

Griannach Drive, Port Appin



West Highland Housing Association, in partnership with MacLeod Construction, is developing a number of homes at Griannach Drive in Port Appin. The housing is built using high-quality materials and incorporates high levels of insulation and energy efficient heat pumps.

- Semi-detached houses
- 10 year NHBC warranty
- Very energy efficient EPC
- Private parking
- Private front and rear gardens
- High spec Howdens kitchen with cooker, hob and cooker hood

New Supply Shared Equity (NSSE) provides an opportunity to purchase a brand new home without having to fund the entire purchase price.

2 homes are available for NSSE sale in Port Appin, allowing buyers to purchase an equity stake from 60%, subject to suitability.

Visit <https://www.mygov.scot/new-supply-shared-equity-scheme>.

Site Layout

The Port Appin development comprises two semi-detached houses for sale, which are available under the Scottish Government's NSSE scheme.

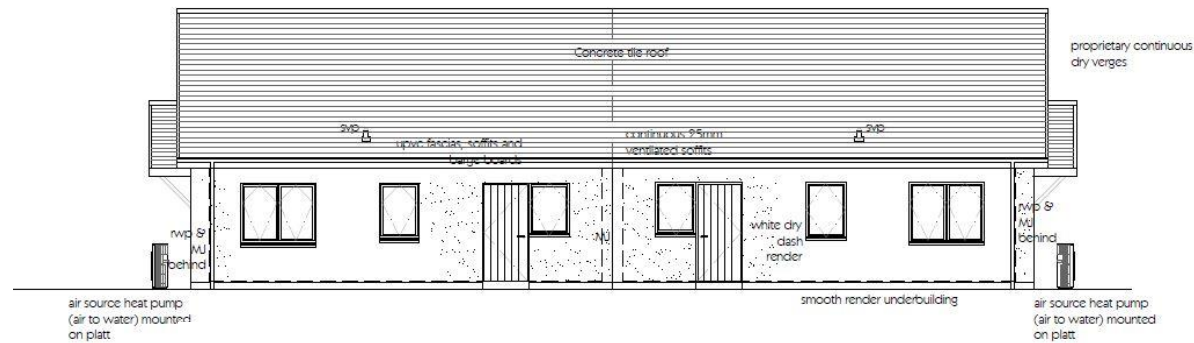
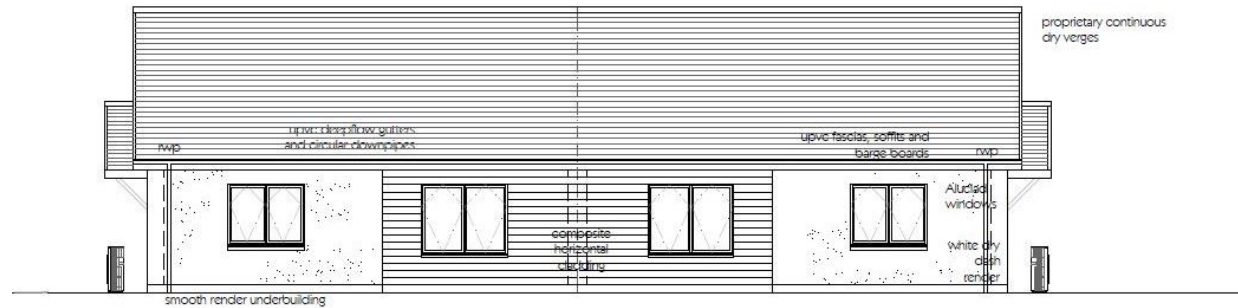
There are also four semi-detached houses for social rent. To rent a property please apply to: www.homeargyll.co.uk

Property	House type	Sale or rent
Plot 1	2 Bed 4 Person	NSSE
Plot 2	2 Bed 4 Person	NSSE
Plot 3	3 Bed 5 Person	Affordable Rent
Plot 4	3 Bed 5 Person	Affordable Rent
Plot 5	2 bed 4 Person	Affordable Rent
Plot 6	1 Bed 2 Person	Affordable Rent



Plots 1 & 2 - semi-detached 2 bed homes for sale at
£114,000 From 60% share available for eligible

Front Elevation

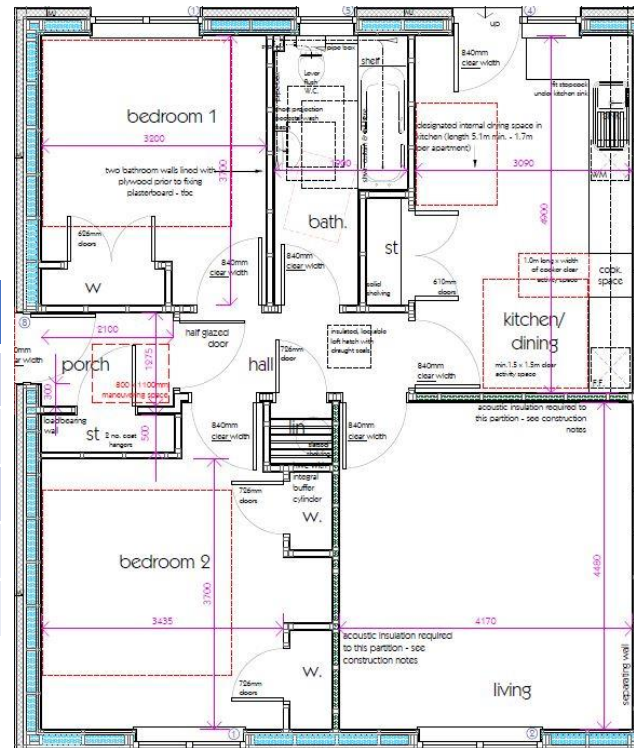


Rear Elevation

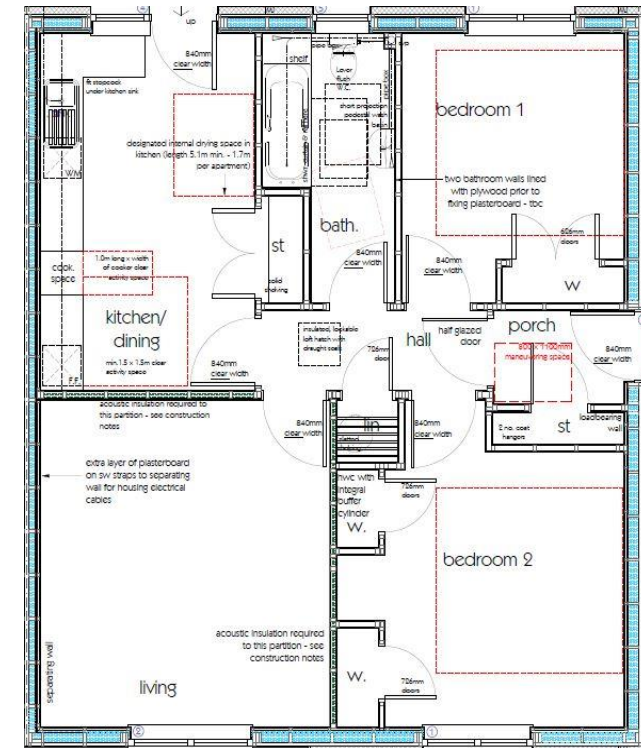
For sale at £190,000
60% share: £114,000

Plots 1 & 2
2 bed semi-detached homes

Room	Dimensions m	Area sqm
Lounge	4.1 x 4.5	18.4
Kitchen/Dining Room	3.5 x 3.3	11.5
Bedroom 1	4.1 x 3.2	13.1
Bedroom 2	3.0 x 3.9	11.7
Bathroom	2.1 x 2.3	4.8



Plot 1



Plot 2

Specification

Kitchen

- Fully fitted Howdens Greenwich kitchen featuring soft close mechanisms on drawers, with white doors, dark oak block finish, single lever chrome mixer tap and D type handles.
- Spaces for fridge-freezer, washing machine and either dishwasher or tumble dryer. The property has an integrated oven and hob, and stainless steel splashback at the cooker.

Bathrooms

- 1700mm bath with quarter turn chrome taps and an over bath Mira Minilite thermostatic mixer shower.
- Quarter panel shower screen with shower curtain.
- Contemporary grey tile effect wet wall installed to three sides of the bath and shower seat.
- White porcelain toilet.
- White porcelain wash hand basin with quarter turn chrome taps.

Heating

- Heating is provided via energy efficient Mitsubishi Ecodan Air Source Heat Pump unit.

Decoration

- Internal walls and ceilings are finished in white emulsion, with gloss white skirtings and door facings
- Contemporary internal doors fitted with satin finished handles.
- Large white pad light switches are installed throughout and white sockets and switches are fitted to all areas.

Electrical

- Ample power sockets fitted throughout.
- TV and telephone sockets fitted.
- Pendant lighting provided to all rooms with the exception of bathrooms, which have LED bulkheads.

External Areas

- Designated parking spaces provided for every house.
- Private fenced rear gardens.
- Paths to front door and to bin store, with bins, at rear garden.
- Socket provided in rear garden for installation of rotary dryer.

Shared Equity

These houses will be available for sale under the Scottish Government's New Supply Shared Equity Scheme, which is available to first-time buyers. Priority will be given to:

- people aged over 60
- social renters (people who rent from the council or a housing association)
- disabled people
- members of the armed forces
- veterans who have left the armed forces within the past two years
- widows, widowers and other partners of service personnel for up to two years after their partner lost their life while serving

The NSSE scheme is also available to people who have previously owned a home and have experienced a significant change in circumstances – for example, a marital breakdown.

When you buy a shared equity home, you pay for the majority of the equity in the property and the Scottish Government pays for the rest.

The Scottish Government helps you buy the property and they get the same percentage back when you sell.

A Golden Share of 20% will apply to these properties to ensure that they remain affordable.

When you buy through the NSSE scheme you have complete title to your home; this means you'll be responsible for:

- paying your mortgage
- building insurance
- heating, lighting and water bills
- factors costs
- repairs and maintenance
- fittings and furniture
- home contents insurance
- council tax

If you would like further information please call West Highland Housing on 01631 566451

email mail@westhighlandha.co.uk or visit www.westhighlandha.co.uk