

TrägerHAUS

39B AYR ROAD | WHITECRAIGS



c o r u m

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Träger**HAUS**





- 5 | BEDROOMS
- 4 | BATHROOMS
- 4 | PUBLIC ROOMS

Trägerhaus is a dynamic landmark contemporary residence within Whitecraigs.

Trägerhaus extends to approximately 460 square metres (including garage) and the front elevation of the property belies the volume of internal space that is on offer, that is formed over a flexible 4 storey layout.

Trägerhaus is a private dwelling that delivers an ambitious, contemporary residence within the primary suburb of Whitecraigs, and is distinctive by virtue of its Caithness stone exterior, Siberian larch cladding, and the contemporary dynamic design is an absolute one off.

The house is an architectural joy that delivers outstanding internal volume of space, a dramatic over ceiling cantilever rear elevation directly overlooking the golf course, and the finish quality of materials and workmanship is second to none.

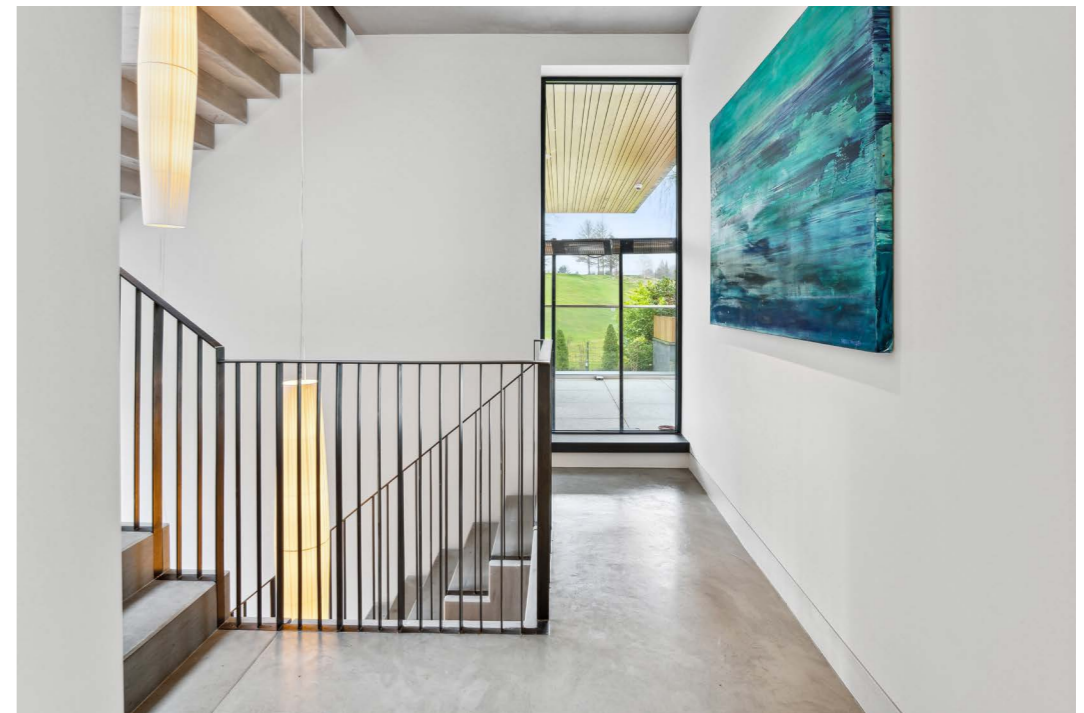
The entrance to the property delivers light and space, principal bedroom suite that is self contained with entrance area, sitting area, mezzanine bedroom and en-suite bathroom. A separate raised TV/media room is private and secluded. The lower ground accommodation delivers entertaining space that connects to the private terrace and gardens, separate study/workstation area in addition to WC and laundry room.

The sleeping accommodation lies at the lowest level of the house where it sits burrowed and protected within the gardens. Each bedroom has a presence of its own, open to the ground beyond through a sliding wall of glazing that offers direct access in and out. The sauna/spa adds an additional element of luxury and enjoyment for the residents. A comms room and plant room housing central heating system and media system.



















Kitchen

- Kitchen by Allmilmo
- Gaggenau appliances with fridge and freezer built-in
- Large stainless-steel free-standing fridge
- Large stainless-steel free-standing freezer
- Large stainless-steel free-standing wine cooler
- Two electric hobs
- One Teppanyaki hob
- Two steam ovens
- Two regular ovens
- Two down-draft extractor fans by Elica

Bathroom

- Bathrooms supplied by Victor Paris
- Victoria & Albert Barcelona baths and basins
- Shower trays are all Fiora
- Showers and mixer taps are Hansgrohe Axor
- Duravit ME by Stark toilet with Geberit flush

Lighting

- Architectural lighting by Smarthome Creative
- Lutron Homeworks System
- Lutron blinds and blind control system
- Bespoke Italian lights such as Iguzzini, Simes, XAL and Orluna

Sound System

- Full all room speaker system, external speakers and Sonos amps

CAT 6 cabling

- CAT 6 cabling with HDMI throughout.

Alarm and Security System

- Smarthome Creative for CCTV, security and fire system
- Gira 106 integrated video entry system installed by Deans Electrical connected and controllable from all levels
- Roma external roller shutters to lower bedrooms controlled by Lutron system

Heating

- Full house under floor heating system by Anderson Floor Warming
- Full house heat recovery system by Pauls
- Valiant remote thermostatic control system
- Fully equipped plant room

Window System

- ID Systems ultra and low-profile glazing system

Build System

- Fully insulated concrete structure
- Clad in Caithness stone and Siberian larch from Russwood Timber
- K-rend glazed elevations
- Roof – structural steel and timber covered in slate
- Stairs are Dunhouse Blue stone treads spanning floor to floor and contemporary steel handrail

Tiling and Floor Covering Supplies

- All living areas, lower bedrooms and bathrooms have exposed concrete finish
- Master bedroom sitting area floor Porcelanosa tiling
- Porcelanosa wall tiles to all bathrooms

External Landscaping

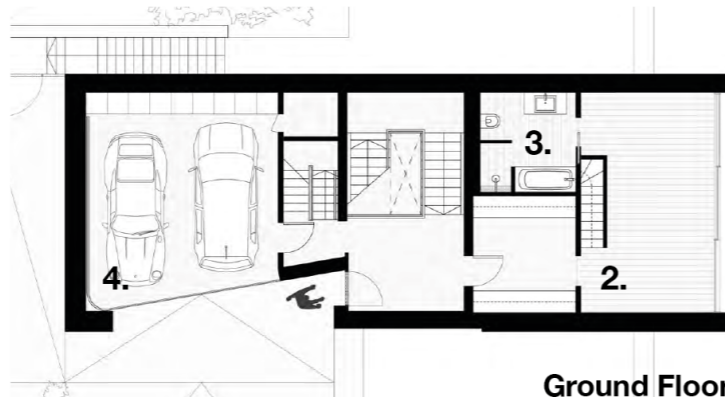
- Automated cantilever sliding gate – 5.5 metre opening
- Architect designed garden and fully landscaped with mature planting
- Granite paving throughout
- Granite cobbled driveway
- 21.5mm toughened laminate glass balustrade to all balcony areas

Sauna

- Sauna Med six person sauna



Ground Floor. (Upper)



Ground Floor.

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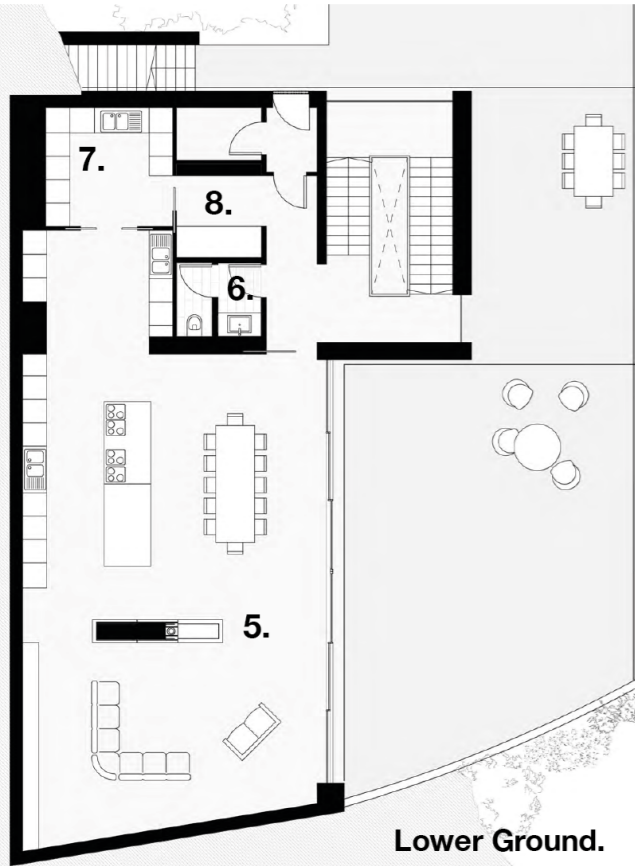
0. Recreation Room	22'02" x 19'07"
1. Master bedroom	19'06" x 12'04"
2. Master bedroom sitting area	08'07" x 08'04"
3. En-suite	17'08" x 09'02"
4. Garage	18'01" x 16'09"

Lower Ground.

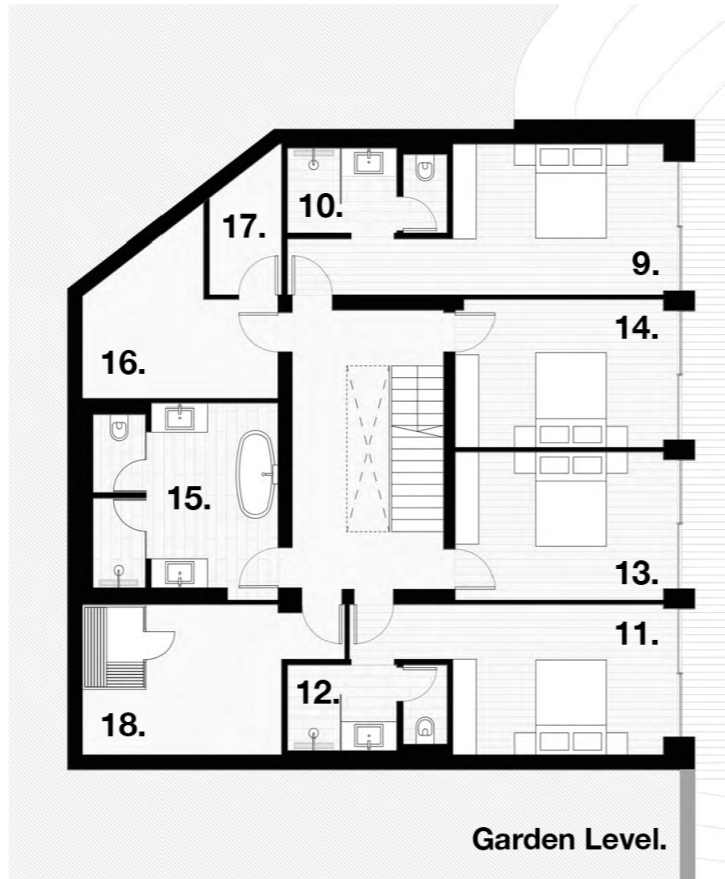
5. Living/dining/kitchen	38'00" x 25'00"
6. WC	05'05" x 03'01"
7. Utility	09'09" x 09'07"
8. Study / work station	07'07" x 07'03"

Garden Level.

9. Bedroom two	15'05" x 10'11"
10. En-suite	07'05" x 05'08"
11. Bedroom three	15'00" x 10'02"
12. En-suite	07'03" x 05'06"
13. Bedroom four	16'00" x 10'00"
14. Bedroom five	15'00" x 10'01"
15. Bathroom	12'10" x 12'08"
16. Plant room	14'00" x 13'00"
17. Comms room	10'07" x 04'09"
18. Sauna / gym	13'04" x 10'05"



Lower Ground.



Garden Level.





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