

LUXURY  HOMES

DALFABER

AVIEMORE

by SCOTIA

LUXURY  HOMES

DALFABER

AVIEMORE

An elegant development of 3 & 4 bedroom homes
located on the edge of scenic Aviemore,
in The Cairngorms National Park.

**YOUR HOME IN
THE CAIRNGORMS**

Welcome to

DALFABER

With the River Spey flowing closely alongside it, Aviemore is located along the northwestern edge of Scotland's world-renowned Cairngorms National Park — surrounded by beautiful lochs, mountains and forests.


For generations, this well-established town has supplied the day-to-day needs of thousands of locals and visitors every year, with supermarkets, eateries, shops and other amenities all on hand for your convenience. Whether it's peak tourist season or the quieter months, this is a relaxed and invigorating place to call home.

Life in one of Scotland's most celebrated regions is defined by stunning scenic vistas at every turn and the strong sense of community that connects everything together — an escape from the hustle and bustle of city life into something truly special.

The 3 & 4 bedroom detached homes at Dalfaber overlook the beautiful Spey Valley Resort and its 18-hole championship golf course, while retaining a sense of privacy and community. It's a serenely beautiful location to enjoy a calm luxury lifestyle, and it's the perfect gateway to great outdoor living.

P H 2 2 1 A R



A hiker in a red jacket and dark pants, carrying a backpack, is walking across a grassy hillside. The hillside is covered in green grass and small white flowers. In the background, a large, calm loch (lake) is visible, surrounded by dense green forests. Beyond the loch, there are rolling hills and mountains under a cloudy sky. The overall scene is a beautiful, scenic view of the Scottish Highlands.

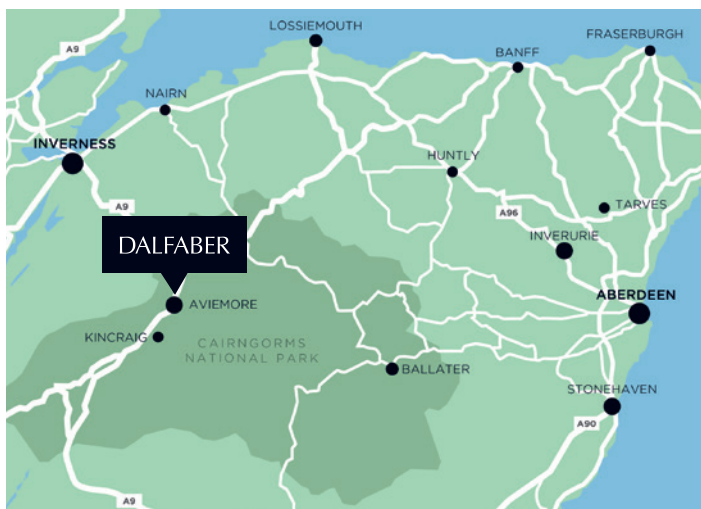
Surrounded by beautiful lochs, mountains and forests.
Life in one of Scotland's most celebrated regions is
defined by stunning scenic vistas at every turn.



LOCATION

Aviemore, PH22 1AR

Aviemore is easily accessible by rail and by road via the A9 route, which connects Inverness in the north to Perth and the 'Central Belt'. The town is also connected to the scenic north east of Scotland via the A95 route, with follow-on connections to Aberdeen and the east coast.



Inverness Airport

36 miles from Dalfaber

Aberdeen Airport

87 miles from Dalfaber

Aviemore Train Station

1.5 miles from Dalfaber



STYLE & DESIGN

Feel at home at Dalfaber

An elegant development of 3 & 4 bedroom homes located on the edge of scenic Aviemore, in the Cairngorms National Park.





Each home is built to enhance your day to day living, featuring open-plan layouts that are sociable, spacious and versatile - while making the most of the natural light that floods each room. Dalfaber homes in Aviemore are incredibly energy efficient, with an average energy rating of 86%. Each home includes fully equipped contemporary kitchen, underfloor heating and beautifully presented bedroom and bathrooms throughout.

All properties have private gardens and many of them include garages too, meaning each home has plenty of space to enjoy and take advantage of Dalfaber's superb location - providing you with unlimited opportunities to explore the world-renowned Cairngorms National Park at your leisure.



Luxury Highland Living



House types

Macdui - M

3 bedroom detached house

PLOTS: 22, 23, 27, 35, 38, 39, 41, 42, 43, 44, 65, 66, 71, 72, 73, 74

Morlich - MO

3 bedroom detached house

PLOTS: 1, 5, 7, 9, 10, 13, 14, 17, 26, 33, 45, 67

Tor Alvie - TA

3 bedroom detached house

PLOTS: 6, 8, 12, 15, 16, 34, 68, 69

Eilein - E

3 bedroom detached house

PLOTS: 28, 30, 31, 46, 53, 55

The Fara - F

3 bedroom detached house

PLOTS: 2, 4, 11, 20, 24, 29, 32, 36, 48, 49, 52, 56, 63,

Creag Mhor - C

3 bedroom detached house

PLOTS: 70

Tummel - T

4 bedroom detached house

PLOTS: 21, 47, 57, 61, 64

Ellan Wood - EW

4 bedroom detached house

PLOTS: 3, 37, 62

Mallachie - M

4 bedroom detached house

PLOTS: 18, 19, 51, 59, 60

Braeriach - B

4 bedroom detached house

PLOTS: 50, 58, 75

Lochnagar - L

4 bedroom detached house

PLOTS: 25, 54



GOLF COURSE

GOLF COURSE

SPEY VALLEY
COUNTRY CLUB

DALFABER VILLAGE

Corrou Road

Corrou Road

This site plan is intended for illustration purposes only and is subject to change. Consequently it should be treated as general guidance and cannot be relied upon as provided an accurate description of any of the matters illustrated therein. Plots 38 and 71 to 74 are affordable housing.



An elegant development of 3 & 4 bedroom homes located on the edge of scenic Aviemore, in The Cairngorms National Park.

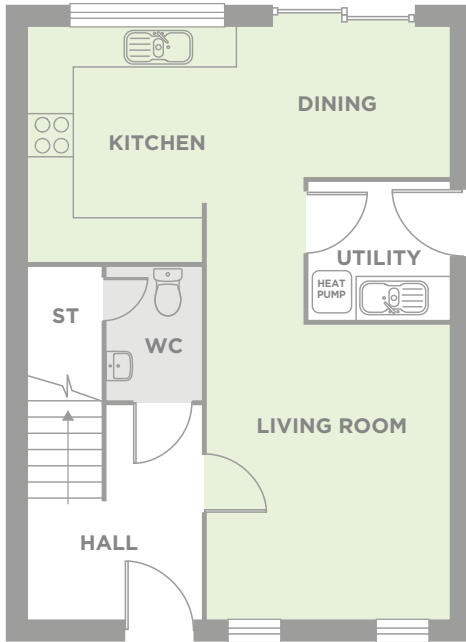
Site Plan



Macdui

3 bedroom detached house

 x1  x3  x3  x1



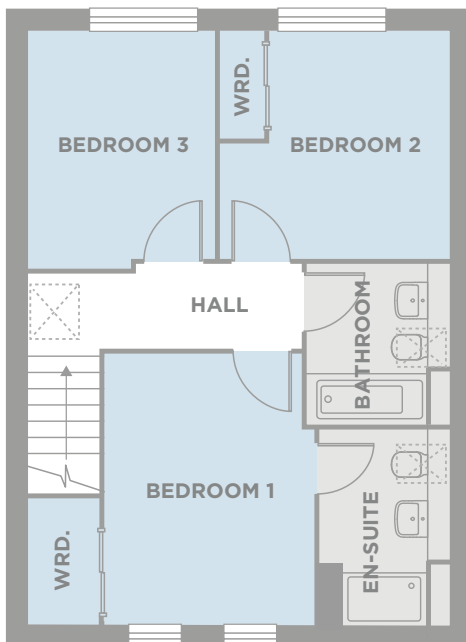
GROUND FLOOR

LIVING ROOM
4.16m x 3.48m (13' 7" x 11' 5")

KITCHEN/DINING
6.02m x 3.35m (19' 9" x 10' 11")

UTILITY AREA
2.02m x 1.93m (6' 7" x 6' 4")

WC
1.84m x 1.27m (6' 0" x 4' 2")



FIRST FLOOR

BEDROOM 1
3.88m x 2.98m (12' 9" x 9' 9")

EN-SUITE
2.77m x 1.82m (9' 1" x 5' 12")

BEDROOM 2
3.24m x 3.24m (10' 7" x 10' 7")

BEDROOM 3
3.38m x 2.67m (11' 1" x 8' 9")

BATHROOM
2.28m x 2.0m (7' 6" x 6' 7")

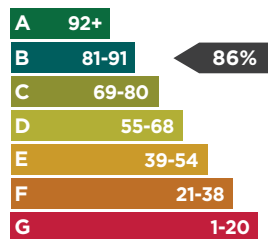
The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

TOTAL FLOOR AREA
100.2 sq m (1,079 sq ft)

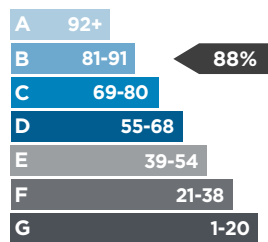


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



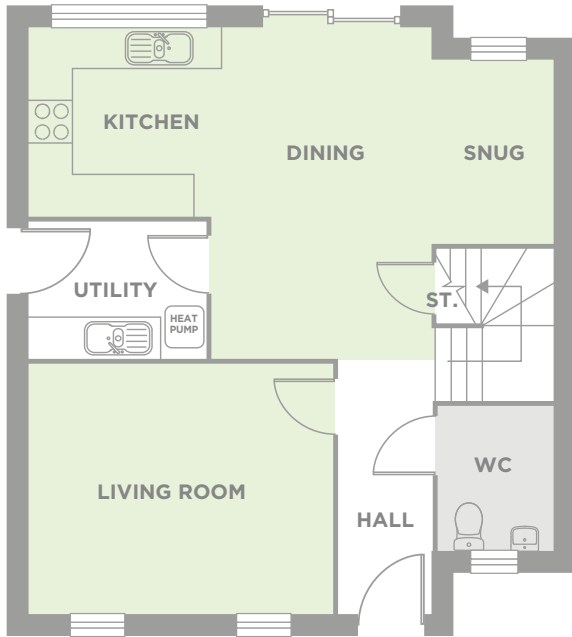
 **FIBRE OPTIC BROADBAND**

 **EFFICIENT ENERGY**



Morlich

3 bedroom detached house



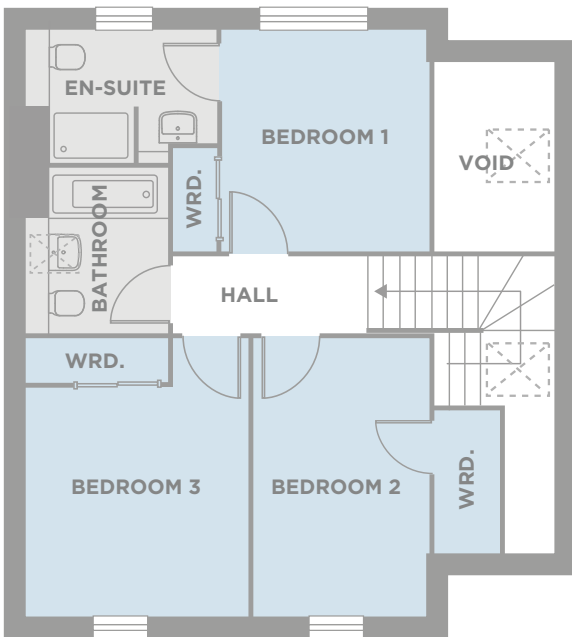
GROUND FLOOR

LIVING ROOM
4.35m x 3.61m (14' 3" x 11' 10")

KITCHEN/DINING/SNUG
7.6m x 2.73m (24' 11" x 8' 11")

UTILITY AREA
2.82m x 1.93m (8' 3" x 6' 4")

WC
2.07m x 1.64m (6' 9" x 5' 4")



FIRST FLOOR

BEDROOM 1
3.15m x 2.99m (10' 4" x 9' 9")

EN-SUITE
2.72m x 1.87m (9' 1" x 6' 1")

BEDROOM 2
3.34m x 3.17m (10' 11" x 10' 5")

BEDROOM 3
4.04m x 2.52m (13' 3" x 8' 3")

BATHROOM
2.38m x 2.0m (7'10" x 6' 7")

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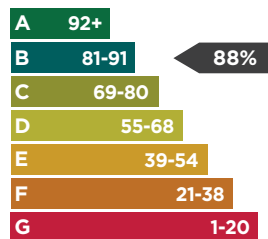
TOTAL FLOOR AREA

108.6 sq m (1,169 sq ft)

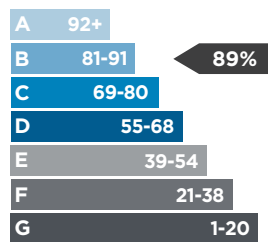


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



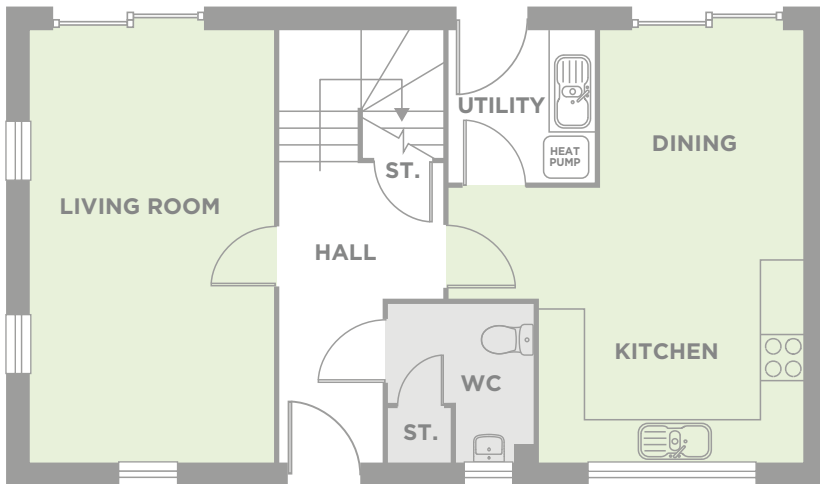
 **FIBRE OPTIC BROADBAND**

 **EFFICIENT ENERGY**



Eilein

3 bedroom detached house



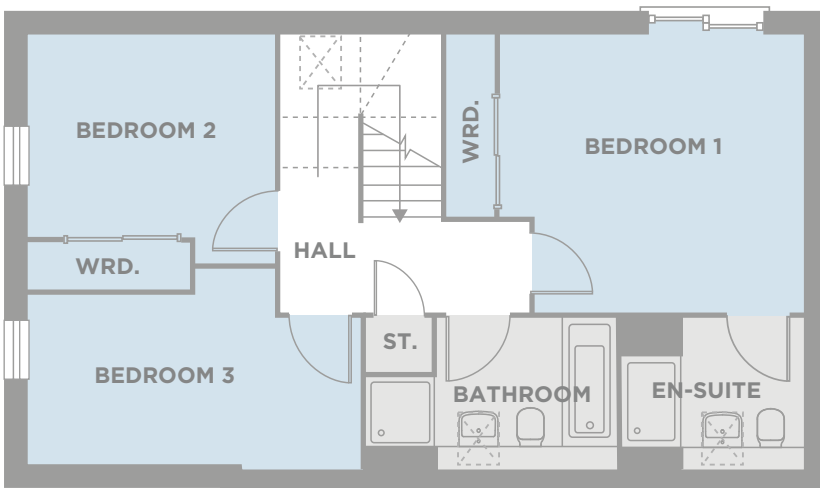
GROUND FLOOR

LIVING ROOM
5.8m x 3.26m (19' 0" x 10' 8")

KITCHEN/DINING
5.8m x 3.54m (19' 0" x 11' 7")

UTILITY AREA
2.02m x 1.93m (6' 7" x 6' 4")

WC
2.08m x 1.86m (6' 10" x 6' 1")



FIRST FLOOR

BEDROOM 1
4.07m x 3.69m (13' 4" x 12' 1")

EN-SUITE
2.32 x 2.0m (7' 7" x 6' 7")

BEDROOM 2
3.3m x 2.67m (10' 10" x 8' 9")

BEDROOM 3
4.44m x 2.32m (14' 7" x 7' 7")

BATHROOM
2.49m x 2.0m (8' 2" x 6' 7")

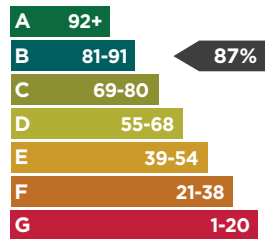
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TOTAL FLOOR AREA
117.6 sq m (1,266 sq ft)

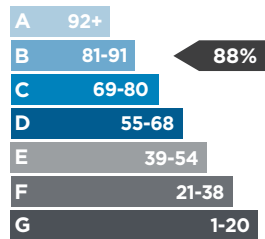


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



 FIBRE OPTIC BROADBAND

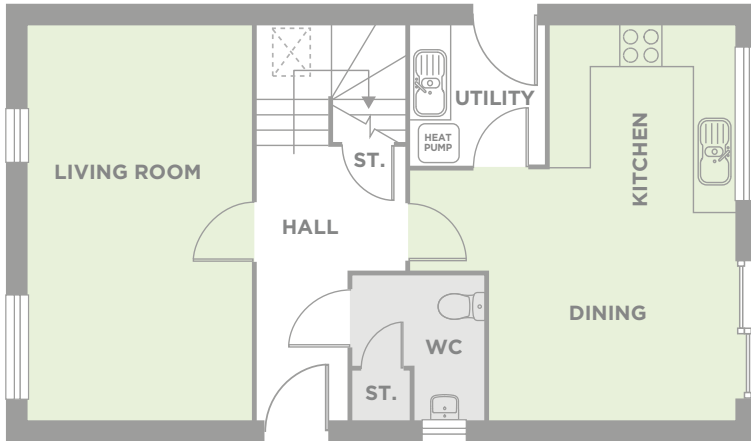
 EFFICIENT ENERGY



Tor Alvie

3 bedroom detached house

 x1  x3  x3  x1



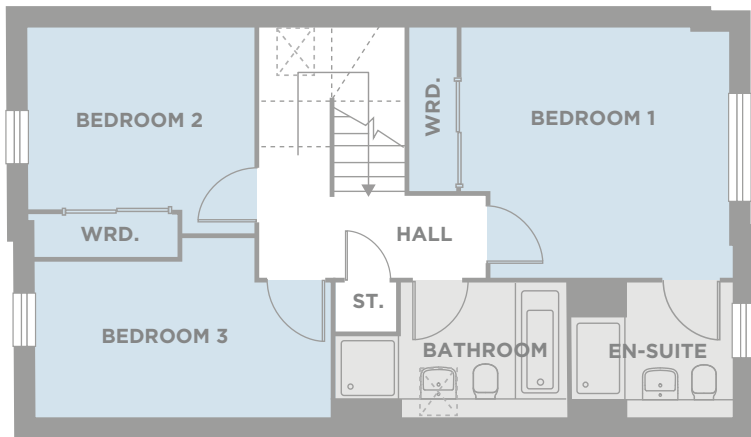
GROUND FLOOR

LIVING ROOM
5.8m x 3.26m (19' 0" x 10' 8")

KITCHEN/DINING
5.8m x 3.57m (19' 0" x 11' 7")

UTILITY AREA
2.15m x 1.93m (7' 0" x 6' 4")

WC
1.98m x 1.83m (6' 6" x 6' 0")



FIRST FLOOR

BEDROOM 1
4.07m x 3.69m (13' 4" x 12' 1")

EN-SUITE
2.32m x 2.0m (7' 7" x 6' 7")

BEDROOM 2
3.3m x 3.02m (10' 10" x 9' 11")

BEDROOM 3
4.44m x 2.32m (14' 7" x 7' 7")

BATHROOM
2.49m x 2.0m (8' 2" x 6' 7")

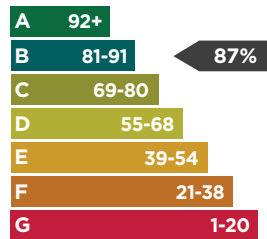
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TOTAL FLOOR AREA
117.6 sq m (1,266 sq ft)

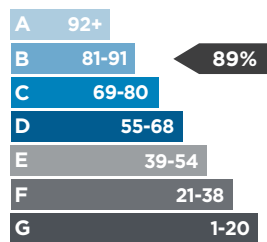


ENERGY FACTS:

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ENVIRONMENTAL IMPACT RATING



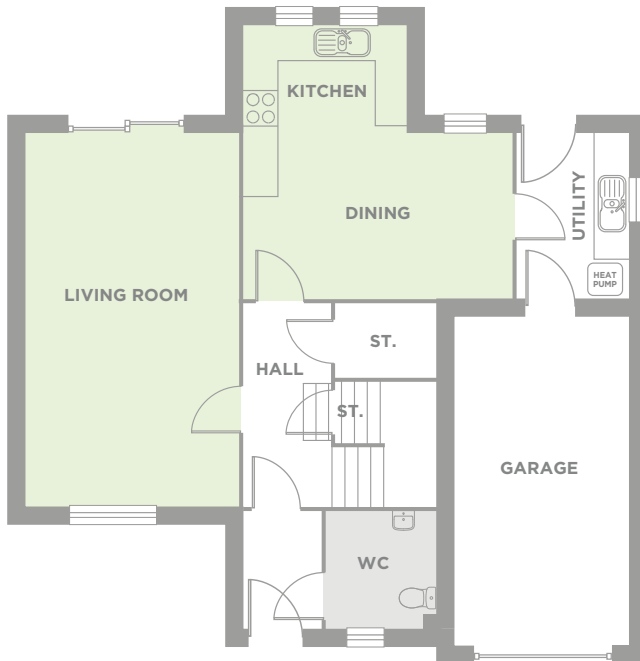
 **FIBRE OPTIC BROADBAND**

 **EFFICIENT ENERGY**



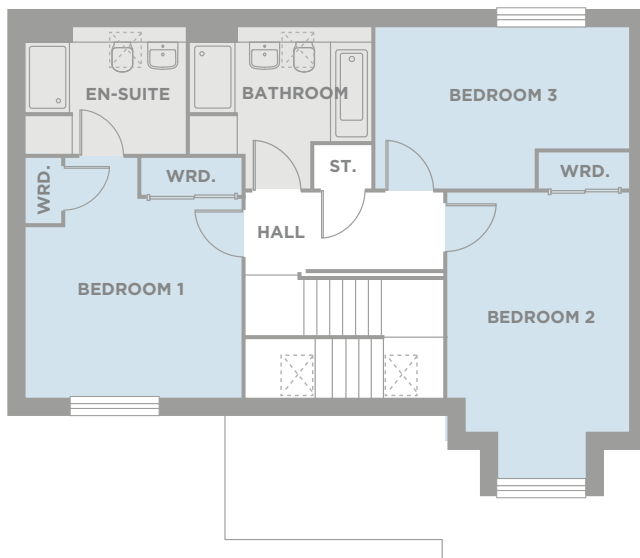
The Fara

3 bedroom detached house & garage



GROUND FLOOR

- LIVING ROOM
6.47m x 3.7m (21' 3" x 12' 2")
- KITCHEN/DINING
4.75m x 4.65m (15' 7" x 15' 3")
- UTILITY AREA
2.87m x 1.95m (9' 5" x 6' 5")
- WC
1.99m x 1.89m (6' 6" x 6' 2")



FIRST FLOOR

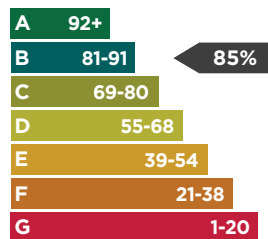
- BEDROOM 1
3.45m x 3.74m (11' 4" x 12' 3")
- EN-SUITE
2.78m x 2.21m (9' 1" x 7' 3")
- BEDROOM 2
4.15m x 3.17m (13' 7" x 10' 5")
- BEDROOM 3
4.42m x 2.12m (14' 6" x 6' 11")
- BATHROOM
3.12m x 2.0m (10' 3" x 6' 7")

TOTAL FLOOR AREA
136.7 sq m (1,471 sq ft)

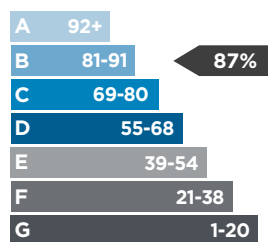


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



 **FIBRE OPTIC BROADBAND**

 **EFFICIENT ENERGY**







Light, Airy Rooms

Highly Efficient Insulation

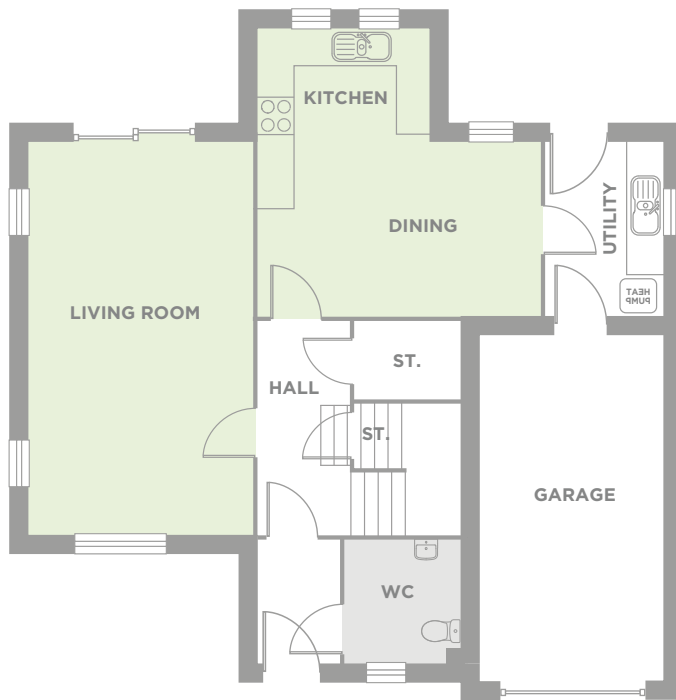
Air Source Heating

Underfloor Heating



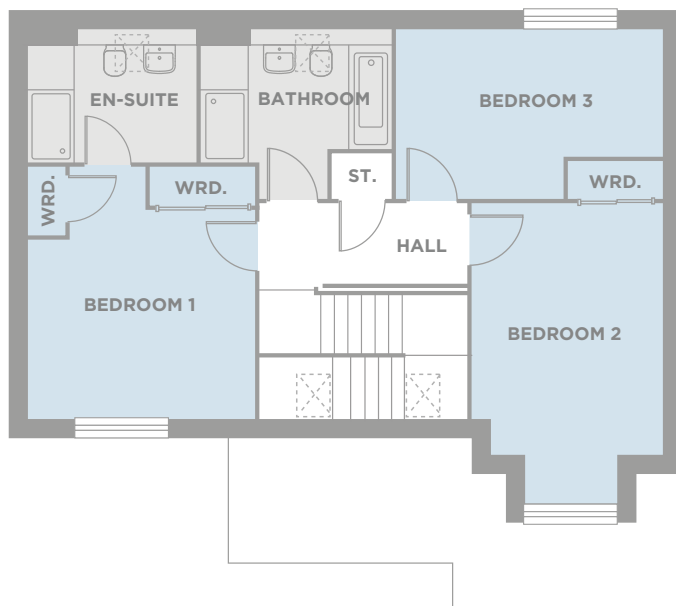
Creag Mhor

3 bedroom detached house & garage



GROUND FLOOR

- LIVING ROOM
6.47m x 3.7m (21' 3" x 12' 2")
- KITCHEN/DINING
4.75m x 4.65m (15' 7" x 15' 3")
- UTILITY AREA
2.87m x 1.95m (9' 5" x 6' 5")
- WC
1.99m x 1.89m (6' 6" x 6' 2")



FIRST FLOOR

- BEDROOM 1
3.45m x 3.74m (11' 4" x 12' 3")
- EN-SUITE
2.78m x 2.21m (9' 1" x 7' 3")
- BEDROOM 2
4.15m x 3.17m (13' 7" x 10' 5")
- BEDROOM 3
4.42m x 2.82m (14' 6" x 9' 3")
- BATHROOM
3.12m x 2.20m (10' 3" x 7' 3")

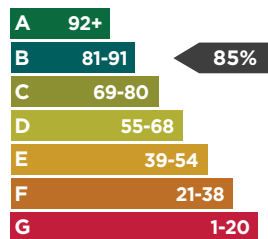
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TOTAL FLOOR AREA
136.9 sq m (1,474 sq ft)

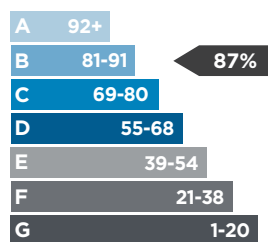


ENERGY FACTS:

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ENVIRONMENTAL IMPACT RATING



 FIBRE OPTIC BROADBAND

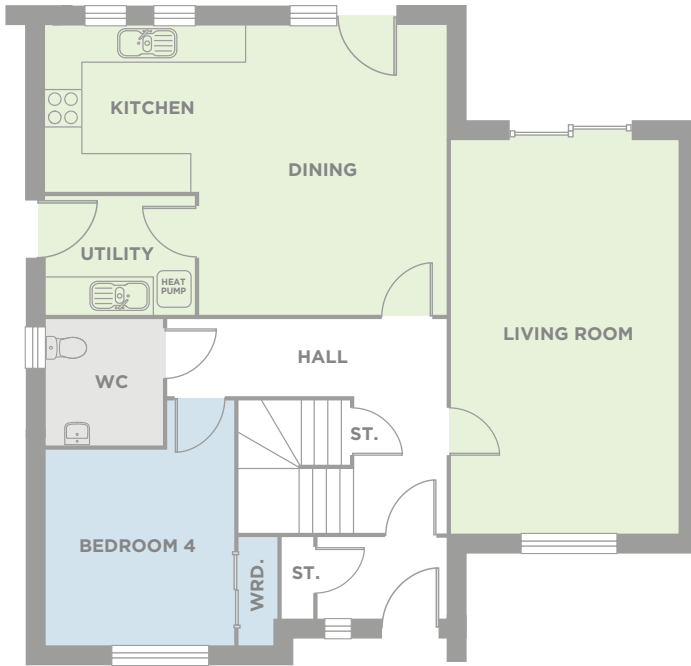
 EFFICIENT ENERGY



Tummel

4 bedroom detached house

 x1
  x3
  x4
  x1



GROUND FLOOR

LIVING ROOM
 6.47m x 3.71m (21' 3" x 12' 2")
KITCHEN/DINING
 6.59m x 4.77m (21' 7" x 15' 8")
BEDROOM 4
 4.24m x 2.81m (13' 11" x 9' 3")
UTILITY AREA
 3.05m x 1.93m (10' 0" x 6' 4")
WC
 2.0m x 1.89m (6' 7" x 6' 2")



FIRST FLOOR

BEDROOM 1
 3.70m x 3.66m (12' 2" x 12' 0")
EN-SUITE
 2.78m x 2.0m (9' 1" x 6' 7")
BEDROOM 2
 4.05m x 3.09m (13' 3" x 10' 2")
BEDROOM 3
 4.05m x 3.09m (13' 3" x 10' 2")
BATHROOM
 3.17m x 2.00m (10' 5" x 6' 7")

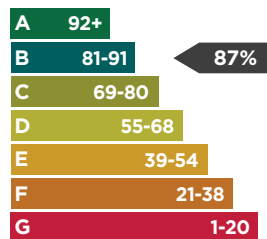
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TOTAL FLOOR AREA
 161.9 sq m (1,743 sq ft)

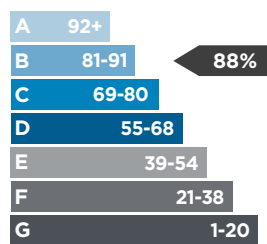


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



FIBRE OPTIC BROADBAND



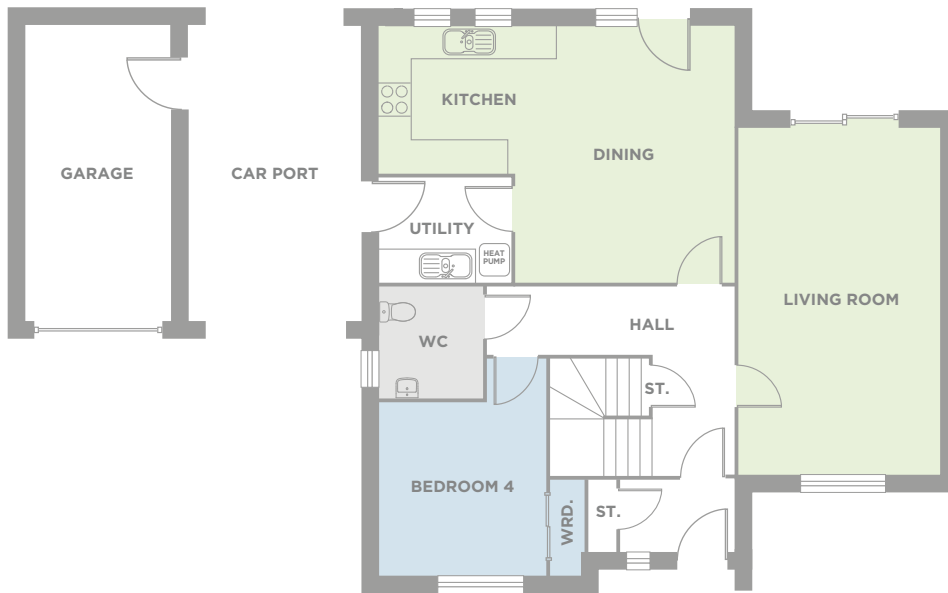
EFFICIENT ENERGY



Ellan Wood

4 bedroom detached house with garage & car port

 x1
  x3
  x4
  x1



GROUND FLOOR

LIVING ROOM

6.47m x 3.71m (22' 1" x 12' 2")

KITCHEN/DINING

6.59m x 4.77m (21' 7" x 15' 8")

BEDROOM 4

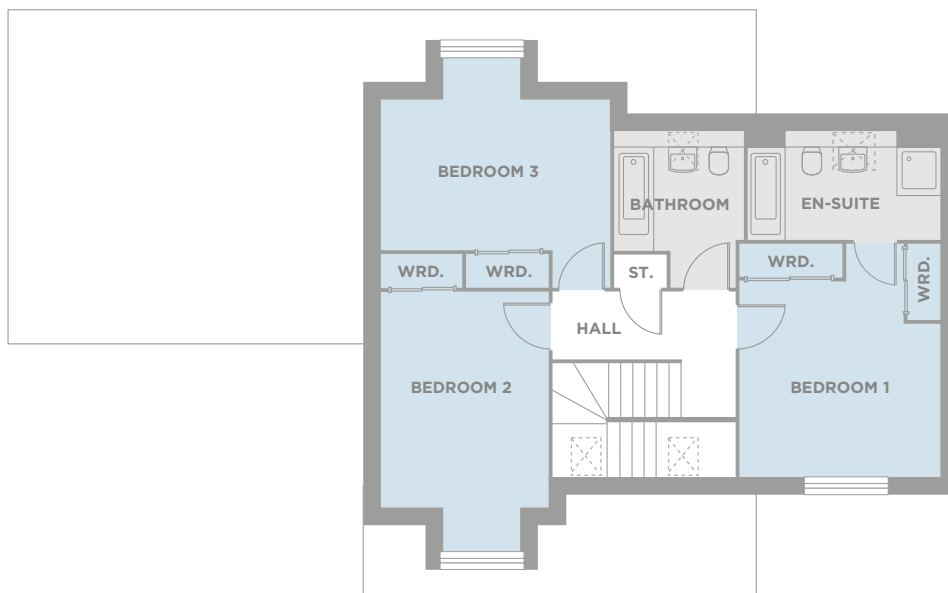
4.24m x 2.81m (13' 11" x 9' 3")

UTILITY AREA

3.05m x 1.93m (10' 0" x 6' 4")

WC

2.0m x 1.93m (6' 7" x 6' 4")



FIRST FLOOR

BEDROOM 1

3.70m x 3.66m (12' 2" x 12' 0")

EN-SUITE

2.78m x 2.01m (9' 1" x 6' 7")

BEDROOM 2

4.05m x 3.09m (13' 3" x 10' 2")

BEDROOM 3

4.05m x 3.09m (13' 3" x 10' 2")

BATHROOM

3.17m x 2.00m (10' 5" x 6' 7")

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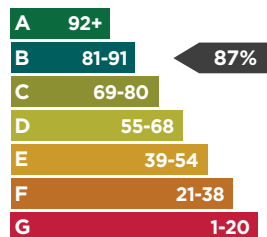
TOTAL FLOOR AREA

161.9 sq m (1,743 sq ft)

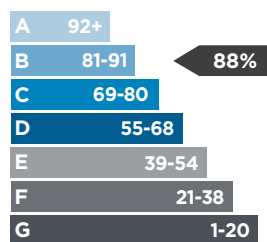


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



 FIBRE OPTIC BROADBAND

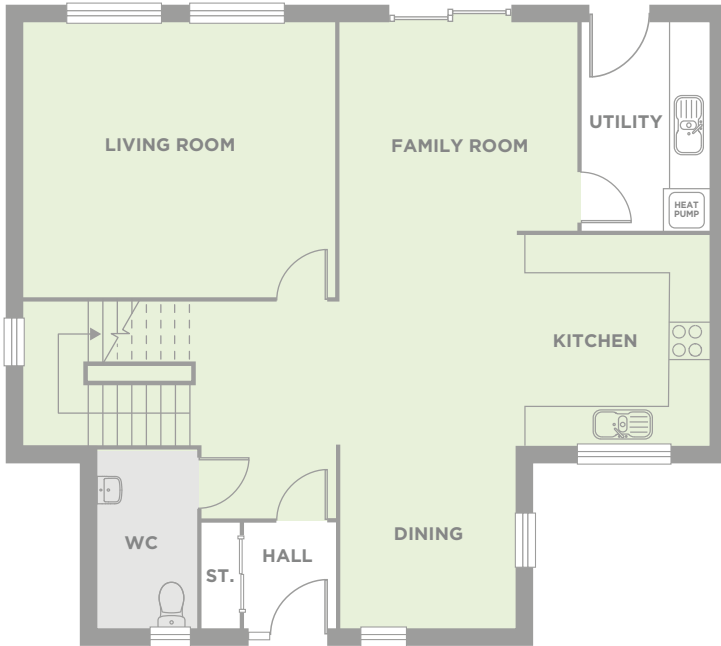
 EFFICIENT ENERGY



Mallachie

4 bedroom detached house

 x2
  x3
  x4
  x1



GROUND FLOOR

- LIVING ROOM**
5.17m x 4.49m (16' 11" x 14' 9")
- FAMILY**
3.89m x 3.50m (12' 9" x 11' 6")
- KITCHEN**
3.42m x 3.03m (11' 3" x 9' 11")
- DINING ROOM**
3.04m x 2.89m (9' 12" x 9' 6")
- UTILITY AREA**
3.39m x 2.04m (11' 1" x 6' 8")
- WC**
2.9m x 1.6m (9' 6" x 5' 3")



FIRST FLOOR

- BEDROOM 1**
4.5m x 3.36m (14' 9" x 11' 0")
- EN-SUITE**
2.32m x 2.21m (7' 7" x 7' 3")
- BEDROOM 2**
4.5m x 3.34m (14' 9" x 10' 11")
- BEDROOM 3**
3.8m x 3.7m (12' 6" x 12' 2")
- BEDROOM 4**
3.35m x 2.93m (10' 12" x 9' 7")
- BATHROOM**
3.47m x 2.93m (11' 5" x 9' 7")

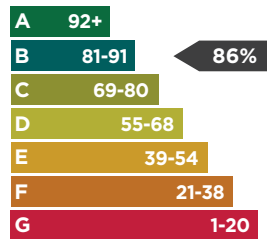
TOTAL FLOOR AREA
195.8 sq m (2,108 sq ft)

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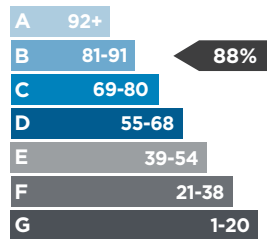


ENERGY FACTS:

ENERGY EFFICIENCY RATING



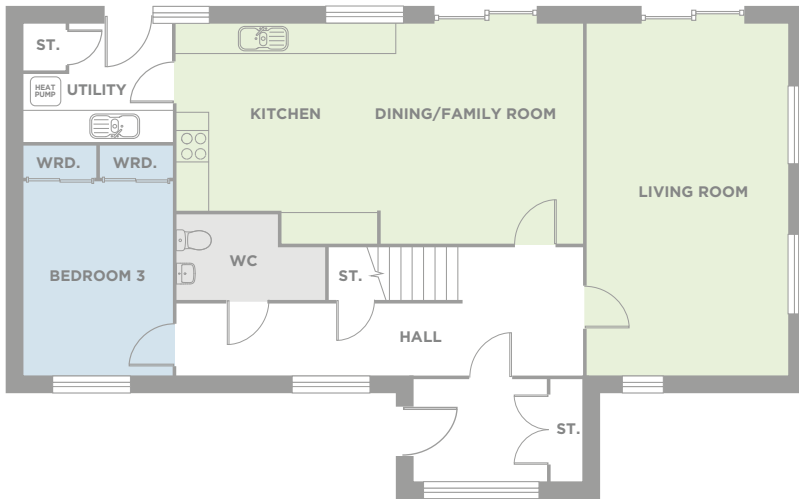
ENVIRONMENTAL IMPACT RATING



Braeriach

4 bedroom detached house

 x2
  x4
  x4
  x1



GROUND FLOOR

LIVING ROOM

6.92m x 3.95m (22' 8" x 12' 11")

KITCHEN/DINING/FAMILY ROOM

7.96m x 3.67m (26' 1" x 12' 0")

BEDROOM 3

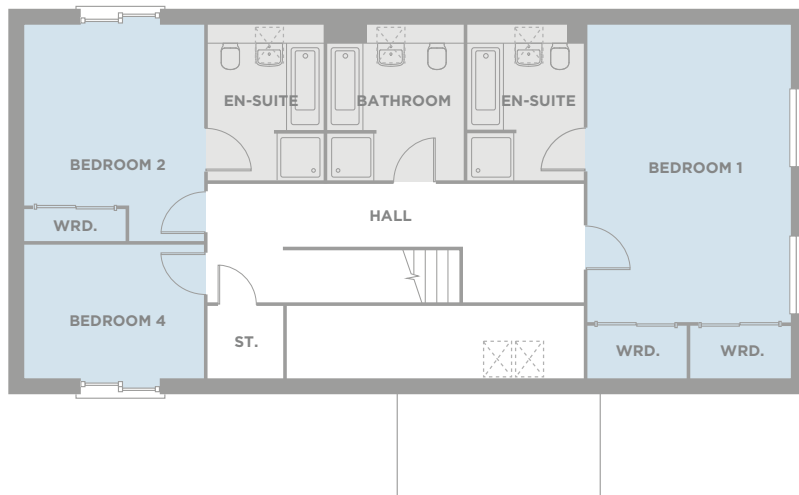
2.91m x 3.79m (9' 6" x 12' 5")

UTILITY AREA

2.91m x 2.31m (9' 6" x 7' 7")

WC

2.86m x 1.93m (9' 4" x 6' 4")



FIRST FLOOR

BEDROOM 1

5.82m x 3.95m (19' 1" x 12' 11")

EN-SUITE

2.25m x 3.04m (7' 4" x 9' 11")

BEDROOM 2

3.51m x 3.50m (11' 6" x 11' 5")

EN-SUITE

2.25m x 3.04m (7' 4" x 9' 11")

BEDROOM 4

3.50m x 2.60m (11' 5" x 8' 6")

BATHROOM

3.04m x 2.66m (9' 11" x 8' 9")

The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

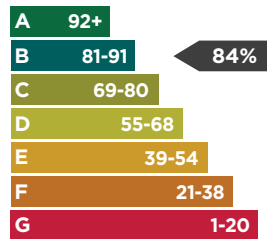
TOTAL FLOOR AREA

238.3 sq m (2,271 sq ft)

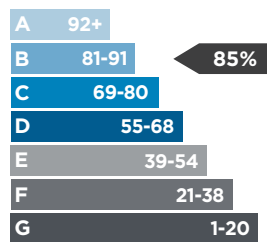


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



 FIBRE OPTIC BROADBAND

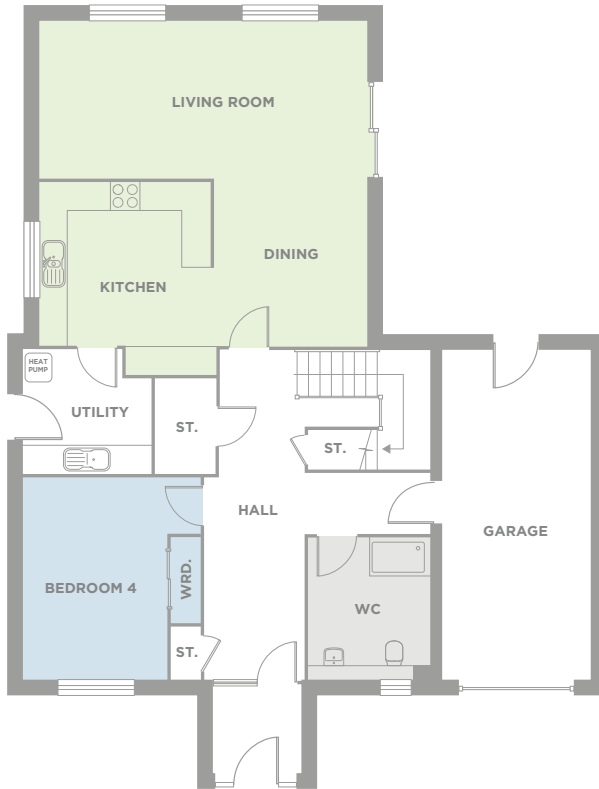
 EFFICIENT ENERGY



Lochnagar

4 bedroom detached house & garage

 x2
  x4
  x4
  x1



GROUND FLOOR

- KITCHEN**
3.4m x 3.60m (11' 2" x 11' 10")
- LIVING/DINING ROOM**
6.78m x 6.92m (22' 3" x 22' 8")
- BEDROOM 4**
4.22m x 3.03m (13' 10" x 9' 11")
- WC**
2.93m x 2.45m (9' 7" x 8' 0")
- UTILITY AREA**
2.7m x 2.6m (8' 10" x 8' 6")



FIRST FLOOR

- LIVING ROOM**
6.92m x 3.57m (22' 8" x 11' 9")
- BEDROOM 1**
3.83m x 3.37m (12' 7" x 11' 1")
- EN-SUITE**
2.99m x 1.98m (9' 10" x 6' 6")
- DRESSING ROOM**
2.99m x 1.65m (9' 10" x 5' 5")
- BEDROOM 2**
4.21m x 3.74m (13' 10" x 12' 3")
- BEDROOM 3**
3.72m x 3.1m (12' 2" x 10' 2")
- EN-SUITE**
2.21m x 2.61m (7' 3" x 8' 7")
- BATHROOM**
2.99m x 2.12m (9' 10" x 6' 11")

The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

TOTAL FLOOR AREA

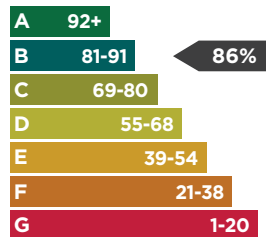
238.3 sq m (2,565 sq ft)



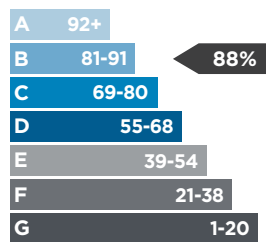


ENERGY FACTS:

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



 FIBRE OPTIC BROADBAND

 EFFICIENT ENERGY









Meet the local wildlife

Britain's only wild reindeer herd at Glenmore, Aviemore

AVIEMORE



OUTDOOR ADVENTURE
AWAITS



Enduring Heritage and Outdoor Pursuits

Aviemore, Speyside and The Cairngorms National Park

Nestled near the northwestern edge of Scotland's world-renowned Cairngorms National Park, Aviemore has been a destination of choice for generations of families, adventure-seekers and anyone wishing to escape city life and embrace the wilds of Scotland. Known across the globe for its scenery, deep roots and abundance of outdoor activities, Aviemore is located at a perfect spot along the A9 — giving access to both Inverness in the north and the 'Central Belt' south of the Cairngorms. Rail passengers can reach Inverness and Edinburgh directly from Aviemore station — which is also a stop on the Caledonian Sleeper service, running all the way to London Euston.

Impressive forests, mountainous landscapes and proud heritage are all cornerstones of life here — and Dalfaber homeowners will have a magnificent selection of storied castles, stunning landscapes and historic whisky distilleries right on their doorstep. Much-loved Speyside favourites like The Glenlivet and Dalwhinnie are produced nearby, as is the popular Cairngorm Gin — and the local area around Aviemore is a haven for food and drink lovers of all tastes.

New adventures for fans of outdoor pursuits are never too far away, and the nearby Loch Inch Outdoor Centre is a great place to start — offering a range of water-based activities and a dry slope for ski and snowboarding practice. During the winter months, thousands flock to the Cairngorm Mountain Range to hit the slopes at the Lecht and Glenshee ski centres.

Last, but not least, at Dalfaber there is an 18-hole championship golf course practically at your front door — a hugely attractive proposition for any enthusiast. There is truly no better place to perfect your swing and enjoy days surrounded by scenic Scotland than right here in Aviemore.



Meet the lo
Britain's only wild reindeer h



01.



02.



05.



06.



01. Green Loch, Rothiemurchas Estate

02. Cycling around Loch An Eilean

05. Winter at Ryvoan Bothy, Nethy Bridge

06. Catching up with friends, The Old Bridge Inn, Aviemore

03.



04.



07.



08.



03. Osprey catching its prey

04. Highland Cows, Rothiemurchas Estate

07. Dalwhinnie Distillery, the highest distillery in Scotland, Dalwhinnie

08. Canoeing on Loch Insch



YOUR HOME



LUXURY FINISH
QUALITY APPLIANCES
OPEN PLAN LIVING



Your New Home Specification

The interior specification of these homes has been carefully considered to ensure a high standard is achieved. Our designers and architects have worked together to deliver the very best in terms of style and functionality throughout.

The homes at Dalfaber are designed for those who appreciate the finer things in life — comfort and space; clean, timeless design. In each property, rooms and areas flow together naturally and there's space given to storage and everyday necessities. Blending style and practicality, these are homes for living your best life.

Double glazed windows ensure maximum insulation and soundproofing. Each home also benefits from an innovative air source heating system — drawing heat from ambient air and utilising it in radiators and the cosy underfloor heating system.

Contemporary, high-end kitchens have been handpicked by our interior designers, and all come equipped with key appliances like a stainless steel electric oven, recirculating extractor hood, integrated dishwasher, refrigerator and freezer. Similarly, bathrooms, cloakrooms and en-suites all adhere to these same standards of style and material quality — customers can add their own finishing touches by choosing from an array of Porcelanosa tiling options.

The Scotia team are here to guide you through each of the available options, and to help you create your dream home in the Scottish Highlands.



AIR SOURCE HEATING

UNDERFLOOR HEATING

CONTEMPORARY KITCHENS

*The images on this page are representative of the range of kitchens being used, but are not representative of the kitchen layouts of the development. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of the kitchen layouts.





A SOURCE OF COMFORT

Keeping your home cosy is now easier, more cost effective and better for the environment. Air source heat pumps are installed as standard on all homes at Dalfaber — converting energy from the outside air into useful heat inside through hot water supply, underfloor heating on the ground floor, radiators on the first floor and towel radiators in all bathrooms.



This image is intended for illustration purposes only. Consequently, it should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

WHAT ARE THE MAIN BENEFITS OF THIS SYSTEM?

The combination of air source heat pump and underfloor heating is a significant one in terms of energy efficiency. In drawing heat from the ambient temperature outside, the heat pump is able to reduce the amount of fuel usage required to run and heat the household, which is good news for both the environment and your energy bills. Households who switch to an air source heat pump system have seen their energy costs reduce by as much as 50% (Source: Energy Saving Trust Case Study), and the efficiency of underfloor heating only adds to the practical benefits, providing an even distribution of heat to all ground floor rooms.

In addition to reducing carbon emissions and lowering household running costs, one key benefit for homeowners is that it's very easy to maintain, scale and adapt. The Air Source Heat Pump is compact and largely self-contained – only requiring connection to water and electricity to function effectively. This minimises the risk of disruption during maintenance or other work.

**Please consult the selling agent for further information. Scotia Homes Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.*



4KW - 488 KW
OPTIMISED FOR YOUR PROPERTY SIZE



COST EFFECTIVE ENERGY



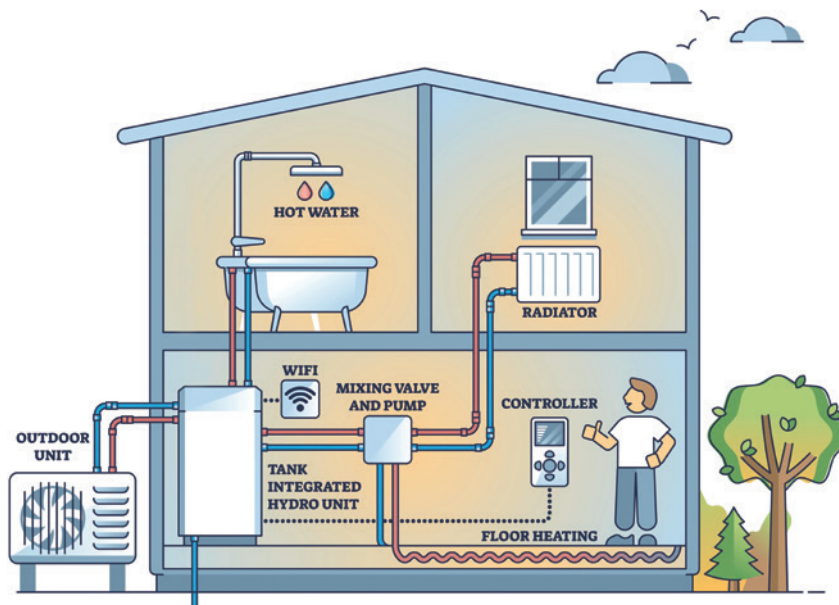
UNDERFLOOR SUPPLY



RADIATORS / TOWEL RAILS



HOT WATER SUPPLY



KEEPING YOU CONNECTED

WITH FIBRE OPTIC BROADBAND

Homes at Dalfaber come with Fibre to the Premises (FTTP) broadband connections as standard — offering speedy, reliable connection at home.

WHY IS FTTP BETTER THAN FTTC (FIBRE TO THE CABINET)?

With FTTP, the fibre optic cables go straight into your home, there is no drop off in internet speed caused by sharing the connection with neighbours, or being further away from the on-street cabinet. It is up to 10 times faster than FTTC and is also very resilient as there is less exposure in terms of connection being harmed by water or chemicals.

DOES FTTP COST MORE?

The installation costs for FTTP can be prohibitive as it is more expensive to install than FTTC, which is why it is not widely adopted in the UK. By the time you move into your new home, however, the installation is paid and complete.

Ongoing monthly broadband service will not cost more with FTTP — they will be as per the terms of your chosen broadband supplier and package.

ALL FIBRE



INSTALLATION

POWERFUL



**RELIABLE
CONNECTION**

FASTER DATA

.....
X10

TRANSFER



FACTORING

It's nice to have things taken care of

A professional property manager — or factor — works for every owner in a development. They organise tradespeople for repairs and maintenance — including cleaning, gardening and grass-cutting in common areas.

Q WHAT IS A FACTOR'S FUNCTION?

A We appoint the right factor for your development. The factor will make decisions on your behalf and organise the work for you. Remember that you can let the factor know about any work you think needs to be done.

Q HOW IS THE FACTOR PAID?

A An invoice for your share of maintenance and management fees is normally issued either quarterly or six-monthly.

Q WHAT IS A FLOAT?

A It's important a factor can pay for work promptly when required. A float or fund of money paid by each property owner at settlement allows the factor to do this without the heavy burden of expense. Prompt payments ensure the best contractors are keen to do work for your development. This can be recovered if you decide to sell your property.

Q WHAT IS A MAJOR MAINTENANCE FUND?

A A Major Maintenance Fund is normally set aside to 'save up' for larger maintenance items authorised by the owners within the development.

Q WHO DETERMINES HOW MUCH THE OWNERS PAY INTO THE FUND?

A Each owner is a member of the residents association. How much the owners pay into the fund is discussed at the residents association or executive committee meetings. Normally quotes for work are agreed first. From this, an educated estimate can be made.

Q WHAT IS THE ADVANTAGE OF A MAJOR MAINTENANCE FUND?

A By saving up for major works, you don't have large invoices to settle. A debt can be spread over the development, so the money is available before the work starts.

Q WILL THE FACTOR RUN UP LARGE BILLS?

A No. Don't worry. The factor will have the authority to carry out work to the communal areas provided that the anticipated cost of any one item doesn't exceed that amount. This limit can be exceeded in an emergency. Otherwise, estimates will be obtained and distributed. Instructions will be taken from you and your neighbours or the residents association representing you before any extraordinary works are carried out. If payments are required in advance, you will always be notified.

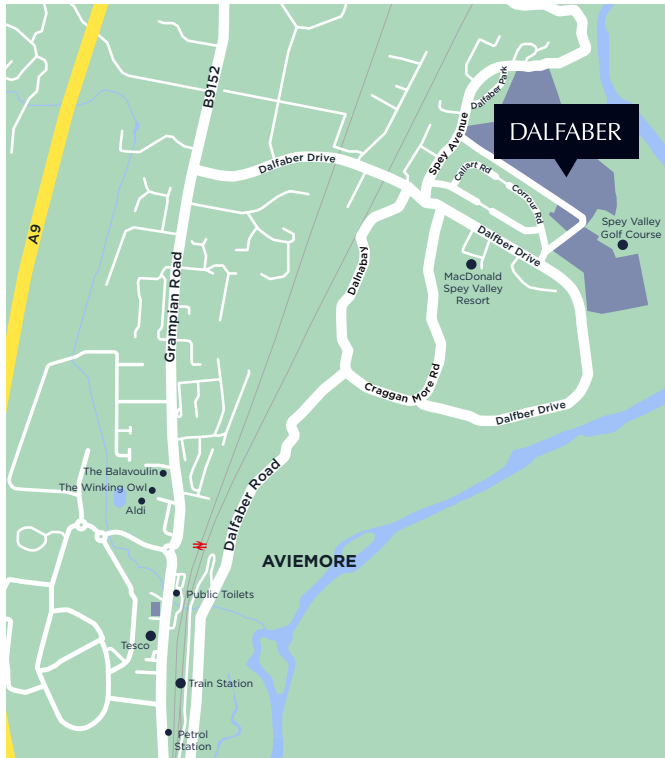
For details about specific developments please see our website, scotia-homes.co.uk



LOCATION

Aviemore, PH22 1AR

Aviemore is easily accessible by rail and by road via the A9 route, which connects Inverness in the north to Perth and the 'Central Belt'. The town is also connected to the scenic north east of Scotland via the A95 route, with follow-on connections to Aberdeen and the east coast.



SCOTIA

SCOTIA-HOMES.CO.UK | FREEPHONE: 0800 0855 455

The site layout plan, floor plans and CGIs are intended for illustration purposes only and may change for example in response to market demand, ground conditions, local authority and NHBC etc. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details. All information is accurate at the time of going to print - October 2023.

