

# THE SANDERLING



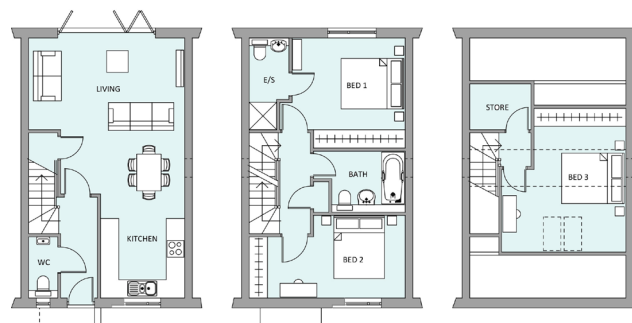
**A medium-sized three bedroom semi-detached family home, with accommodation over three stories.**

The ground floor consists of an entrance hall and large open plan; living room/kitchen/dining room.

**"This space includes large, fully opening folding doors giving access to the rear gardens."**

The first floor consists of two generous double bedrooms, one with en-suite shower room and an independent family bathroom. The second floor consists of a further double bedroom with Fakro roof lights and separate storeroom.

The houses enjoy a paved patio area and front and rear garden with private parking. Some properties also have an attached garage.



**YEAR**  
2020

**BEDROOMS**  
Three

**STORIES**  
Set over three floors

## GROUND FLOOR

**LIVING ROOM:**  
4.98m x 3.04m

**KITCHEN:**  
2.80m x 3.47m

**DINING ROOM:**  
3.97 x 2.05m

**WC:**  
1.03m x 1.96m

## FIRST FLOOR

**BEDROOM 1:**  
4.08m x 3.56m

**ENSUITE:**  
1.28m x 2.95m

**BEDROOM 2:**  
5.06m x 2.064m

**BATHROOM:**  
2.89m x 2.00m

## SECOND FLOOR

**BEDROOM 3:**  
3.96m x 4.69m

**STORAGE ROOM:**  
2.05m x 1.44m

# LAPWING & SANDPIPER



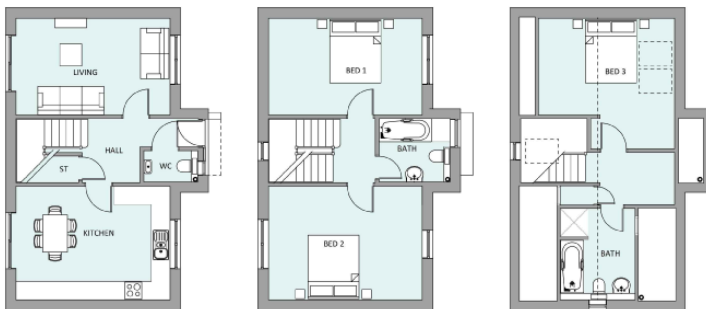
**A larger three bedroomed detached house with accommodation over three storeys.**

Both the Living Room and Kitchen Diner have access to the gardens and all three bedrooms are good sized doubles with a bathroom on the middle and top floor.

**"The top floor could become your master suite sanctuary, enjoying views from the large window (Lapwing property type only)."**

The houses enjoy a paved patio area, front and rear garden with private parking, with some properties also having an attached garage.

**SANDPIPER**



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**SANDPIPER**



GABLE ELEVATION

FRONT ELEVATION

GABLE ELEVATION

REAR ELEVATION

**LAPWING**



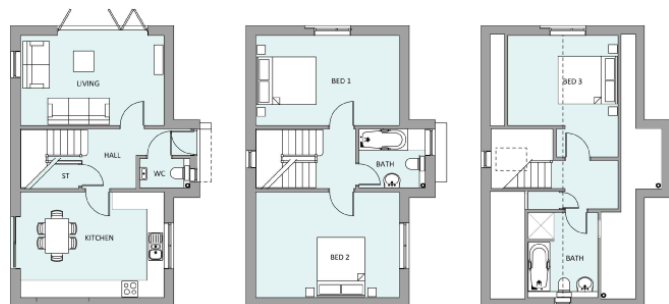
GABLE ELEVATION

FRONT ELEVATION

GABLE ELEVATION

REAR ELEVATION

**LAPWING**



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**YEAR**  
2020

**BEDROOMS**  
Three

**STORIES**  
Set over three floors

## GROUND FLOOR

**LIVING ROOM:**  
4.97m x 3.11m / 16' 4" x 10' 2"

**KITCHEN/DINER:**  
4.97m x 3.65m / 16' 4" x 11'

## FIRST FLOOR

**BEDROOM 1:**  
4.97m x 3.11m / 16' 4" x 10' 2"

**BEDROOM 2:**  
4.97m x 3.65m / 16' 4" x 11'

**BATHROOM:**  
2.29m x 2.05m / 7' 6" x 6' 9"

## SECOND FLOOR

**BEDROOM 3:**  
3.82m x 4.2m max / 12' 6" x 13' 9"

**BATHROOM:**  
2.29m x 2.43m / 9' 8" x 8'

Note: Minor modifications to layout have been made to second floor bathroom layout and ground floor kitchen.

# THE DUNLIN



## A large, two-bedroom detached bungalow.

This property consists of a large open entrance hall, family bathroom, large open plan living room/kitchen diner including french doors overlooking the rear gardens.

There is also a master double bedroom and a further large double bedroom.

**"The bungalows have attached garages and off road parking with front and rear gardens, inclusive of a paved patio area."**

The houses enjoy a paved patio area, front and rear garden with private parking, with some properties also having an attached garage.

**YEAR**  
2020

**BEDROOMS**  
Two

**STORIES**  
Single floor (bungalow)

### GROUND FLOOR

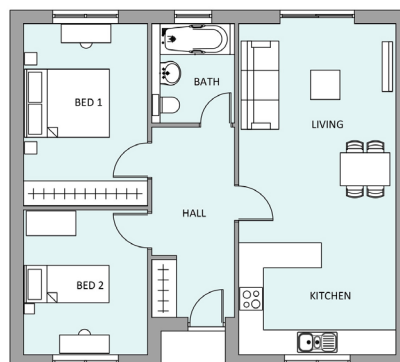
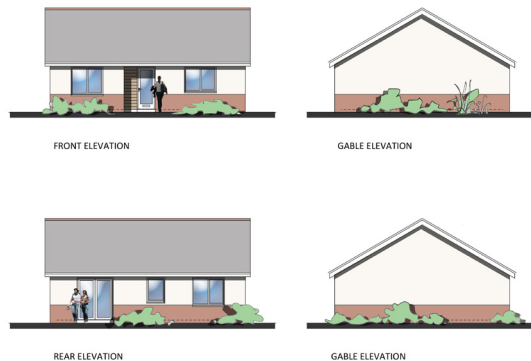
**LIVING ROOM:**  
3.85m x 5.24m

**KITCHEN:**  
3.85m x 2.70m

**BATHROOM:**  
1.90 x 2.38m

**BEDROOM 1:**  
2.96m x 4.38m

**BEDROOM 2:**  
2.96m x 3.38m



GROUND FLOOR

# SHEARWATER & CURLEW



**A medium-sized semi-detached family house, with accommodation over two stories.**

The ground floor consists of an entrance hall, ground floor cloakroom, good sized living room, and an open plan kitchen diner having french doors opening onto the rear gardens.

**"The house has two double bedrooms and a single bedroom, with a family bathroom and airing cupboard on the first floor."**

The houses enjoy a paved patio area, front and rear garden with private parking, with some properties also having an attached garage.



**YEAR**  
2020

**BEDROOMS**  
Three

**STORIES**  
Set over two floors

## GROUND FLOOR

**LIVING ROOM:**  
4.03m x 4.44m

**KITCHEN/DINER:**  
5.16m x 4.00m

**W/C:**  
1.28m x 1.50m

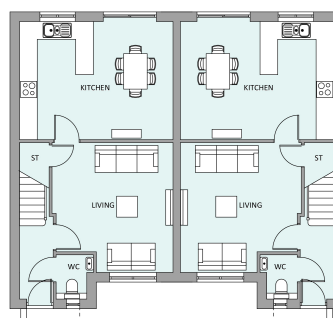
## FIRST FLOOR

**BEDROOM 1:**  
3.08m x 4.44m

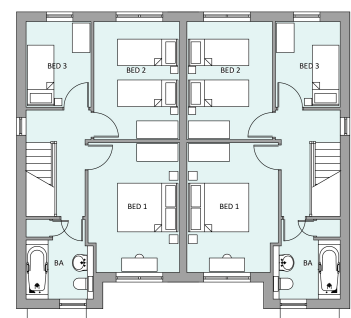
**BEDROOM 2:**  
2.89m x 4.00m

**BATHROOM:**  
2.22m x 2.98m

**BEDROOM 3:**  
2.59m x 2.27m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# SITEMAP

The beautifully appointed, free-flowing living accommodation offered at Solway Drive embraces the requirements of today's discerning purchaser and raises the bar for design and standard of finish.

The anticipation of this development has been building and only 36 aspiring buyers will be fortunate enough to secure a plot. The site will include two crescent-shaped cul-de-sac style roads creating open landscaped garden frontages and private enclosed gardens to the rear.

