

CELEBRATING  
**30**  
YEARS

# THE APARTMENTS

2 BEDROOM LUXURY APARTMENTS

CARR<sup>o</sup>CHAN

GARDENS

BALLOCH

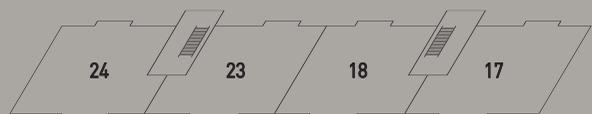


BE AT HOME AT CARROCHAN GARDENS, BE AT HOME WITH TURNBERRY HOMES.

YOUR HOME WITH STYLE AND LUXURY AT THE HEART OF IT.

Truly luxurious 2 bedroom apartments, offering open space, a modern style, generous storage, and high quality finishes throughout. The large open plan living, dining and kitchen area doesn't compromise on space, it gives you more. With two bedrooms, one en-suite, and beautiful family shower room, you can create the lifestyle you want, with light flooding through the deep windows and contemporary exterior.

#### Choose Your Plot



#### Second Floor



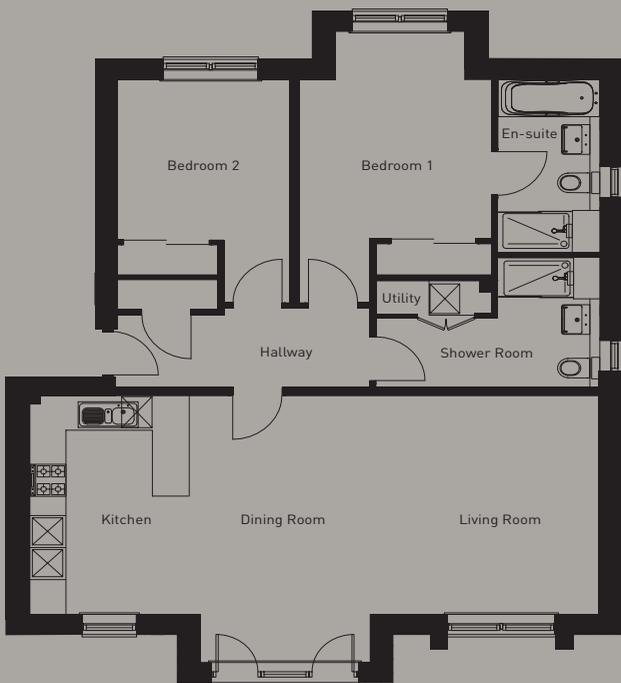
#### First Floor



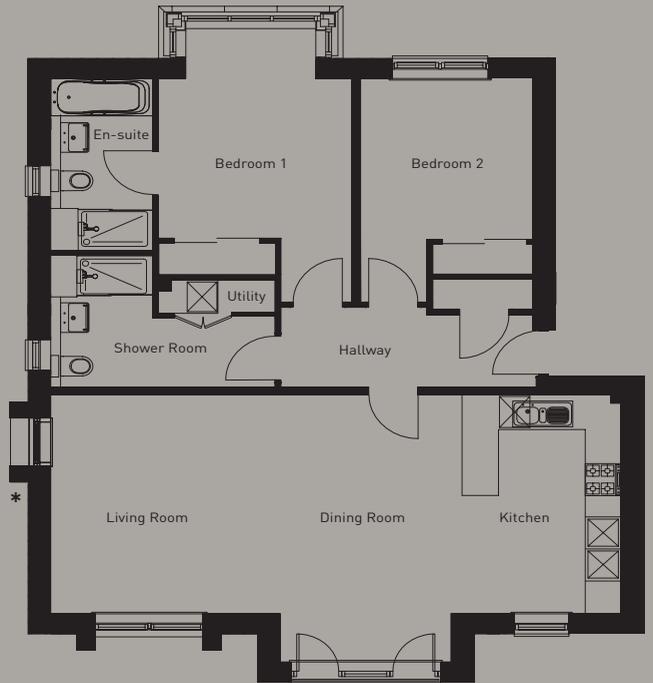
#### Ground Floor



**External Ground Floor  
Plots 13 & 20**



**External First & Second Floor  
Plots 15, 17, 22 & 24**



Living Room / Dining Room	22' 0" x 16' 5"	6713 x 5003mm
Kitchen	9' 1" x 13' 5"	2780 x 4103mm
Bedroom 1	10' 6" x 12' 10"	3222 x 3895mm
Bedroom 2	9' 5" x 9" 10"	2882 x 3015mm
En-suite	5' 7" x 10' 5"	1700 x 3197mm
Shower Room	12' 3" x 8' 0"	3732 x 2462mm

**Overall                                    980sqft                                    91sqm**

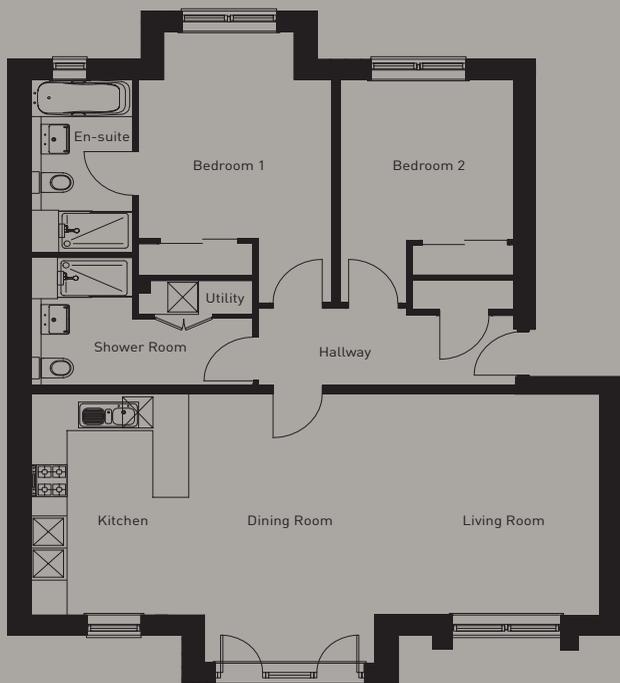
\*Window feature applies to plot 22 and 24 only.

Dimensions include the bay area in the dining room and bedroom. Includes storage area in shower room.

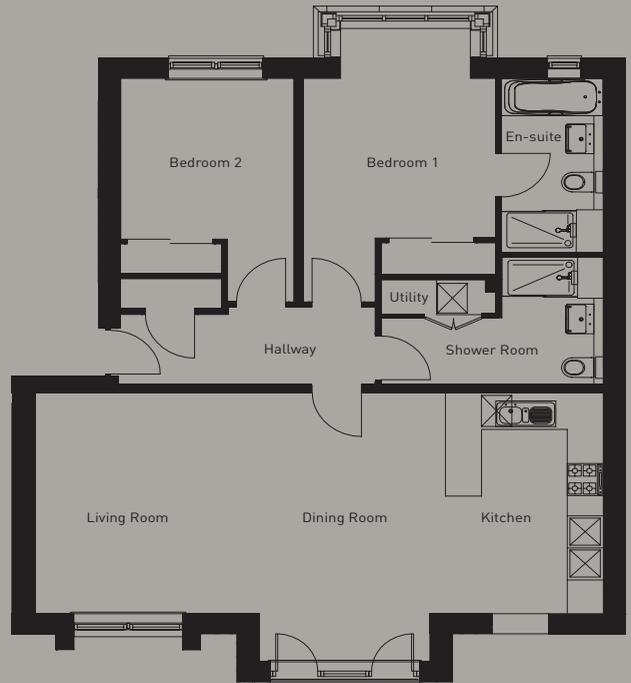
Second Floor Apartments, plots 17, 18, 23 and 24 include Coomb ceiling feature, ask sales advisor for details.



**Internal Ground & First Floor**  
Plots 14, 16, 19 & 21



**Internal Second Floor**  
Plots 18 & 23



Living Room / Dining Room	21' 0" x 13' 6"	6425 x 4140mm
Kitchen	9' 11" x 16' 6"	3030 x 5040mm
Bedroom 1	10' 6" x 12' 10"	3212 x 3895mm
Bedroom 2	9' 5" x 9' 10"	2882 x 3015mm
En-suite	5' 7" x 10' 5"	1700 x 3197mm
Shower Room	12' 1" x 7' 11"	3695 x 2424mm

**Overall** **980sqft** **91sqm**

Dimensions include the bay area in the dining room and bedroom. Includes storage area in shower room.

Second Floor Apartments, plots 17, 18, 23 and 24 include Coomb ceiling feature, ask sales advisor for details.

# SPECIFICATIONS

## Kitchens

- Designer kitchen choices and styles for units, worktops and upstands
- Built in single oven
- Built in microwave
- 4 Zone induction hob
- Telescopic extractor hood
- 1 ½ bowl stainless steel sink
- Integrated fridge freezer
- Integrated dishwasher

\*Selection available dependent on build stage

## Wardrobes

- Stylish sliding wardrobes to both bedrooms

## Shower Room & En-suites

- Laufen designer white sanitaryware
- Vanity units to shower room & en-suite
- Contemporary chrome taps and shower enclosures
- White shower trays
- White towel warmers to shower & en-suite
- Choice of tiling from Porcelanosa ranges

## Decoration

- Internal doors finished in white with contemporary satin aluminium lever handles
- Internal walls and ceilings will be finished in white emulsion
- All woodwork painted in white gloss
- Grey PVCu double glazed window on exterior with internal white finishes

## Electrical

- Ample power, TV and telephone points throughout
- Under unit strip lighting to kitchen wall units
- Multigrid switching of kitchen appliances on wall above the worktop
- Downlighters to kitchen, en-suite and shower room
- Chrome sockets fittings to kitchen - white elsewhere

## Plumbing & Heating

- Gas central heating via a combi boiler system with radiators
- Freestanding washer dryer to utility cupboard
- Individual thermostatic control valves on radiators (except those in rooms /areas with programmable thermostat)

## Security & Safety

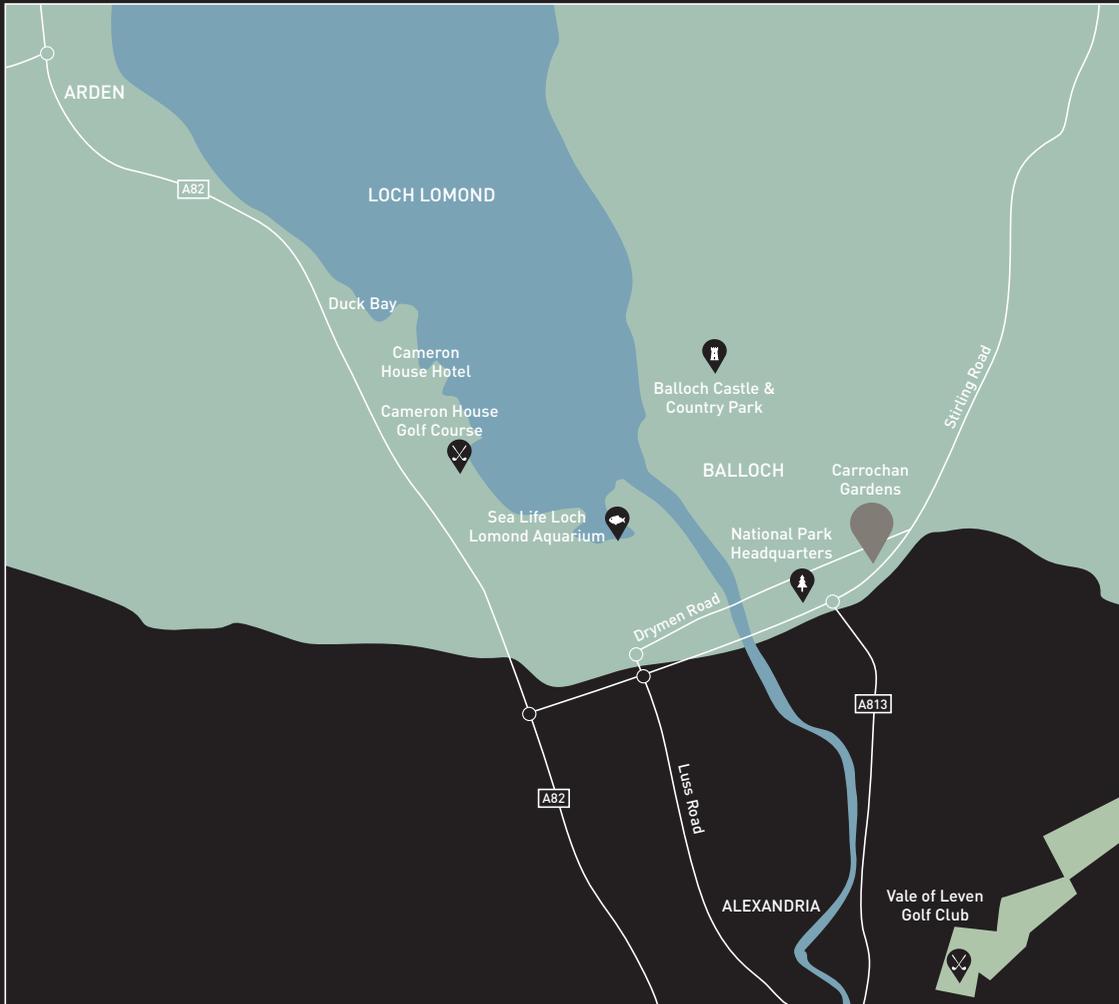
- Alarm system to ground floor apartments only
- Mains wired smoke and carbon monoxide detectors are installed within each apartment

## Externals

- Landscaping works as per landscaping design drawing
- A private parking space will be allocated to each apartment
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

Although we make every effort to ensure our specification details are accurate, they may vary from time to time.





corum

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 HOMES  
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