

King's
Gallop



WELCOME TO KING'S GALLOP

PERFECTLY PLACED BETWEEN CITY
AND COUNTRYSIDE

King's Gallop is a stunning new community just 4 miles west of Aberdeen, in the popular and growing Countesswells community. This fantastic destination will offer residents a new way of life, and provide you with the best of both worlds, surrounded by stunning countryside yet close to local towns Cults, Westhill and Kingswells with everything you need for modern living.

Our exciting new development of quality new 2, 3 and 4 bedroom homes nestles close to the peaceful woodlands of Countesswells forest and is designed to be part of a wider community with schools, work and leisure amenities all within close reach.

King's Gallop will be connected to an ultra-fast fibre optic network which means you can expect your new home to have broadband speeds of 1Gbps – more than 35 times faster than the UK average – which all the family can enjoy.

If you're looking for a new family home surrounded by beautiful countryside but within easy reach of the city, then you'll be sure to find it at King's Gallop.







LOCAL AMENITIES

King's Gallop is within Countesswells, a brand new community with purpose-built facilities exclusive to the area. You will find a great selection of essentials close by, including shops, doctors, leisure centres, cafés and bars. If you have young children, Countesswells will also have its very own primary school as well as academy – while these are under construction, interim schools include the reputable Airyhall Primary and Hazlehead Academy.

Near to this thriving new community are neighbouring towns Cults, where you can find popular boutique shops, leisure amenities and local community groups; Kingswells, where you can find the Prime Four business park; and Hazlehead, with green space and golf clubs to enjoy.

Being close to woodlands and the River Dee, you can enjoy fantastic views of rural landscape around this new development.

Aberdeen itself is just 15 minutes away, with its popular shopping options, restaurants and nightlife to enjoy at your leisure.

TRANSPORT LINKS

Surrounded by excellent transport links, King's Gallop has easy access to the new Aberdeen Western Peripheral Route city bypass which makes it ideal for commuting in and around Aberdeen and the shire.

Your new home at King's Gallop is within easy commuting distance of key transport hubs in and around Aberdeen city, including Aberdeen airport and railway and bus stations. There are also the Park and Ride facilities in Kingswells. These handy transport links connect you further afield to Aberdeenshire and to the rest of the country.

Living in Countesswells means you'll be just a 15-minute drive from Aberdeen city centre, with regular bus services into the city making it easy to travel for business or pleasure. Close by is also the Deeside railway line, which has been regenerated as a cycle path from Aberdeen city to Banchory - an added benefit if you have an active lifestyle.





THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt Homes is one of Britain's best-known housebuilders. We've been in business since 1958 and have built over 400,000 new homes, 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 Homes 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 top-of-the-range, 7 bedroom 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.



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 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 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.





INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at King's Gallop 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.

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.



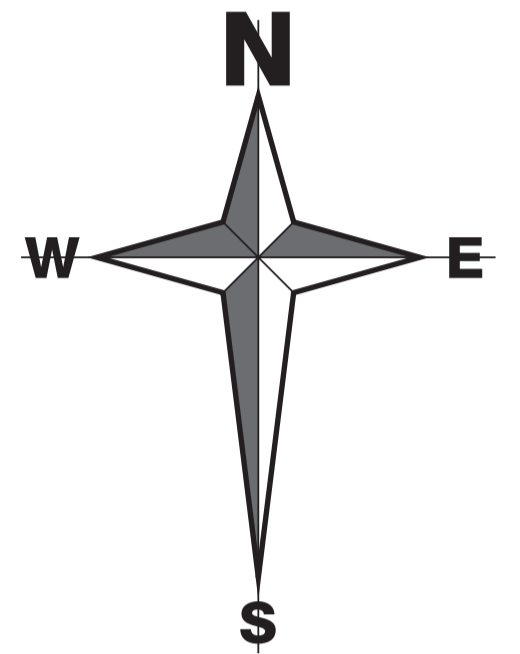


KING'S GALLOP, COUNTESSWELLS, ABERDEEN

- **Fasque**
2 bed mid-terraced
- **Cupar**
3 bed end-/mid-terraced
- **Glenlair**
3 bed end-terraced
- **Craigend**
3 bed semi-detached
- **Ravensraig**
3 bed semi-detached
- **Mey**
4 bed detached
- **Glamis**
4 bed detached
- **Fenton**
4 bed detached
- **Campbell**
4 bed detached
- **Dean**
4 bed detached
- **Balloch**
4 bed detached
- Communal access
- SS Sub station



Green space & future phase



- Hedgehog highways
- Grassland
- Planted
- Wildflower Meadow
- New tree
- Path

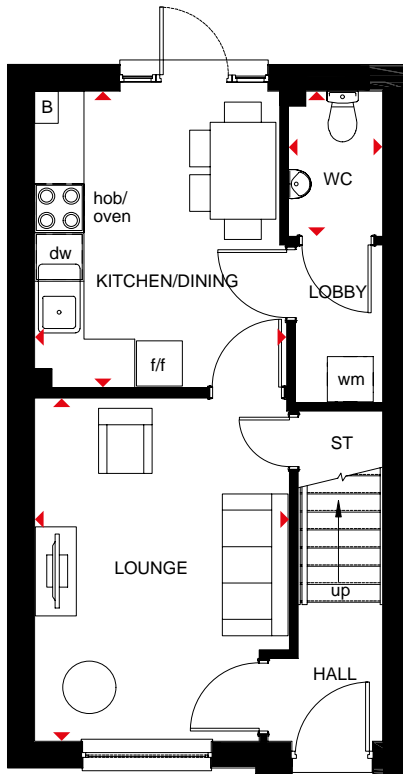


FASQUE

2 BEDROOM TERRACED HOME

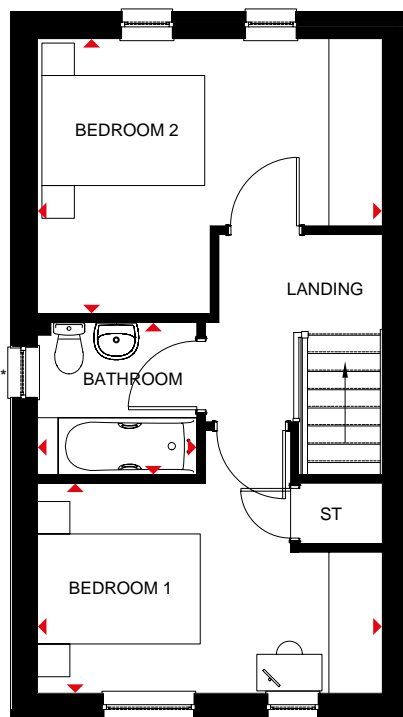
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom





Ground Floor

Lounge	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"



First Floor

Bedroom 1	4232 x 3225mm	13'11" x 10'7"
Bedroom 2	4232 x 3379mm	13'11" x 11'1"
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.

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

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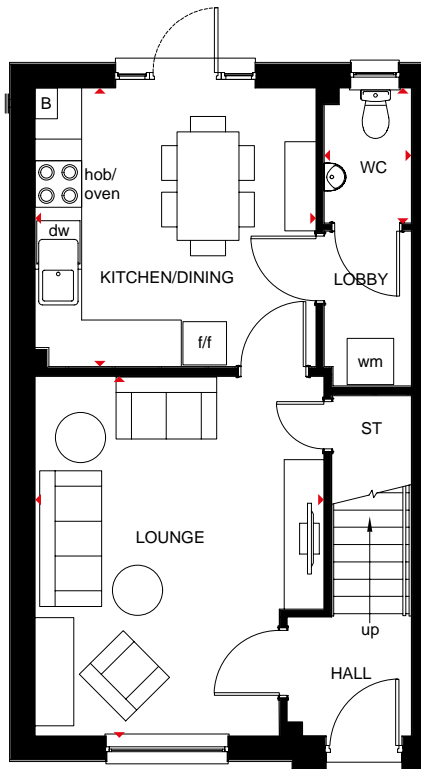


CUPAR

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

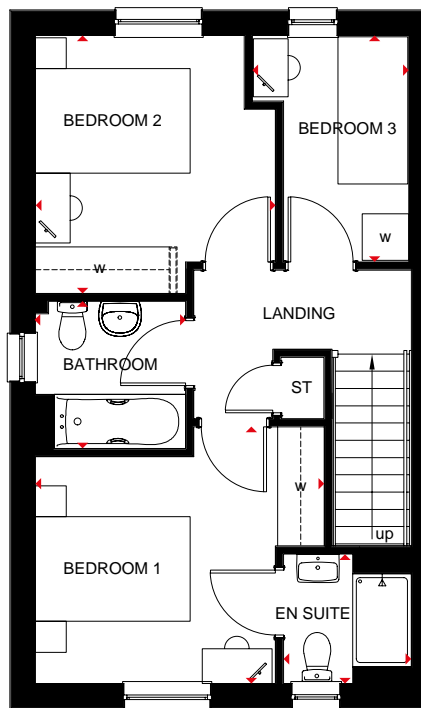




Ground Floor

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)

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

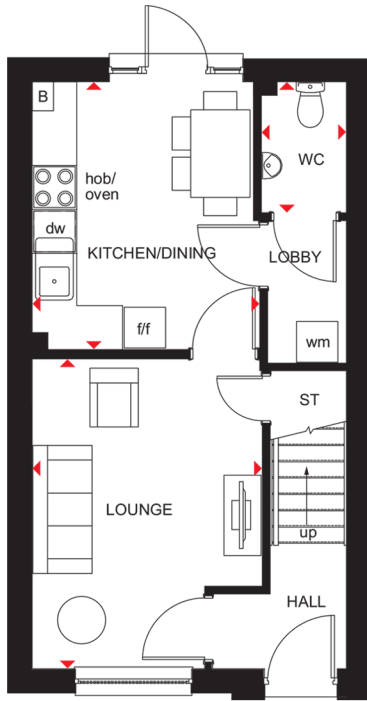


GLENLAIR

3 BEDROOM END-/MID-TERRACED

- 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

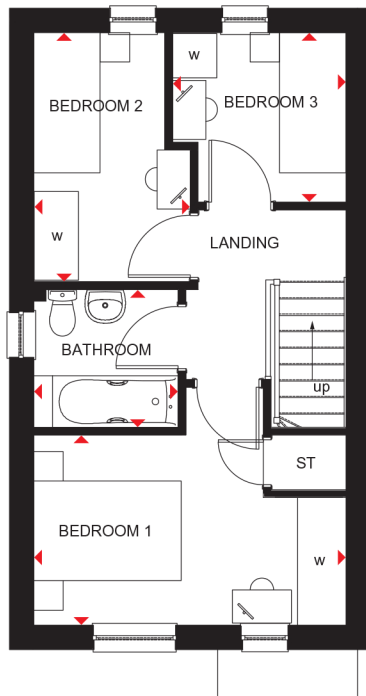




Ground Floor

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.

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

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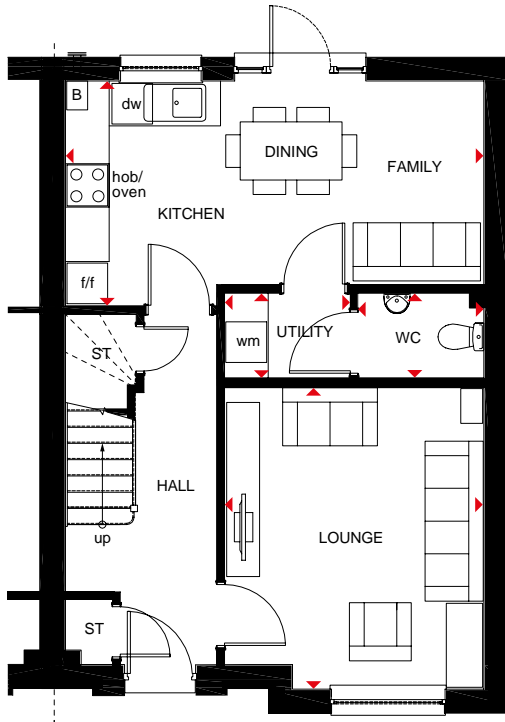


CRAIGEND

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

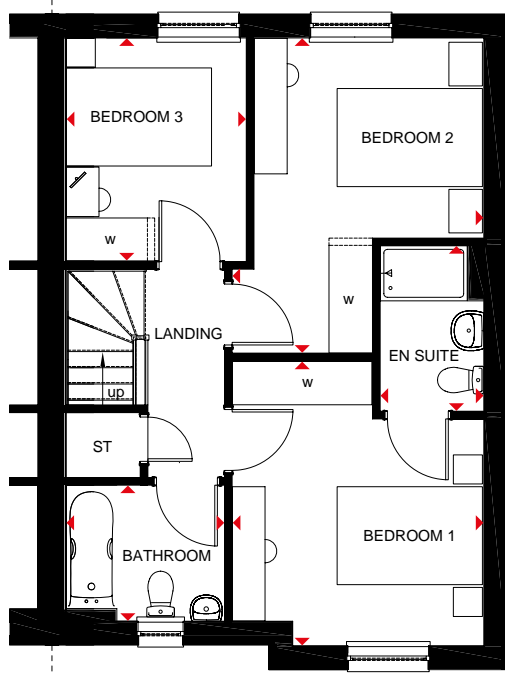




Ground Floor

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)

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

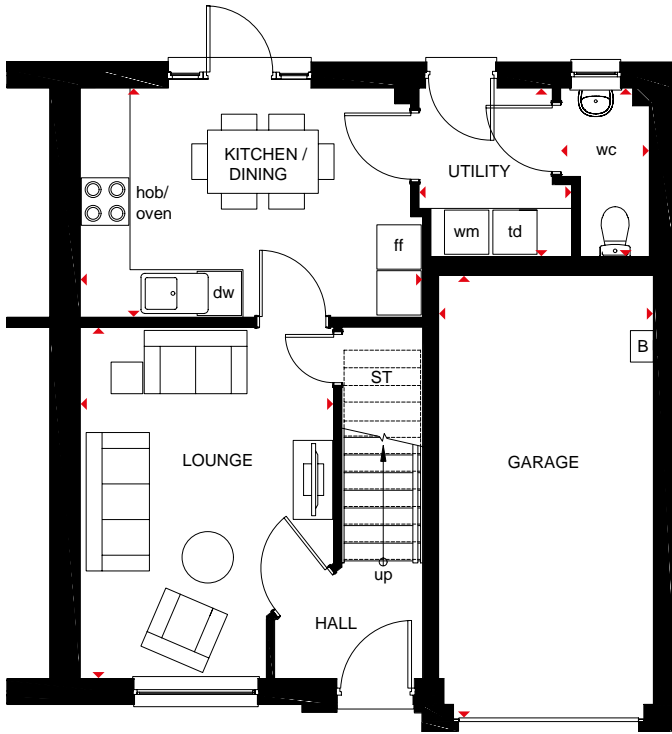


RAVENS CRAIG

3 BEDROOM SEMI-DETACHED HOME

- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the main bedroom with en suite, and family bathroom are on the first floor

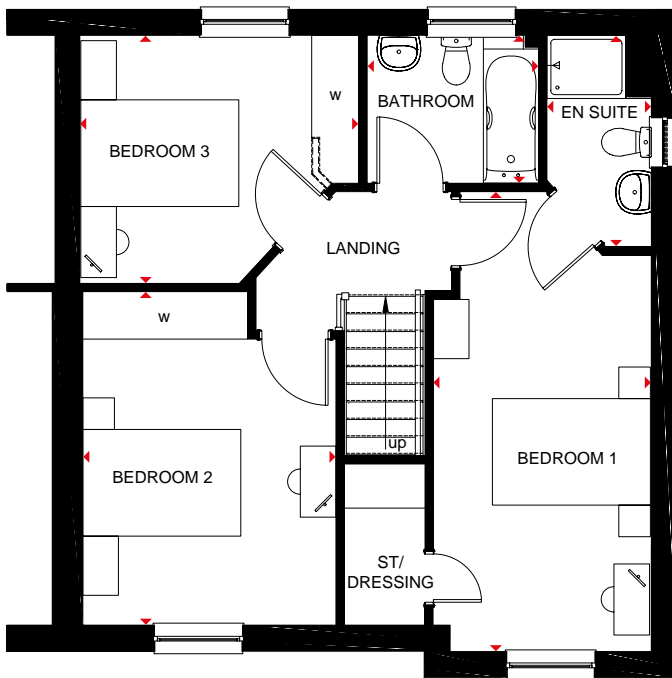




Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4329 x 2898mm	14'2" x 9'6"
Utility	1935 x 2132mm	6'4" x 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2738 x 5446mm	9'0" x 17'10"

[Approximate dimensions]



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3532 x 3140mm	11'7" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

KEY	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		

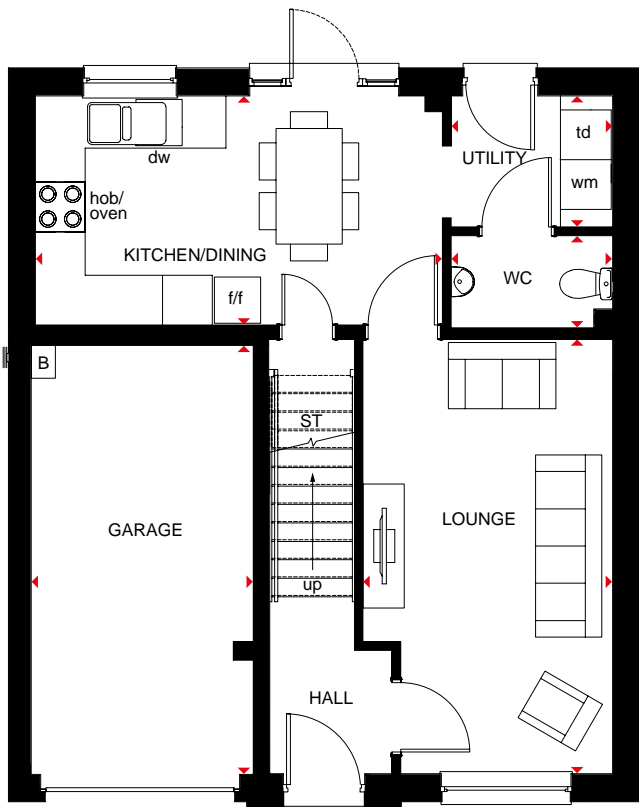


GLAMIS

4 BEDROOM DETACHED HOME

- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family 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

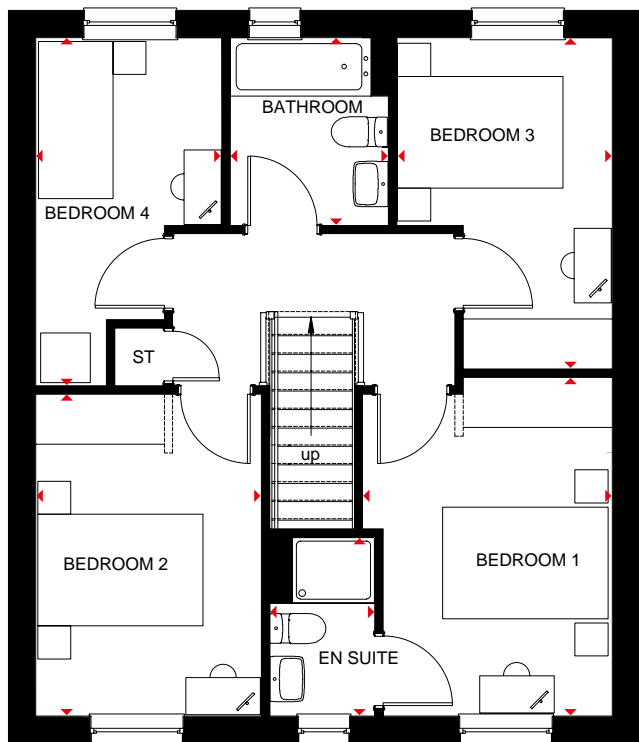




Ground Floor

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)

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

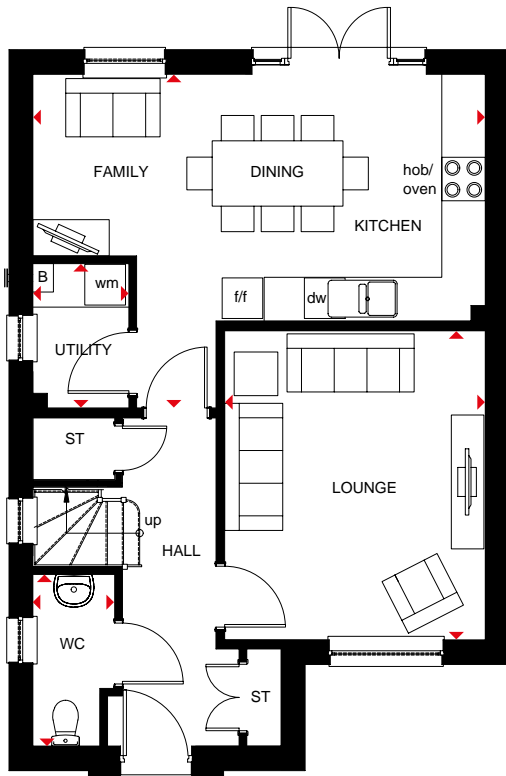


MEY

4 BEDROOM DETACHED HOME

- A flexible family home, ideal for modern living
- Spacious open-plan kitchen – with separate utility – includes dining and family space, and garden access via French doors
- Good-sized lounge offers the perfect space for all the family to relax in
- Three double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom are upstairs

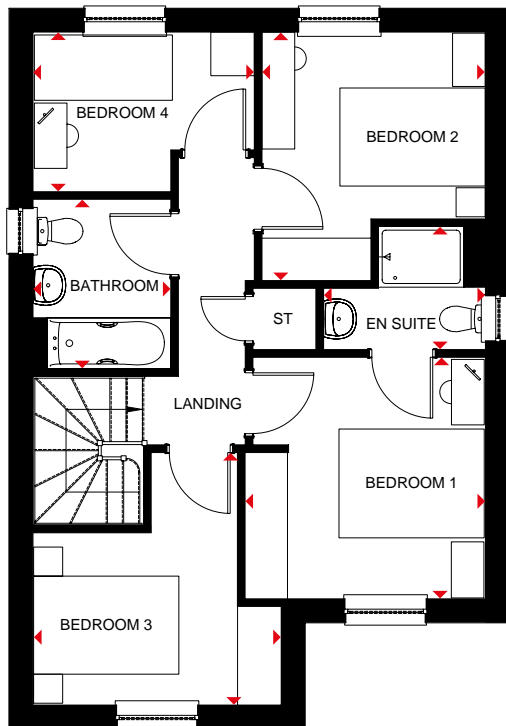




Ground Floor

Lounge	3589 x 4255mm	11'9" x 14'0"
Kitchen/ Family/Dining	6230 x 4593mm	20'5" x 15'1"
Utility	1323 x 1988mm	4'4" x 6'6"
WC	1127 x 2364mm	3'8" x 7'9"

(Approximate dimensions)



First Floor

Bedroom 1	3310 x 3328mm	10'10" x 10'11"
En Suite	2227 x 1695mm	7'4" x 5'7"
Bedroom 2	3077 x 3423mm	10'1" x 11'3"
Bedroom 3	3417 x 3477mm	11'3" x 11'5"
Bedroom 4	3047 x 2198mm	10'0" x 7'3"
Bathroom	1897 x 2332mm	6'3" x 7'8"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄ ►	Dimension location

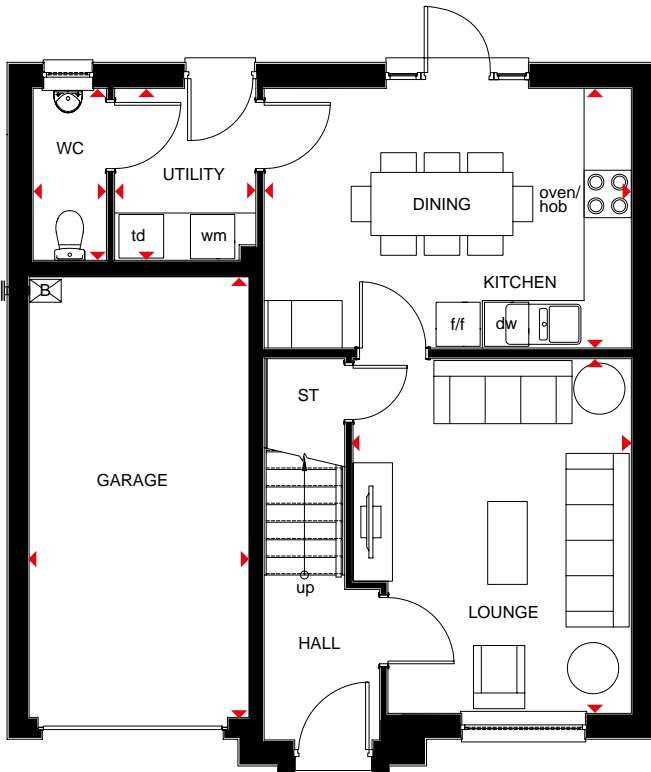


FENTON

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

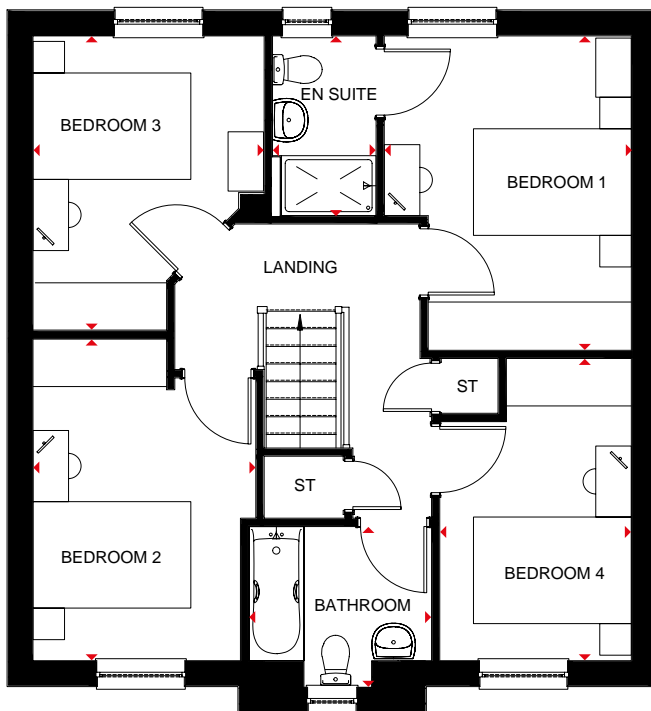




Ground Floor

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]

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

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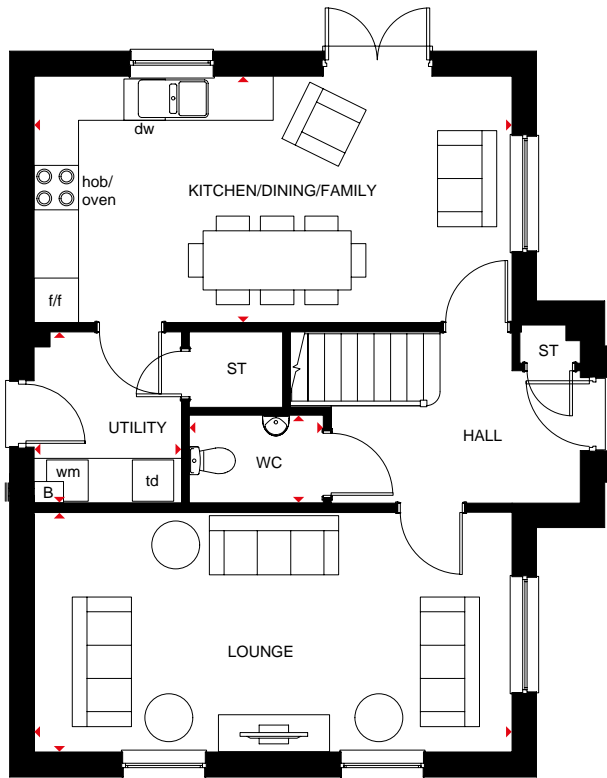


CAMPBELL

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

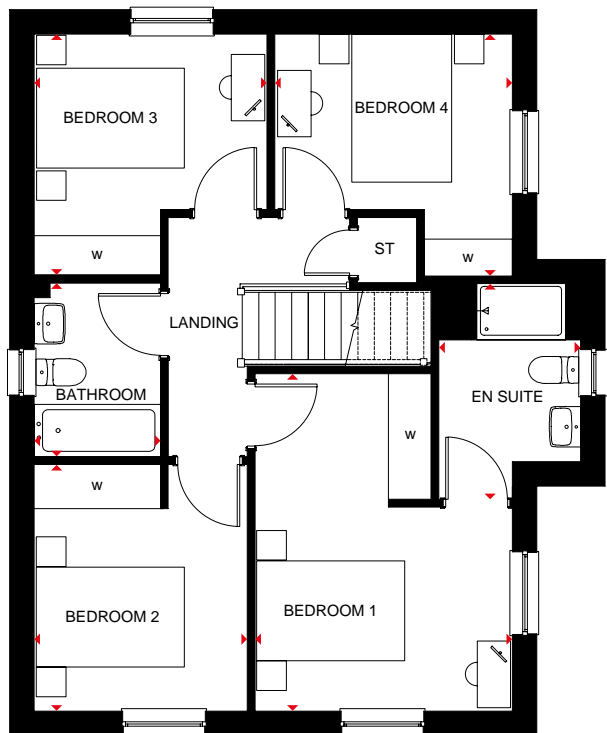




Ground Floor

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)

KEY	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		

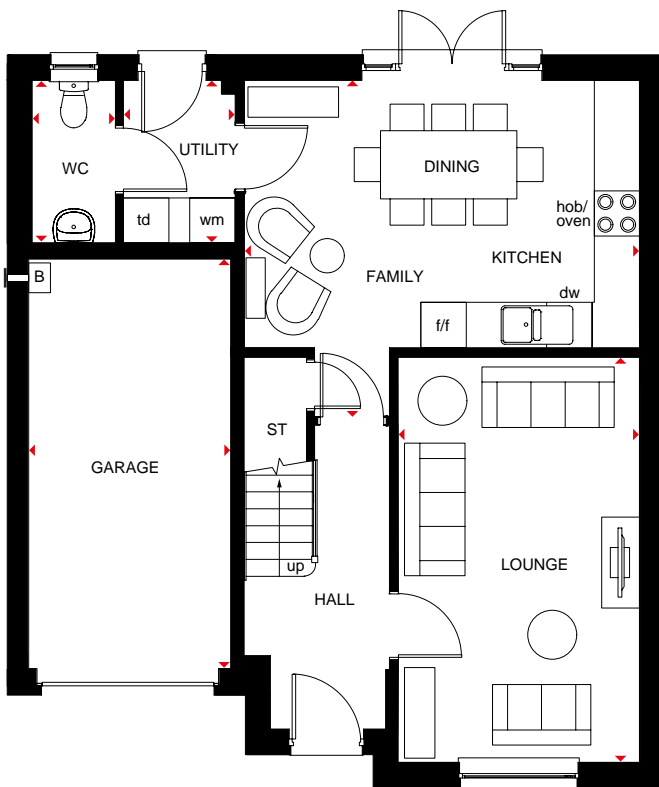


DEAN

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

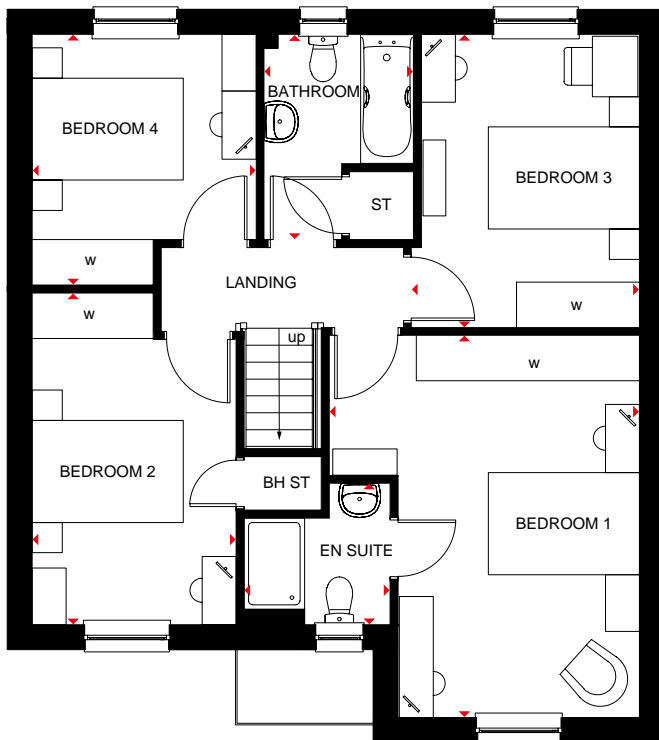




Ground Floor

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]

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

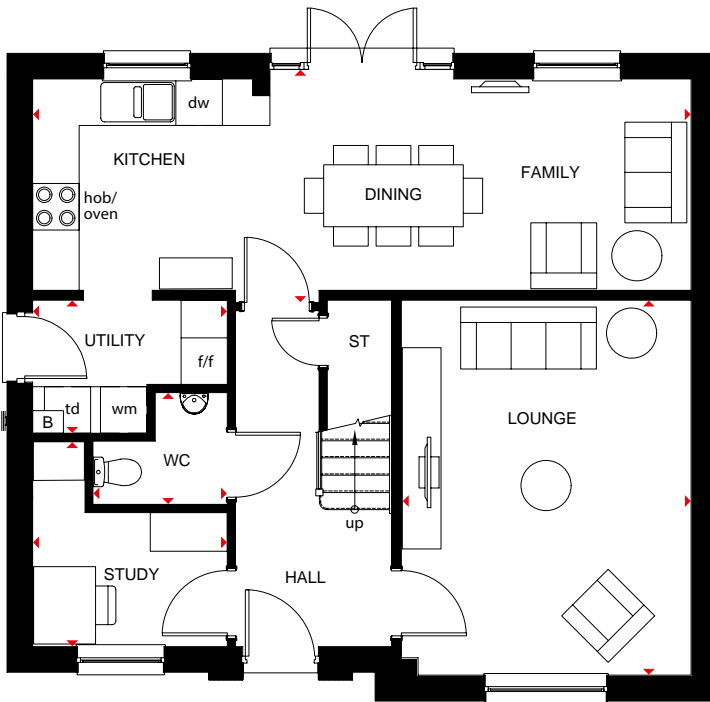


BALLOCH

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

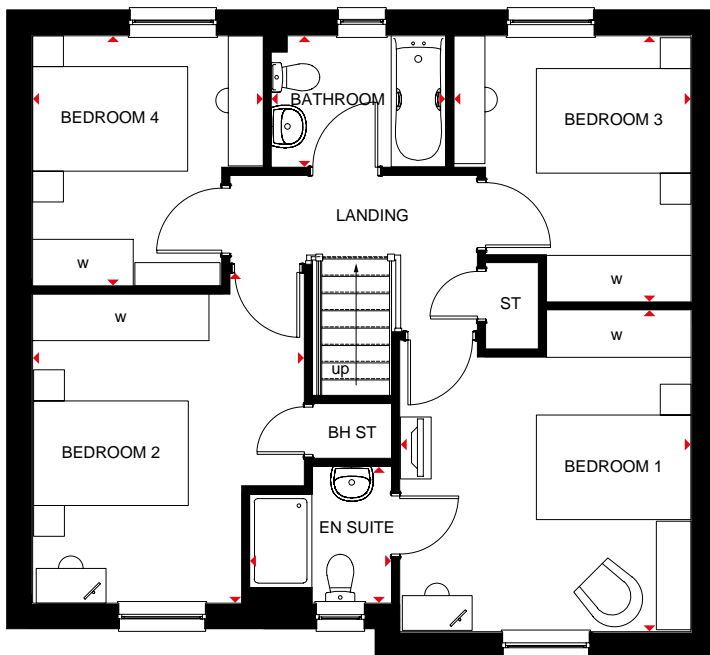




Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
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)

KEY	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

KING'S GALLOP, ABERDEEN AB15 8QD

