

# Bramble Wynd



Beechacre  
Homes

Arran  
ESTATE AGENTS

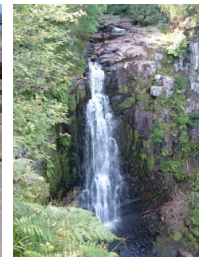


# Bramble Wynd

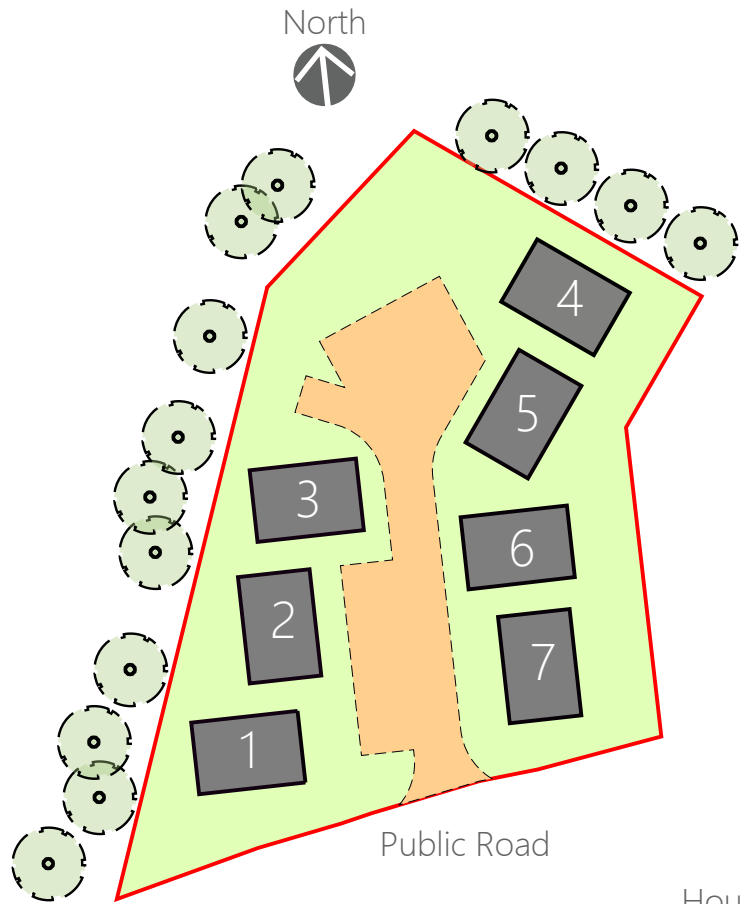
An exclusive self-contained development of seven detached homes, grouped around a private landscaped courtyard, each with three double bedrooms, offering superb family accommodation



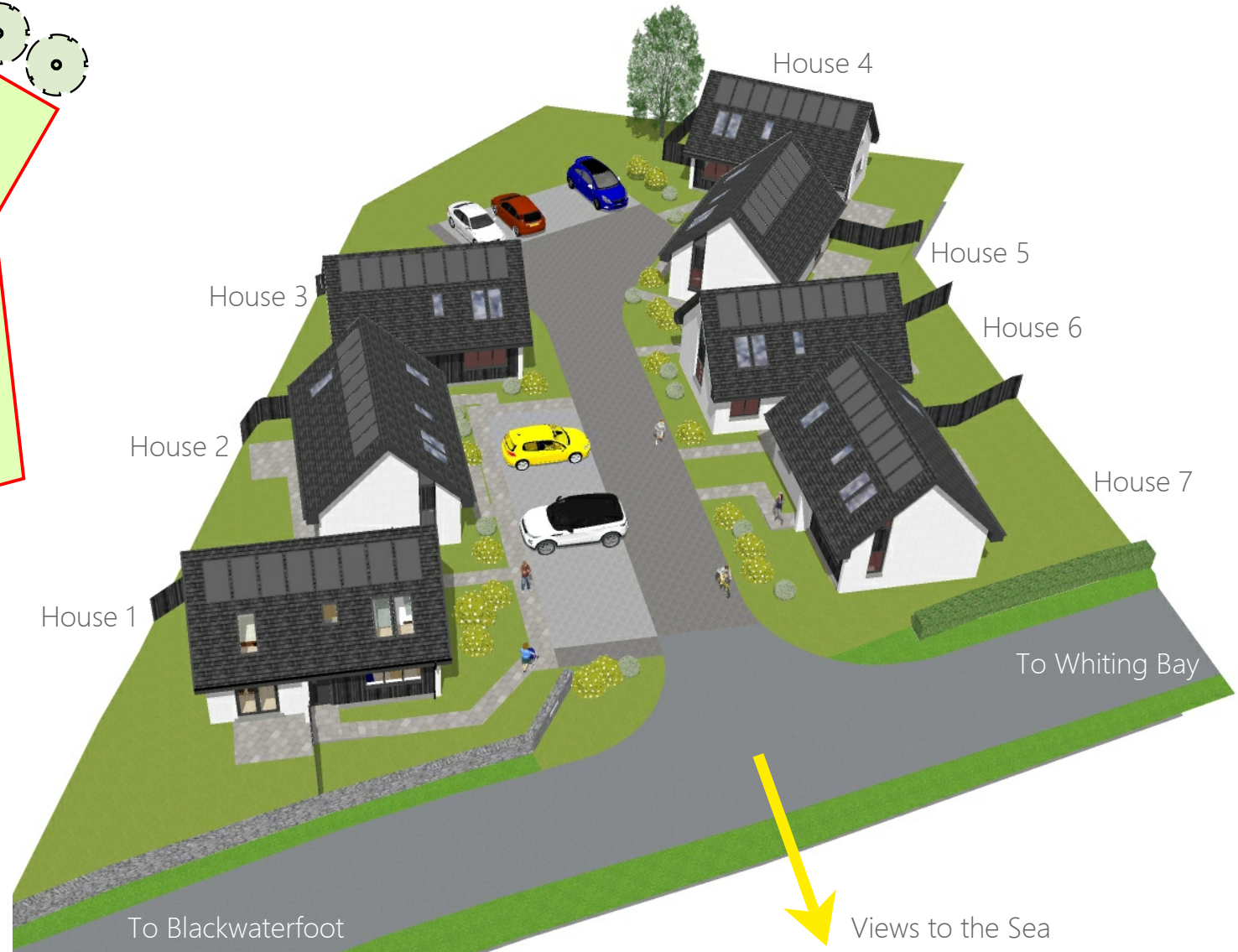
Each house has its own unique layout, designed to take advantage of the wonderful views over the Firth of Clyde towards Kintyre while maximising natural light and minimising running costs by combining extremely high levels of insulation and utilising alternative and renewable energy technologies.



Situated at the South end of the Isle of Arran, in the village of Kilmory, Bramble Wynd is 400 yards from the picturesque hamlet of Lagg with its 18th century Lagg Hotel. A short walk along the banks of Kilmory Water leads to the longest sandy beach on the island, while the recently opened acclaimed Lagg Distillery is a 5 minute drive away. Often described as Scotland in Miniature, Arran boasts fine restaurants, wildlife, 7 golf courses, adventure activities, art and craft galleries, its own island brewery, breathtaking scenery and beautiful beaches.



Grouped round a landscaped courtyard with parking,  
 The houses are orientated to catch the sun at appropriate times of the day.  
 The sea lies to the South and the outlook of each house is designed to take advantage of this.  
 Solar pv panels on all the houses provide free renewable energy.  
 Each house has its own private garden complete with patio



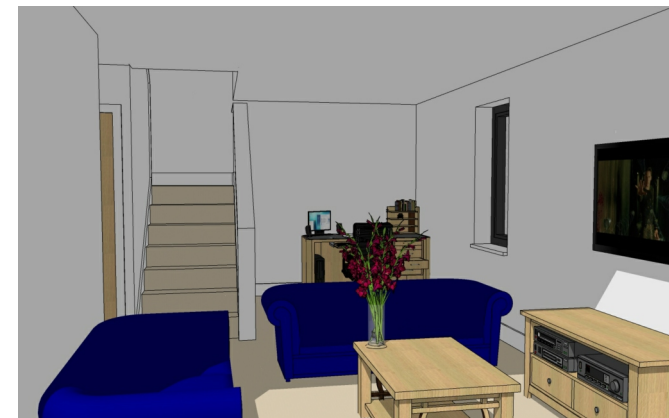
Each house comprises, on the Ground Floor, of a generous Living Area with a Study Space, A Dining Kitchen and a Downstairs Cloakroom with Toilet, with plenty of Cupboard space and an Entrance Vestibule.



Living Area viewed from Study Space

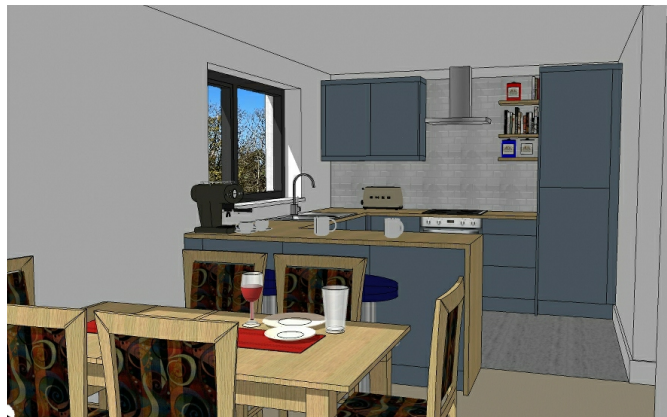


Living Area with Staircase and Study Space on the left



Living Area with Staircase and Study Space beyond

Kitchens are fully fitted from Magnet's Tatton range, with integrated oven, hob, dishwasher and fridge/freezer as well as a 1.5 bowl sink. Upgrades to other kitchen ranges are available.



Dining Kitchen viewed from Patio doors



Dining Area and Patio doors viewed from Kitchen

All the houses are insulated to meet the Scottish Government's New Build Heat Standard and are fitted with PVCu double glazing. Heating is provided by ultra-efficient programmable electric radiators while solar pv panels on the roof of each house, with battery storage, generate free electricity, significantly reducing heating and hot water costs. Hot water is from mains supplied hot water cylinders, ensuring great pressure for showers. An optional upgrade is available for an air-source heat pump with underfloor heating on the ground floor and radiators upstairs

Illustrations shown are of House 1

Upstairs accommodation comprises a generous double Master Bedroom with built-in wardrobes, two further double Bedrooms with optional built-in wardrobe and dressing table, a family Bathroom with shower bath and a large Linen Cupboard.



Master Bedroom with built-in wardrobes



Master Bedroom



Double Bedroom with built-in furniture option

Floors are chipboard throughout\* with heavy duty vinyl flooring to Bathroom, Cloakroom and Kitchen. An optional upgrade is available for engineered oak flooring to all other areas.

Internal doors are oak veneered with polished chrome ironmongery, while skirtings and facings are in painted MDF.

Kitchen splashbacks and walls around the bath and shower in the Bathroom are tiled, while all other walls and ceilings are in plasterboard. All painting and decoration is included with

White or Magnolia emulsion to plasterwork, satin varnish to oak doors and white paint to all other woodwork. Other colours can be applied as an option.

Externally, the houses are finished in white roughcast render with featured panels of charcoal stained timber cladding. The roofs are finished in concrete tiles and fascias and gutters are in PVC, providing a very low maintenance finish overall.



Cloakroom with optional worktop



Family Bathroom with shower bath

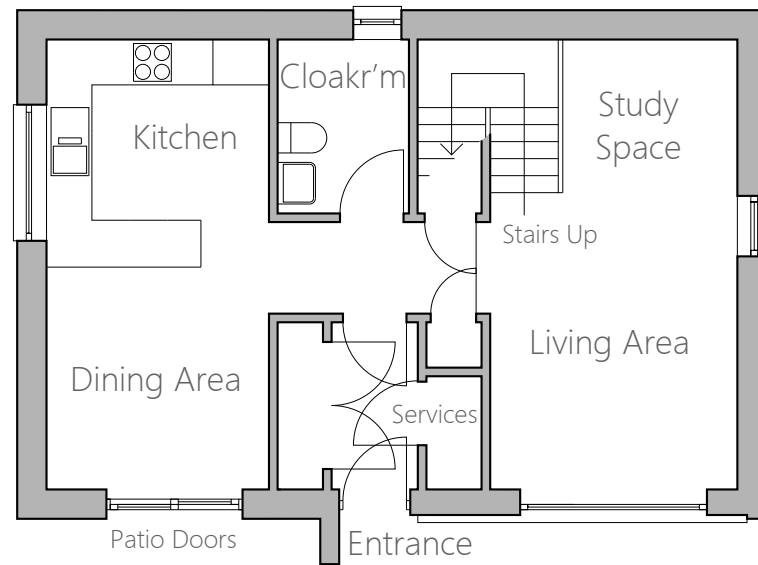
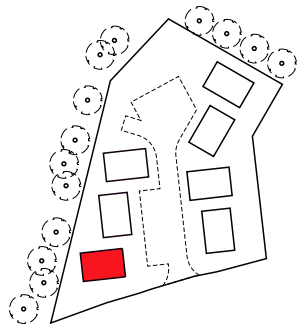
Illustrations shown are of House 1

\*Ground floor will be concrete screed if heat pump and underfloor heating option is selected.





# House 1



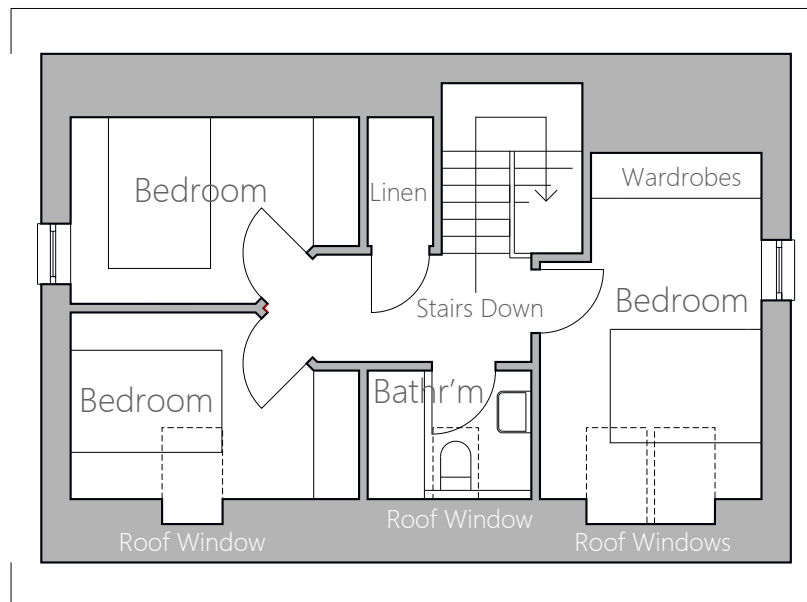
Ground Floor Plan



## Room Sizes

(Sizes are largest dimensions)

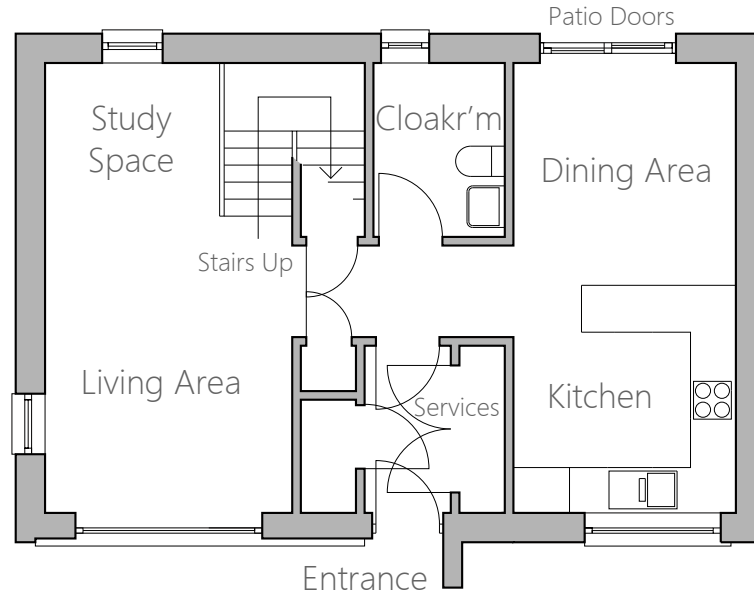
Living Area	3.92 x 3.27m
Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
Cloakroom	2.30 x 1.74m
Master Bedroom	4.58 x 2.93m
Bedrooms 2 & 3	3.81 x 2.47m
Bathroom	2.15 x 1.70m



First Floor Plan



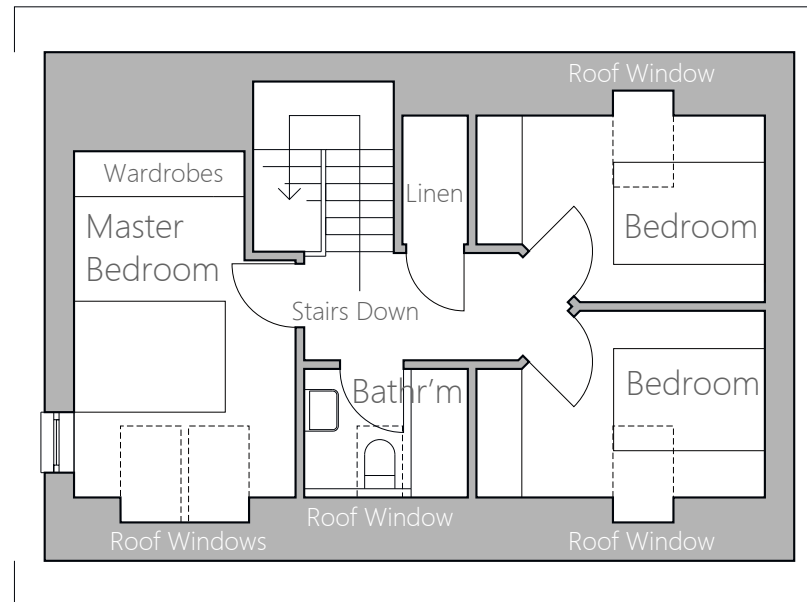
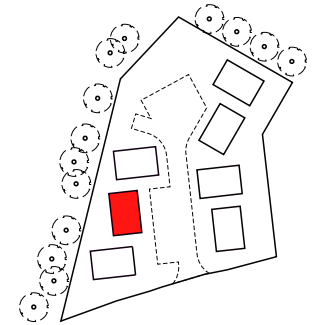




Ground Floor Plan



## House 2



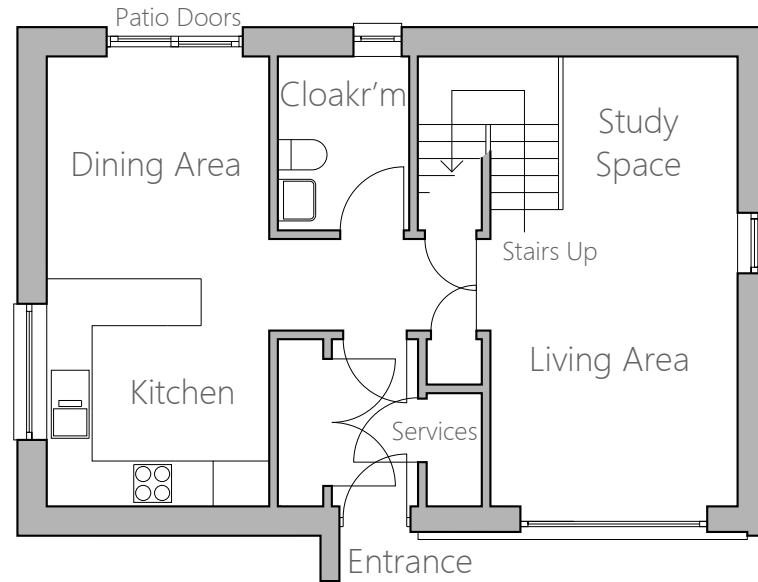
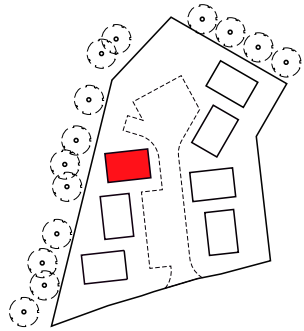
First Floor Plan

## Room Sizes

(Sizes are largest dimensions)

Living Area	3.92 x 3.27m
Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
Cloakroom	2.30 x 1.74m
Master Bedroom	4.58 x 2.93m
Bedrooms 2 & 3	3.81 x 2.47m
Bathroom	2.15 x 1.70m

# House 3



Ground Floor Plan

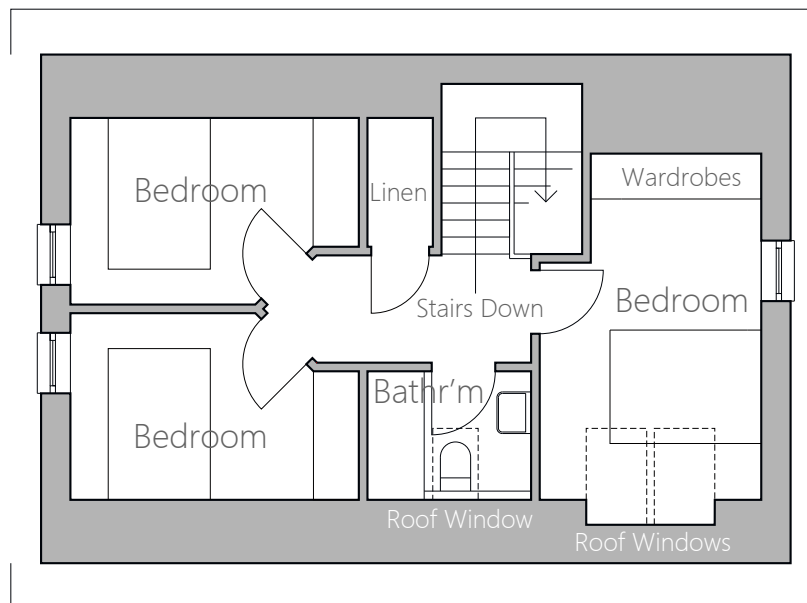
North



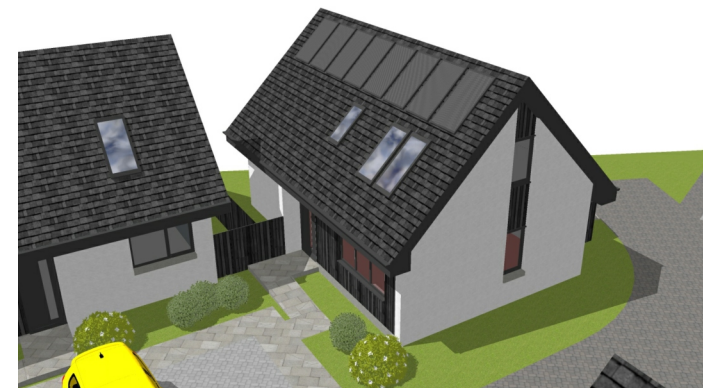
## Room Sizes

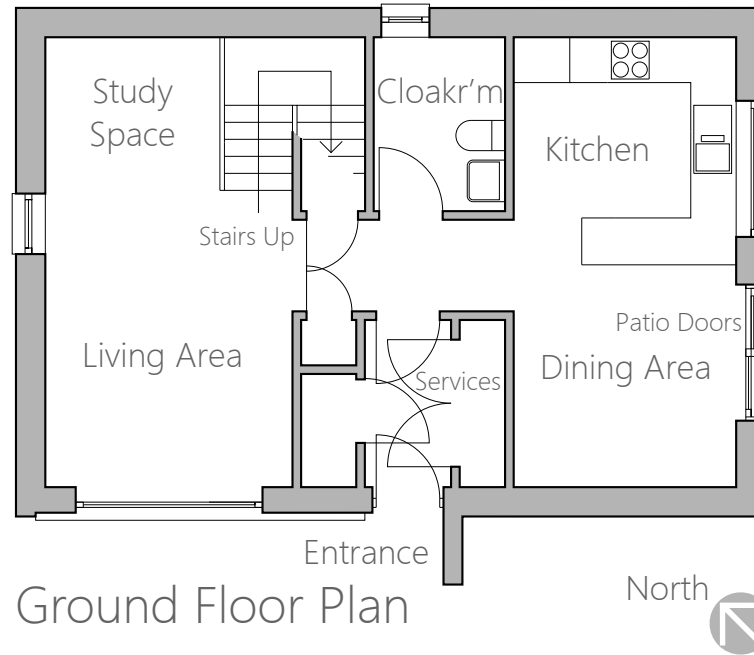
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Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
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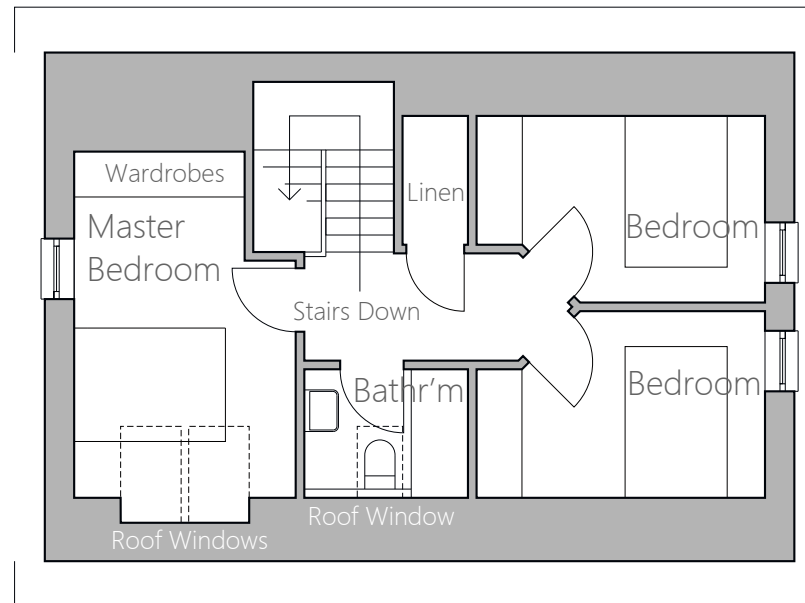
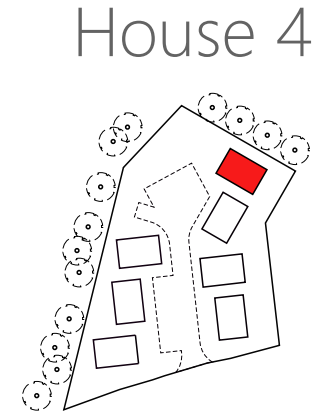


First Floor Plan





Ground Floor Plan



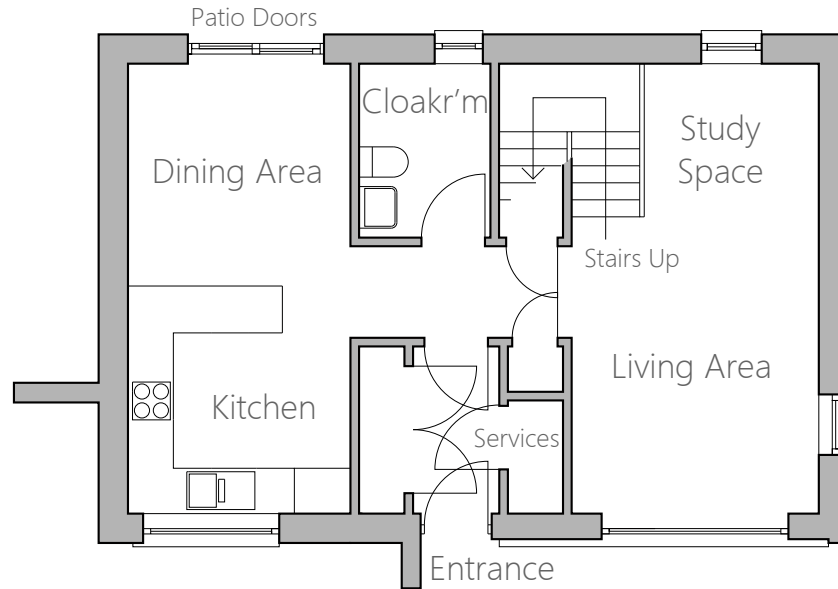
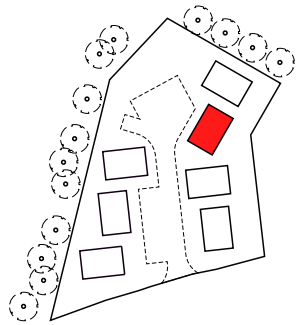
First Floor Plan

### Room Sizes

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Master Bedroom	4.58 x 2.93m
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Bathroom	2.15 x 1.70m

# House 5



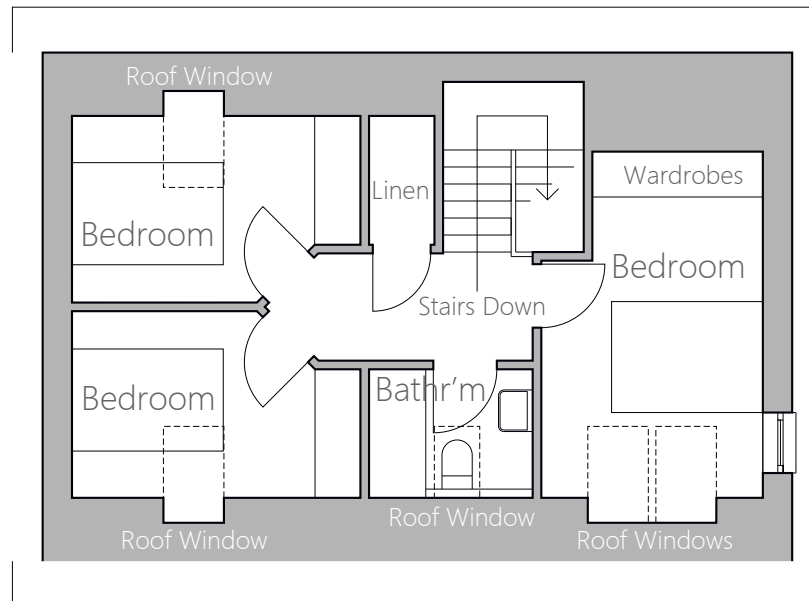
Ground Floor Plan



## Room Sizes

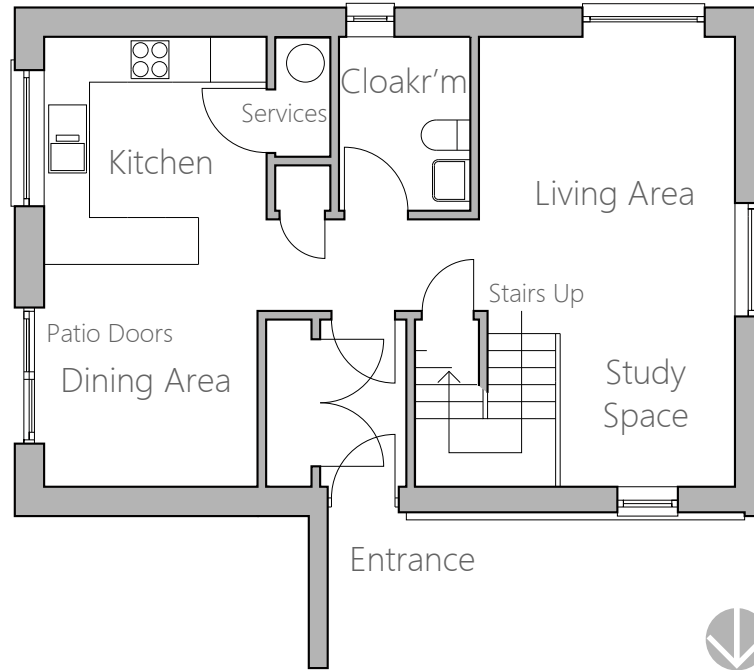
(Sizes are largest dimensions)

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Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
Cloakroom	2.30 x 1.74m
Master Bedroom	4.58 x 2.93m
Bedrooms 2 & 3	3.81 x 2.47m
Bathroom	2.15 x 1.70m



First Floor Plan

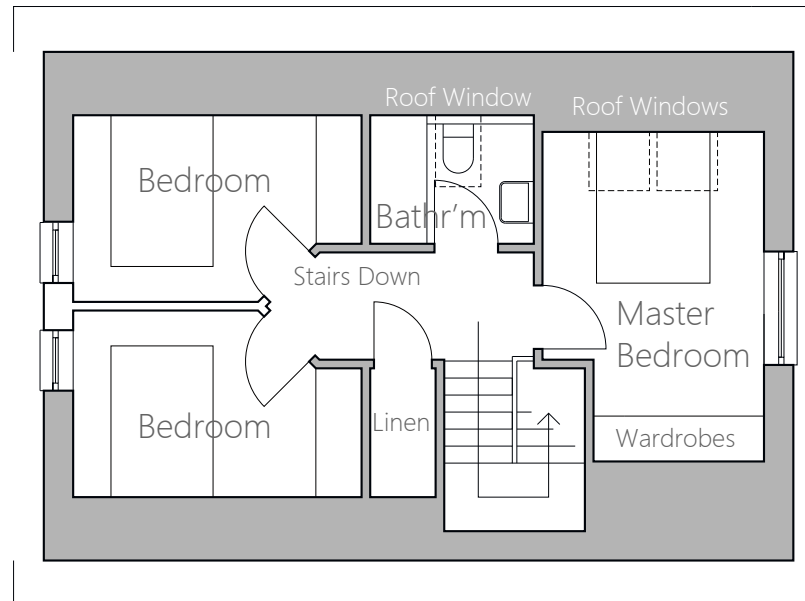
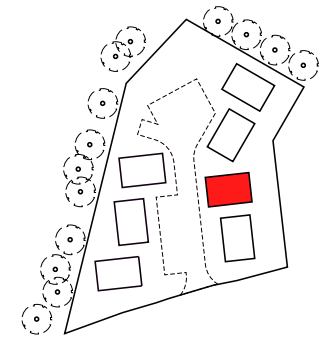




Ground Floor Plan



# House 6



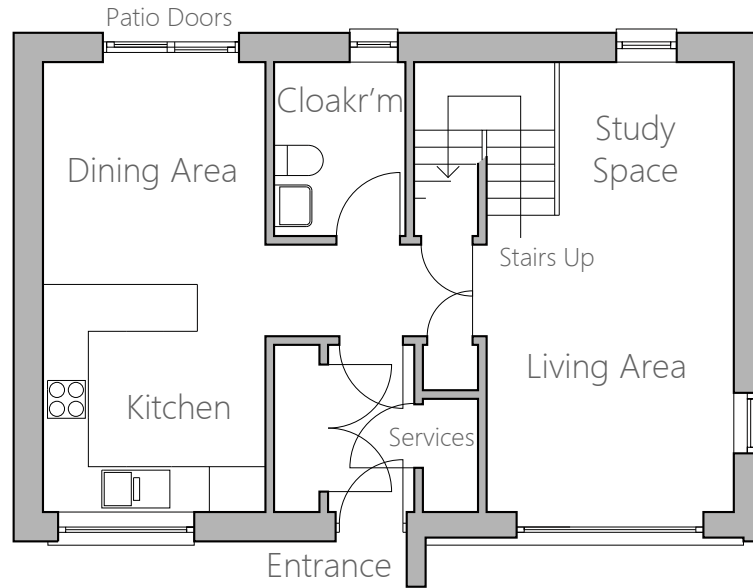
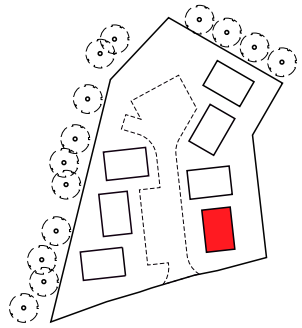
First Floor Plan

## Room Sizes

(Sizes are largest dimensions)

Living Area	3.92 x 3.27m
Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
Cloakroom	2.30 x 1.74m
Master Bedroom	4.58 x 2.93m
Bedrooms 2 & 3	3.81 x 2.47m
Bathroom	2.15 x 1.70m

# House 7



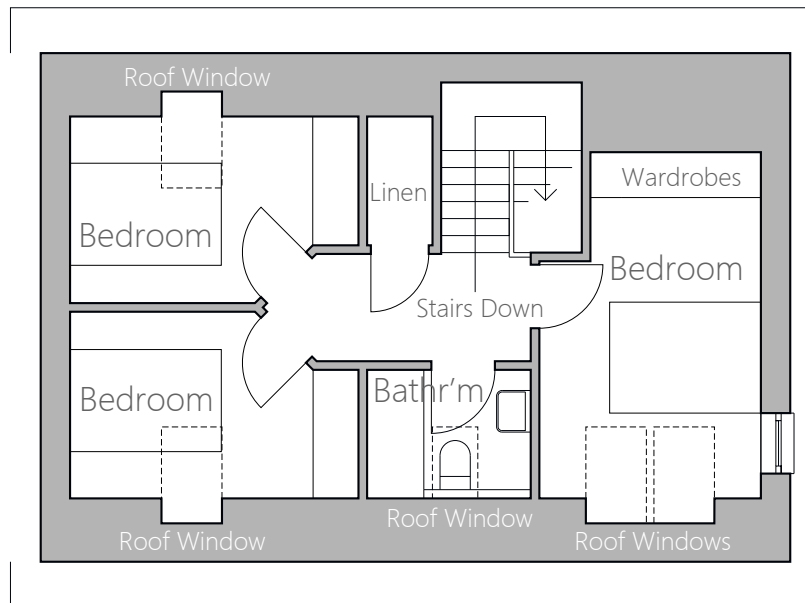
Ground Floor Plan



## Room Sizes

(Sizes are largest dimensions)

Living Area	3.92 x 3.27m
Dining Area	2.94 x 2.94m
Kitchen	3.01 x 2.94m
Cloakroom	2.30 x 1.74m
Master Bedroom	4.58 x 2.93m
Bedrooms 2 & 3	3.81 x 2.47m
Bathroom	2.15 x 1.70m



First Floor Plan





The particulars herein have been prepared for the benefit of intending purchasers.  
However, the information contained is intended as a preliminary guide only.  
Beechacre Homes Ltd. reserve the right to amend plans or vary specifications.  
Nothing in this brochure shall constitute or form part of any contract.

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