







Reach new heights in Cumnock.

Campbell Homes offers a warm welcome to Afton Braes. Situated in the beautiful Ayrshire countryside, with stunning views of the Afton Hills this premium quality development of 156 new homes ranges from two bedroom bungalows to five bedroom detached villas.

Cumnock itself has a wide range of facilities including independent family run shops, a modern community hospital, a leisure centre as well as many clubs and societies. The addition of the new £63.5m Knockroom Learning and Enterprise Campus, due to be completed in 2019, will also provide state-of-the-art primary and secondary schooling, as well as early childhood centres and supported learning centres, all within walking distance of Afton Braes.

Every stage of the construction is personally supervised by a director of Campbell Homes, ensuring exceptional attention to detail and quality and resulting in a superb home with the highest degree of insulation, comfort and amenity.

Campbell Homes offers you value for money which is second to none in relation to the size of these properties. We are able to keep our costs lower by the control on site by our directors, and pass on these savings to the new house owner.

Siteplan

Campbell Homes are delighted to introduce a collection of carefully-crafted 2, 3, 4 and 5 bedroom homes to this charming rural location.



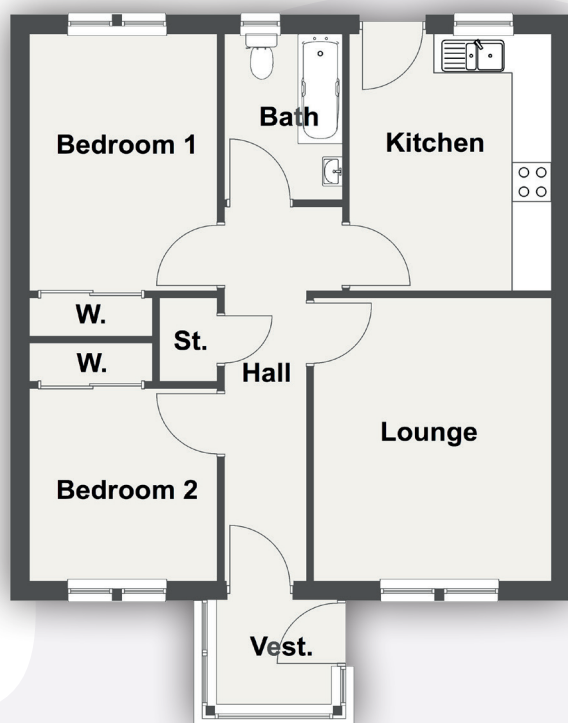


Bankend

2 bed detached

The Bankend is a practical and well-appointed two bedroom bungalow providing a conventional living arrangement.

Room	Metric (mm)	Imperial (ft, in)
Kitchen	3100 x 3950	10' 2" x 12' 11"
Lounge	3650 x 4355	11' 11" x 14' 3"
Bedroom 1	2885 x 3950	9' 6" x 12' 11"
Bedroom 2	2885 x 2965	9' 6" x 9' 9"
Bathroom	1825 x 2550	5' 11" x 8' 4"



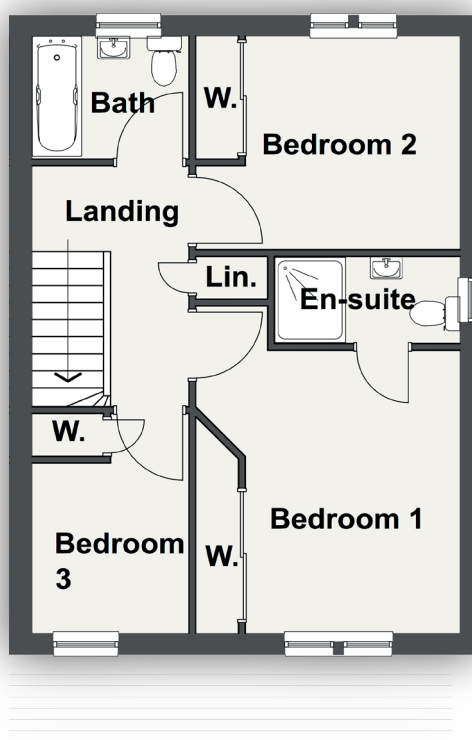
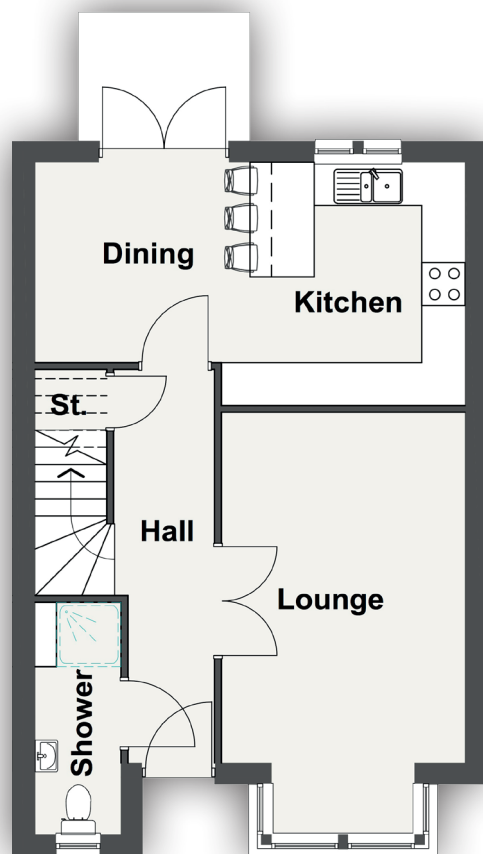


Barony

3 bed semi-detached

The stylish Barony is a well-designed three bedroom detached home providing superb family accommodation.

Room	Metric (mm)	Imperial (ft, in)
Kitchen/dining	6465 x 2800	21' 3" x 9' 2"
Lounge	3400 x 5500 (max)	11' 2" x 18' 0"
Downstairs WC	1200 x 3250	3' 11" x 10' 8"
Bedroom 1	3010 x 3980	9' 11" x 13' 0"
En-suite	2600 x 1225	8' 6" x 4' 0"
Bedroom 2	3010 x 3000	9' 10" x 9' 10"
Bedroom 3	2200 x 2395	7' 3" x 7' 10"
Bathroom	2200 x 1725	7' 3" x 5' 8"



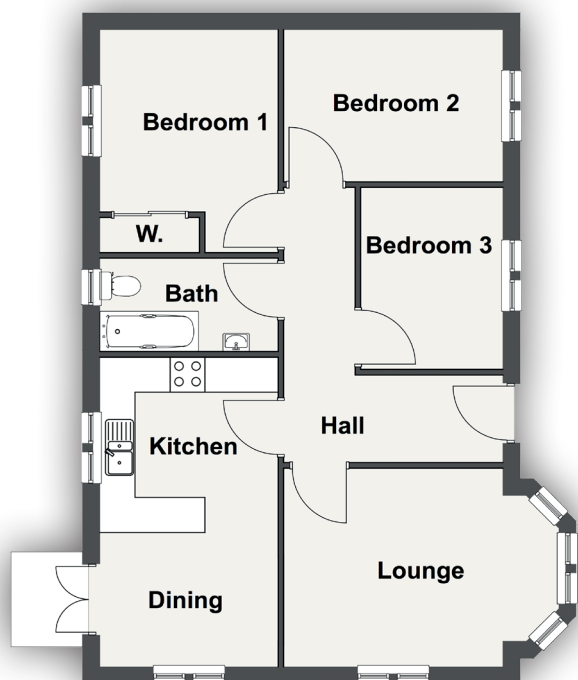


Broomhill

3 bed detached

The Broomhill is a stylish modern bungalow offering a simplistic living arrangement, comprising of three good sized bedrooms with open plan dining experience.

Room	Metric (mm)	Imperial (ft, in)
Kitchen	3755 x 2600	12' 4" x 8' 6"
Lounge/dining	4000 x 5100	13' 1" x 16' 9"
Bathroom	3050 x 800	10' 0" x 2' 7"
Bedroom 1	3050 x 3115	10' 0" x 10' 3"
Bedroom 2	2435 x 3020	7' 12" x 9' 11"
Bedroom 3	2805 x 3100	9' 2" x 10' 2"



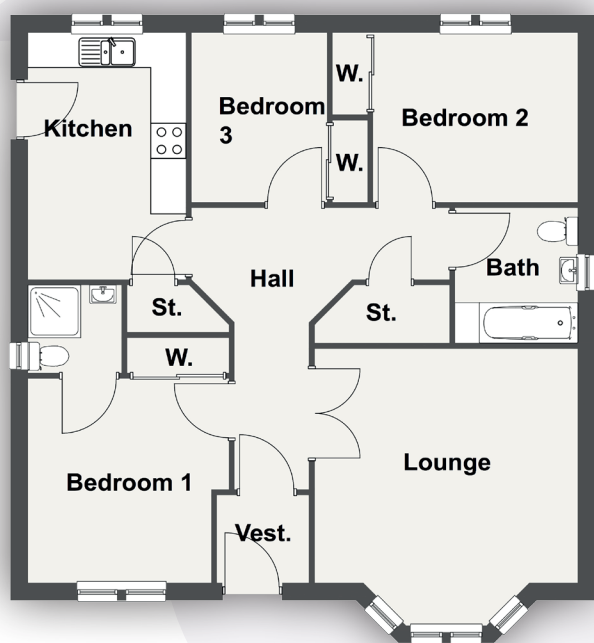


Bute

3 bed detached

The Bute is a fine example of a three bedroom detached home with a great layout to suit individuals, couples and families.

Room	Metric (mm)	Imperial (ft, in)
Kitchen	2700 x 4220	8' 10" x 13' 10"
Lounge	4500 x 4000	14' 9" x 13' 1"
Bedroom 1	3135 x 3490	10' 3" x 11' 5"
En-suite		
Bedroom 2	3500 x 2900	11' 6" x 9' 6"
Bedroom 3	2900 x 2315	9' 6" x 7' 7"
Bathroom	2100 x 2310	6' 11" x 7' 7"





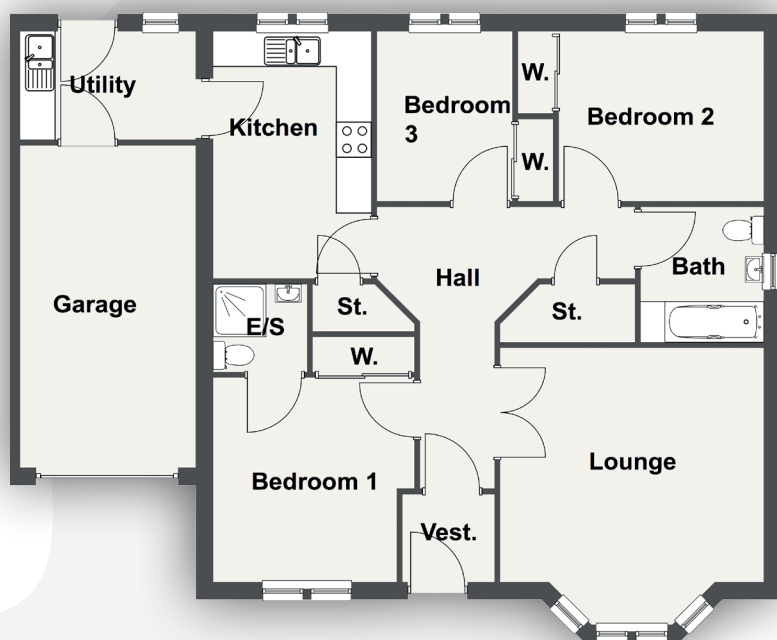
Bute Plus

3 bed detached

The Bute is a fine example of a three bedroom detached home with a great layout to suit individuals, couples and families. With the addition of a single integral garage.



Room	Metric (mm)	Imperial (ft, in)
Kitchen	2700 x 4220	8' 10" x 13' 10"
Lounge	4500 x 4000	14' 9" x 13' 1"
Bedroom 1	3135 x 3490	10' 3" x 11' 5"
Bedroom 2	3500 x 2900	11' 6" x 9' 6"
Bedroom 3	2900 x 2315	9' 6" x 7' 7"
Bathroom	2100 x 2310	6' 11" x 7' 7"
Utility	3000 x 1850	9' 10" x 6' 1"





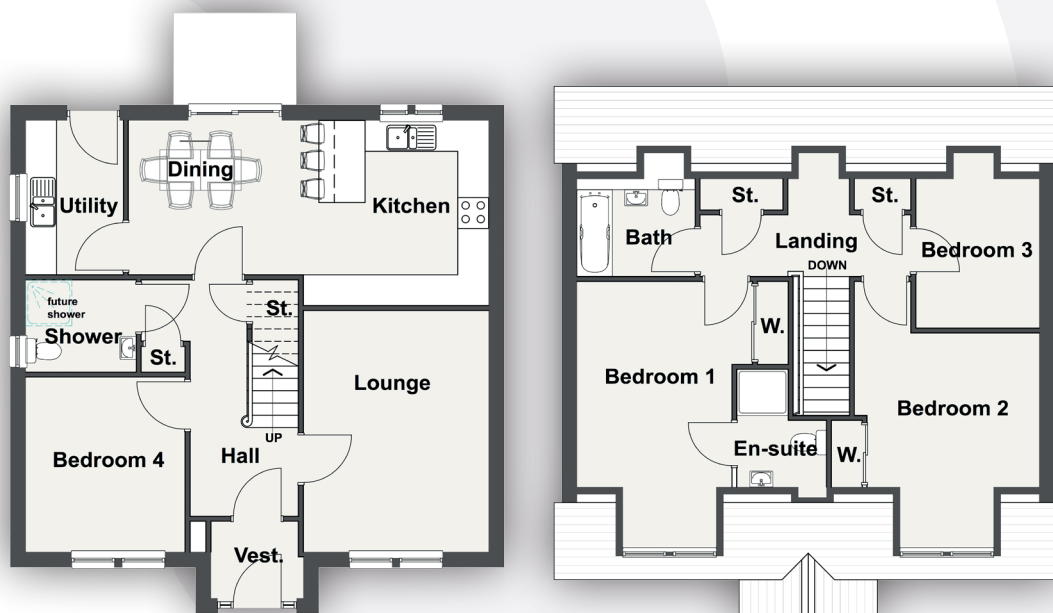
Burns

4 bed detached

The beautifully designed Burns is a detached family home offering a spacious living environment, consisting of four bedrooms with the master bedroom featuring an ensuite.



Room	Metric (mm)	Imperial (ft, in)
Kitchen/dining	7005 x 3605	22' 12" x 11' 10"
Lounge	3600 x 4700	11' 10" x 15' 5"
Utility	1900 x 3005	6' 3" x 9' 10"
Downstairs WC	2150 x 1800	7' 1" x 5' 11"
Bedroom 1	3015 x 5300 (max)	9' 11" x 17' 5"
En-suite	2300 x 1745 (max)	7' 7" x 5' 9"
Bedroom 2	3600 x 4175 (max)	11' 10" x 13' 8"
Bedroom 3	2400 x 2900	7' 10" x 9' 6"
Bedroom 4	3100 x 3405	10' 2" x 11' 2"
Bathroom	2300 x 900	7' 7" x 2' 11"

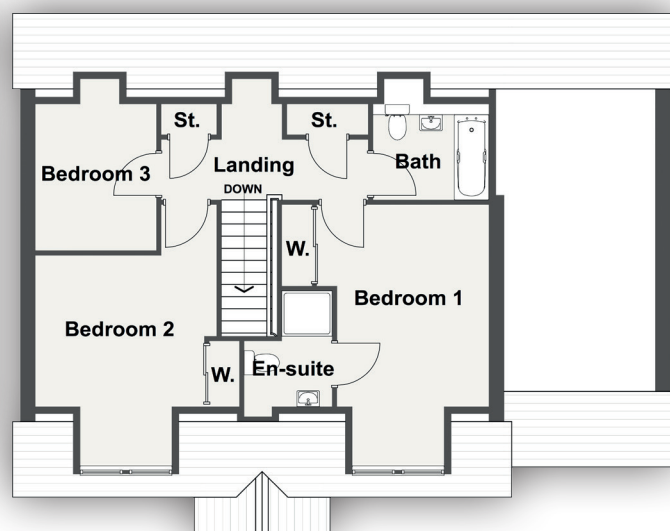
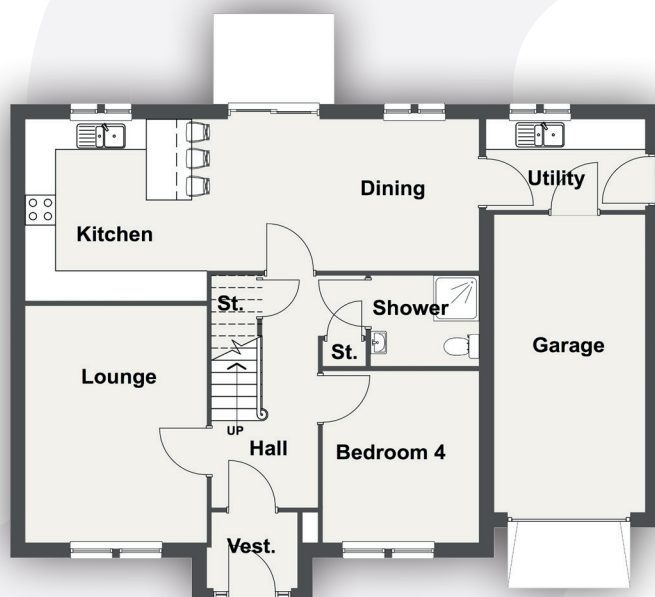




Burns Plus 4 bed detached

The beautifully designed Burns is a detached family home offering a spacious living environment, consisting of four bedrooms with the master bedroom featuring an ensuite. With the addition of a single integral garage.

Room	Metric (mm)	Imperial (ft, in)
Kitchen/dining	9000 x 3605	29' 6" x 11' 10"
Lounge	3600 x 4700	11' 10" x 15' 5"
Utility	3160 x 1800	10' 4" x 5' 11"
Downstairs WC	2150 x 1800	7' 1" x 5' 11"
Bedroom 1	3015 x 5300 (max)	9' 11" x 17' 5"
En-suite	2300 x 1745 (max)	7' 7" x 5' 9"
Bedroom 2	3600 x 4175 (max)	11' 10" x 13' 8"
Bedroom 3	2400 x 2900	7' 10" x 9' 6"
Bedroom 4	3100 x 3405	10' 2" x 11' 2"
Bathroom	2300 x 900	7' 7" x 2' 11"





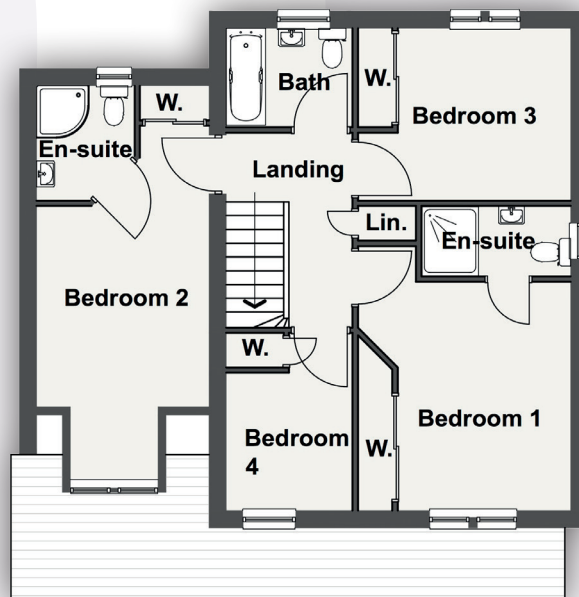
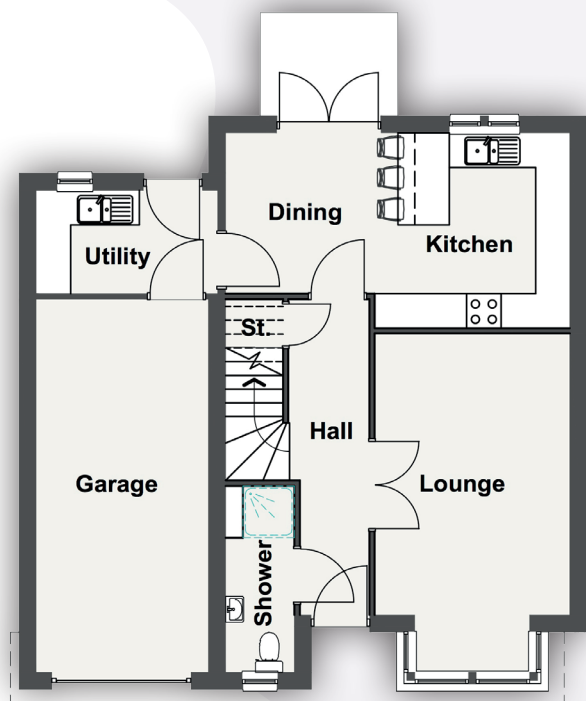
Boswell

4 bed detached

The spacious Boswell is a fantastic four bedroom detached family home providing substantial living space.



Room	Metric (mm)	Imperial (ft, in)
Kitchen/dining	6000 x 3400 (max)	19' 8" x 11' 2"
Lounge	3400 x 4900	11' 2" x 16' 1"
Downstairs WC	1200 x 3250	3' 11" x 10' 8"
Utility	3160 x 1800	10' 4" x 5' 11"
Bedroom 1	3010 x 3980	9' 10" x 13' 1"
En-suite	2600 x 1225	8' 6" x 4' 0"
Bedroom 2	3000 x 3500	9' 11" x 11' 6"
Bedroom 3	3010 x 3000	9' 11" x 9' 10"
Bedroom 4	2200 x 2395	7' 3" x 7' 10"
Bathroom	2200 x 1725	7' 3" x 5' 8"





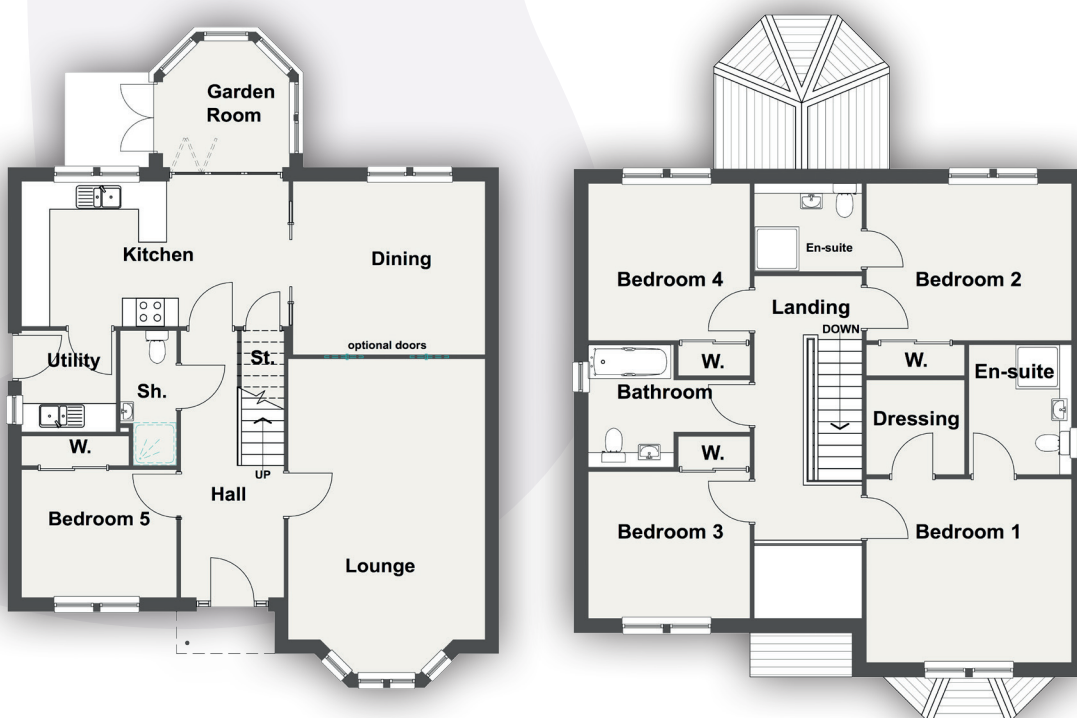
Burnside

5 bed detached

The sophisticated five bedroom detached Burnside is a substantial family home presenting a contemporary living arrangement to a growing family.



Room	Metric (mm)	Imperial (ft, in)
Kitchen	5705 x 3100	18' 9" x 10' 2"
Dining	4100 x 3705	13' 5" x 12' 2"
Lounge	4200 x 6000	13' 9" x 19' 8"
Garden Room	2700 x 2700 (max)	8' 10" x 8' 10"
Utility	2015 x 2160	6' 7" x 7' 1"
Bedroom 1	4200 x 3750	13' 9" x 12' 4"
Dressing room	2005 x 1930	6' 7" x 6' 4"
En-suite	2100 x 2650	6' 11" x 8' 8"
Bedroom 2	4200 x 3210	13' 9" x 10' 6"
En-suite	2200 x 1800	7' 3" x 5' 11"
Bedroom 3	3310 x 3000	10' 10" x 9' 10"
Bedroom 4	3310 x 3210	10' 10" x 10' 6"
Bedroom 5	3310 x 2730	10' 10" x 8' 11"
Bathroom	1750 x 2500	5' 9" x 8' 2"





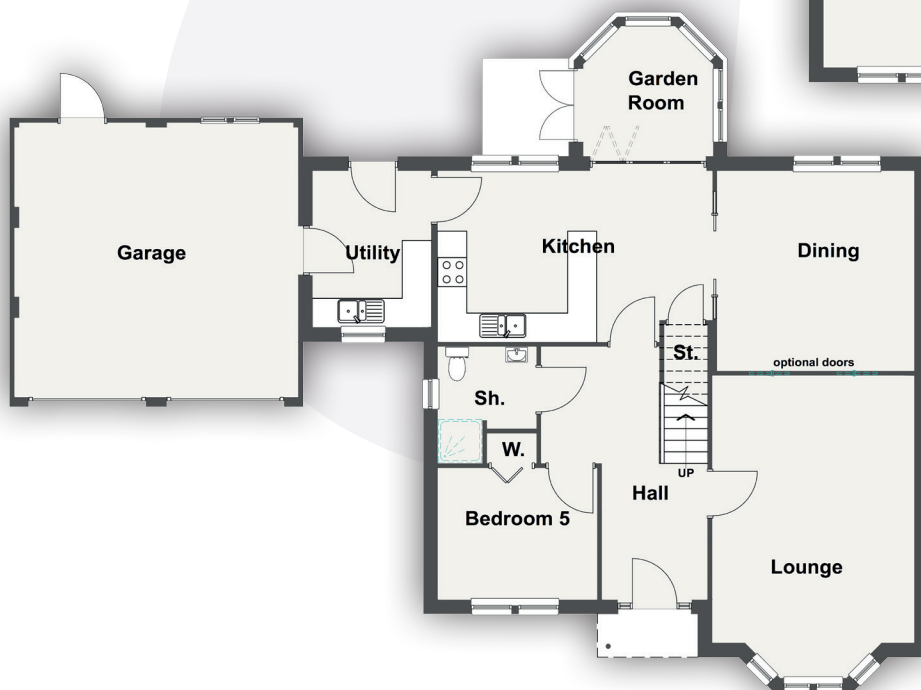
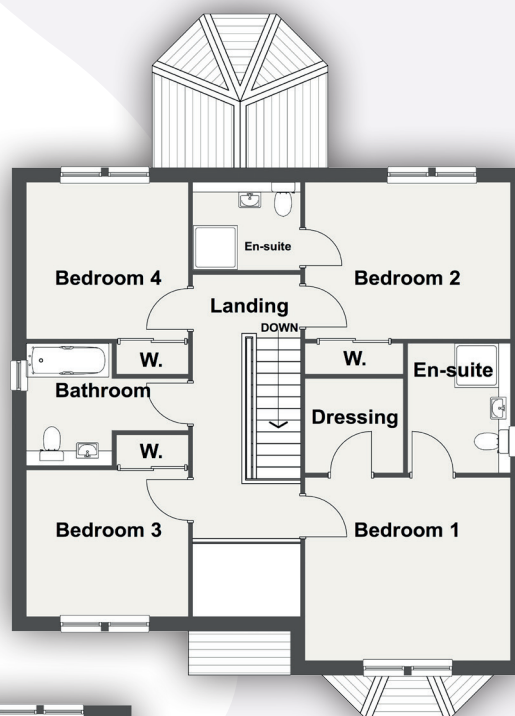
Burnside Plus

5 bed detached

The sophisticated five bedroom detached Burnside is a substantial family home presenting a contemporary living arrangement to a growing family. With the addition of a double integral garage.



Room	Metric (mm)	Imperial (ft, in)
Kitchen	5705 x 3555	18' 9" x 11' 8"
Dining	4100 x 4155	13' 5" x 13' 8"
Lounge	4200 x 5550	13' 9" x 18' 3"
Garden Room	2700 x 2700 (max)	8' 10" x 8' 10"
Utility	2000 x 3500	6' 7" x 11' 6"
Downstairs WC	2050 x 2425	6' 9" x 7' 11"
Bedroom 1	4200 x 3750	13' 9" x 12' 4"
Dressing room	2005 x 1930	6' 7" x 6' 4"
En-suite	2100 x 2650	6' 11" x 8' 8"
Bedroom 2	4200 x 3210	13' 9" x 10' 6"
En-suite	2200 x 1800	7' 3" x 5' 11"
Bedroom 3	3310 x 3000	10' 10" x 9' 10"
Bedroom 4	3310 x 3210	10' 10" x 10' 6"
Bedroom 5	3310 x 2730	10' 10" x 8' 11"
Bathroom	1750 x 2500	5' 9" x 8' 2"





Specification

General

Low maintenance white UPVC double glazed windows

Composite external doors

Coloured acrylic render

Kingstone Scottish or equal re-constituted stone panels and sills

Concrete roof tiles with contrasting ridge

Contemporary external light fittings to front and rear

Door bell

Internal walls and ceilings painted matt emulsion

Energy saving pendant light fittings

Smoke/carbon monoxide/heat detectors (where required)

Mains gas twin zone central heating system

Hot water supplied via unvented system

Front garden turfed

Rear garden to be graded and rotovated

Pavers to driveways and selected paths, slabs elsewhere

Kitchens

A choice of units and worktops

Extractor hood

Stainless steel electric fan oven

Stainless steel 4 burner hob

Integrated fridge freezer

Recessed down lighters

Bathrooms and En-suites

Shaver sockets (where applicable)

Chrome fittings

Shower enclosures and trays (where applicable)

Baths by thermostatic chrome mixer taps

Chrome towel warmers

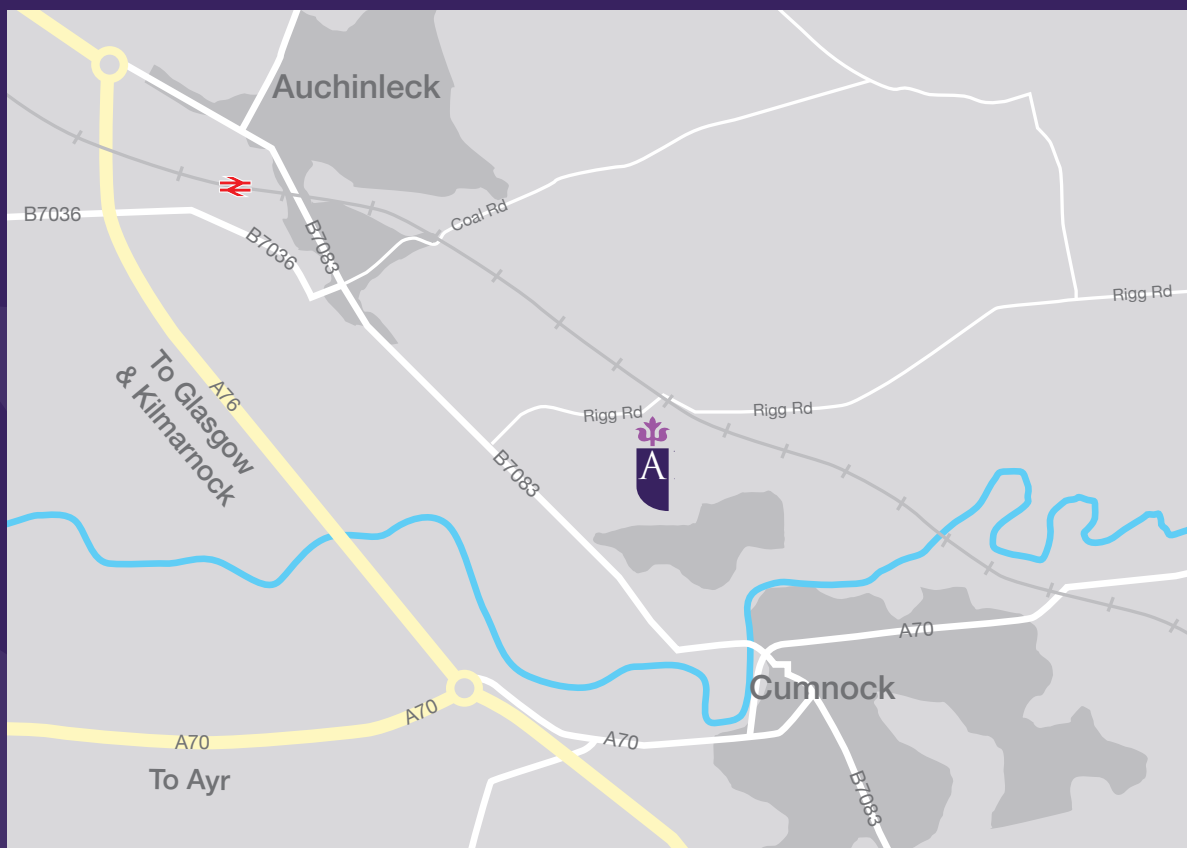
Choice of Porcelanosa tiles



A small town in a farming heartland 15 miles to the east of Ayr, Cumnock is swaddled by beautiful scenery typical of this part of south west Scotland.

With well-preserved buildings dated back to the 1700s, the town square has real charm that belies the fact it is just 45 minute's drive from the heart of the cosmopolitan centre of Glasgow.

History books show the town's prominence in the struggles of the covenanters back in the 17th century, and many graves and memorials to the covenanters can be found in this area of historical significance. William Wallace is reputed to have lived in nearby Glen Afton.



For more information, please contact Allen & Harris on 01292 267248, or email Aftonbraes@allenandharris.co.uk. Visit us at www.aftonbraes.co.uk

