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WESTBURN GARDENS

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C O R N H I L L



BARRATT  
HOMES



## WELCOME TO WESTBURN GARDENS, CORNHILL

### LIVING THE MODERN LIFE, IN A MODERN CITY

Westburn Gardens is situated in the grounds of the former Royal Cornhill Hospital, to the northwest of Aberdeen city centre. The original hospital dates back to the 1800s and our new development will keep many of its features. Cowdray House, Marischal House and Westburn House display an important example of the city's granite heritage to which our apartment designs have remained true.

Westburn Gardens offers a mix of new 3 bedroom homes and stunning 3 bedroom townhouses with granite elevations; while the refurbished part of the development offers a range of luxury 1, 2 and 3 bedroom apartments which include period features on the outside and spacious rooms with high ceilings on the inside.

Making the most of green open spaces, landscaped courtyards and historic features such as the Forbes of Newe Obelisk, our new development is set in a tranquil conservation area in the heart of the city.

## LOCAL AREA

A short walk from the development, you'll find the popular and contemporary area of Rosemount. It's one of the few areas in the city where you can find a large number of boutique shops, cafés and restaurants, as well as a family butcher, florist, cheesemonger, a gelateria and vintage shopping. There are two parks located next door to the development, Victoria Park and Westburn Park, both offering green open space. There are a number of great schools in the local catchment area, including Aberdeen Grammar and Skene Square Primary School. Westburn Gardens offers all the benefits of living in the city and has many local features to enjoy.





## TRANSPORT LINKS

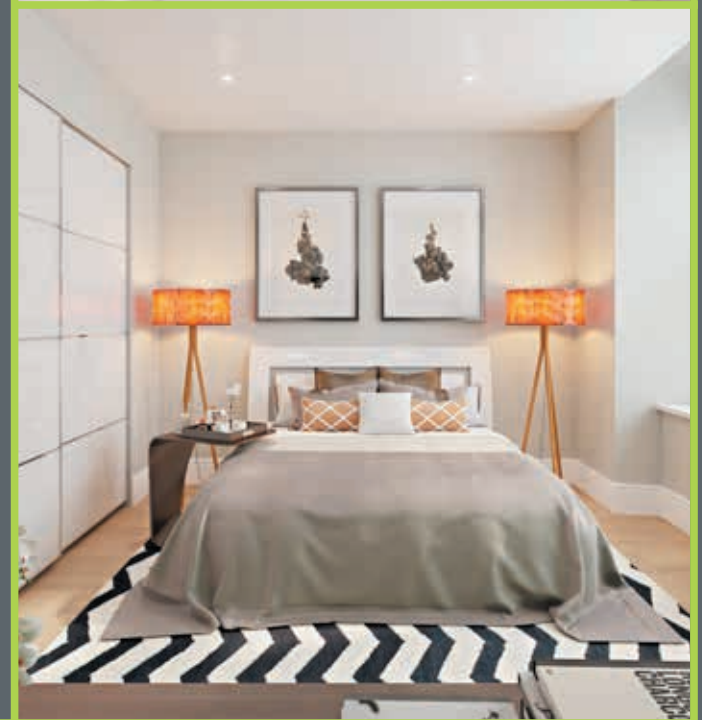
Aberdeen city centre offers great travel links by rail, air and car. Aberdeen railway station has regular links to Edinburgh and Inverness, as well as to further south including London. Aberdeen International Airport offers flights to a number of domestic and international destinations, with new routes opening up all the time. Both Cornhill Road and Westburn Road have regular bus services to the city centre.

## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Westburn Gardens are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible to accommodate the needs of modern living.

Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while our bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings (subject to build stage) so you can have your new home exactly how you want it.







## THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.







# THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result, you can buy Barratt with confidence.



DEVELOPMENT LAYOUT  
PHASE 1



KEY

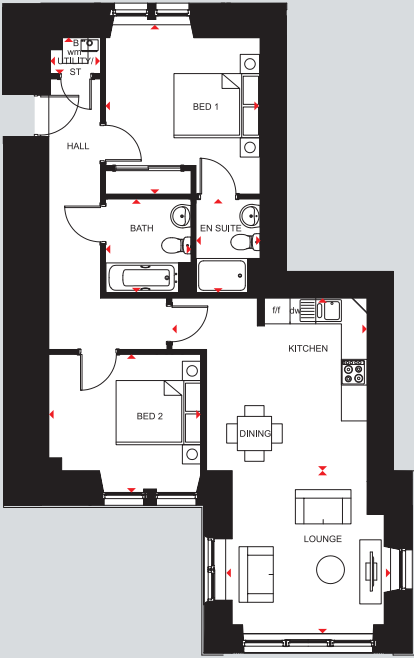
- |           |         |                 |                           |
|-----------|---------|-----------------|---------------------------|
| DUNROBIN  | CAWDOR  | WESTBURN HOUSE  | ROYAL CORNHILL APARTMENTS |
| DALHOUSIE | DORNOCH | COWDRAY HOUSE   |                           |
| FORBES 1  | CARRICK | MARISCHAL HOUSE |                           |

DEVELOPMENT LAYOUT  
PHASE 2



KEY

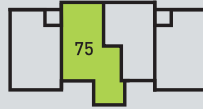
- |                          |                      |                       |
|--------------------------|----------------------|-----------------------|
| Lauriston 3 bedroom home | Craig 3 bedroom home | Cawdor 3 bedroom home |
|--------------------------|----------------------|-----------------------|



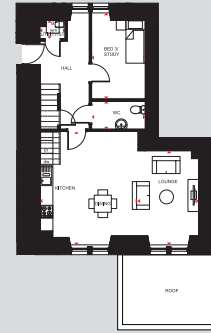
### Type 1: Plot 75

Lounge	3855 x 3808mm	12'7" x 12'5"
Kitchen/Dining	4562 x 4051mm	14'11" x 13'3"
Bedroom 1	3614 x 3957mm	11'10" x 12'11"
En Suite	1500 x 2200mm	4'11" x 7'2"
Bedroom 2	3573 x 3073mm	11'8" x 10'0"
Bathroom	2000 x 2200mm	6'6" x 7'2"
Utility/Storage	1175 x 850mm	3'10" x 2'9"

[Approximate dimensions]



South Block – Ground Floor



### Type 3: Plot 78 - Lower Floor

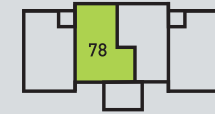
Lounge	2838 x 4396mm	9'3" x 14'5"
Kitchen/Dining	4576 x 5300mm	15'0" x 17'4"
Bedroom 3	2502 x 4015mm	8'2" x 13'2"
WC	1296 x 2502mm	4'3" x 8'2"
Utility/Storage	1162 x 959mm	3'9" x 3'1"

[Approximate dimensions]

### Type 3: Plot 78 - Upper Floor

Bedroom 1	4701 x 4396mm	15'5" x 14'5"
En Suite	2200 x 1500mm	7'2" x 4'11"
Bedroom 2	4914 x 3470mm	16'1" x 11'4"
Bathroom	2200 x 2200mm	7'2" x 7'2"

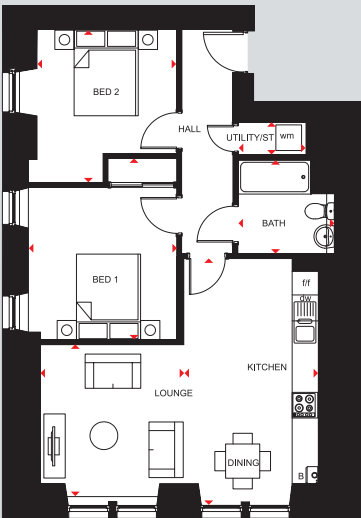
[Approximate dimensions]



South Block – First Floor



South Block – Second Floor



### Type 2: Plots 76 and 82\*

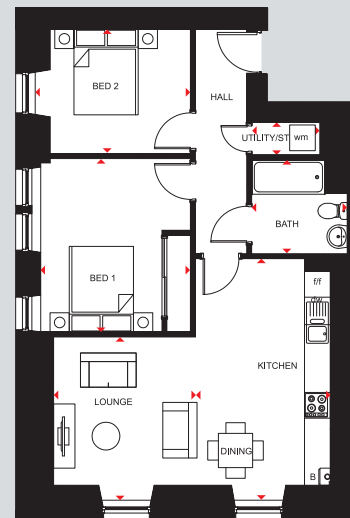
Lounge	3351 x 3553mm	10'11" x 11'7"
Kitchen/Dining	3134 x 5565mm	10'3" x 18'3"
Bedroom 1	3466 x 4236mm	11'4" x 13'10"
Bedroom 2	3466 x 3584mm	11'4" x 11'9"
Bathroom	2258 x 2200mm	7'4" x 7'2"
Utility/Storage	755 x 1594mm	2'5" x 5'2"

[Approximate dimensions]

\*Note that plot 82 has slight dimensional differences in living room (3301 x 3553mm), bedroom 1 (3591 x 4230mm), bedroom 2 (3591 x 3591mm) and bathroom (2281 x 2200mm)



South Block – Ground Floor



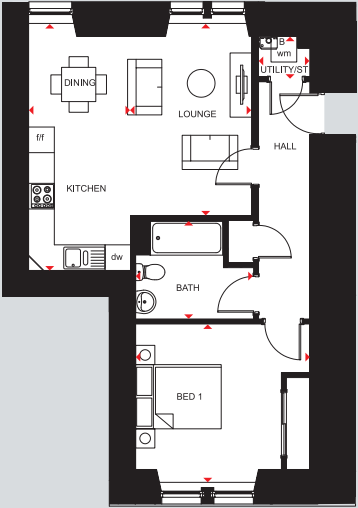
### Type 4: Plot 79

Lounge	3313 x 3818mm	10'10" x 12'6"
Kitchen/Dining	3152 x 5615mm	10'4" x 18'5"
Bedroom 1	3498 x 4051mm	11'5" x 13'3"
Bedroom 2	3628 x 2907mm	11'10" x 9'6"
Bathroom	2235 x 2200mm	7'3" x 7'2"
Utility/Storage	787 x 1579mm	2'6" x 5'2"

[Approximate dimensions]



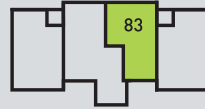
South Block – First Floor



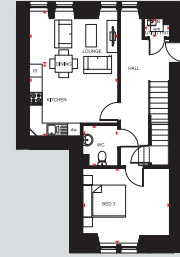
### Type 6: Plot 83

Lounge	2824 x 4490mm	9'3" x 14'8"
Kitchen/Dining	2386 x 5773mm	7'9" x 18'11"
Bedroom 1	4074 x 3702mm	13'4" x 12'1"
Bathroom	2759 x 2303mm	9'0" x 7'6"
Utility/Storage	1200 x 945mm	3'11" x 3'1"

[Approximate dimensions]



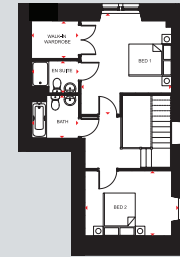
South Block – Ground Floor



### Type 8: Plot 86 - Lower Floor

Lounge	4137 x 2433mm	13'6" x 7'11"
Kitchen/Dining	4137 x 3400mm	13'6" x 11'1"
Bedroom 3	4049 x 3497mm	13'3" x 11'5"
WC	1636 x 1855mm	5'4" x 6'1"
Utility/Storage	1162 x 947mm	3'9" x 3'1"

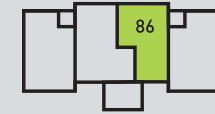
[Approximate dimensions]



### Type 8: Plot 86 - Upper Floor

Bedroom 1	4701 x 4396mm	15'5" x 14'5"
En Suite	2200 x 1500mm	7'2" x 4'11"
Walk-in Wardrobe	2200 x 1753mm	7'2" x 5'9"
Bedroom 2	4372 x 3037mm	14'4" x 9'11"
Bathroom	2200 x 2000mm	7'2" x 6'6"

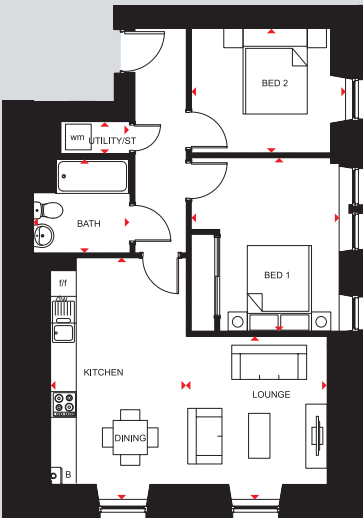
[Approximate dimensions]



South Block – First Floor



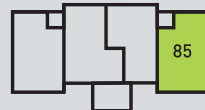
South Block – Second Floor



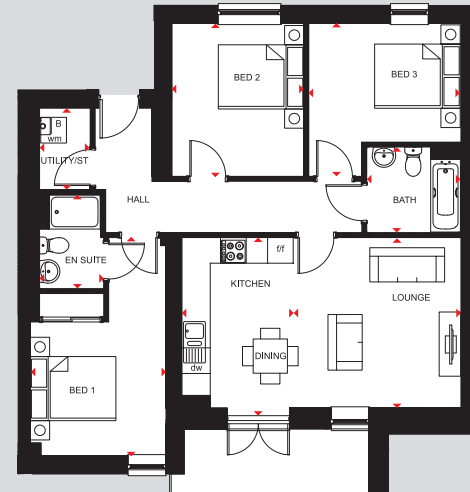
### Type 7: Plot 85

Lounge	3293 x 3818mm	10'9" x 12'6"
Kitchen/Dining	3173 x 5615mm	10'4" x 18'5"
Bedroom 1	3458 x 4054mm	11'4" x 13'3"
Bedroom 2	3608 x 2907mm	11'10" x 9'6"
Bathroom	2256 x 2200mm	7'4" x 7'2"
Utility/Storage	787 x 1614mm	2'6" x 5'3"

[Approximate dimensions]



South Block – First Floor

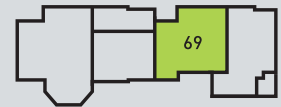


### Type 9: Plots 69 and 89\*

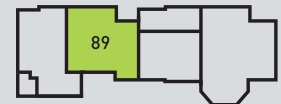
Lounge	3864 x 3980mm	12'8" x 13'0"
Kitchen/Dining	2635 x 4203mm	8'7" x 13'9"
Bedroom 1	3170 x 5102mm	10'4" x 16'8"
En Suite	1500 x 2200mm	4'11" x 7'2"
Bedroom 2	3080 x 3573mm	10'1" x 11'8"
Bedroom 3	3556 x 3573mm	11'8" x 11'8"
Bathroom	2200 x 2000mm	7'2" x 6'6"
Utility/Storage	1185 x 1901mm	3'10" x 6'2"

[Approximate dimensions]

\*Note that plot 89 has slight dimensional differences in living room (3884 x 3980mm) and bedroom 1 (2957 x 5053mm)



West Block – Ground Floor

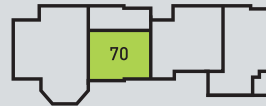
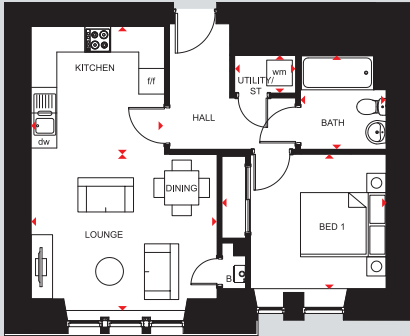


East Block – Ground Floor

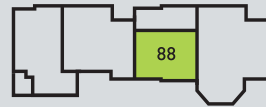
### Type 10: Plots 70 and 88

Lounge/Dining	4345 x 3651mm	14'3" x 11'11"
Kitchen	3115 x 2989mm	10'2" x 9'9"
Bedroom 1	3835 x 3141mm	12'6" x 10'3"
Bathroom	2000 x 2200mm	6'6" x 7'2"
Utility/Storage	1425 x 885mm	4'8" x 2'10"

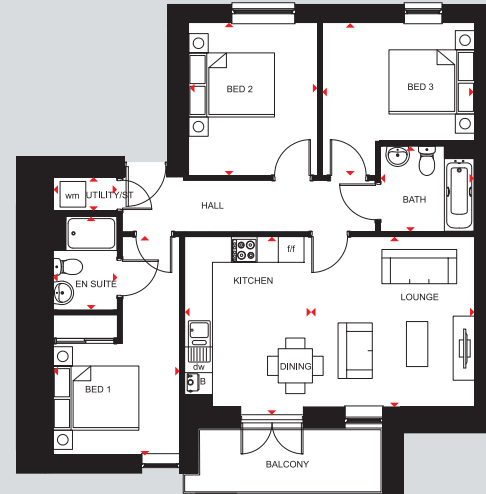
[Approximate dimensions]



West Block – Ground Floor



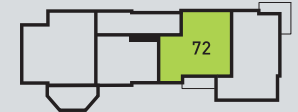
East Block – Ground Floor



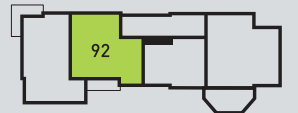
### Type 12: Plots 72 and 92

Lounge	3884 x 3979mm	12'8" x 13'0"
Kitchen/Dining	2893 x 4203mm	9'5" x 13'9"
Bedroom 1	2957 x 5102mm	9'8" x 16'8"
En Suite	1500 x 2200mm	4'11" x 7'2"
Bedroom 2	3015 x 3573mm	9'10" x 11'8"
Bedroom 3	3556 x 3573mm	11'8" x 11'8"
Bathroom	2200 x 2000mm	7'2" x 6'6"
Utility/Storage	795 x 1485mm	2'7" x 4'10"

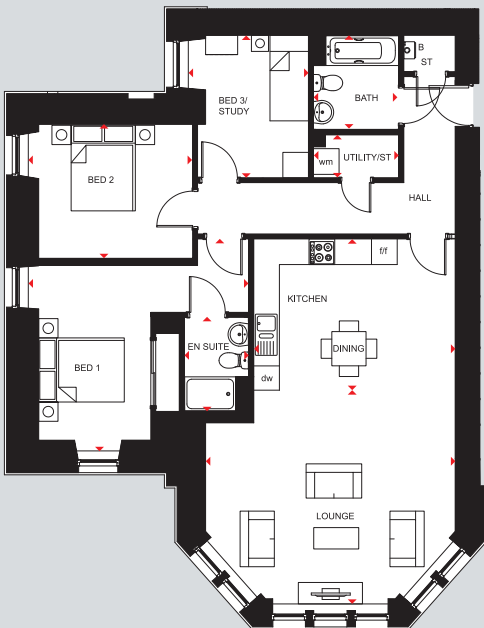
[Approximate dimensions]



West Block – First Floor



East Block – First Floor



### Type 11: Plots 71 and 87\*

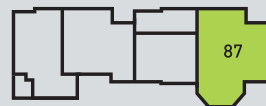
Lounge	5835 x 4931mm	19'1" x 16'2"
Kitchen/Dining	4708 x 3600mm	15'5" x 11'9"
Bedroom 1	5157 x 4956mm	16'11" x 16'3"
En Suite	1500 x 2200mm	4'11" x 7'2"
Bedroom 2	3842 x 3132mm	12'7" x 10'3"
Bedroom 3	2810 x 3325mm	9'2" x 10'10"
Bathroom	2000 x 2200mm	6'6" x 7'2"
Utility/Storage	2000 x 1000mm	6'6" x 3'3"

[Approximate dimensions]

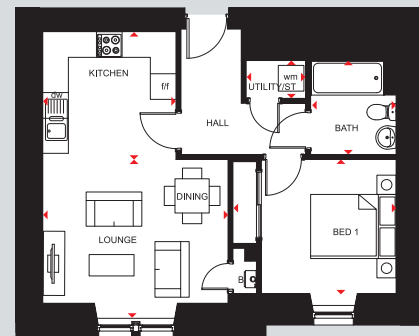
\*Note that plot 87 has slight dimensional differences in the living area (5830 x 4931mm), bedroom 1 (4966 x 5157mm), bedroom 2 (3842 x 3112mm), bedroom 3 (2780 x 3329mm) and existing wall



West Block – Ground Floor



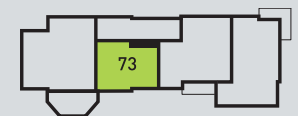
East Block – Ground Floor



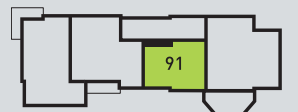
### Type 13: Plots 73 and 91

Lounge/Dining	4330 x 3710mm	14'2" x 12'2"
Kitchen	3115 x 2989mm	10'2" x 9'9"
Bedroom 1	3816 x 3411mm	12'6" x 11'2"
Bathroom	2000 x 2200mm	6'6" x 7'2"
Utility/Storage	1390 x 885mm	4'6" x 2'10"

[Approximate dimensions]



West Block – First Floor

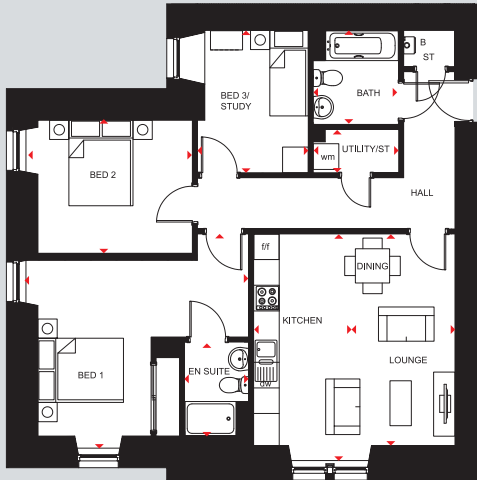


East Block – First Floor

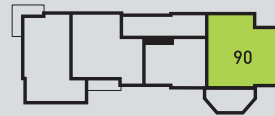
### Type 14: Plots 74 and 90

Lounge/Dining	2708 x 5296mm	8'10" x 17'4"
Kitchen	2000 x 5296mm	6'6" x 17'4"
Bedroom 1	5207 x 5006mm	17'0" x 16'5"
En Suite	1500 x 2200mm	4'11" x 7'2"
Bedroom 2	3892 x 3112mm	12'9" x 10'2"
Bedroom 3	2593 x 3329mm	8'6" x 10'11"
Bathroom	2000 x 2200mm	6'6" x 7'2"
Utility/Storage	2000 x 1015mm	6'6" x 3'3"

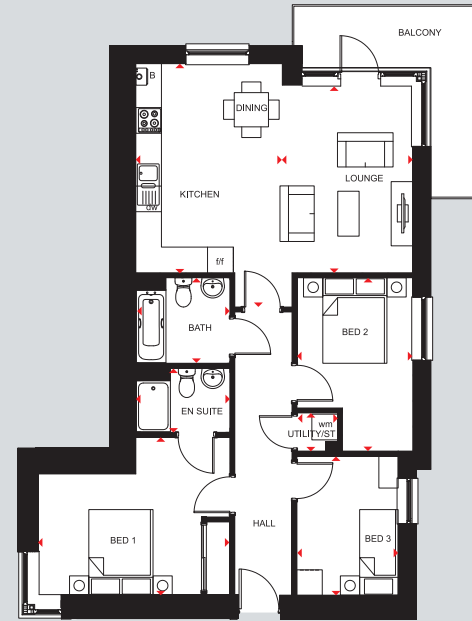
[Approximate dimensions]



West Block – First Floor



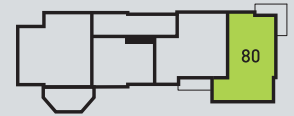
East Block – First Floor



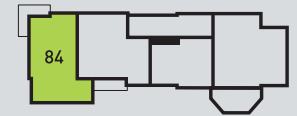
### Type 16: Plots 80 and 84

Lounge	3047 x 4388mm	9'11" x 14'4"
Kitchen/Dining	3425 x 5688mm	11'2" x 18'7"
Bedroom 1	4480 x 3690mm	14'8" x 12'1"
En Suite	2200 x 1500mm	7'2" x 4'11"
Bedroom 2	2709 x 4052mm	8'10" x 13'3"
Bedroom 3	2366 x 3265mm	7'9" x 10'8"
Bathroom	2200 x 2000mm	7'2" x 6'6"
Utility/Storage	892 x 934mm	2'11" x 3'0"

[Approximate dimensions]



West Block – First Floor

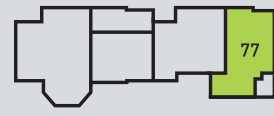
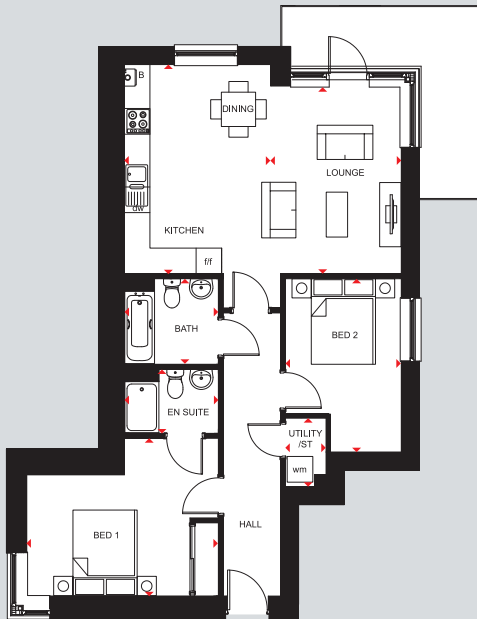


East Block – First Floor

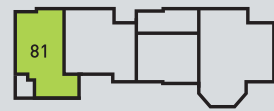
### Type 15: Plots 77 and 81

Lounge	3047 x 4388mm	9'11" x 14'4"
Kitchen/Dining	3425 x 5688mm	11'2" x 18'7"
Bedroom 1	4480 x 3690mm	14'8" x 12'1"
En Suite	2200 x 1500mm	7'2" x 4'11"
Bedroom 2	2709 x 4052mm	8'10" x 13'3"
Bathroom	2200 x 2000mm	7'2" x 6'6"
Utility/Storage	950 x 1600mm	3'1" x 5'2"

[Approximate dimensions]



West Block – Ground Floor



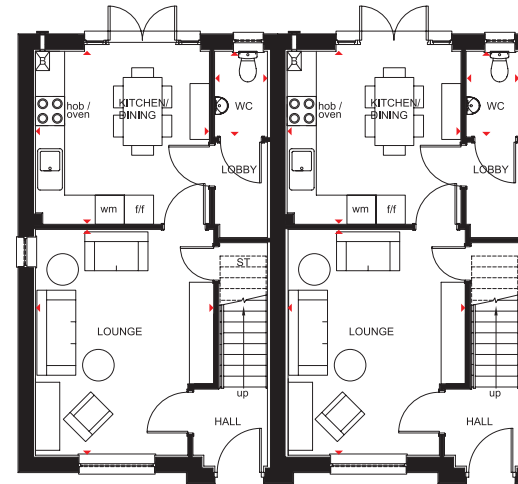
East Block – Ground Floor



## CAWDOR

### 3 BEDROOM SEMI-, END- OR MID-TERRACED HOME

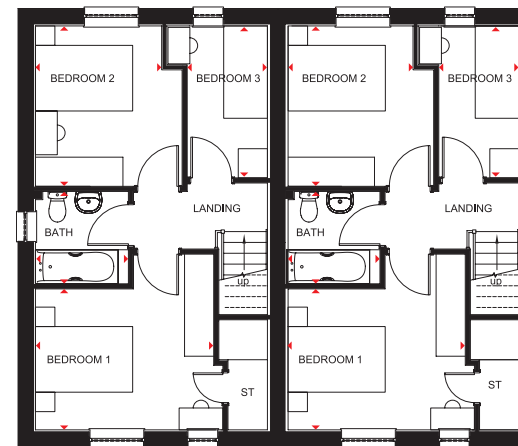
- A carefully designed three bedroom home offering a family kitchen and dining area with French doors opening onto the rear garden
- The ground floor also boasts a comfortable lounge
- First floor features two double bedrooms, a single bedroom and family bathroom



#### Ground Floor

Lounge	4645 x 3645mm	15'3" x 12'0"
Kitchen/ Dining Room	3560 x 3558mm	11'8" x 11'8"
WC	1765 x 1088mm	5'9" x 3'7"

(Approximate dimensions)



#### First Floor

Bedroom 1	3645 x 2900mm	12'0" x 9'6"
Bedroom 2	3300 x 2995mm	10'10" x 9'10"
Bedroom 3	3126 x 1650mm	10'3" x 5'5"
Bathroom	1900 x 1890mm	6'3" x 6'2"

(Approximate dimensions)

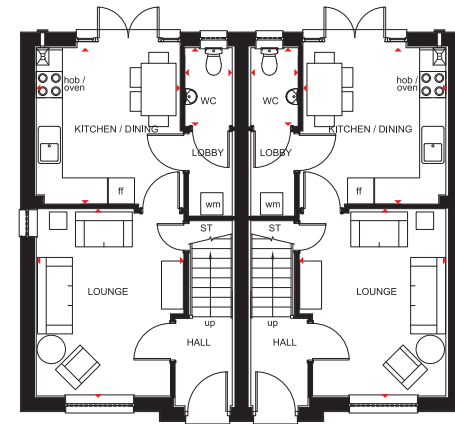
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

[barratthomes.co.uk](http://barratthomes.co.uk)



## CRAIG 3 BEDROOM TERRACED HOUSE

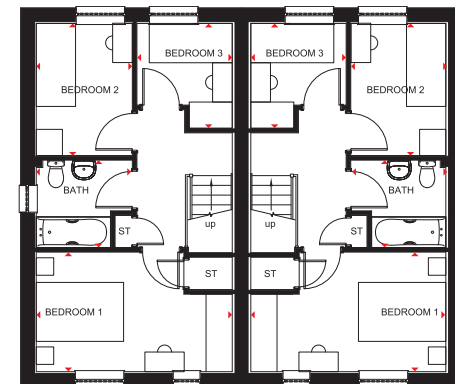
- A flexible three bedroom home featuring beautiful open-plan kitchen and dining area with French doors leading to the rear garden
- Family lounge also located on the ground floor
- The first floor offers master bedroom, two single bedrooms, and a family bathroom



### Ground Floor

Lounge	4288 x 3380mm	14'0" x 11'1"
Kitchen/Dining	3570 x 3295mm	11'8" x 10'9"
WC	1800 x 1088mm	5'10" x 3'6"

[Approximate dimensions]



### First Floor

Bedroom 1	4464 x 2728mm	14'7" x 8'11"
Bedroom 2	3015 x 2200mm	9'10" x 7'2"
Bedroom 3	2400 x 2183mm	7'10" x 7'1"
Bathroom	2200 x 2000mm	7'2" x 6'6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	↔	Dimension location
	wm	Washing machine space		

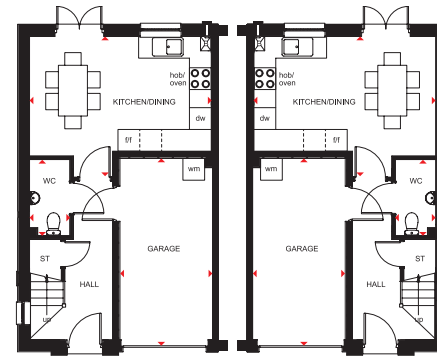




## LAURISTON

### 3 BEDROOM END-/MID-TERRACED TOWNHOUSE

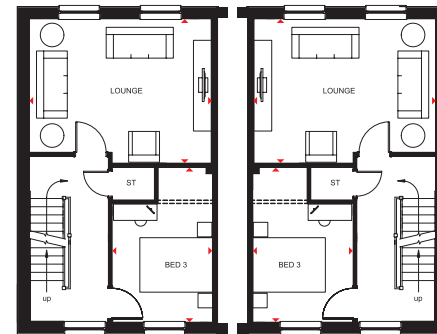
- Stunning townhouse with integral garage set over three storeys
- Spacious living with open-plan kitchen/dining area and French doors leading out to the garden, as well as upstairs lounge
- Three good-sized double bedrooms, the master with en suite shower room, and family bathroom



#### Ground Floor

Kitchen/Dining	5007 x 3880mm	16'5" x 12'8"
WC	1120 x 2100mm	3'8" x 6'10"
Garage	2550 x 5160mm	8'4" x 16'11"

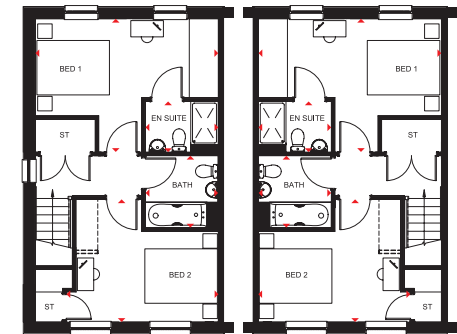
[Approximate dimensions]



#### First Floor

Lounge	5020 x 3982mm	16'5" x 13'0"
Bedroom 3	2768 x 4269mm	9'0" x 14'0"

[Approximate dimensions]



#### Second Floor

Bedroom 1	5045 x 3676mm	16'6" x 12'0"
Bedroom 2	4226 x 3389mm	13'10" x 11'1"
En Suite	2010 x 1400mm	6'7" x 4'7"
Bathroom	2010 x 1993mm	6'7" x 6'6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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# WESTBURN GARDENS, BERRYDEN ROAD, ABERDEEN AB25 3SG

