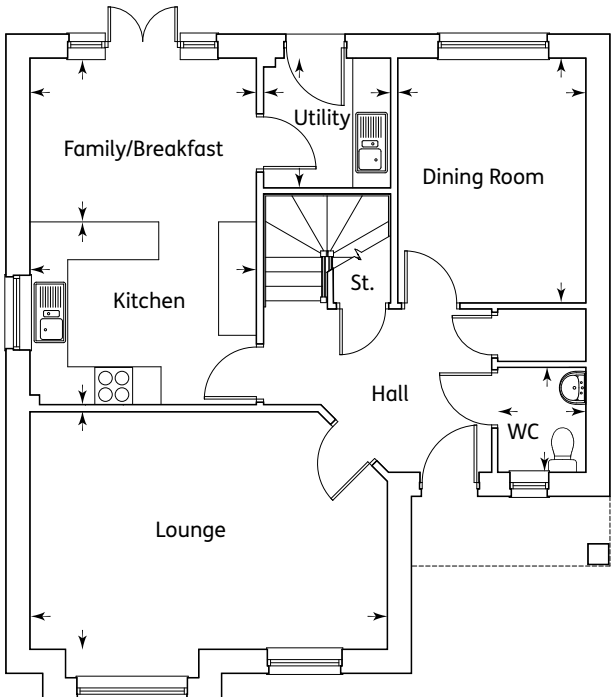
Kitchen	3.47m x 3.24m	11'4" x 10'7"
Family/Dining	4.93m x 3.47m	16'2" x 11'4"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.60m	9'4" x 5'3"
WC	1.87m x 1.71m	6'2" x 5'7"

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

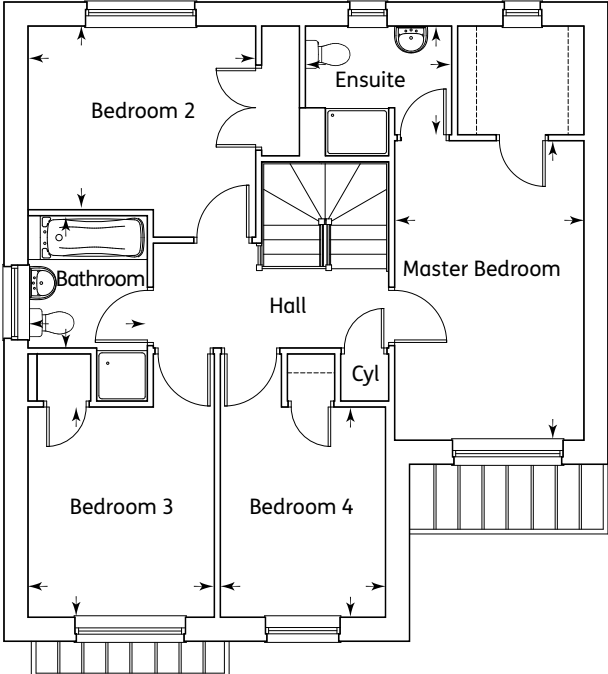


Ground Floor

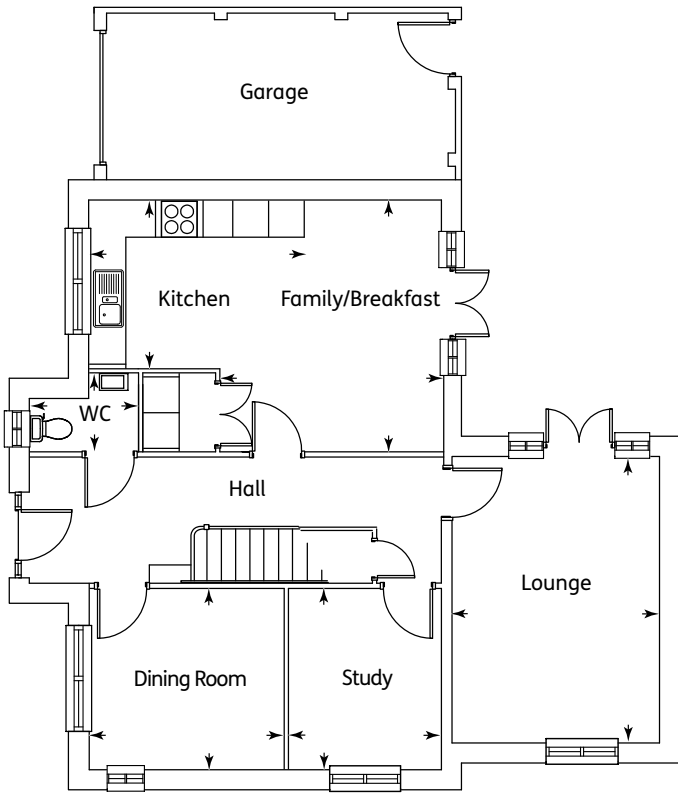
Kitchen	3.60m x 3.13m	11'10" x 10'3"
Family/Breakfast	3.60m x 2.37m	11'10" x 7'9"
Dining Room	3.89m x 2.99m	12'9" x 9'10"
Lounge	5.69m x 3.77m	18'8" x 12'4"
Utility	2.06m x 2.01m	6'9" x 6'7"
WC	1.67m x 1.40m	5'6" x 4'7"

First Floor

Master Bedroom	4.76m x 3.01m	15'7" x 9'10"
Ensuite	2.40m x 2.07m	7'10" x 6'9"
Bedroom 2	3.62m x 2.92m	11'10" x 9'7"
Bedroom 3	3.34m x 2.97m	10'11" x 9'9"
Bedroom 4	3.34m x 2.64m	10'11" x 8'8"
Bathroom	2.09m x 1.90m	6'10" x 6'3"



The Calder
4 Bedroom Home

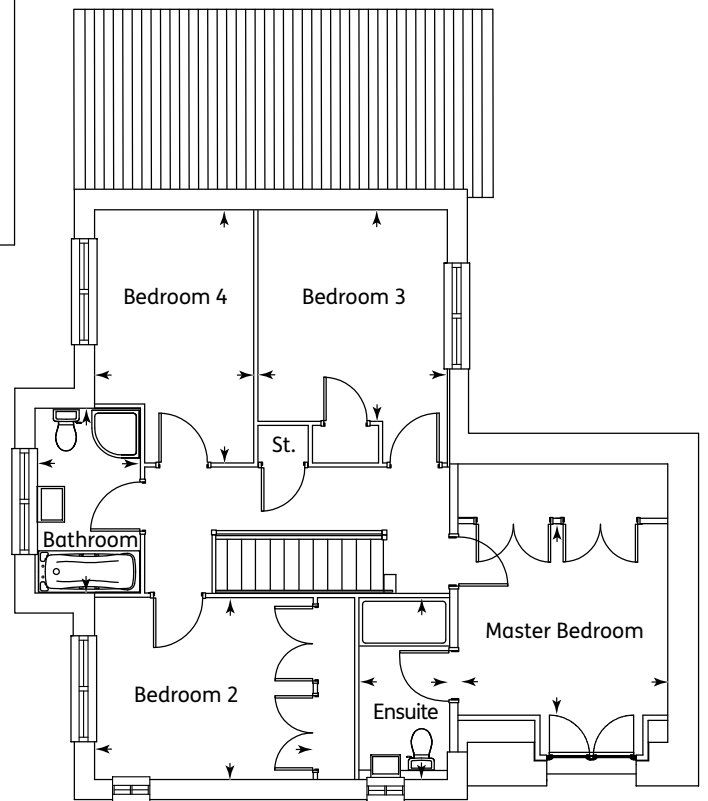


Ground Floor

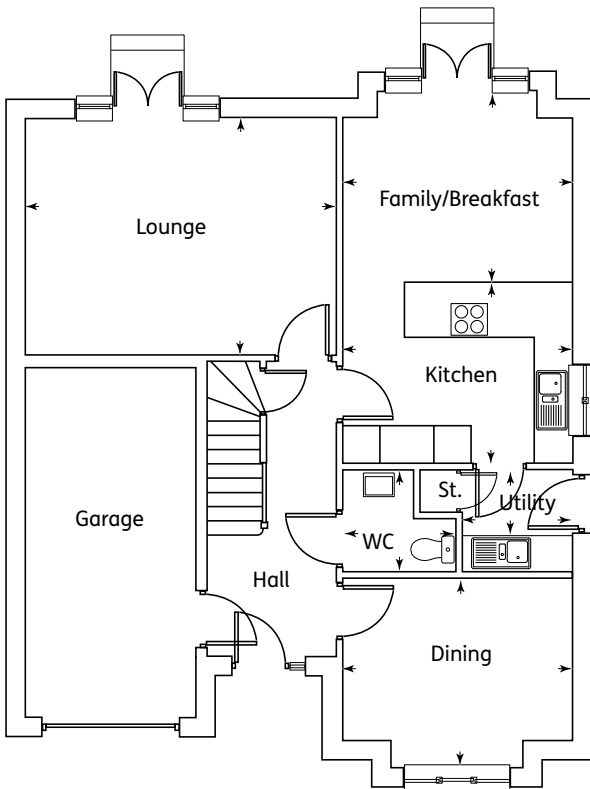
Kitchen	3.61m x 2.81m	11'10" x 9'2"
Family/Breakfast	4.20m x 3.69m	13'9" x 12'1"
Dining	3.25m x 3.02m	10'8" x 9'11"
Lounge	4.78m x 3.46m	15'8" x 11'4"
Study	3.01m x 2.54m	9'10" x 8'4"
WC	1.80m x 1.30m	5'11" x 4'3"

First Floor

Master Bedroom	3.46m x 3.16m	11'4" x 10'4"
Ensuite	3.03m x 1.50m	9'11" x 4'11"
Bedroom 2	3.65m x 3.06m	11'11" x 10'
Bedroom 3	3.53m x 3.16m	11'6" x 10'4"
Bedroom 4	4.22m x 2.65m	13'10" x 8'8"
Bathroom	3.08m x 1.75m	10'1" x 5'9"



The Lauder 2
4 Bedroom Home

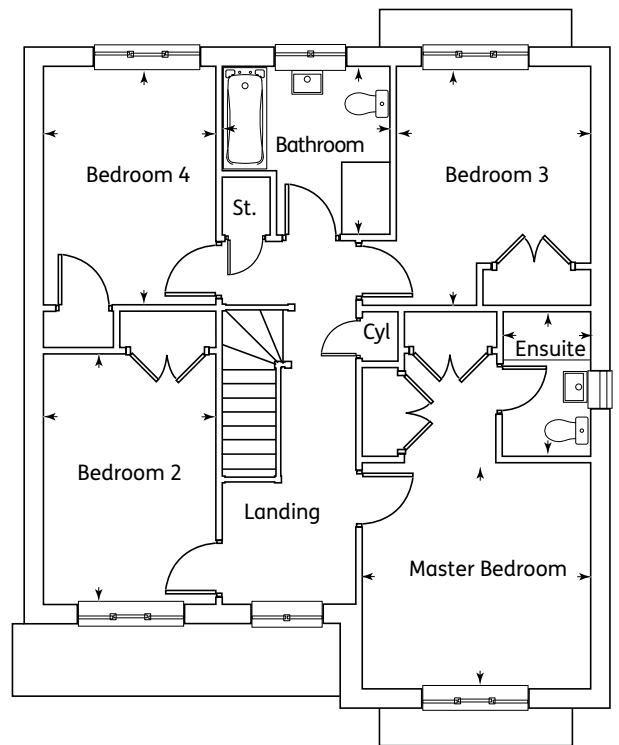


Ground Floor

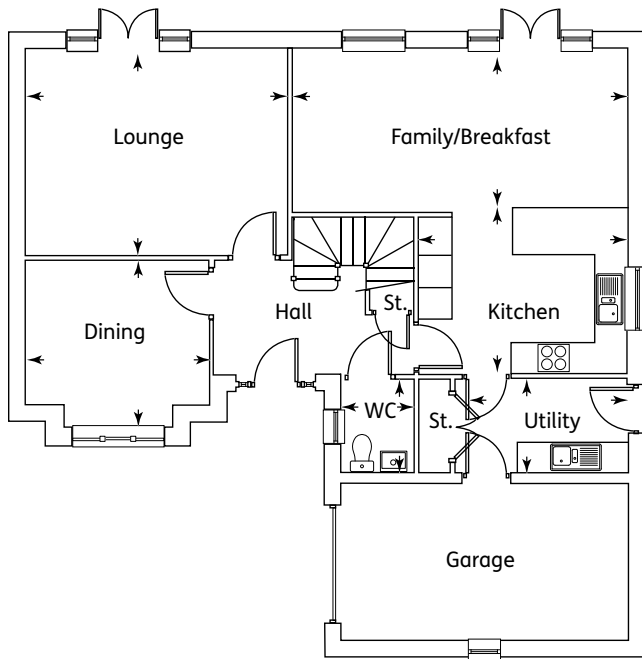
Kitchen	3.74m x 2.97m	12'3" x 9'9"
Family/Breakfast	3.74m x 3.13m	12'3" x 10'3"
Dining	3.79m x 2.65m	12'5" x 8'8"
Lounge	5.10m x 3.88m	16'8" x 12'8"
Utility	1.80m x 1.70m	5'11" x 5'7"
WC	1.85m x 1.7m	6'1" x 5'7"

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

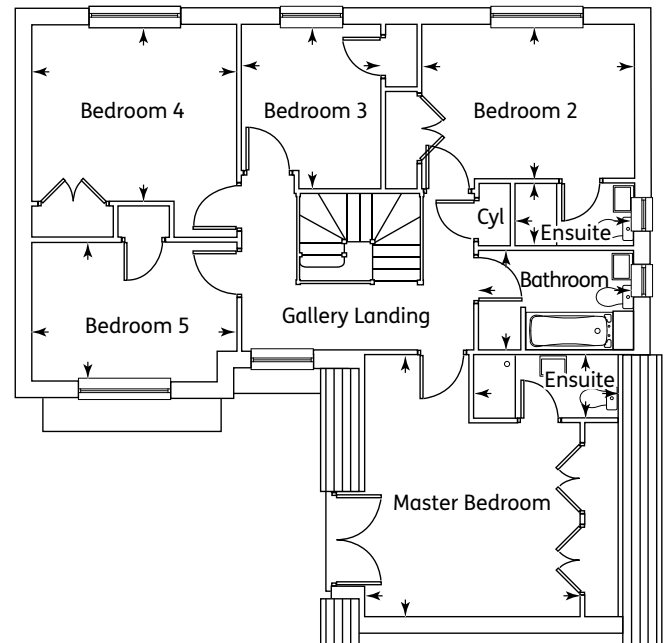


Ground Floor

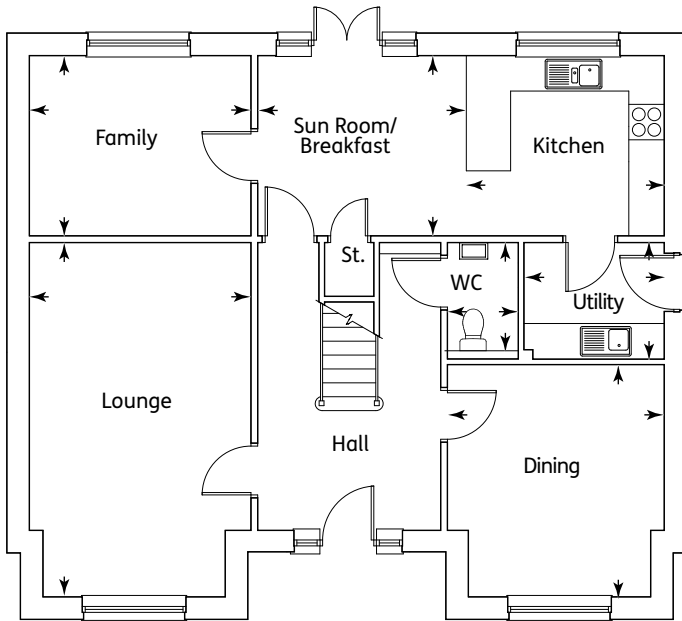
Kitchen	3.97m x 3.10m	13'0" x 10'2"
Dining	3.48m x 2.74m	11'5" x 9'0"
Family/Breakfast	6.40m x 3.1m	20'11" x 10'2"
Lounge	4.99m x 3.92m	16'4" x 12'10"
Utility	3.20m x 1.80m	10'6" x 5'11"
WC	1.8m X 1.35m	5'11" x 4'5"

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

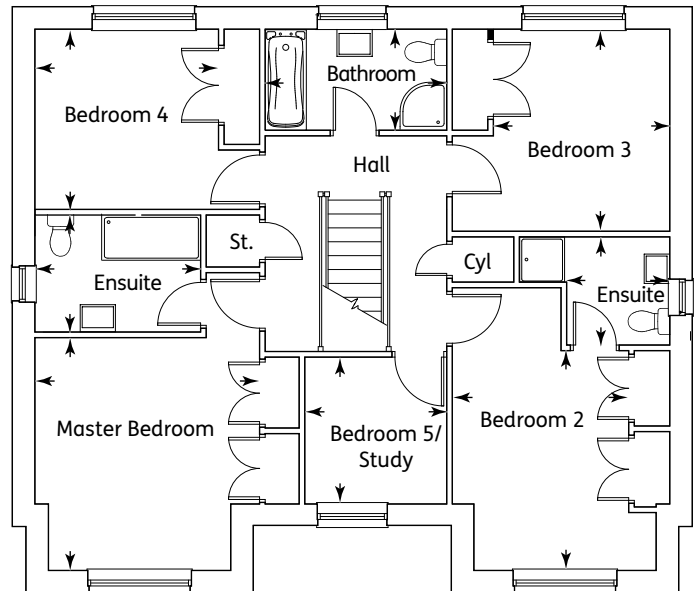


Ground Floor

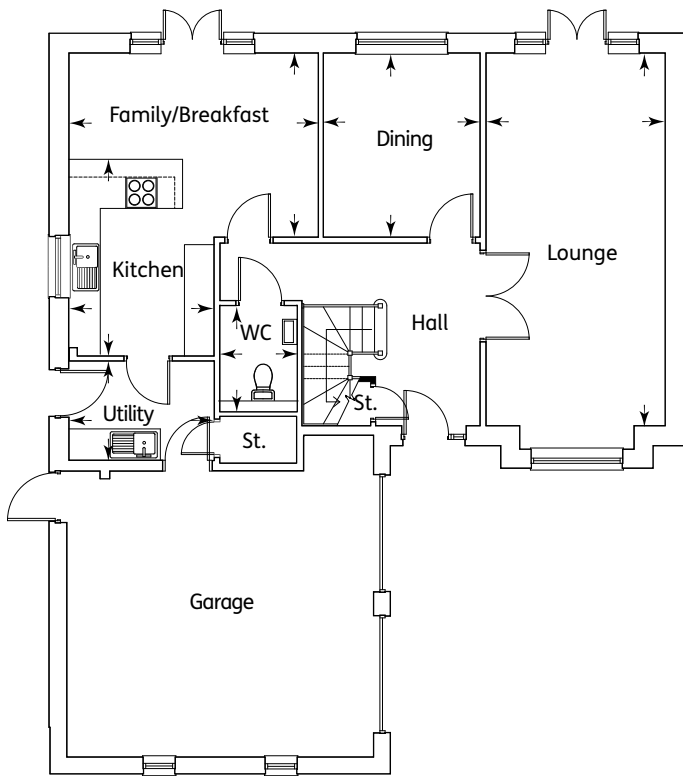
Kitchen	3.36m x 3.06m	11'0" x 10'0"
Sun Room/Breakfast	3.52m x 3.06m	11'6" x 10'0"
Family	3.76m x 3.05m	12'4" x 10'0"
Dining	3.93m x 3.68m	12'10" x 12'1"
Lounge	6.00m x 3.75m	19'8" x 12'4"
Utility	2.38m x 1.97m	7'10" x 6'5"
WC	1.96m x 1.20m	6'5" x 3'11"
(Detached Garage)		

First Floor

Master Bedroom	3.95m x 3.81m	12'11" x 12'6"
Ensuite 1	2.81m x 1.98m	9'3" x 6'6"
Bedroom 2	3.73m x 2.99m	12'2" x 9'10"
Ensuite 2	1.83m x 1.75m	6'0" x 5'9"
Bedroom 3	3.43m x 2.99m	11'3" x 9'10"
Bedroom 4	3.12m x 3.06m	10'2" x 10'0"
Bedroom 5/Study	2.49m x 2.40m	8'2" x 7'10"
Bathroom	3.07m x 1.72m	10'1" x 5'8"



The Deveron
5 Bedroom Home

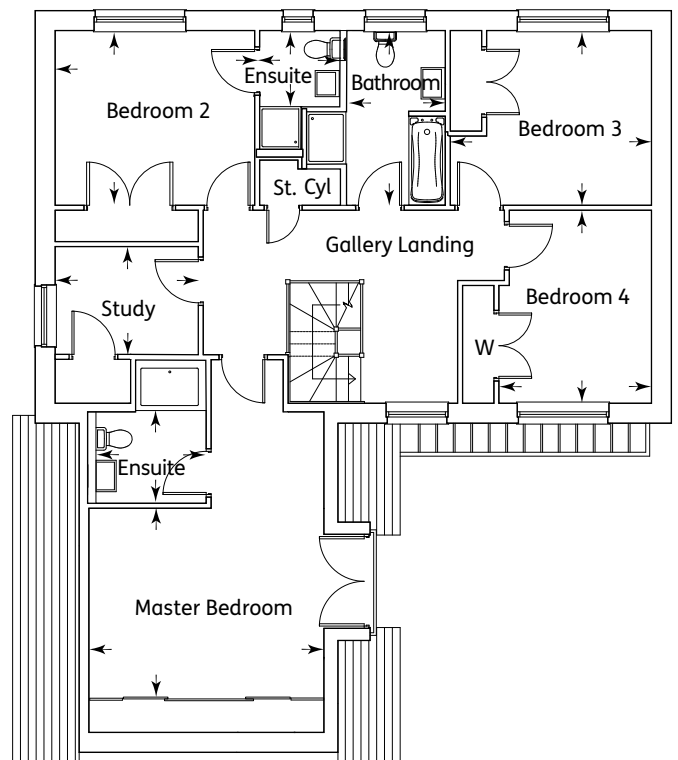


Ground Floor

Kitchen	3.76m x 2.79m	12'4" x 9'1"
Dining	3.53m x 2.98m	11'7" x 9'9"
Family/Breakfast	4.78m x 3.53m	15'8" x 11'7"
Lounge	7.15m x 3.44m	23'5" x 11'3"
Utility	2.79m x 1.95m	9'1" x 6'5"
WC	1.82m x 1.46m	5'11" x 4'9"

First Floor

Master Bedroom	4.49m x 3.59m	14'9" x 11'9"
Ensuite 1	2.29m x 1.69m	7'6" x 5'7"
Bedroom 2	3.84m x 3.0m	12'7" x 9'10"
Ensuite 2	1.57m x 1.47m	5'2" x 4'10"
Bedroom 3	3.35m x 3.16m	11'0" x 10'4"
Bedroom 4	3.70m x 2.93m	12'1" x 9'7"
Study	2.75m x 2.52m	9'0" x 8'3"
Bathroom	3.35m x 1.88m	11'0" x 6'2"



The Tay
4 Bedroom Home

ANNICK GARDENS, PERCETON PHASE II

External & Internal Specification

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

EXTERNAL SPECIFICATION

	Carrick	Leith	Cromarty	Carron	Leven	Etive	Dochart	Calder	Lauder 2	Tummel	Eden	Deveron	Tay
Elevations													
Roughcast finish to external walls (colour white/cream) *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (Reconstituted stone/facing brick) *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey/brown) *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows & French Doors													
UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

INTERNAL SPECIFICATION

	Carrick	Leith	Cromarty	Carron	Leven	Etive	Dochart	Calder	Lauder 2	Tummel	Eden	Deveron	Tay
Decoration													
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓
2.4m high ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a
Emulsion finish to walls (colour magnolia)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	C	C	C	C	C
Integrated dishwasher and fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted built-under single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility Room													
Fitted kitchen units (per Kitchen supplier's layout)	n/a	n/a	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	n/a	n/a	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	✓
Washing machine space with plumbing and electric points	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	n/a	n/a	C	C	C	C	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	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	n/a	C	C	C	C	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	C	C	C	C	C
En suite													
Sanitary ware per layout (colour white)	1	1	1	1	1	1	1	1	1	1	2	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	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated electric shower with multi-spray head	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C	C	C	C	C	C
WC													
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated pillar taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	n/a	n/a	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	n/a	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Annick Gardens
PERCETON PHASE II

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