

SIMPLY EXCEPTIONAL LIVING



Belston Park, Sinclairston

Modern contemporary living in the tranquility of the Ayrshire countryside



HAYHILL
DEVELOPMENTS

Signature Series

SIGNATURE STYLE



HAYHILL
DEVELOPMENTS

Signature Series

CGI for ref. only

Belston park

Sinclairston, Ayrshire

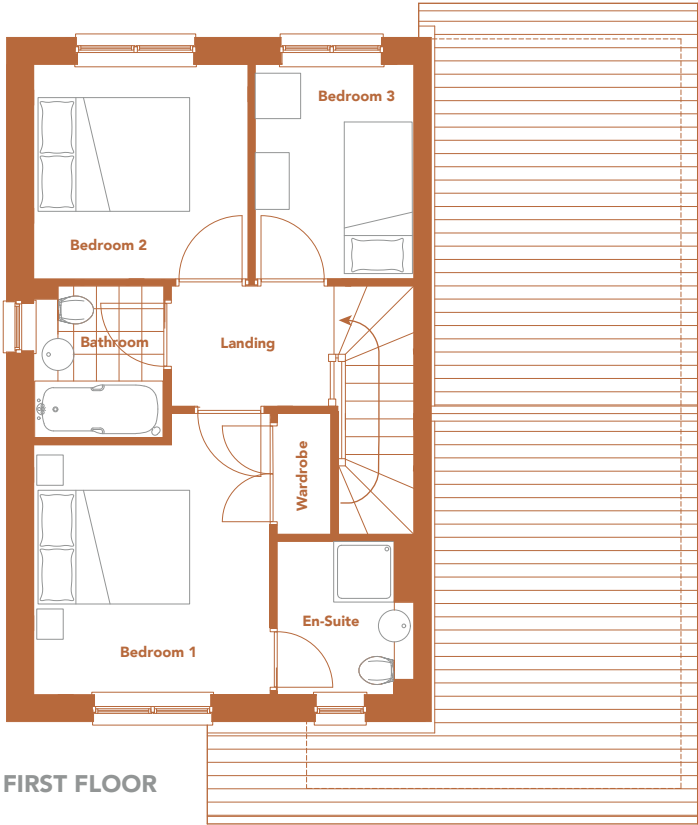
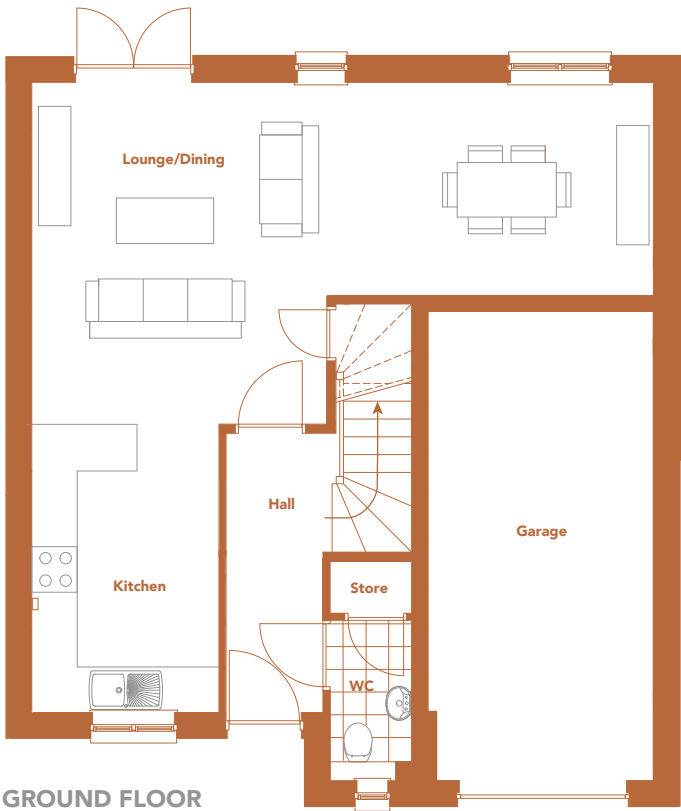
Whether you're looking for your first home, more space and freedom for your growing family or to downsize, this development has what you are looking for. With only 14, 3 bedroom detached homes, the versatility of our spaces means that these homes suit a variety of lifestyles. Our impressive range of specification features allows you to create the ideal space for you and your family.



CGI for ref only.

3 Bedroom detached home

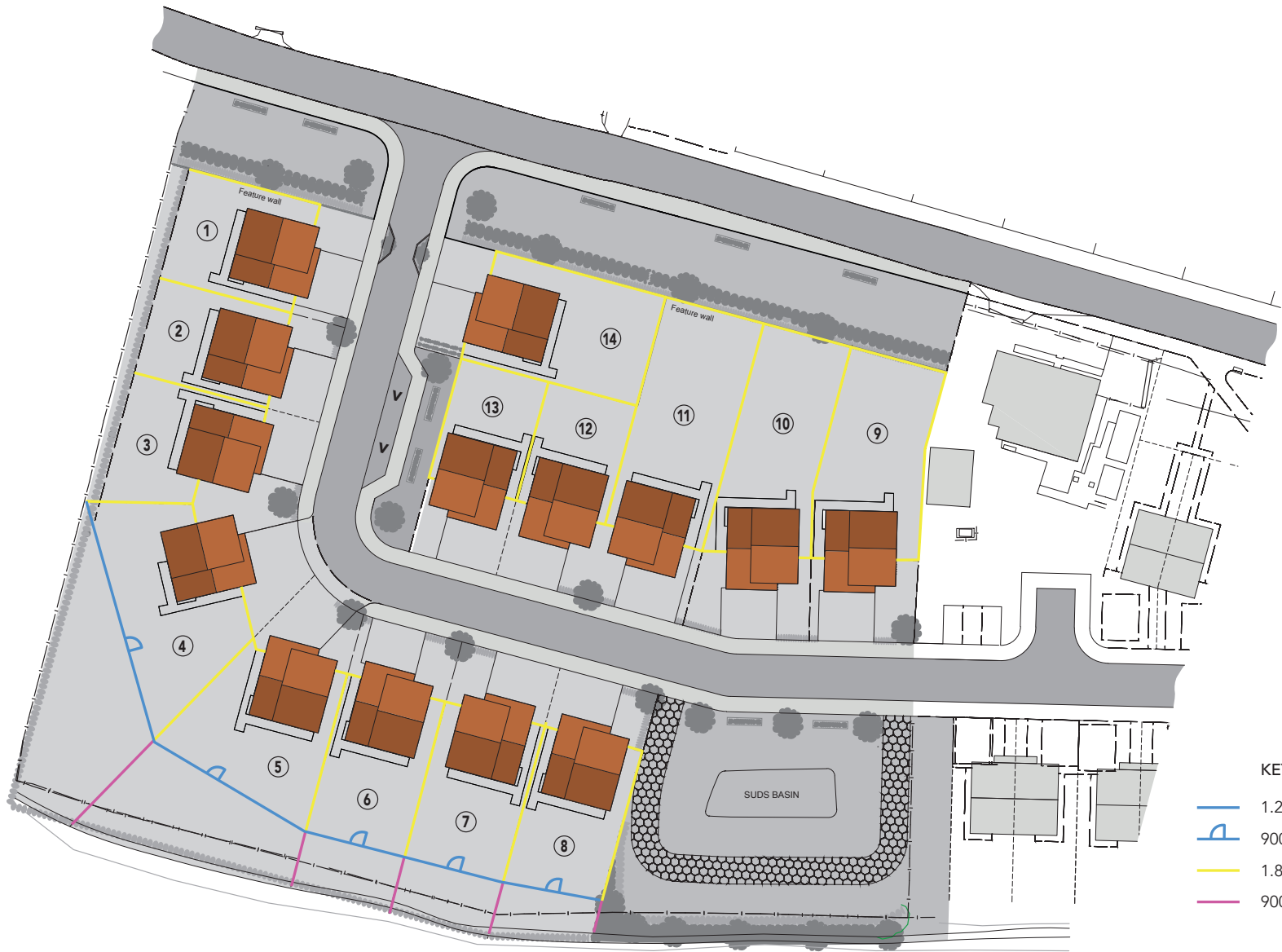
with integrated garage



GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
Kitchen	2.4m x 3.8m	7' 10" x 12' 5"
Lounge/Dining	4.5m x 8.2m	14' 9" x 26' 10"
WC	1.08m x 2.12m	3' 6" x 6' 11"
Garage	6.24m x 2.97m	20' 5" x 9' 8"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
Bedroom 1	3.12m x 3.71m	10' 2" x 12' 2"
En-suite	1.8m x 2.02m	5' 10" x 6' 7"
Bedroom 2	2.83m x 2.83m	9' 3" x 9' 3"
Bedroom 3	2.83m x 2.09m	9' 3" x 6' 10"
Bathroom	1.7m x 2.0m	5' 6" x 6' 6"

Belston Park Sinclairston, Ayrshire
Development Plan



- KEY
- 1.2m vertical timber
 - 900mm wide gate
 - 1.8m vertical timber
 - 900mm post and twin rail



MAKE IT YOUR OWN

Discover Modern Living with Hayhill Developments

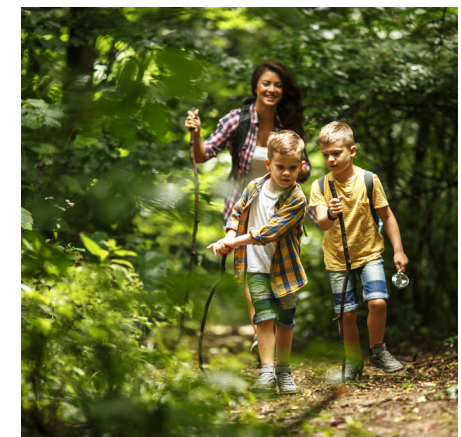
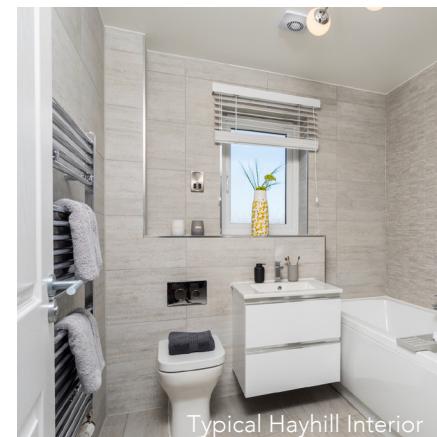
Stylish Homes Designed for Your Lifestyle

At Hayhill Developments, we understand what modern living all is about. That's why we design and build stylish, spacious homes with innovative layouts that cater to your lifestyle. We're proud to have created successful communities in some of Scotland's most attractive locations, and we want you to be a part of it.

Our team of experts combines traditional skills with modern materials to create homes that are thoughtfully designed, solidly built, and beautifully finished.

We pay uncompromising attention to detail and strive to exceed your expectations at every turn.

Our build quality and customer satisfaction are the cornerstones of our house-building business. We aim to provide you with the best possible home buying experience, from start to finish. With Hayhill Developments, you can be confident that you're making a smart investment in our future.



Specification

Belston Park, Sinclairston

KITCHEN

✓	Stylish Creative Designs kitchens
✓	Laminate worktops to kitchen
✓	Four zone Induction hob (as design dictates)
✓	Built in single oven
✓	Contemporary tap in kitchens
✓	1 ½ bowl stainless steel sink in kitchens
✓	Chrome Switches in the Kitchen area
✓	Under unit Lighting (as design dictates)

ELECTRICAL

✓	Ample power, TV and telephone points throughout
✓	Master TV console plate in main lounge/living area (or as design dictates)
✓	Multigrid switching of kitchen appliances sited on wall above/behind worktop
✓	Downlighters to kitchen, utility and all bath and shower rooms
✓	Chrome socket fittings to kitchens – white elsewhere

DECORATION

✓	Internal walls will be finished in Dulux Super Matt White emulsion
✓	Ceilings will be finished in Dulux Super Matt White emulsion
✓	Pre-finished white pass doors
✓	Satinwood white paint to skirtings and facings

WARDROBES

✓	Stylish wardrobe doors with shelf and hanging rail to bedroom 1 (as design dictates)
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CLOAKROOMS, BATHROOMS & EN SUITES

✓	Contemporary white sanitary wear, taps and fittings
✓	Contemporary taps and fittings
✓	Glass finished shower enclosures
✓	White shower trays
✓	Thermostatic shower valves and heads
✓	Chrome towel warmers to bathroom and bedroom 1 en suite
✓	two tile height around the bath
✓	Full tile height shower enclosures

SECURITY & SAFETY

✓	Mains-wired smoke detectors
✓	Battery operated CO detectors
✓	PIR lights to front & rear of home

PLUMBING & HEATING

✓	Dual zone heating system with programmable controllers (as design dictates)
✓	Air Source Heat Pump
✓	Individual thermostatic control valves on radiators (except those with programmable thermostat)
✓	Grey PVCu double glazed windows

EXTERNALS

✓	Turf to front garden and landscaping works as per landscaping design drawing
✓	Monoblock driveways
✓	Decking Patio area (as design dictates)
✓	Rough raked and rotovated rear garden
✓	External rear tap
✓	1.8m screen fence at rear and between rear gardens

A factoring company will be appointed to maintain all common areas with an annual fee payable by residents.

Belston Park

Map & Directions

SAT NAV: KA6 7EW

Excellent location for commuting to both Ayr and Glasgow. Only 8 miles from Ayr, where you can enjoy the best of both worlds benefitting from a country village setting whilst also enjoying the convenience of a large coastal town including Ayr's sandy beaches, numerous restaurants, cinema, bowling, 24h supermarkets, and other major amenities.





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