

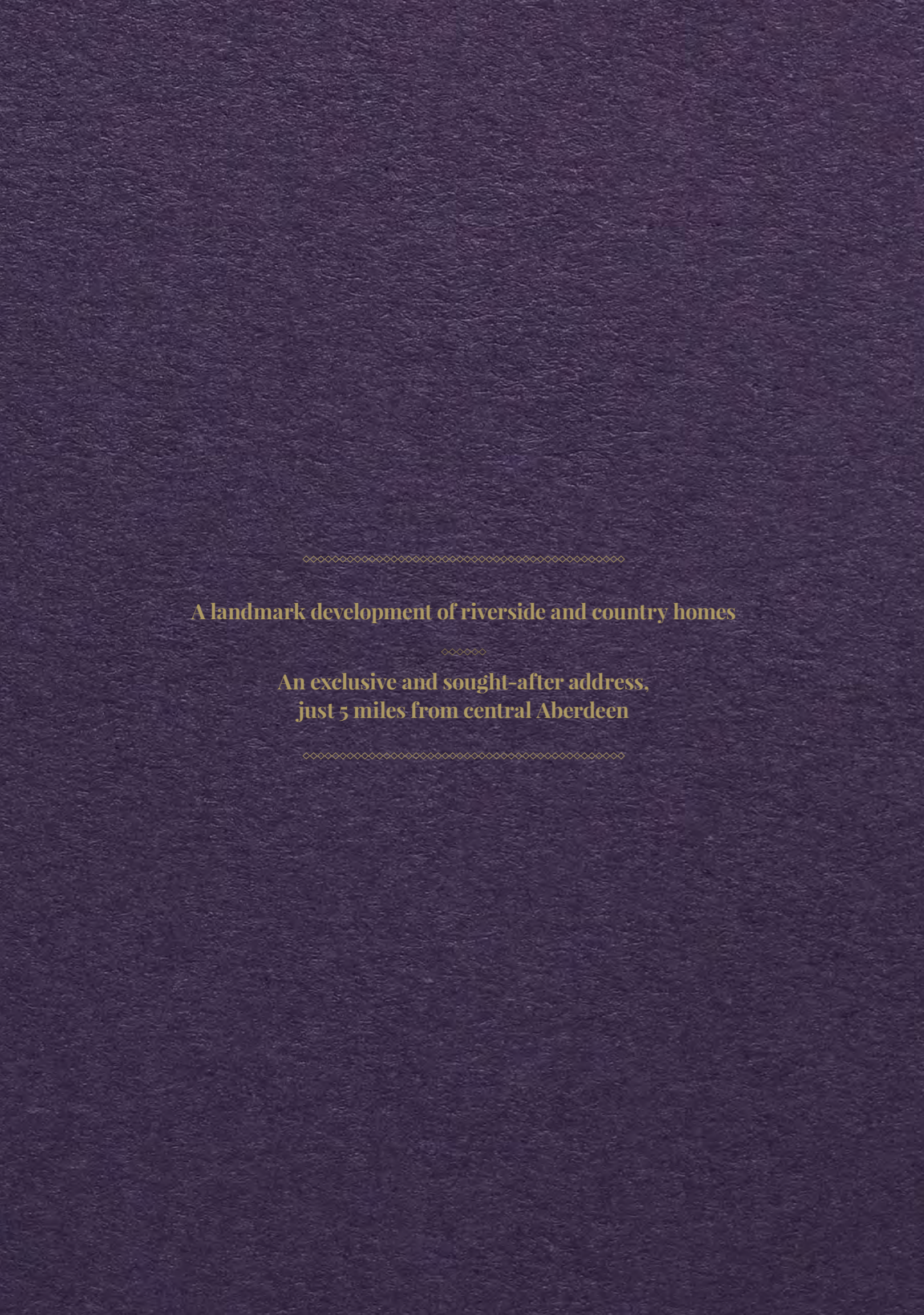


Blairs

- ROYAL DEESIDE -

Muir

HOMES



A landmark development of riverside and country homes



An exclusive and sought-after address,  
just 5 miles from central Aberdeen



Blairs

- ROYAL DEESIDE -



A rich quality of life

In a breathtaking location,  
with stunning views of the River Dee



Muir  
HOMES

River Dee, adjacent to Riverside of Blairs





.....

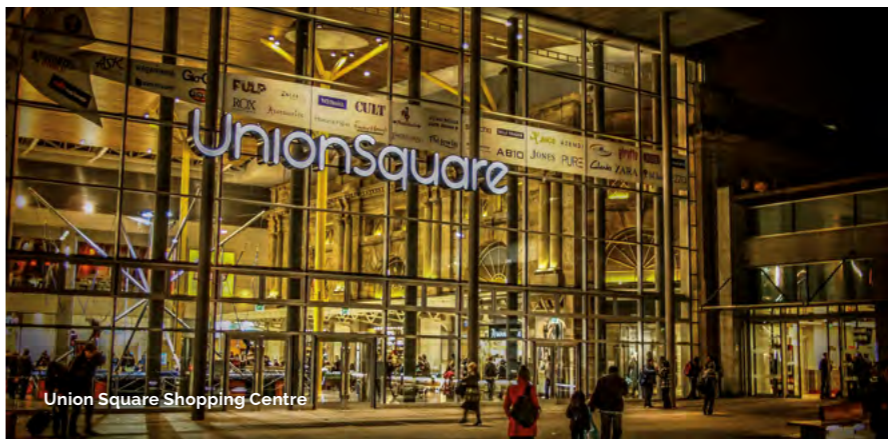
## Welcome to Riverside of Blairs

A prestigious collection of three, four, five  
and six-bedroom homes

.....



Aberdeen Town House



Union Square Shopping Centre



On your doorstep...



Drum Castle, Aberdeenshire

~~~~~  
**A luxury lifestyle,  
minutes away from the city**  
~~~~~

**Blairs Royal Deeside takes pride of place on the banks of the River Dee within affluent, leafy surroundings yet remains well connected to a range of convenient amenities.**

Take a stroll along the meandering banks of the river, with a planned iconic new footbridge that will connect residents with North Deeside, giving way to miles of meandering paths and walkways just waiting to be explored.

The centre of Aberdeen is just five miles away, where you can enjoy the theatres, restaurants, cafés, bars and exclusive designer shopping on offer. The historic Drum Castle is nearby, and the Cairngorms National Park has opportunities to ski, climb and walk year round.

Blairs Royal Deeside is situated in one of Scotland's wealthiest areas, within easy reach of the oil employers in Kingswells, Dyce and Westhill, so commuters in search of a relaxed countryside lifestyle are sure to find their ideal home at Blairs.

**Education**

- Cults Academy (5.1 miles)
- Aberdeen Grammar School (5.8 miles)
- Aberdeen University (7.6 miles)
- Robert Gordon University (4.9 miles)
- North East Scotland College (6.5 miles)

**Business and Transport**

- Aberdeen Airport (12.4 miles)
- Aberdeen Royal Infirmary (6.9 miles)
- Aberdeen Train Station (5.7 miles)

**Leisure and Entertainment**

- Peterculter Golf Course (4.2 miles)
- Union Square Shopping Centre (5.7 miles)
- Drum Castle, Garden & Estate (6.9 miles)
- Cairngorms National Park (29.9 miles)
- Lecht Ski School (53.6 miles)
- Glenshee Ski Centre (85.6 miles)

**Muir**  
HOMES

All distances calculated from Blairs College and are approximate.





Lounge within Braemar showhome



## A collection of exquisite new homes

**Riverside of Blairs blends a beautiful location with everything the Granite City has to offer, combining high quality new properties with picturesque countryside surroundings.**

Breathtaking kerb appeal is achieved with impressive design features such as turret-style roofs, traditional architectural features and gable ends that make every property design unique.

Your new home is set among attractive, tree-lined streets with public squares and a network of new pedestrian and cycle pathways to create a welcoming neighbourhood you would be proud to call home.

Nestled among acres of ancient woodland and manicured green spaces, Blairs Royal Deeside sits proudly on the edge of the historic Blairs Estate enjoying spectacular views across the River Dee towards expansive areas of green countryside beyond.

# Riverside of Blairs

RIVER DEE



## Housetypes Riverside of Blairs

- 
**Ballater**  
 Three Bedroom  
 Semi-Detached/Terrace
- 
**Elrick**  
 Four Bedroom Detached
- 
**Westray**  
 Four Bedroom Detached
- 
**Dornoch**  
 Four Bedroom Detached
- 
**Nairn 4**  
 Four Bedroom Detached
- 
**Balmoral**  
 Four Bedroom Detached
- 
**Crathes**  
 Five Bedroom Detached
- 
**Strathearn**  
 Five Bedroom Detached
- 
**Cairness**  
 Five Bedroom Detached
- 
**Nairn 5**  
 Five Bedroom Detached
- 
**Dee**  
 Five Bedroom Detached
- 
**Braemar**  
 Six Bedroom Detached



Choose your dream home

Riverside of Blairs is an exclusive collection of just 22 new family homes with a bespoke range of enviable three, four, five and six-bedroom houses, built by Muir Homes, to deliver a suite of new properties that you would be proud to own.

Discover just some of the unique and well-designed housetypes created just for you at Blairs Royal Deeside.



Braemar

Six Bedroom Detached Home



Crathes

Five Bedroom Detached Home



Balmoral

Four Bedroom Detached Home



Westray

Four Bedroom Detached Home



Dornoch

Four Bedroom Detached Home



Strathearn

Five Bedroom Detached Home



Cairness

Five Bedroom Detached Home



Dee

Five Bedroom Detached Home



Elrick

Four Bedroom Detached Home



Nairn

Four and Five Bedroom Detached Homes



Ballater

Three Bedroom Semi-detached/Terraced Home



# Impeccable taste and sophistication

Every new home within Riverside of Blairs has been built with the utmost care, attention to detail and a superior level of specification throughout.

Careful consideration has been given to the thoughtful layout of your new home, which flows effortlessly through generous rooms and open plan areas to create a spacious and airy feel throughout. Floor-to-ceiling windows fill the space with natural light and give way to far-reaching views across the beautiful countryside surroundings beyond.

Experience the luxurious lifestyle on offer and rely on the quality brands and products carefully selected to exude sophistication and create your spectacular new home.

## Finishing touches

Enjoy the careful attention to detail epitomised by generous high ceilings up to 2.7 metres, floor-to-ceiling windows, oak veneer pass doors, solid timber finished staircases with turned spindles and handrails and contemporary coving and ornamental plasterwork creating a premium finish throughout.



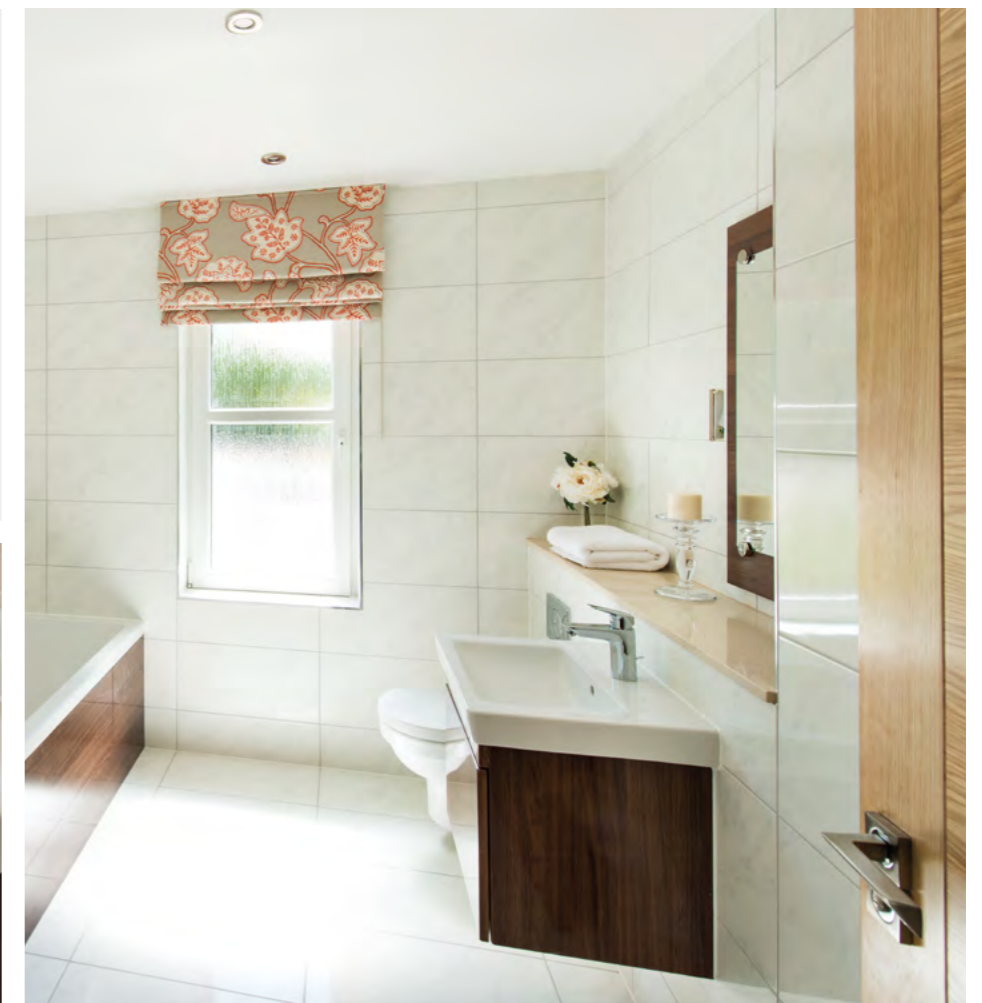
## Kitchens

The kitchen is the true beating heart of your home, where you can entertain friends or spend quality time with your growing family. Your integrated German kitchen from Kitchens International has premium stone or Corian worktops and a suite of high-end Siemens appliances including an induction hob, compact steam oven, fridge/freezer, combination microwave, remote-controlled extractor fan, wine cooler, coffee maker and Quooker instant boiling water tap.



## Bathrooms

Indulgent bathrooms and en suites have underfloor heating and contemporary white bathroom furniture from Villeroy & Boch with Hansgrohe showers, taps and accessories, a wall hung vanity unit, stone worktop and mirror all ready and waiting for you to relax and enjoy.



## Bedrooms

Many of the new homes at Riverside of Blairs have private dressing rooms with integrated wardrobes, flexible storage options and spacious, flowing layouts to suit your modern family lifestyle.



## Exterior

A beautiful exterior façade is illuminated by sensor lighting and complemented by your turfed garden area, monoblock driveway and decked or slabbed patio area that is ideal for entertaining in the warmer months.

## Essentials

Energy-efficient, A-rated gas central heating with sleek modern radiators and heated underfloor areas effortlessly warm your home and help to reduce your running costs.

Mains-wired smoke alarms, carbon monoxide detectors and a monitored security system, with the first 12 months of service included, give you complete peace of mind that your family is safe and your home is secure.

## A true 21st century home

Your new home has been built for the future with a clever structure of network cabling hard-wired into the walls, allowing you to embrace new developments in technology, now and in the future.

Enjoy audio, TV and data connections at the highest capacity available, and paint with light in the open plan kitchen, dining and family area to create the perfect ambience at the touch of a button.

## Discreet yet powerful network cabling

Home Tech Integration (HTI) smart cabling gives you access to digital and high definition media throughout your home, streaming music, hosting your HD 5.1 home cinema and bringing memories to life with photos displaying on your television, all conveniently controlled from your tablet.



## Lighting to suit every mood

The Braemar, Dee and Crathes house types benefit from bespoke Lutron mood lighting controls in the family area and dining kitchen.

This effortless, Lutron controlled lighting system differentiates each area using programmed 'scenes' to set the mood for every occasion, whether you are cooking, relaxing or entertaining.





A lifestyle like no other  
at Riverside of Blairs

# Luxury living by Muir Homes

**Muir**  
HOMES

## Building dream homes across Scotland for over 40 years.

Muir Homes is a family run, private house builder with more than 40 years of experience and a commitment to delivering dream homes and exceptional customer service at every opportunity.

We focus on innovation within our developments and constantly strive for excellence, to give you complete peace of mind and reassurance that your new home is built to last.

Our experienced teams work together to build happy communities in carefully chosen, desirable locations across Scotland, so you can find your ideal home, within the perfect neighbourhood.

[www.muirhomes.co.uk](http://www.muirhomes.co.uk)

"In crafting Blairs Royal Deeside, we are carefully planning a new community we would be proud to live in.

We're bringing Blairs back to life and you can be sure we're devoted to building one of the finest collections of new homes in Aberdeen."



*John Muir*

JOHN MUIR  
Chairman & Founder

Take your place at Aberdeen's  
most prestigious address

### Blairs Royal Deeside

South Deeside Road,  
Blairs,  
Aberdeen,  
Scotland,  
AB12 5YQ

07946 412 320

01224 868 570

[info@blairs.co.uk](mailto:info@blairs.co.uk)

[www.blairs.co.uk](http://www.blairs.co.uk)

### Sales and Information Centre Opening Times

Thurs: 11am-6pm

Fri - Mon: 11am-5pm

**Muir**  
HOMES



Important Notice: These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary from time to time. Specification, details and finishes may differ by house type and are indicative only, please speak to a Sales Consultant for information. 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. We cannot guarantee the marketing name will be adopted as the postal address. Interior photographs have been taken at other developments and some images used are computer-generated images to represent the product rather than provide an accurate product guide. All information is correct at time of going to press and can change without notice. Date of print January 2016.

