

# FINDRASSIE

ELGIN, MORAY IV30 4LD



A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

# WELCOME TO FINDRASSIE

## THE BEST OF TOWN AND COUNTRY LIVING

Situated in the stunning Moray countryside just over a mile from Elgin town centre is Findrassie, an exciting new collection of 2, 3 & 4 bedroom homes.

This development of modern, 5 star homes benefits from the best of town and country living. You'll be close to Elgin high street yet surrounded by spectacular countryside, with the beautiful Moray coast just a short journey away. Findrassie Woods will become accessible from the development, linking you to attractive features like Spynie Loch, Spynie Palace and Quarrel Wood.

Findrassie is close to handy local amenities and will be a welcome addition to the active Pitgaveny community, which hosts year-round activities for the whole family to enjoy. You'll have easy access to the A96 and A941, which link to neighbouring towns Lossiemouth and Nairn, as well as wider transport options connecting you to popular destinations such as Inverness, Aberdeen city and the Cairngorms National Park. A choice of cycle routes is also to be had.

If you're looking for a new family home with a great lifestyle on offer including a range of schools, work and leisure amenities all within reach, then you'll be sure to find it at Findrassie.



# LOCAL AMENITIES

Findrassie is a new community surrounded by excellent facilities. You will find a selection of essentials close by, including local high-street shops, cafes, bars, a museum, library, a pharmacy and community centres. If you're a keen golfer there is Elgin Golf Club close to Findrassie too.

If you have young children, Findrassie is a short walk from Seafield and Bishopmill primary schools and, for the older ones, Elgin Academy and higher education institute, Moray College UHI.

Near to this family-friendly community are neighbouring towns Forres, Fochabers, Lossiemouth and Keith, with so much history to explore; and you won't need to travel far to find teashops, leisure facilities, a cinema, local community groups and popular business parks in and around Elgin's town centre. Elgin town centre is just a 3-minute journey to get to by car, with popular shopping options, restaurants and nightlife to enjoy at your leisure.

Being a short drive from the coast and Elgin's town centre, you can enjoy the best of both worlds with an abundance of outdoor spaces to explore, along with convenient day-to-day amenities within short walking or cycling distance.



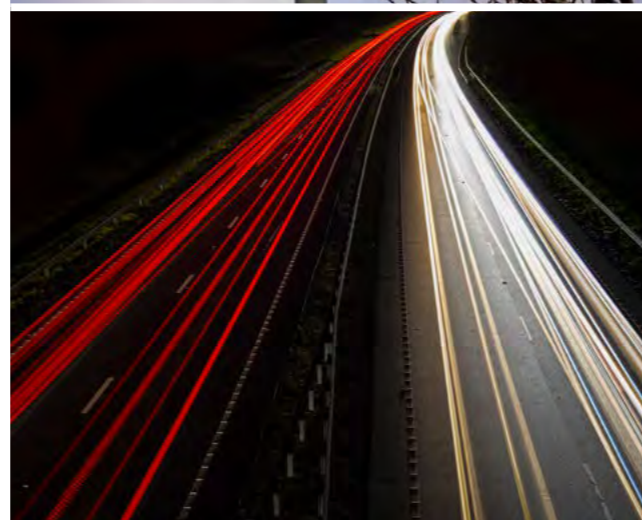


## TRANSPORT LINKS

Surrounded by excellent transport links, Findrassie has easy access to the main A941 route which makes it ideal for commuting in and around Elgin and beyond.

Your new home at Findrassie has good links to the surrounding road networks and an existing footpath and cycle network, while new strong and safe connections through areas of open space are proposed to create a truly walkable neighbourhood. The surrounding public transport routes place you within easy commuting distance of key transport hubs in and around Elgin, including the railway and bus stations and Inverness and Aberdeen airports. These handy links connect you further afield to neighbouring cities, the rest of the country and abroad.

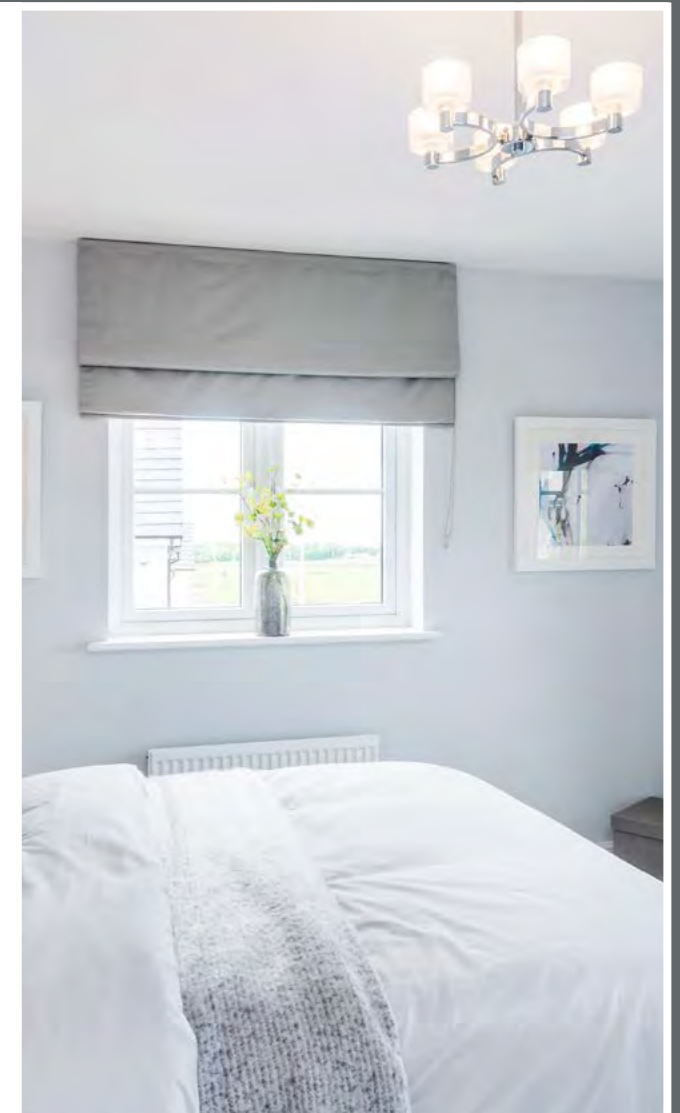
Living at Findrassie means you'll be just a 3-minute drive from Elgin town centre, with regular bus services making it easy to travel for business or pleasure. If you have an active lifestyle, there are 30-minute cycle routes from Findrassie to get you to the stunning coast of Lossiemouth.



## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Findrassie are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living. Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings (subject to build stage) so you can have your new home exactly the way you want it.





## THE HIGHEST-QUALITY CUSTOMER SERVICE

At Barratt, we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure that we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments that we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.



# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



# THE BARRATT STORY

**FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED**

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes. Whichever you choose, we set out to provide the highest standards.

Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments. And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in, year out, to further improve the service we provide. As a result, you can buy Barratt with confidence.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW003634/SEP23



# FINDRASSSIE AMENITIES

ELGIN, MORAY IV30 4LD



## SCHOOLS & COLLEGES

**Bishopmill Primary School**  
Morrison Road, Bishopmill IV30 4DY  
01343 547841

**Seafield Primary School**  
Deanshaugh Terrace, Elgin IV30 4ES  
01343 547792

**Elgin Academy**  
Morrison Road, Bishopmill IV30 4ND  
01343 543845

**Moray College UHI**  
Moray Street, Elgin IV30 1JJ  
01343 576000

## DOCTOR

**Elgin Health Centre**  
Maryhill Practice, High Street, Elgin IV30 1AT  
0345 337 0610

## DENTISTS

**Bishopmill Dental Practice**  
91-93 Lossiemouth Road, Elgin IV30 4LF  
01343 549490

**Spynie Dental Care**  
Duffus Road, Elgin IV30 5PW  
01343 556654

## HOSPITAL

**Dr Gray's Hospital**  
Pluscarden Road, Elgin IV30 1SN  
0345 456 6000

## PHARMACY

**Bishopmill Pharmacy**  
20 North Street, Bishopmill IV30 4EF  
01343 547393

## OPTICIAN

**Specsavers**  
96-98 High Street, Elgin IV30 1BJ  
01343 552204

## BANKS

**Bank of Scotland**  
90 High Street, Elgin IV30 1BJ  
0345 602 0000

**TSB**  
12 Commerce Street, Elgin IV30 1BS  
01343 270998

**Clydesdale bank**  
151 High Street, Elgin IV30 1DS  
0800 345 7365

**Santander**  
74 High Street, Elgin IV30 1BJ  
0800 085 1644

**RBS**  
209 High Street, Elgin IV30 1DL  
0345 724 2424

## LOCAL COUNCIL

**Moray District Council**  
High Street, Elgin IV30 1BX  
01343 543451

## VET

**Miller & Swan Veterinary Clinic**  
123 South Street, Elgin IV30 1JB  
01343 542255

## TAXI SERVICE

**Elgin Cabs**  
13 Hermes Road, Elgin IV30 4LH  
01343 545186

## AIRPORT

**Inverness Airport**  
Dalcross, Inverness IV2 7JB  
01667 464000

## TRAIN STATION

**Elgin Railway Station**  
Elgin IV30 1QJ

## SHOPPING & LEISURE

**St Giles Shopping Centre**  
121 High Street, Elgin IV30 1EA  
01343 543066

**Elgin Retail Park**  
Elgin IV30 6YQ

**Allarburn Farm Shop**  
Edgar Road, Elgin IV30 6XQ  
01343 546484

**Mountain Warehouse Elgin**  
13 Alexandra Road, Elgin IV30 1EA  
01343 550445

**Moray Playhouse Cinema**  
High Street, Elgin IV30 1DJ  
01343 541112

**Elgin Library**  
Cooper Park, Elgin IV30 1HS  
01343 562600

**The Ditsy Teacup**  
26 Thunderton Place, Elgin IV30 1BG  
01343 551697

## GYM & SPORTS

**Cooper Park**  
Tennis Courts & Cricket Club, Elgin IV30 1HS  
0845 756 5656

**Anytime Fitness**  
Elgin Retail Park Unit 4, Elgin IV30 6RP  
01343 590247

**Elgin City Football Club**  
Borough Briggs Road, Elgin IV30 1AP  
01343 551114

**Moray Leisure Centre**  
Borough Briggs Road, Elgin IV30 1AP  
01343 550033

**Eight Acres Hotel & Leisure Club**  
Morrison Road, Elgin IV30 6UL  
01343 543077

**Elgin Golf Club**  
Birnie Road, Elgin IV30 8SX  
01343 542338

barratthomes.co.uk

# FINDRASSIE

## DEVELOPMENT LAYOUT



### KEY

- Gylen**  
2 bedroom mid-/end-terraced home
- Coull**  
3 bedroom mid-/end-terraced home
- Cupar**  
3 bedroom mid-/end-terraced
- Traquair**  
3 bedroom semi-detached home
- Thurso**  
3 bedroom semi-detached home
- Abergeldie**  
3 bedroom semi-detached home
- Craigend**  
3 bedroom semi-detached/detached home
- Glamis**  
4 bedroom detached home
- Fenton**  
4 bedroom detached home
- Dunbar**  
4 bedroom detached home
- Dean**  
4 bedroom detached home
- Campbell**  
4 bedroom detached home
- Balmoral**  
4 bedroom detached home
- Balloch**  
4 bedroom detached home
- Cullen**  
4 bedroom detached home
- Crombie**  
4 bedroom detached home
- Low-cost homes**
- Shared communal driveway**
- S/S** Substation

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# FINDRASSIE, ELGIN

## DEVELOPMENT LAYOUT – PHASE 2

### KEY

-  **Gylen**  
2 bed end/mid-terraced
-  **Glenlair**  
3 bed end/mid-terraced
-  **Cupar**  
3 bed end/mid-terraced
-  **Thurso**  
3 bed semi-detached
-  **Craigend**  
3 bed semi-detached
-  **Strathconnon**  
3 bed detached
-  **Glamis**  
4 bed detached
-  **Fenton**  
4 bed detached
-  **Campbell**  
4 bed detached
-  **Affordable homes**
- VP** Visitor Parking



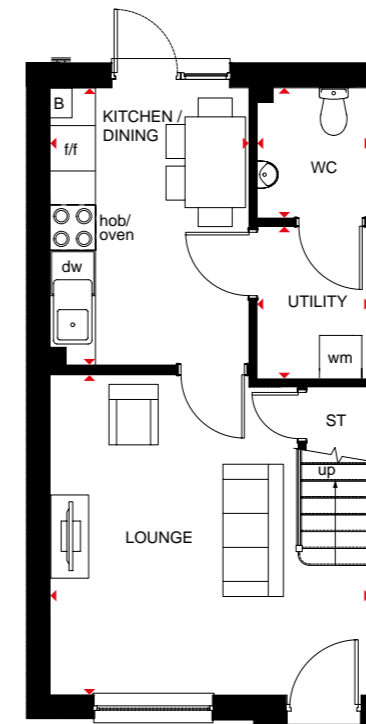
-  Grassland
-  New tree line
-  Swale



## 2 BEDROOM MID-/END-TERRACED HOME



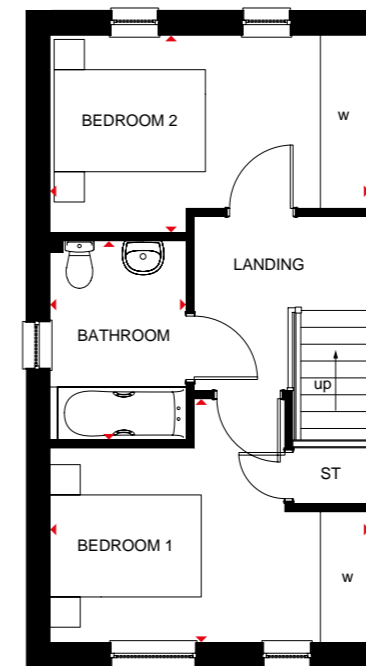
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom



### Ground Floor

Lounge	4200 x 4236mm	13'10" x 13'11"
Kitchen/ Dining	2598 x 4002mm	8'7" x 13'2"
WC	1723 x 1496mm	5'8" x 4'11"
Utility	2020 x 1496mm	6'7" x 4'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4199 x 3224mm	13'10" x 10'7"
Bedroom 2	4199 x 2948mm	13'10" x 9'8"
Bathroom	1806 x 2635mm	6'0" x 8'8"

[Approximate dimensions]

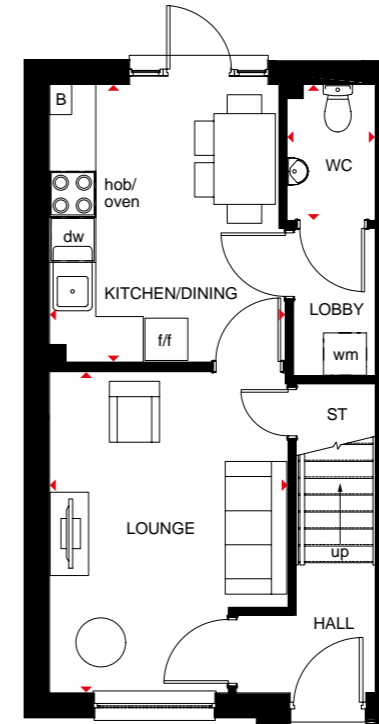
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	w	Wardrobe space	

# GLENLAIR

## 3 BEDROOM END-/MID-TERRACED HOME



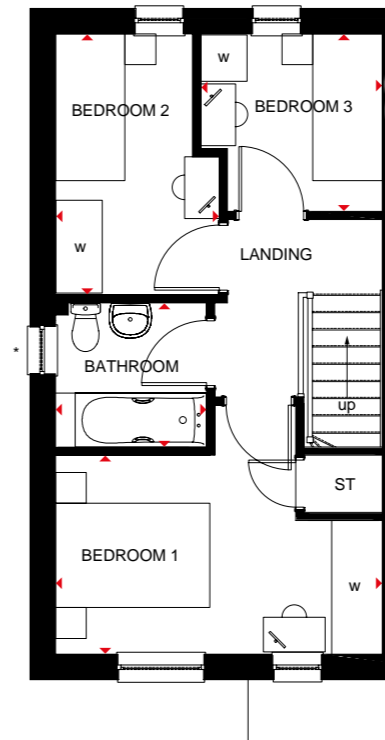
- Practical semi-detached home designed for modern living
- Front-aspect lounge with easy access to first floor
- Open-plan kitchen with dining area leading to the rear garden, and separate lobby with washing machine space
- Three bedrooms – main double bedroom and two single bedrooms – and family bathroom are on the first floor



### Ground Floor

Lounge	3104 x 4236mm	10'2" x 13'11"
Kitchen/Dining	3069 x 3666mm	10'1" x 12'0"
WC	1148 x 1794mm	3'9" x 5'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4232 x 2574mm	13'11" x 8'5"
Bedroom 2	2122 x 3379mm	7'0" x 11'1"
Bedroom 3	2353 x 2298mm	7'9" x 7'6"
Bathroom	1956 x 1868mm	6'5" x 6'2"

(Approximate dimensions)

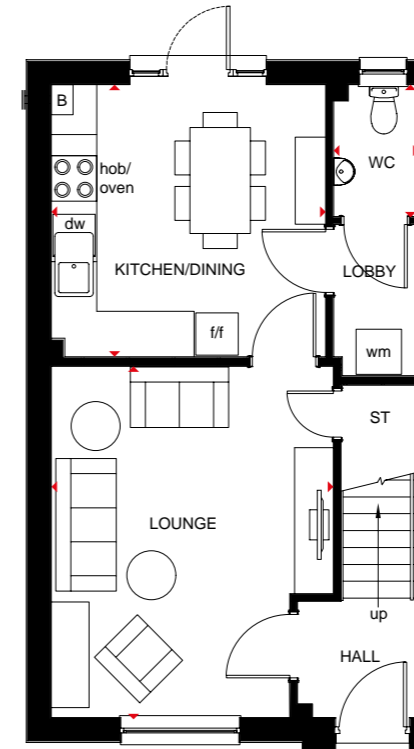
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

## 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE



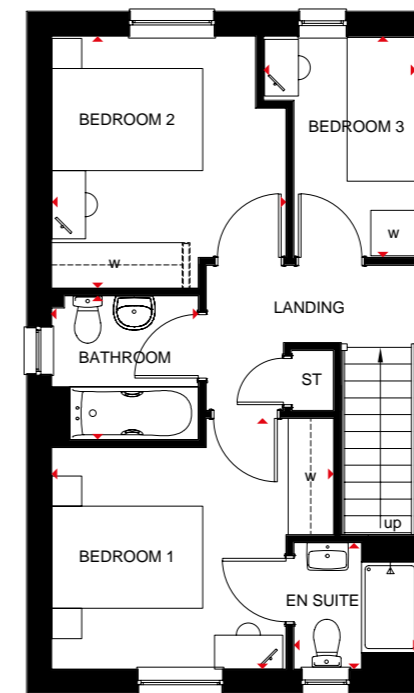
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



### Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

[Approximate dimensions]



### First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

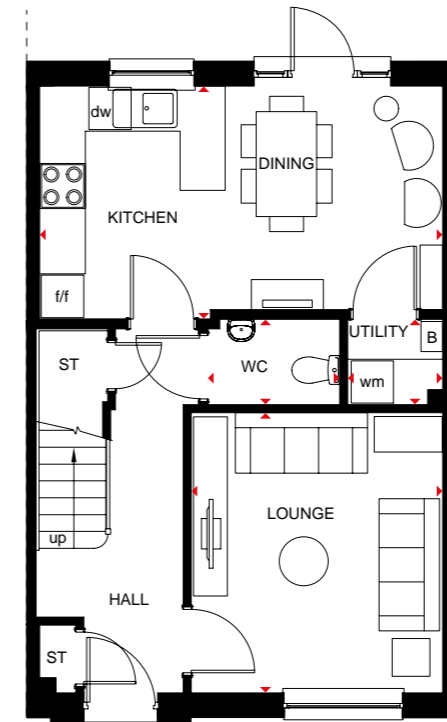
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

# THURSO

## 3 BEDROOM SEMI DETACHED HOME



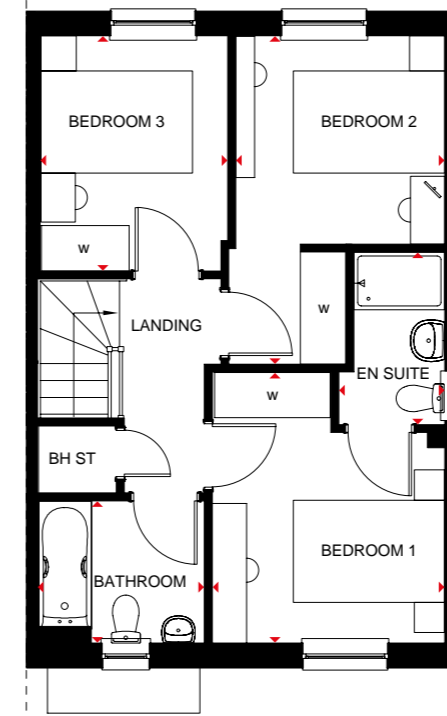
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

(Approximate dimensions)

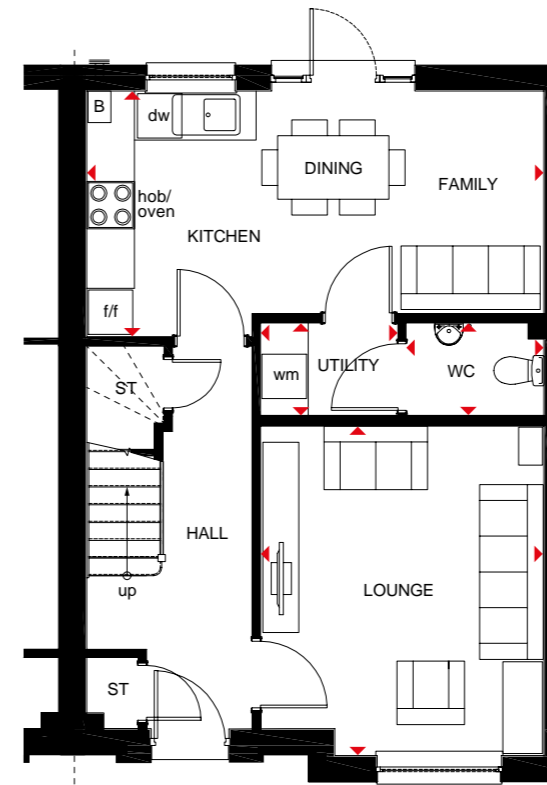
<b>KEY</b>	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

# CRAIGEND

## 3 BEDROOM SEMI-DETACHED HOME



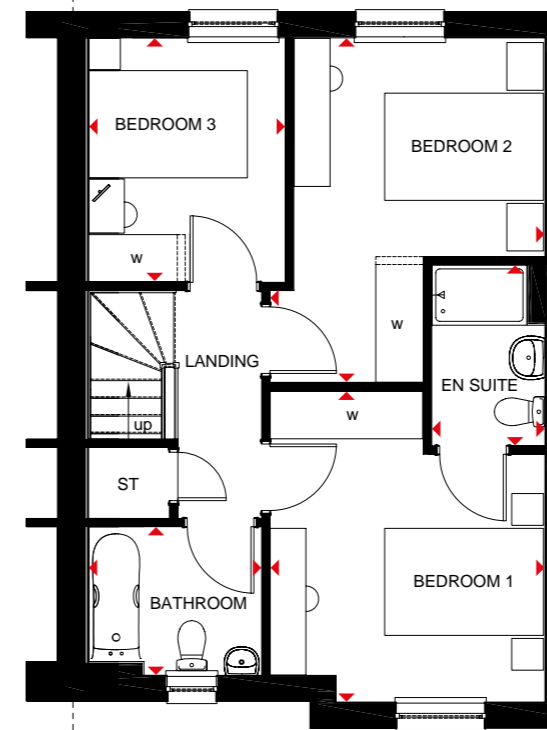
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



### Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

[Approximate dimensions]

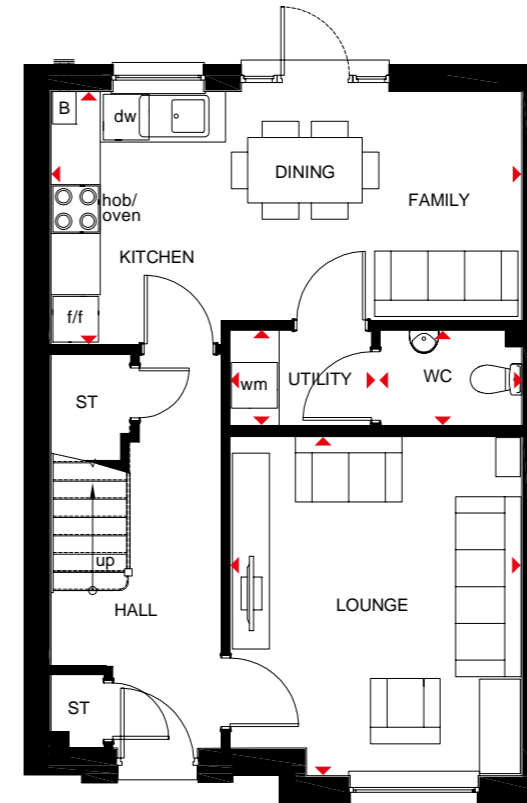
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

# CRAIGEND

## 3 BEDROOM DETACHED HOME



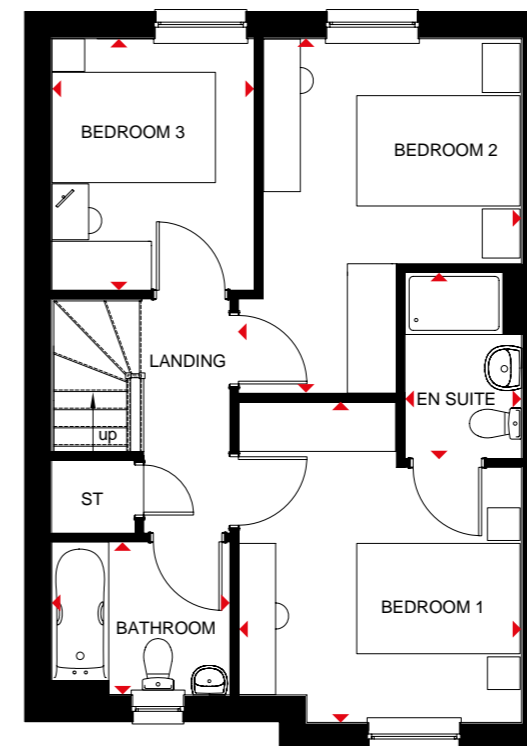
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

[Approximate dimensions]

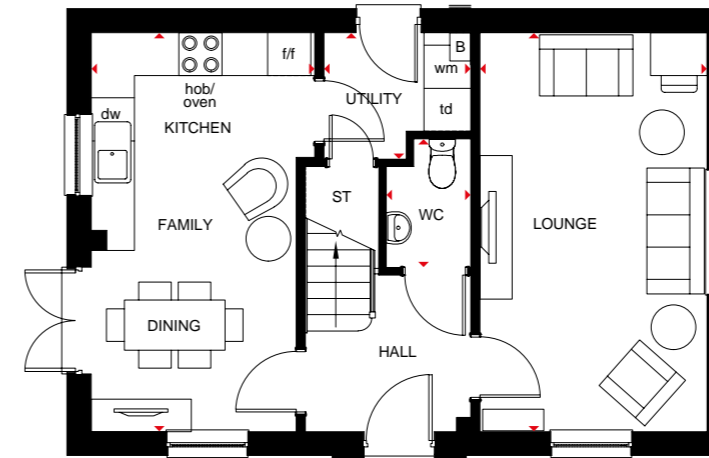
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# STRATHCONNON

## 3 BEDROOM DETACHED HOME



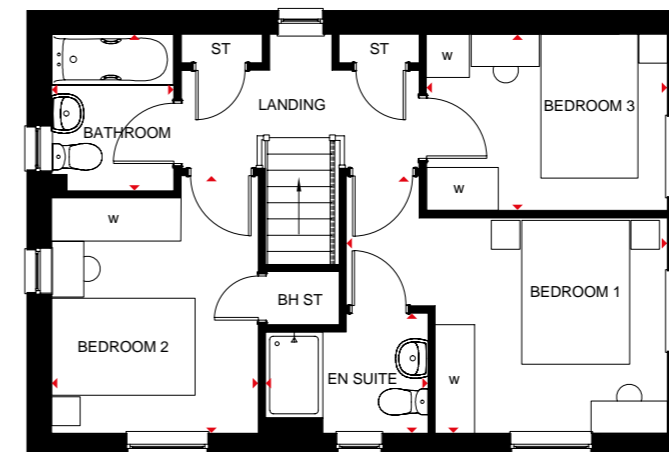
- Bright and practical family home, designed for modern living
- Front-and dual-aspect lounge just off the hallway, with a light and airy feel
- Large, open-plan kitchen, dining and family area with French double doors granting access to the rear garden
- Spacious upstairs with three bedrooms, the main with en suite, and a family bathroom



### Ground Floor

Lounge	3174 x 5553 mm	10'5" x 18'3"
Kitchen/Dining/Family	3122 x 5553 mm	10'3" x 18'3"
WC	1192 x 1790 mm	3'11" x 5'10"
Utility	2047 x 1762 mm	6'9" x 5'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4487 x 3585 mm	14'9" x 11'9"
En Suite	2261 x 1673 mm	7'5" x 5'6"
Bedroom 2	2887 x 3585 mm	9'6" x 11'9"
Bedroom 3	3364 x 2452 mm	11'0" x 8'1"
Bathroom	1702 x 2178 mm	5'7" x 7'2"

[Approximate dimensions]

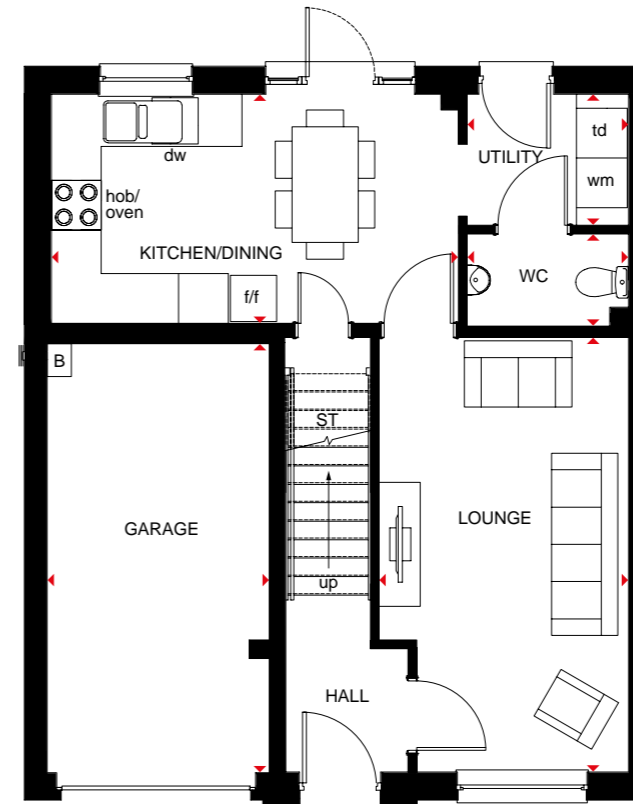
<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location

# GLAMIS

## 4 BEDROOM DETACHED HOME



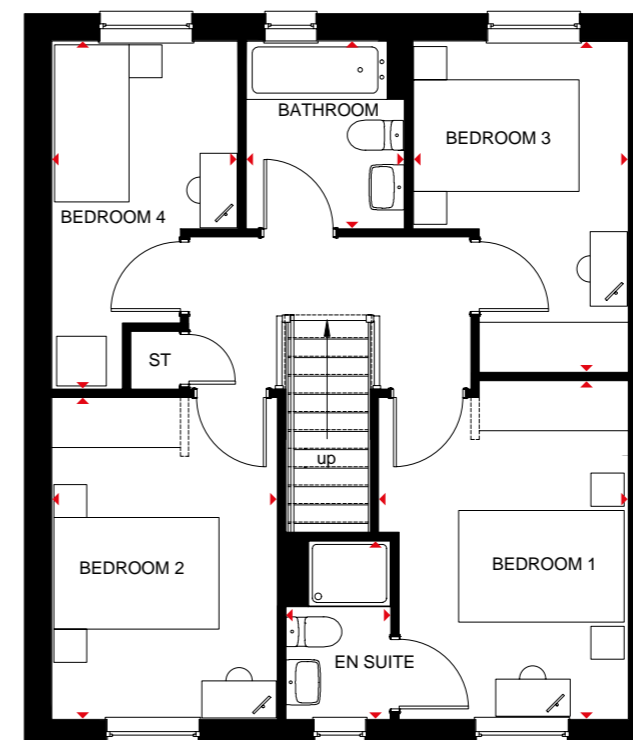
- This detached home features four bedrooms and generous living spaces
- The ground floor has an integral garage, a large lounge and open-plan kitchen with dining and access to the garden area. A functional utility room also leads to the garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



### Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

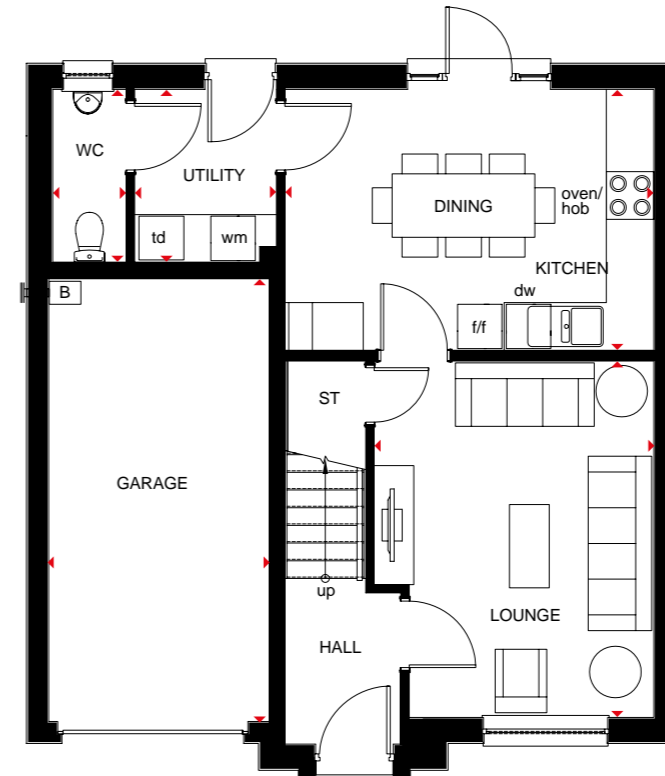


# FENTON

## 4 BEDROOM DETACHED HOME



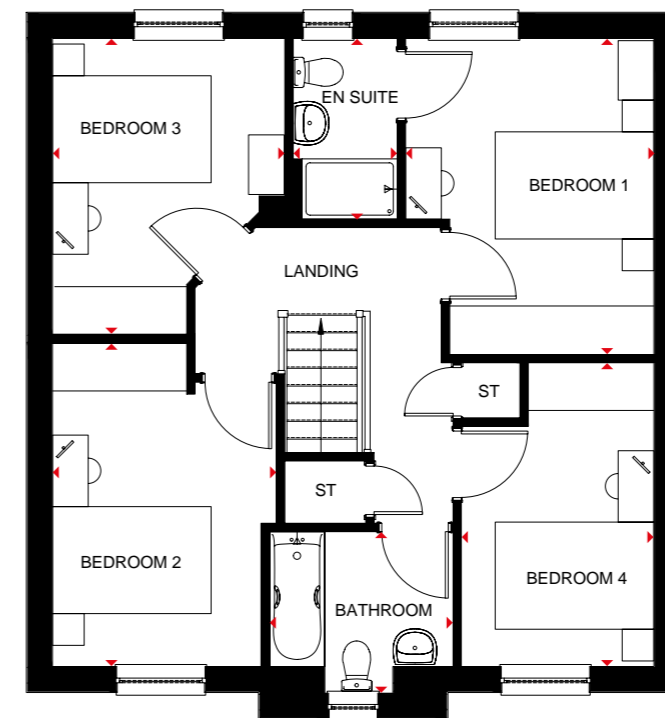
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

[Approximate dimensions]



### First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

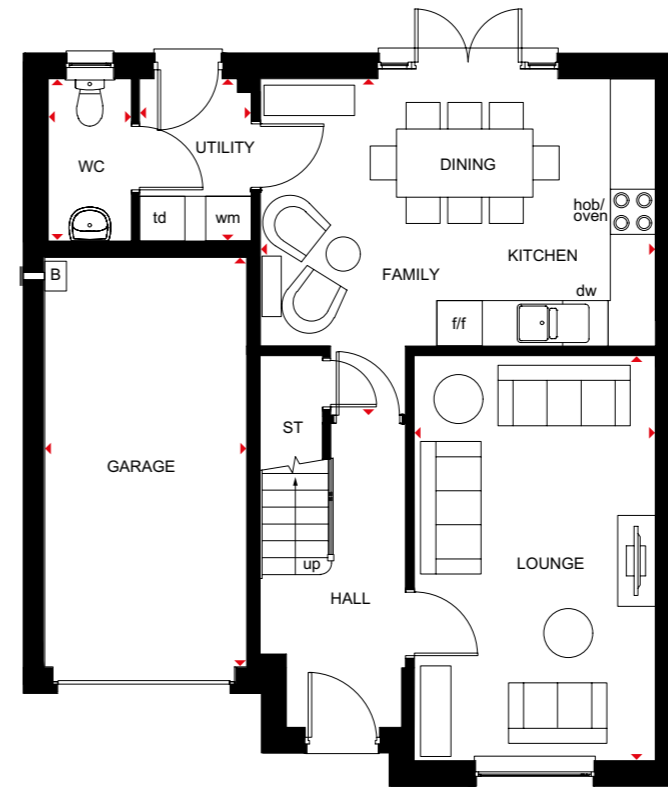
[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

## 4 BEDROOM DETACHED HOME



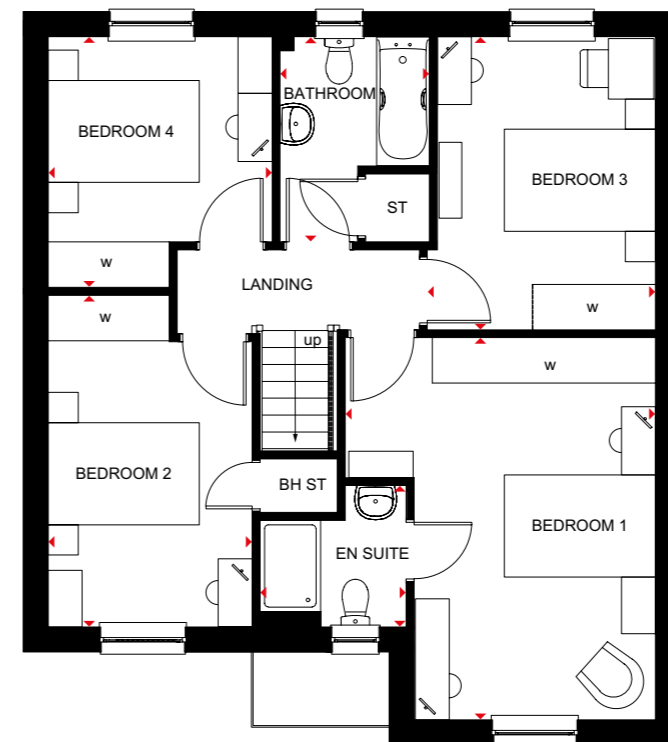
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



### Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 4450mm	17'2" x 14'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

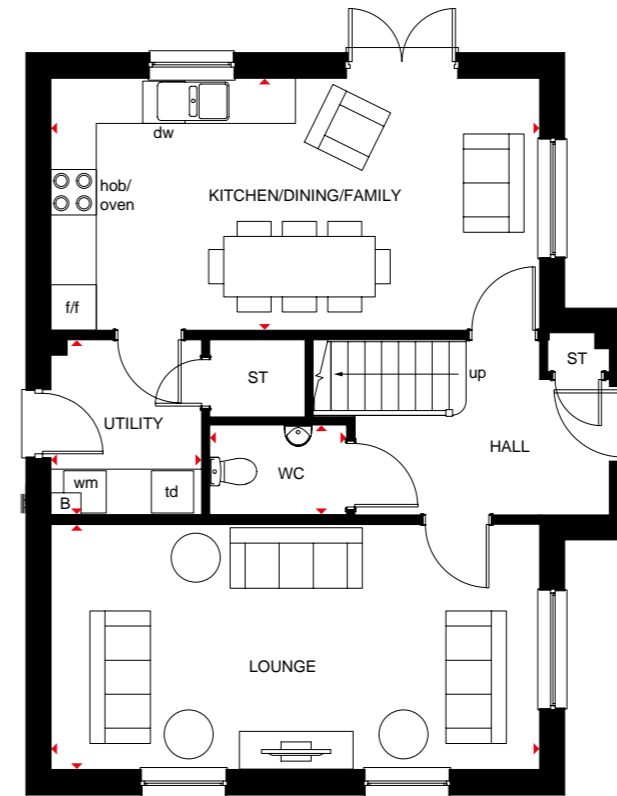
<b>KEY</b>	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location

# CAMPBELL

## 4 BEDROOM DETACHED HOME



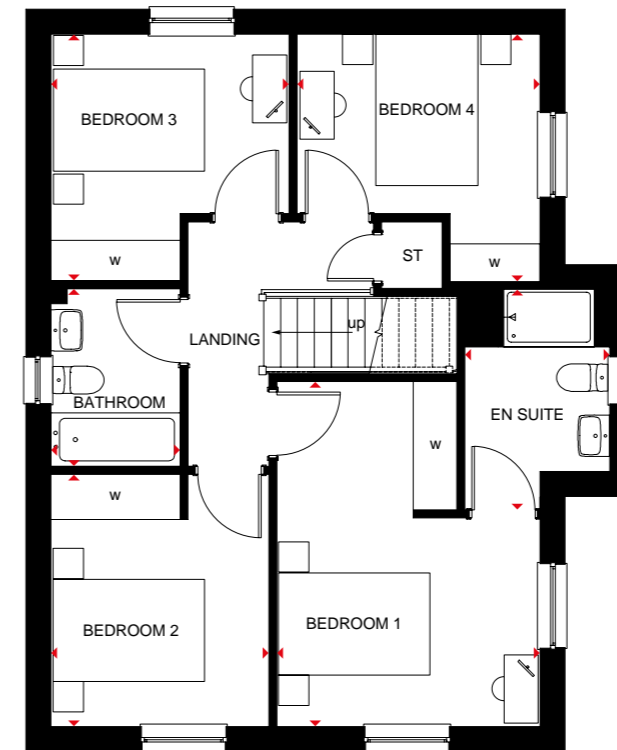
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



### Ground Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

[Approximate dimensions]

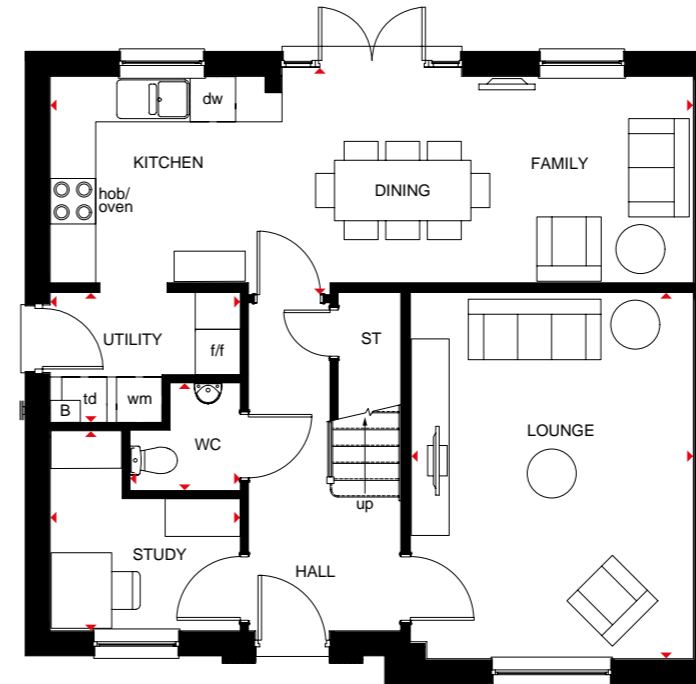
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

# BALLOCH

## 4 BEDROOM DETACHED HOME



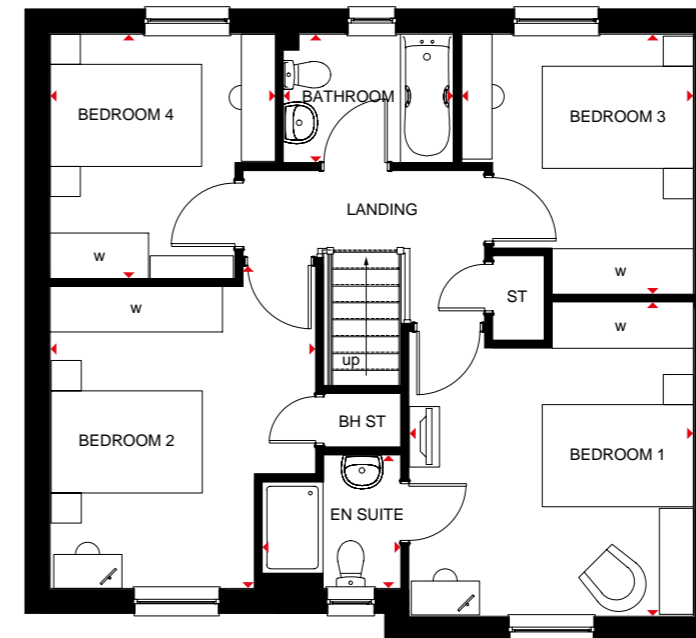
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



### Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1459 x 1430mm	4'9" x 4'8"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

[Approximate dimensions]



### First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location

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