

FAMILY LIVING
LOCHTER
IN INVERURIE



Family Living in Inverurie

Lochter is an exquisite new development of 1, 2 and 3 bedroom homes, including bungalows, in Inverurie.



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com/lochter



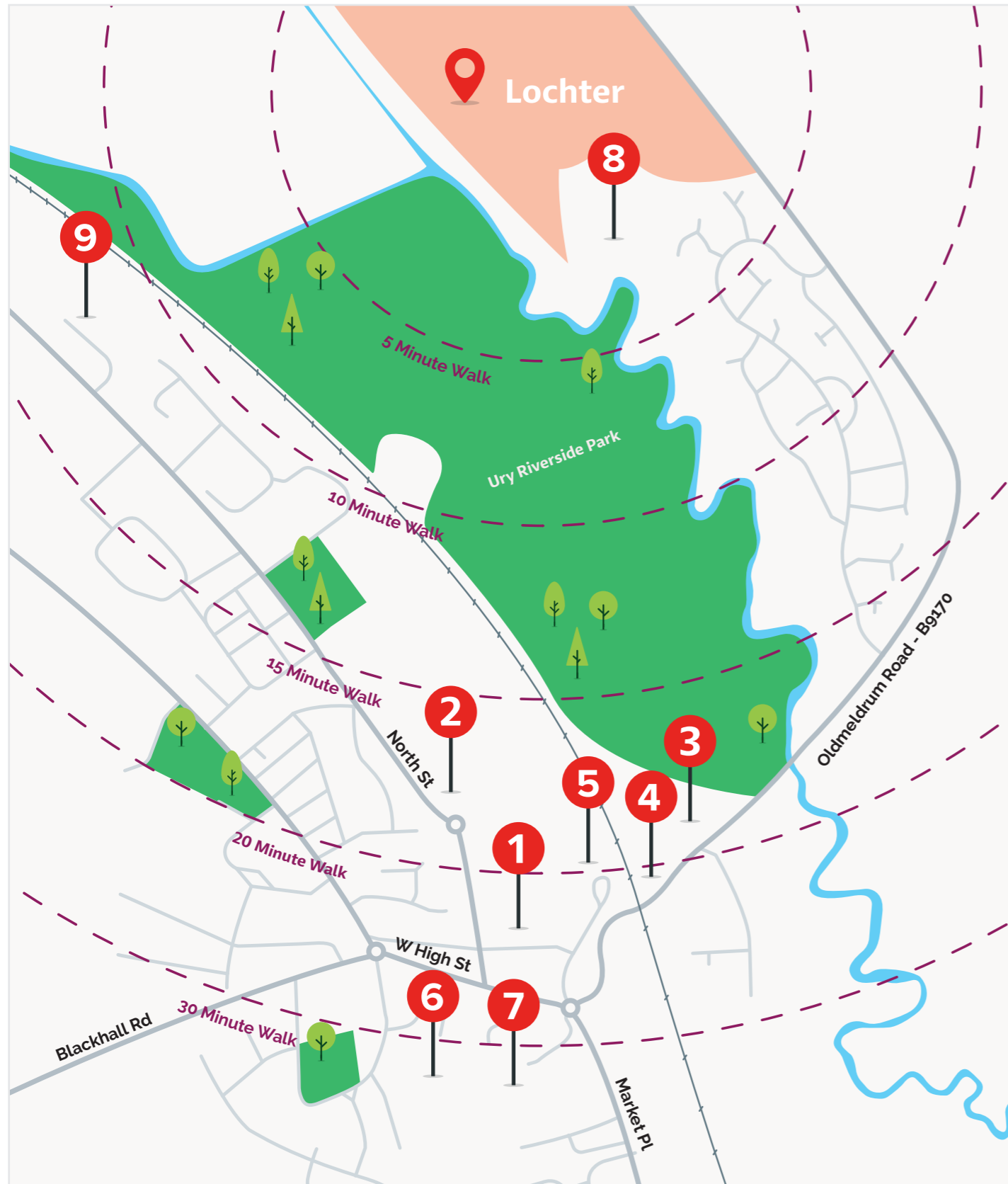
Family Living in Inverurie

Located a short distance from Inverurie's thriving town centre, Lochter blends tranquil surroundings with easy access to local amenities and transport links.

Phase 1 at Lochter comprises spacious 2 and 3 bedroom homes, perfect for growing families and those taking their next step on the property ladder. We also offer 1, 2 and 3 bedroom bungalows for those looking for a more convenient living space.

Built to the highest Malcolm Allan standards, we are proud to welcome you and your family to Lochter, to discover everything this exciting development has to offer.





Local Shops

- 1 M&S
- 2 Tesco
- 3 Retail Park

Amenities

- 4 Garden Centre
- 5 Train Station
- 6 Swimming Pool

Schools

- 7 Inverurie Academy
- 8 Uryside Primary
- 9 Bowling Centre

An ideal location

Lochter's homes are located off the B9170 leading into Inverurie Town Centre.

This prime location allows residents to enjoy peaceful surroundings away from the hustle and bustle of a busy town, while enjoying the convenience of several transport links and nearby amenities.

Inverurie's train station and town centre are located less than 1 mile from Lochter, with a large supermarket just minutes away. Only 18 miles from Aberdeen City Centre, Lochter sits on a perfect route for commuters.

For the kids, a primary school is right on Lochter's doorstep, and a secondary school is within walking distance. Hoodles Playbarn is a short drive away with plenty to entertain younger ones.

If you're feeling adventurous, Bennachie awaits nearby and provides an excellent afternoon's activity. Closer to home, Garioch Sports Centre offers a wide range of gym and leisure facilities.

Inverurie Town Centre
20 minutes' walk

Aberdeen City Centre
35 minutes' drive

Inverurie Train Station
15-20 minutes' walk

Tesco Supermarket
25 minutes' walk

Garioch Sports Centre
5 minutes' drive

Uryside Primary School
2 minutes' walk

Inverurie Academy
25-30 minutes' walk

Hoodles Playbarn
5 minutes' drive

Bennachie
15 minutes' drive





The Hallforest 2

2 Bedroom Semi-Detached Home

With its clever design, the Hallforest 2 gives you the perfect space for your new home.

Featuring an open-plan dining kitchen and lounge area, as well as ample storage, this home offers so much more than you might expect. The Hallforest 2 has a floor area of 82m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	4.01 x 3.99	13'2" x 13'1"
Kitchen/Dining	5.06 x 3.30	16'7" x 10'10"
Toilet	1.26 x 2.15	4'2" x 7'1"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	2.75 x 3.31	9'0" x 10'11"
Bedroom 02	2.75 x 3.30	9'0" x 10'10"
Bathroom	2.21 x 2.10	7'3" x 6'11"
Cupboard	2.21 x 1.18	7'3" x 3'10"



The Hallforest 3

3 Bedroom Semi-Detached Home

If you're looking to take your next step on the property ladder, the Hallforest 3 could be perfect for you.

With two double bedrooms, and an additional third bedroom, the Hallforest 3 gives you the extra space and flexibility needed for a growing family. The Hallforest 3 has a floor area of 98m².



Ground Floor

ROOM	METRIC	IMPERIAL
Lounge	3.46 x 4.85	11'4" x 15'11"
Kitchen/Dining	6.06 x 3.19	19'11" x 10'6"
Toilet	1.20 x 2.30	3'11" x 7'7"



First Floor

ROOM	METRIC	IMPERIAL
Bedroom 01	2.58 x 4.01	8'6" x 13'2"
Bedroom 02	2.98 x 3.15	9'9" x 10'4"
Bedroom 03	2.28 x 3.15	7'6" x 10'4"
Bathroom	2.30 x 2.16	7'7" x 7'1"



The Elphinstone

1 Bedroom Semi-Detached Bungalow

Following a number of customer requests we have introduced 'The Elphinstone', a new, one bedroom bungalow.

Perfect for those looking to downsize, this stylish property comes complete with walk-in wardrobe, separate kitchen area and generous living space. The Elphinstone has a floor area of 49m².



ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	4.20 x 3.45	13'9" x 11'4"	Wardrobe	1.56 x 1.31	5'2" x 4'4"
Kitchen	2.66 x 3.45	8'9" x 11'4"	Shower Room	2.48 x 2.01	8'2" x 6'7"
Bedroom	2.72 x 3.41	8'11" x 11'2"			



The Millallan

2 Bedroom Detached Bungalow with Detached Garage

If the simplicity of a bungalow appeals to you but you're looking for some extra space, look no further than the Millallan.

This two bedroom bungalow with detached garage comprises a large kitchen/dining room and separate lounge area as well as a master bedroom with en-suite shower room and built-in wardrobes in each bedroom as standard. The Millallan has a floor area of 90m².



ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	3.70 x 4.19	12'2" x 13'9"	Bedroom 01	3.14 x 3.40	10'4" x 11'2"
Kitchen/Dining	7.66 x 3.36	25'2" x 11'1"	En-suite Shower	2.45 x 1.60	8'0" x 5'3"
Bathroom	2.50 x 2.05	8'3" x 6'9"	Bedroom 02	3.84 x 2.70	12'7" x 8'10"
			Garage	3.00 x 6.00	9'10" x 19'8"

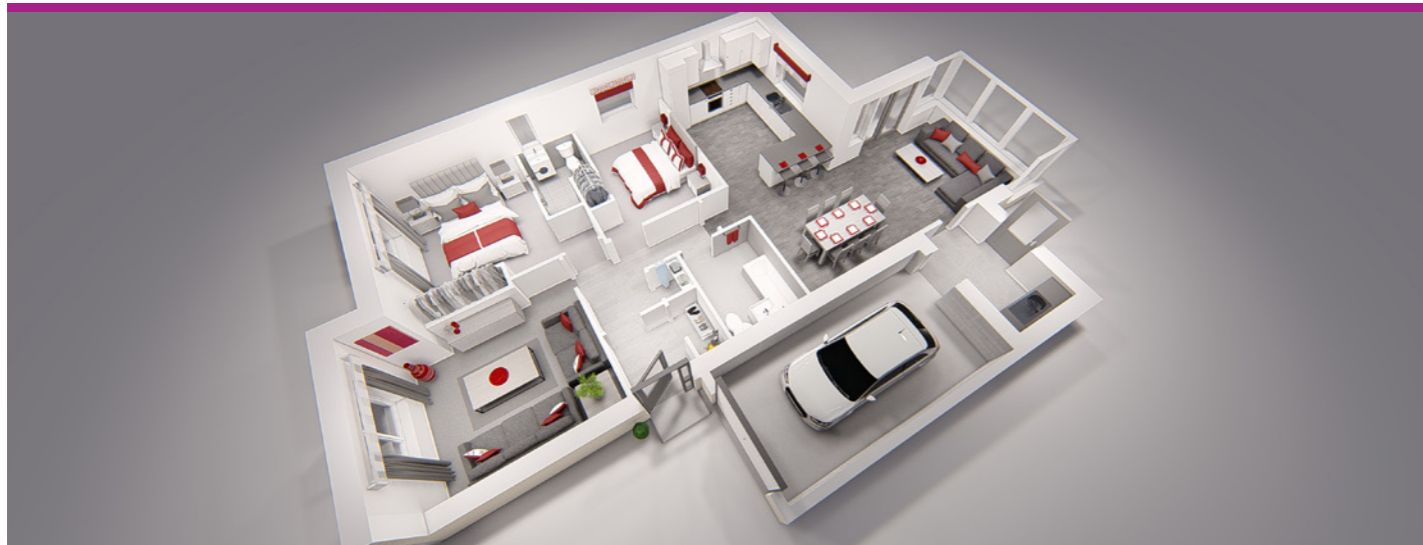


The Tillyallan

2 Bedroom Detached Bungalow with Integral Garage

With spacious living area and separate sun lounge, The Tillyallan provides the ideal space for entertaining family and friends.

This two bedroom bungalow comes with a large open plan kitchen, dining and living room, separate lounge, master bedroom with en-suite shower room and utility room. There is also an integral garage which can be accessed via the utility room. The Tillyallan has a floor area of 109m².



ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	3.70 x 4.19	12'2" x 13'9"	Bedroom 01	3.14 x 3.40	10'4" x 11'2"
Kitchen	4.30 x 3.36	14'1" x 11'1"	En-suite Shower	2.45 x 1.60	8'0" x 5'3"
Family/Dining	3.36 x 7.41	11'1" x 24'4"	Bedroom 02	3.84 x 2.70	12'7" x 8'10"
Utility	3.09 x 1.90	10'2" x 6'3"	Garage	3.00 x 6.00	9'10" x 19'8"
Bathroom	2.50 x 2.05	8'3" x 6'9"			



The Kerrallan

3 Bedroom Detached Bungalow with Integral Garage

This three bedroom bungalow is one of our most popular homes, with its added space for when friends or family come to visit.

The property features a spacious dining kitchen, master bedroom with en-suite shower room, family bathroom with bath and separate shower area, and integral garage. The Kerrallan has a floor area of 124m².



ROOM	METRIC	IMPERIAL	ROOM	METRIC	IMPERIAL
Lounge	4.08 x 4.50	13'5" x 14'9"	Bedroom 01	3.56 x 3.31	11'8" x 10'11"
Kitchen/Dining	6.46 x 4.13	21'3" x 13'6"	En-suite Shower	2.05 x 1.75	6'9" x 5'9"
Utility	3.11 x 2.35	10'3" x 7'9"	Bedroom 02	3.56 x 2.90	11'8" x 9'6"
Bathroom	2.73 x 2.80	8'11" x 9'2"	Bedroom 03	3.56 x 3.60	11'8" x 11'10"
			Garage	3.00 x 6.00	9'10" x 19'8"



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