

# Embrace the countryside

Your new home awaits



ROTHNEY  
WEST  
-INSCH-

📍 Rothney West, Insch, Aberdeenshire



Drumrossie  
Homes

**Building Houses Creating Homes**

Sales & marketing - t: 07368 547514 - e: [sales@drumrossie-property.com](mailto:sales@drumrossie-property.com)

# Building Houses Creating Homes

The Drumrossie Group was established in 2004 as a small, local, house-building operation, initially to develop the owner's farmland in Inch, Aberdeenshire.

The family background is in agriculture and hospitality and we continue to farm land round Inch as well as being the proprietor of Herd's the butcher in Aberdeen.

Operations have expanded over the years into both residential and commercial projects in multiple sites in Aberdeen and Aberdeenshire. Our diverse portfolio ranges from one-off plots to large city centre serviced apartments for leading Oil Services Companies. As an expanding family business, we are dedicated to supporting our local communities and enhancing the lives of others, through our volunteering and charitable work.



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# Siteplan

Phase 1 released

**R** RESERVED



**ROTHNEY  
WEST**  
-INSCH-



**Drumrossie  
Homes**

**Building Houses Creating Homes**

Sales & marketing - t: 07368 547514 - e: sales@drumrossie.com

# Housetypes

**A countryside development of forty four, 2 to 5 bedroom homes, conveniently situated in the heart of the village of Inch, and within a short walking distance to the railway station.**



**Drumrossie  
Homes**



**ROTHNEY  
WEST**  
-INSCH-

# Harris



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# Harris

Plot 27 - £469,995

4 Bed detached home With master bedroom suite with en suite bathroom and Walk-in wardrobe, plus sun lounge, and integral garage.

 **Detached home**

 **4 Bedrooms**

 **197m<sup>2</sup>**

 **Integral Garage**



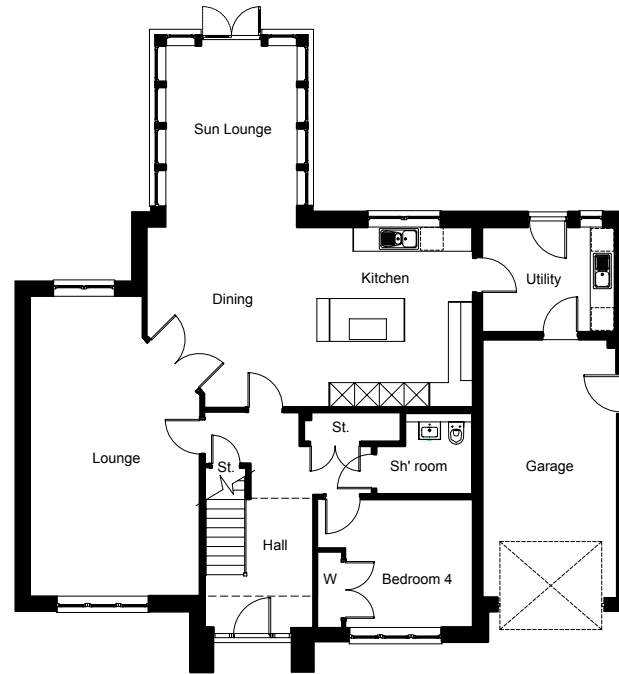
**Drumrossie  
Homes**

**Building Houses Creating Homes**

Sales & marketing - t: 07368 547514 - e: [sales@drumrossie.com](mailto:sales@drumrossie.com)

# Harris

Plot 27 - £469,995



## Ground Floor

Lounge  
4.11 x 7.2 (m)  
13'6 x 23'7 (ft)

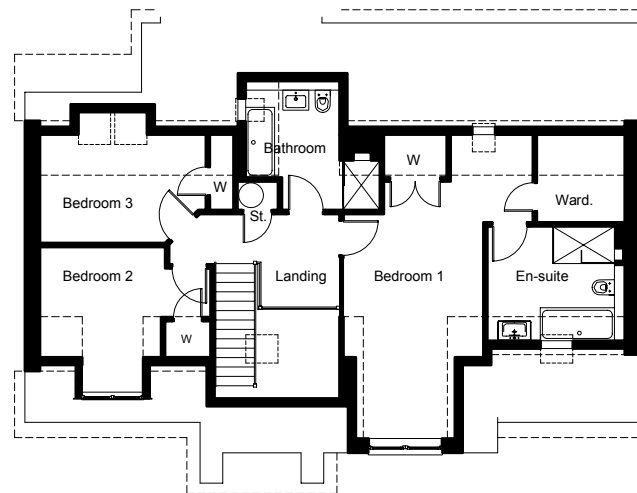
Utility  
3.23 x 2.55 (m)  
10'7 x 8'4 (ft)

Kitchen / Dining  
7.91 x 4.37 (m)  
25'11 x 14'4 (ft)

Bedroom 4  
3.77 max x 3.1 (m)  
12'4 max x 10'2 (ft)

Sun Lounge  
3.19 x 4.37 (m)  
10'6 x 14'4 (ft)

Garage  
3.26 x 6.27 (m)  
10'8 x 20'7 (ft)



## First Floor

Bedroom 1  
3.4 x 6.22 (m)  
11'2 x 20'5 (ft)

Bedroom 3  
4.02 max x 3.15 max (m)  
13'2 max x 10'4 max (ft)

En-suite  
3.73 x 2.77 (m)  
12'3 x 9'1 (ft)

Bathroom  
2.27 x 3.1 (m)  
7'5 x 10'2 (ft)

Bedroom 2  
4.14 max x 3.49 max (m)  
13'7 max x 11'5 max (ft)

# Barra



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-



# Barra

Plot 4 & 5 - £224,995

2 bed semi-detached bungalow with optional garage.

 **Semi-detached Bungalow**

 **2 Bedrooms**

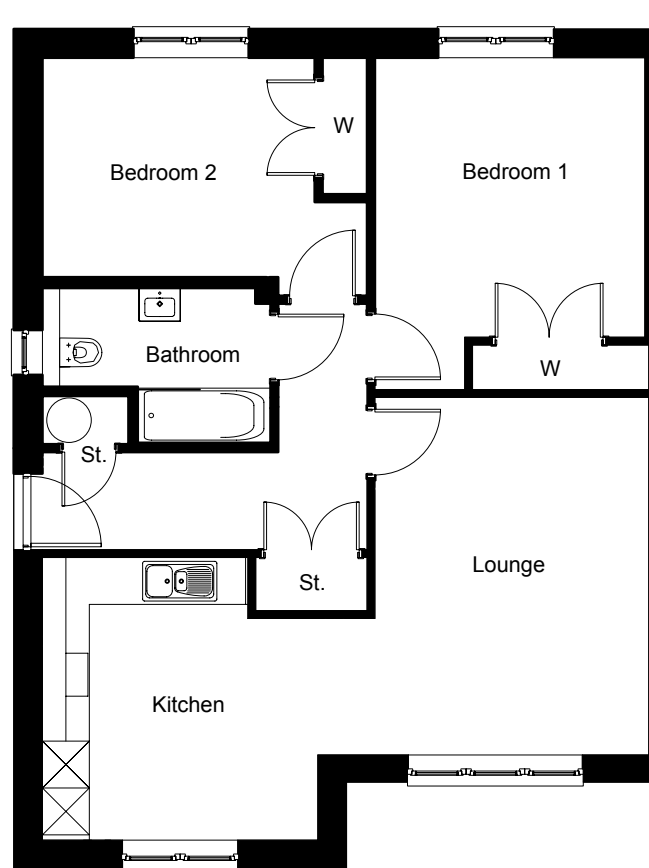
 **73m<sup>2</sup>**

 **Optional Garage**



# Barra

Plot 4 & 5 - £224,995



## Ground Floor

Lounge  
3.5 x 4.57 (m)  
11'6 x 15' (ft)

Kitchen  
3.52 x 3.62 (m)  
11'6 x 11'10 (ft)

Bathroom  
2.99 x 1.98 (m)  
9'8 x 6'6 (ft)

Bedroom 1  
3.45 x 4.24 max (m)  
11'4 x 13'11 max (ft)

Bedroom 2  
4.15 max x 2.81 (m)  
13'7 max x 9'2 (ft)

# lona



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# lona

Plot 1 - £314,995

4 Bed detached home with single garage.

 **Detached home**

 **4 Bedrooms**

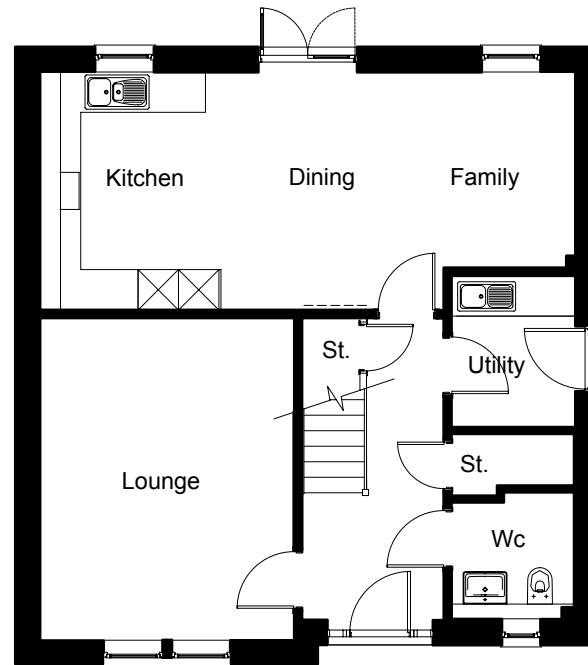
 **131m<sup>2</sup>**

 **Single Garage**



# lona

Plot 1 - £314,995

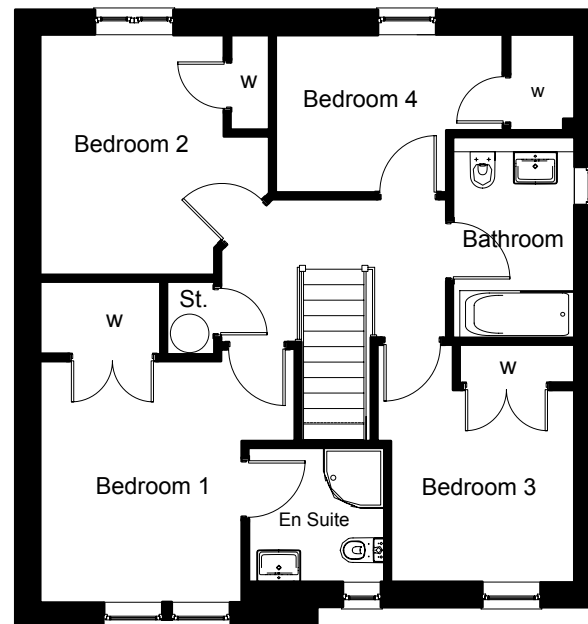


## Ground Floor

Lounge  
3.76 x 4.87 (m)  
12'4 x 16' (ft)

Kitchen / Dining / Fam  
7.93 x 3.53 max (m)  
26' x 11'7 max (ft)

Utility  
1.83 x 2.25 (m)  
6' x 7'5 (ft)



## First Floor

Bedroom 1  
2.99, 3.78 max x 3.59 (m)  
9'10, 12'5 max x 11'9 (ft)

Bedroom 3  
2.93 max x 3.51 max (m)  
9'7 max x 11'6 max (ft)

En-suite  
2.01 x 1.99 (m)  
6'7 x 6'6 (ft)

Bedroom 4  
3.37 x 2.32 (m)  
11'1 x 7'7 (ft)

Bedroom 2  
3.40 max x 3.57 (m)  
11'2 max x 11'9 (ft)

Bathroom  
1.8 x 2.99 (m)  
5'11 x 9'10 (ft)

# Lewis



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# Lewis

Plot 26 - £474,995

4 Bed detached home with stunning gallery entrance, study and spacious garage.

 **Detached home**

 **4 Bedrooms**

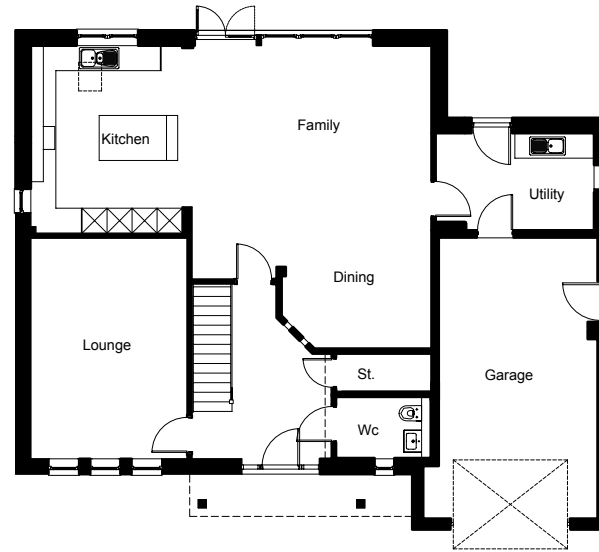
 **206m<sup>2</sup>**

 **Spacious Garage**



# Lewis

Plot 26 - £474,995



## Ground Floor

Lounge  
3.75 x 5.29 (m)  
12'4 x 17'4 (ft)

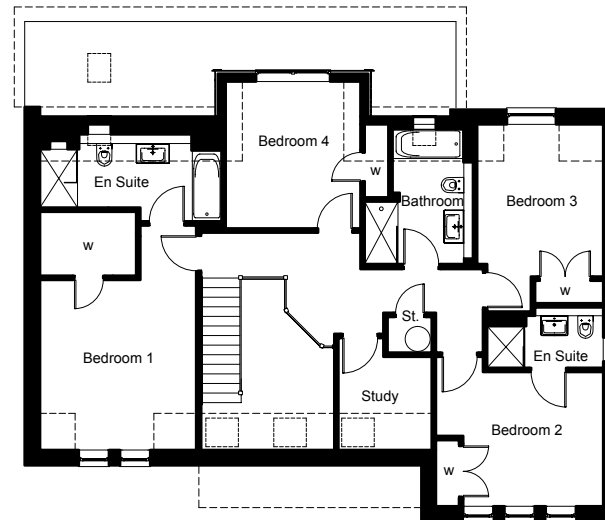
Dining  
3.59 x 3.4 (m)  
11'9 x 11'2 (ft)

Kitchen  
3.76 x 4.5 (m)  
12'4 x 14'9 (ft)

Utility  
3.8 x 2.33 (m)  
12'6 x 7'8 (ft)

Family  
5.85 x 3.87 (m)  
19'2 x 12'8 (ft)

Garage  
3.81 x 6.74 (m)  
12'6 x 22'1 (ft)



## First Floor

Bedroom 1  
3.75 x 4.08, 5.38 max (m)  
12'4 x 13'5, 17'8 max (ft)

Bedroom 3  
3.02 x 4.49 max (m)  
9'11 x 14'9 max (ft)

En-suite  
4.35 x 1.99 (m)  
14'3 x 6'6 (ft)

Bedroom 4  
3.23 x 3.52 (m)  
10'7 x 11'7 (ft)

Bedroom 2  
4.01 max x 3.22 (m)  
13'2 max x 10'7 (ft)

Study  
2.24 x 2.68 max (m)  
7'4 x 8'10 (ft)

En-suite  
2.78 x 1.25 (m)  
9'1 x 4'1 (ft)

Bathroom  
2.6 max x 3.35 max (m)  
8'6 x 11' (ft)



# Skye



Drumrossie  
Homes



ROTHNEY  
WEST

-INSCH-

# Skye

Plot 28 - £414,995

4 Bed detached home plus den and sun lounge, and attached garage.

 **Detached home**

 **4 Bedrooms**

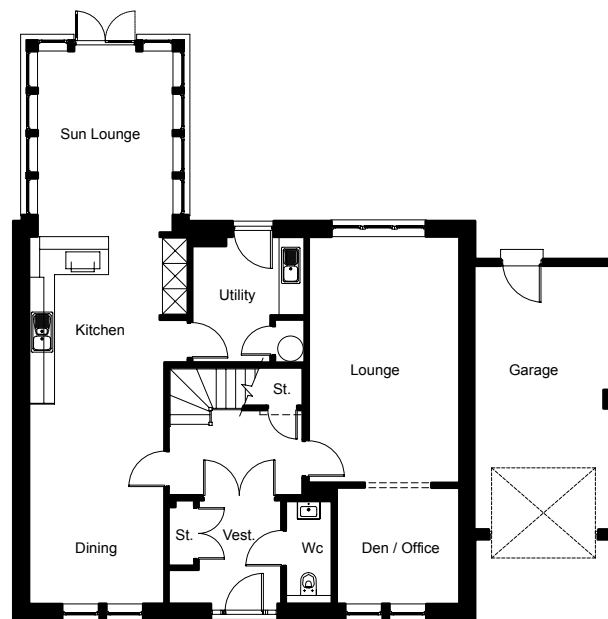
 **183m<sup>2</sup>**

 **Attached Garage**



# Skye

Plot 28 - £414,995



## Ground Floor

Lounge  
3.55 x 5.83 (m)  
11'8 x 19'2 (ft)

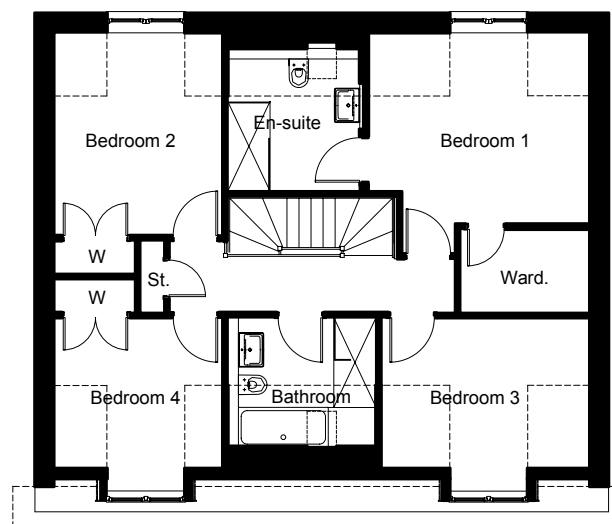
Utility  
2.65 x 2.99 (m)  
8'8 x 9'10 (ft)

Kitchen / Dining  
3.2 x 8.7 (m)  
10'6 x 28'7 (ft)

Den / Office  
2.89 x 2.75 (m)  
9'6 x 9' (ft)

Sun Lounge  
3.19 x 4.4 (m)  
10'6 x 14'5 (ft)

Garage  
3.19 x 6.24 (m)  
10'6 x 20'6 (ft)



## First Floor

Bedroom 1  
4.18 x 3.63 (m)  
13'9 x 11'11 (ft)

Bedroom 3  
3.94 x 3.26 max (m)  
12'11 x 10'8 max (ft)

En-suite  
2.57 x 2.7 (m)  
8'5 x 8'10 (ft)

Bedroom 4  
3.19 x 3.26 max (m)  
10'6 x 10'8 max (ft)

Bedroom 2  
3.19 x 3.85 (m)  
10'6 x 12'8 (ft)

Bathroom  
2.8 x 2.44 (m)  
9'2 x 8' (ft)

# Tiree



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# Tiree

Plot 2 - £264,995

Plot 3 - Reserved

3 Bed semi-detached home with en-suite master bedroom.

 Semi-detached home

 3 Bedrooms

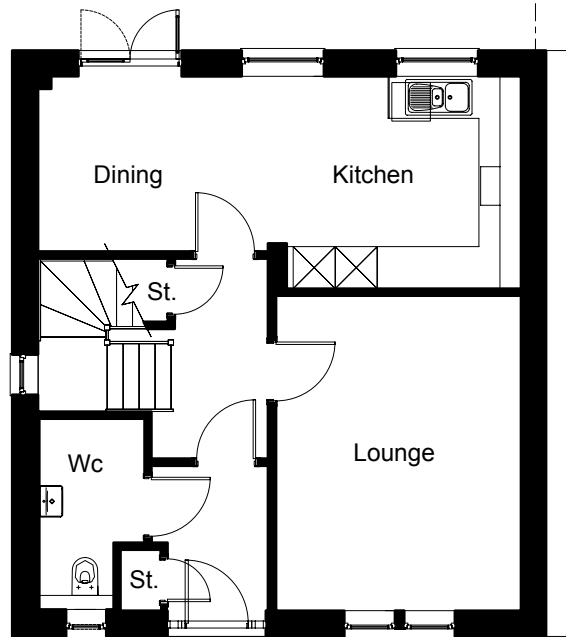
 105m<sup>2</sup>



# Tiree

Plot 2 - £264,995

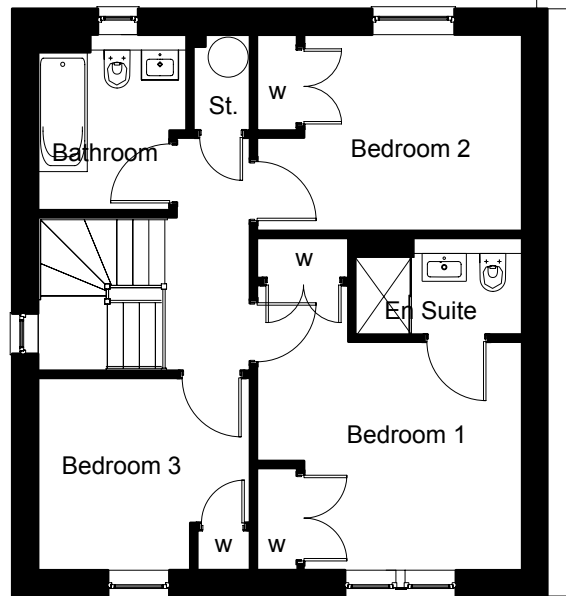
Plot 3 - Reserved



## Ground Floor

Lounge  
3.49 x 4.49 (m)  
11'5 x 14'9 (ft)

Kitchen / Dining  
6.84 x 2.5, 3.03 max (m)  
22'5 x 8'2, 9'11 max (ft)



## First Floor

Bedroom 1  
3.77 max x 4.06 max (m)  
12'4 max x 13'4 max (ft)

Bedroom 3  
3.01 x 2.74 (m)  
9'11 x 9' (ft)

En-suite  
2.37 x 1.37 (m)  
7'9 x 4'6 (ft)

Bathroom  
2.11 x 2.50 (m)  
6'11 x 8'2 (ft)

Bedroom 2  
3.77 max x 2.79 (m)  
11'1 max x 9'2 (ft)



Drumrossie  
Homes

**Building Houses Creating Homes**

Sales & marketing - t: 07368 547514 - e: sales@drumrossie.com

# Jura



Drumrossie  
Homes



ROTHNEY  
WEST  
-INSCH-

# Jura

**Plot 29 SOLD**  
**- New release in phase 2**

2 bed semi-detached bungalow with optional garage.

 **Detached Bungalow**

 **3 Bedrooms**

 **126m<sup>2</sup>**

 **Internal Garage**

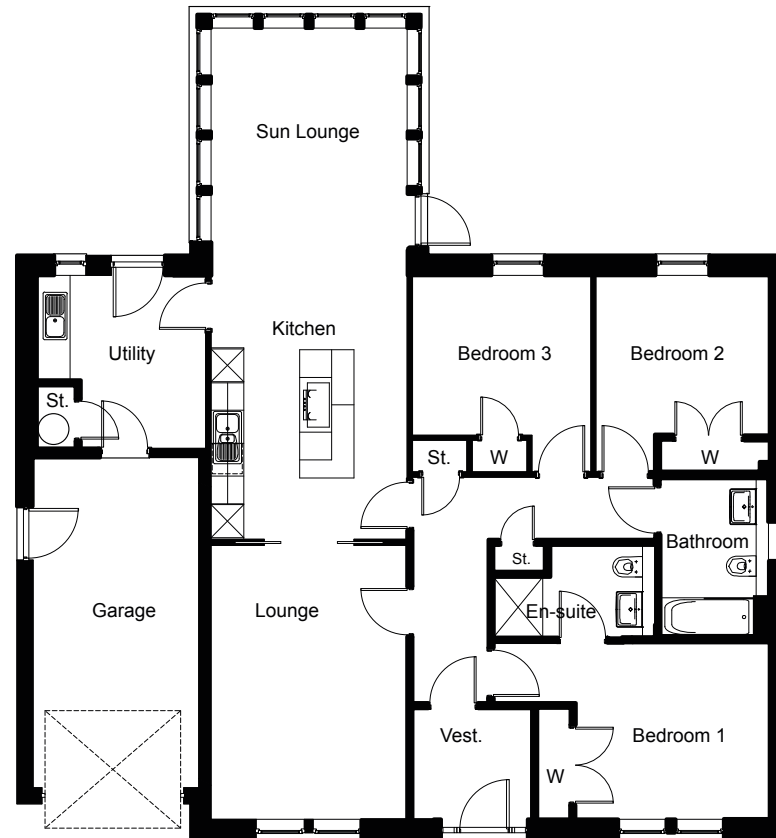




# Jura

Plot 29 SOLD

- New release in phase 2



## Ground Floor

Lounge  
3.57 x 4.98 (m)  
11'8 x 16'4 (ft)

Kitchen / Sun Lounge  
3.57 x 9.30 (m)  
11'8 x 30'6 (ft)

Utility  
3.07 x 3.14 (m)  
10'1 x 10'4 (ft)

Bathroom  
1.97 x 2.88 (m)  
6'5 x 9'5 (ft)

Bedroom 1  
5.02 max 3.53 x 3.22 (m)  
16'5 max 11'7 x 10'7 (ft)

En-Suite  
2.94 x 1.68 (m)  
9'8 x 5'6 (ft)

Bedroom 2  
3.15 x 3.57 max 2.90 (m)  
10'4 x 11'8 max 9'6 (ft)

Bedroom 3  
3.24 x 3.57 max 2.90 (m)  
10'7 x 11'8 max 9'6 (ft)

Garage  
3.03 x 6.02 (m)  
10'7 x 11'8 max 9'6 (ft)

# Buying process

Step by step guide to buying Your home with us



## Reserve your new home

Make an appointment with Martyn Skinner, our project architect to discuss your individual aspirations for your new home at Rothney West. We will prepare your reservation agreement, working through the finer details together to secure your new home.



## Meet us on site

Once your preferred plot is secured, your site meeting with Martyn will give you the opportunity to visit the site and get a feel for your new surroundings. Here you can learn about the building process, discuss timescales and ask any questions you may have regarding your new home.



## Personalise your home

At Drumrossie Homes we like to offer a high level of personalisation. At this stage, you will decide on many aspects of your home interior, having the opportunity to customise to your own personal style. Choose from our stunning range of kitchen units, worktops, bathroom fittings and more from Laing's Kitchens & Bathrooms; our local, award-winning supplier.



## Pre-handover Walkthrough

Your pre-handover walkthrough will be your first look into your new home! You will be guided through a demonstration with Martyn where you will learn important details on the function of certain aspects of your property and how to maintain your home. Here you will have the opportunity to ask any final questions ahead of move-in day.



## Move in day

Finally, the day has arrived! By now the paperwork is complete and it's time for your handover and to collect your keys! We will need a few moments of your time on this day to welcome you to your beautiful new home and carry out any final checks, before letting you settle in and enjoy your new Drumrossie Home at Rothney West.

# Reserve your home today

**For sales & marketing**

**T: 07368 547514**

**E: [sales@drumrossie.com](mailto:sales@drumrossie.com)**

**IMPORTANT NOTICE:**

These particulars are for illustration only.

We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Nor do they constitute a contract, part of a contract or a warranty. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Purchasers furniture may be of a different size to that indicated.

External and roof finishings may vary.



**Drumrossie  
Homes**



**ROTHNEY  
WEST**

-INSCH-







GREENHALL AVE

