



WESTGATE SOUTH

Spacious 2, 3 and 4 bedroom family homes in Inverurie



Malcolm Allan
Housebuilders Ltd

mahousebuilders.com



AN AWARD WINNING DEVELOPMENT

Westgate South is a multi-phase development located in Inverurie. With its prime location, Westgate South allows easy access to the A96, convenient transport links and a variety of local amenities, while still retaining a secluded feel in peaceful surroundings.

The primary and secondary schools are a short distance away and residents can take advantage of the nearby shops, restaurants and leisure facilities. Andersons of Inverurie and Morrisons are just a short walk away, with Garioch Sports Centre and Skyline Trampoline Park located close by.

Westgate South currently offers a variety of different homes to suit any need. The development comprises spacious 2, 3 and 4 bedroom homes. Included in the price are normally additional extras such as integrated wardrobes to maximise storage and the convenience of installing a shower over bath, at no extra cost. This added value means you get so much more with a Malcolm Allan home.



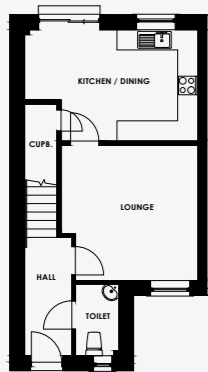


THE HALLFOREST 2

Two bedroom mid-terrace, end-terrace and semi-detached home

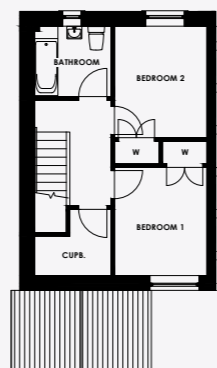
With its clever design, the Hallforest 2 gives you the perfect space for your new home. Featuring an open-plan dining kitchen and separate lounge area, as well as ample storage, this home is ideal for those looking to take their first step on the property ladder.

The Hallforest 2 is available as a mid-terrace, end-terrace, semi-detached, end-terrace with garage and semi-detached with garage home. The Hallforest 2 has a floor area of 82m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.06 x 4.00	13'3" x 13'1"
Kitchen/Dining	5.14 x 3.30	16'10" x 10'9"
Toilet	1.29 x 2.12	4'2" x 6'11"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	2.75 x 3.25	9" x 10'8"
Bedroom 2	2.75 x 3.25	9" x 10'8"
Bathroom	2.28 x 2.10	7'5" x 6'10"

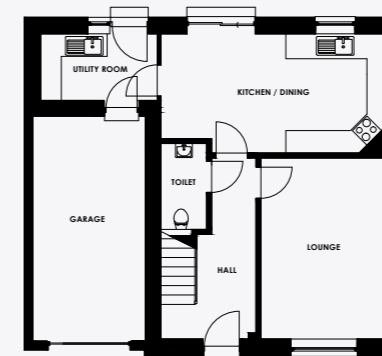


THE HALLFOREST 3

Three bedroom semi-detached home

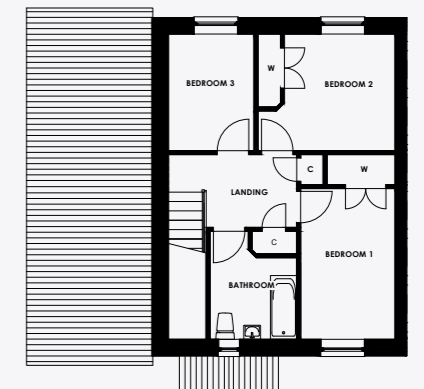
If you're looking to take your next step on the property ladder, the Hallforest 3 could be perfect for you. With two double bedrooms, and an additional third bedroom, this home gives you the extra space and flexibility needed for a growing family.

The Hallforest 3 comes as a semi-detached home with garage and has a floor area of 105m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.38 x 4.86	11'1" x 15'11"
Kitchen/Dining	6.04 x 3.20	19'9" x 10'5"
Utility Room	3.11 x 1.77	10'2" x 5'9"
Toilet	1.21 x 2.30	3'11" x 7'6"
Garage	3.00 x 6.00	9'10" x 19'8"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	2.52 x 4.05	8'3" x 13'3"
Bedroom 2	3.65 x 3.14	11'11" x 10'3"
Bedroom 3	2.28 x 3.11	7'5" x 10'2"
Bathroom	2.34 x 1.92	7'8" x 6'3"

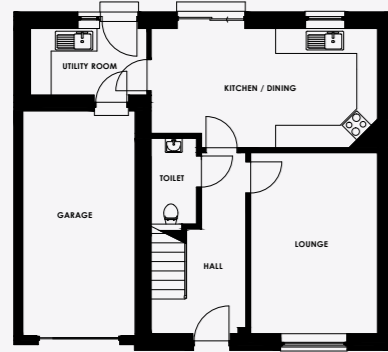


THE HALLFOREST 4

Four bedroom semi-detached home

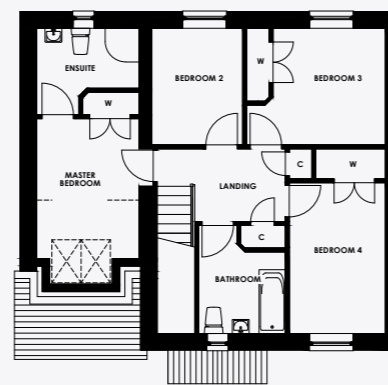
If you're looking for value, the Hallforest 4 could be your perfect next home. With four bedrooms including an en-suite off the master, the Hallforest 4 gives you the extra space and flexibility for a larger family.

The Hallforest 4 comes as a semi-detached home with a garage and has a floor area of 124m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.38 x 4.86	11'1" x 15'11"
Kitchen/Dining	6.04 x 3.20	19'9" x 10'5"
Utility Room	3.11 x 1.77	10'2" x 5'9"
Toilet	1.21 x 2.30	3'11" x 7'6"
Garage	3.00 x 6.00	9'10" x 19'8"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Master Bedroom	2.73 x 3.73	8'11" x 12'2"
En-suite	2.73 x 1.60	8'11" x 5'2"
Bedroom 2	2.42 x 3.11	7'11" x 10'2"
Bedroom 3	3.70 x 3.14	12'1" x 10'3"
Bedroom 4	2.56 x 4.05	8'4" x 13'3"
Bathroom	2.34 x 1.92	7'8" x 6'3"

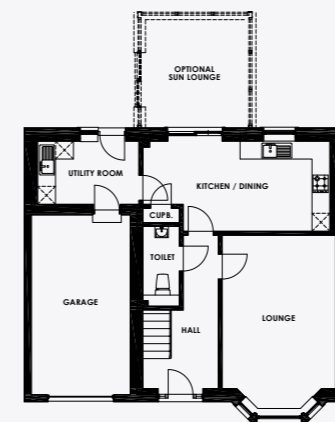


THE STRATHALLAN

Three bedroom detached home

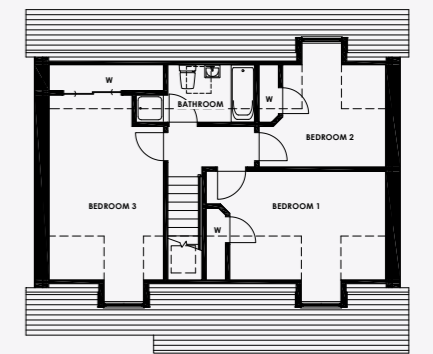
The Strathallan home makes a very efficient use of the space available giving you good sized living areas on the ground floor with a spacious lounge and dining-kitchen. Upstairs, every bedroom includes built-in wardrobes and a separate shower and bath in the bathroom.

The Strathallan comes as a detached home with a garage and has a floor area of 125m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.79 x 5.12	12'5" x 16'10"
Kitchen/Dining	6.27 x 3.04	20'7" x 9'12"
Utility Room	3.01 x 2.14	9'11" x 7'0"
Toilet	1.25 x 2.66	4'1" x 8'9"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Bedroom 1	5.31 x 3.24	17'5" x 10'8"
Bedroom 2	3.74 x 3.05	12'3" x 10'10"
Bedroom 3	3.08 x 5.47	10'1" x 17'12"
Bathroom	2.60 x 1.72	8'6" x 5'8"

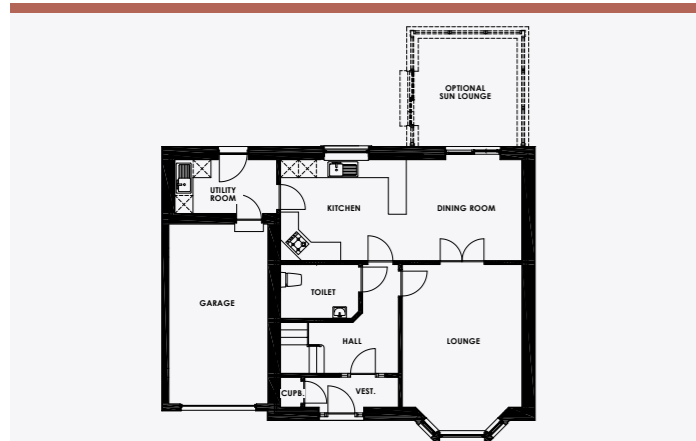


THE BENALLAN

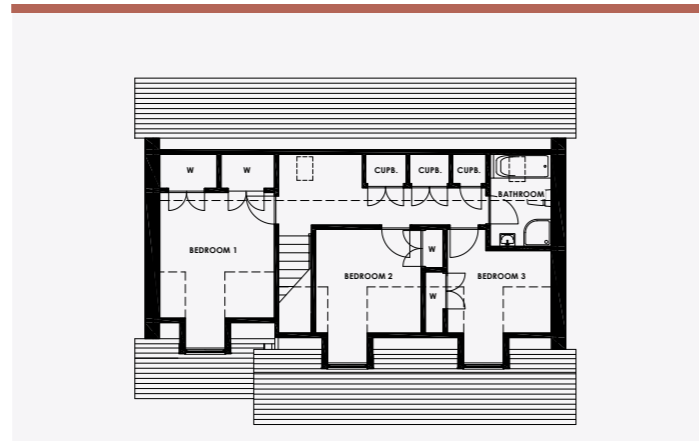
Three bedroom detached home

The Benallan home enjoys excellent storage throughout. On the ground floor there is a spacious lounge that can be accessed from the hallway or kitchen/dining room. On the first floor there are three good sized bedrooms with integrated wardrobes plus additional storage in the hallway.

The Benallan comes as a detached home with a garage and has a floor area of 135m².



ROOM	METRIC	IMPERIAL
Lounge	4.02 x 4.79	13'2" x 15'9"
Kitchen/Dining	8.06 x 3.40	26'5" x 11'2"
Utility Room	3.09 x 1.82	10'2" x 5'12"
Toilet	2.62 x 1.82	8'7" x 5'12"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Bedroom 1	3.08 x 3.74	10'1" x 12'3"
Bedroom 2	3.14 x 3.09	10'4" x 10'2"
Bedroom 3	3.10 x 2.44	10'2" x 8'10"
Bathroom	1.63 x 2.75	5'4" x 9"

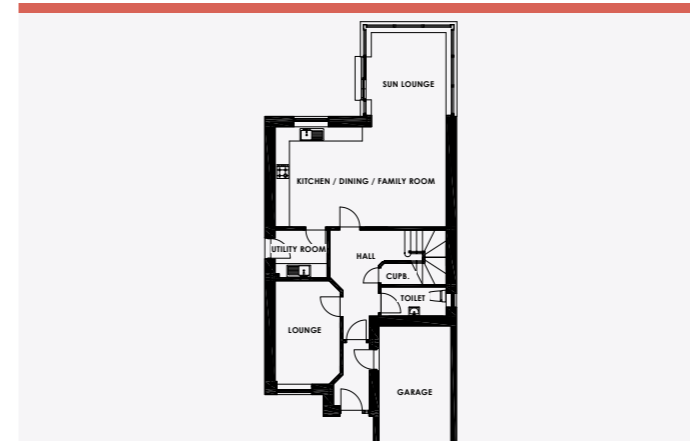


THE VALEALLAN - MODIFIED

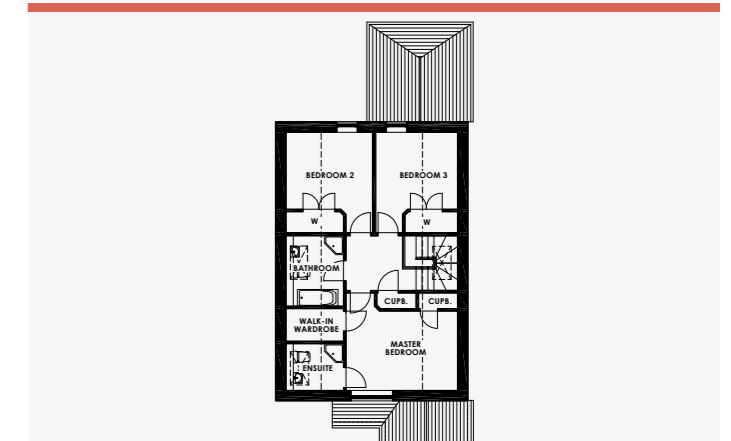
Three bedroom detached home

This variation of our Valeallan housetype comes with a family room included off the kitchen and dining area giving you that extra living space for your family. On the first floor all three bedrooms come with large integrated wardrobes as standard and there is an en-suite and walk in wardrobe included in the master bedroom. The family bathroom also includes a separate shower and bath.

The Valeallan - Modified comes as a detached home with garage and has a floor area of 161m².



ROOM	METRIC	IMPERIAL
Lounge	2.76 x 4.36	9'1" x 14'4"
Kitchen/Dining/Family Rm	7.21 x 4.22	23'8" x 13'10"
Sun Lounge	3.15 x 3.50	10'4" x 11'6"
Utility Room	2.18 x 2.01	7'2" x 6'7"
Toilet	2.74 x 1.22	9'0" x 4'0"
Garage	3.00 x 6.00	9'10" x 19'8"



ROOM	METRIC	IMPERIAL
Master Bedroom	4.69 x 3.34	15'5" x 10'11"
Walk-in-Wardrobe	2.41 x 1.37	7'11" x 4'6"
Ensuite	2.41 x 1.99	7'11" x 6'7"
Bedroom 2	3.64 x 4.22	11'2" x 13'10"
Bedroom 3	2.44 x 4.22	8" x 13'10"
Bathroom	2.41 x 2.96	7'11" x 9'9"

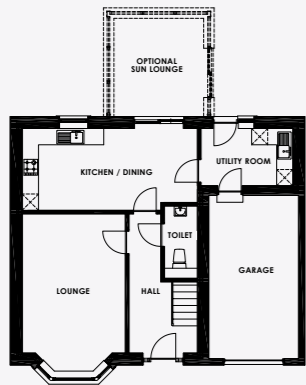


THE STRATHALLAN PLUS

Three bedroom detached home

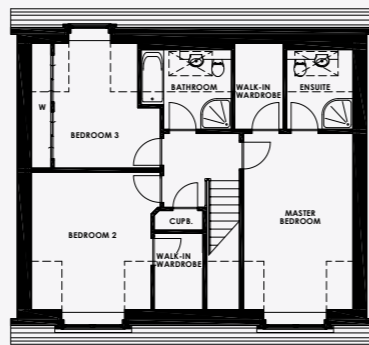
The Strathallan Plus really comes into its own when you reach the first floor. You can enjoy a number of additional features, including an en-suite master bedroom with walk-in wardrobe. The second bedroom also comes with a walk-in wardrobe and there is built-in storage in the third bedroom.

The Strathallan Plus comes as a detached home with a garage and has a floor area of 144m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.79 x 5.12	12'5" x 16'10"
Kitchen/Dining	6.27 x 3.04	20'7" x 9'12"
Utility Room	3.11 x 2.14	10'3" x 7'10"
Toilet	1.25 x 2.66	4'1" x 8'9"
Garage	3.30 x 6.00	10'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Master Bedroom	3.34 x 5.46	10'11" x 17'11"
Walk-in-Wardrobe	1.50 x 2.66	4'11" x 8'9"
Ensuite	2.05 x 2.46	6'9" x 8'1"
Bedroom 2	3.70 x 4.26	12'2" x 13'12"
Walk-in-Wardrobe	1.65 x 2.36	5'5" x 7'9"
Bedroom 3	3.29 x 3.86	10'10" x 12'8"
Bathroom	2.10 x 2.46	6'11" x 8'1"

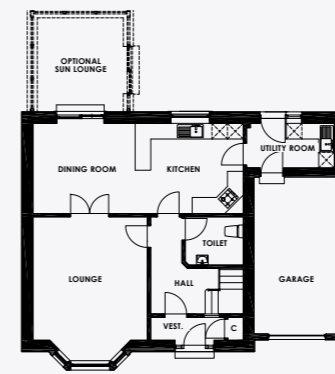


THE BLAIRALLAN

Three / Four bedroom detached home

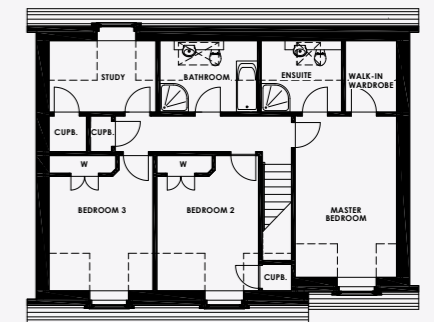
The Blairallan offers so much more. The master bedroom brings the added 'wow' factor with its spacious en-suite shower room and walk-in wardrobe. All bedrooms come with built-in storage and there is also a spacious study that can be used as a fourth bedroom.

The Blairallan comes as a detached home with a garage and has a floor area of 169m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	4.38 x 4.73	14'4" x 15'6"
Kitchen/Dining	8.06 x 3.46	26'5" x 11'4"
Utility Room	3.37 x 1.71	11'1" x 5'7"
Toilet	2.22 x 1.85	7'3" x 6'1"
Garage	3.30 x 6.00	10'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Master Bedroom	3.31 x 5.37	10'11" x 17'7"
Walk in Wardrobe	1.70 x 2.37	5'7" x 7'10"
En-suite	2.37 x 2.37	7'9" x 7'10"
Bedroom 2	3.38 x 4.50	11'1" x 14'9"
Bedroom 3	3.45 x 3.81	11'4" x 12'6"
Bathroom	3.55 x 2.37	11'8" x 7'10"
Study	3.24 x 2.37	10'8" x 7'10"

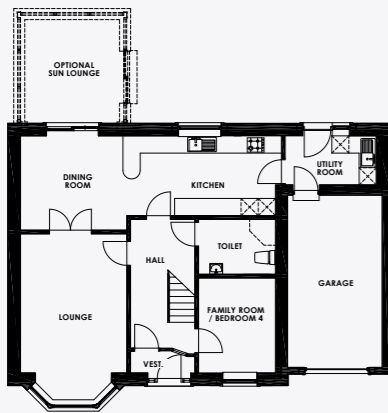


THE GLENALLAN PLUS

Four bedroom detached home

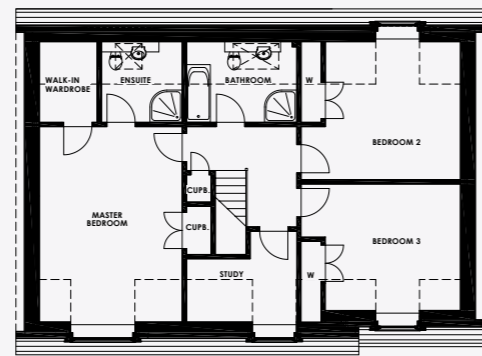
The Glenallan Plus combines spacious living areas and good sized bedrooms. On the ground floor there is a fourth bedroom or optional family room. On the first floor each bedroom comes with lots of wardrobe space and the family bathroom is very spacious.

The Glenallan Plus comes as a detached home with a garage and has a floor area of 180m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.74 x 5.09	12'3" x 16'8"
Kitchen	5.19 x 2.81	17'1" x 9'3"
Dining Room	3.71 x 3.23	12'2" x 10'7"
Utility Room	2.88 x 2.10	9'5" x 6'11"
Family Room/Bedroom 4	2.70 x 1.82	8'11" x 11'8"
Toilet	2.71 x 1.925	8'11" x 6'4"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Master Bedroom	4.21 x 5.75	13'10" x 18'11"
Walk in Wardrobe	1.40 x 2.37	4'7" x 7'10"
En-suite	2.38 x 2.37	7'10" x 7'10"
Bedroom 2	3.68 x 4.06	12'1" x 13'4"
Bedroom 3	3.68 x 3.72	12'1" x 12'3"
Bathroom	3.24 x 2.37	10'8" x 7'10"
Study	3.24 x 1.86	10'8" x 6'1"

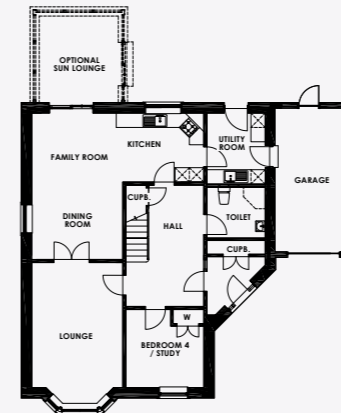


THE KIRKALLAN SG

Four bedroom detached home

The Kirkallan SG has a distinctive look and has a really spacious feel throughout. Enjoy open plan living with the kitchen, dining and family room. The spacious master bedroom has its own en-suite and there is a box room off the landing for added storage space.

The Kirkallan SG comes as a detached home with a garage and has a floor area of 188m².



GROUND FLOOR

ROOM	METRIC	IMPERIAL
Lounge	3.83 x 5.24	12'7" x 17'2"
Kitchen	3.38 x 2.88	11'1" x 9'5"
Family/Dining	3.81 x 6.14	12'6" x 20'2"
Utility Room	2.43 x 2.88	7'12" x 9'5"
Study/Bedroom 4	3.28 x 3.25	10'9" x 10'8"
Toilet	2.43 x 2.15	7'12" x 7'1"
Garage	3.00 x 6.00	9'10" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



FIRST FLOOR

ROOM	METRIC	IMPERIAL
Master Bedroom	3.58 x 4.17	11'9" x 13'8"
En-suite	2.39 x 1.81	7'10" x 5'11"
Bedroom 2	3.85 x 2.91	12'8" x 9'7"
Bedroom 3	4.04 x 3.92	13'3" x 12'11"
Box Room	2.10 x 1.60	6'11" x 5'3"
Bathroom	1.82 x 4.47	5'12" x 14'8"

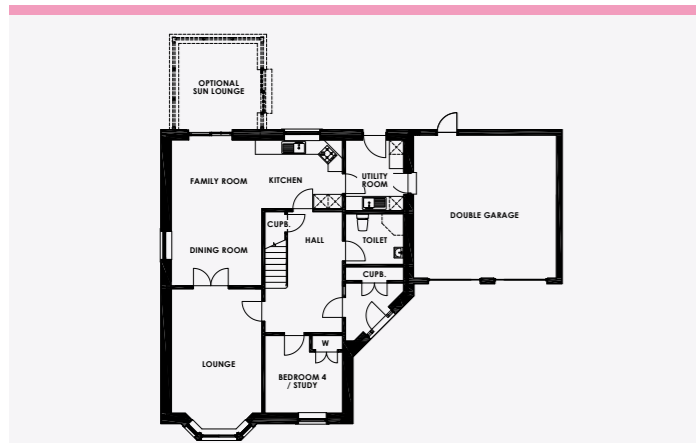


THE KIRKALLAN DG

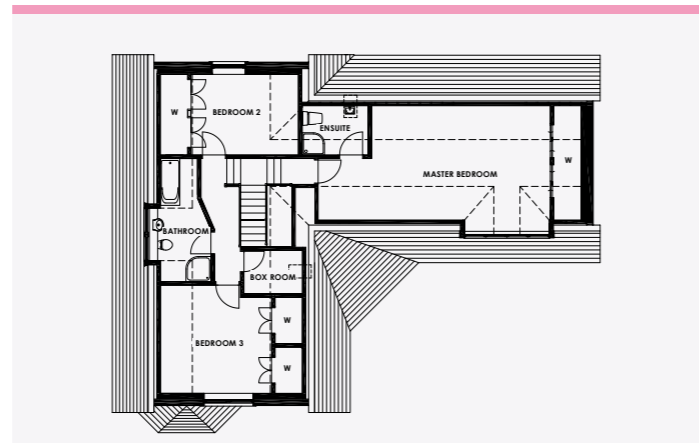
Four bedroom detached home

The Kirkallan DG will not disappoint. Enjoy open plan living with the kitchen, dining and family room. The extra spacious master bedroom is complemented by its unique feature windows. Every bedroom comes with large built in wardrobes and there is a box room off the landing for added storage space.

This Kirkallan DG comes as a detached home with a double garage and has a floor area of 202m².



ROOM	METRIC	IMPERIAL
Lounge	3.83 x 5.24	12'7" x 17'2"
Kitchen	3.38 x 2.88	11'1" x 9'5"
Family / Dining	3.18 x 6.14	12'6" x 20'2"
Utility Room	2.43 x 2.88	7'12" x 9'5"
Bedroom 4 / Study	3.28 x 3.25	10'9" x 10'8"
Toilet	2.43 x 2.15	7'12" x 7'1"
Double Garage	6.00 x 6.00	19'8" x 19'8"
Optional Sun Lounge	3.30 x 3.58	10'10" x 11'9"



ROOM	METRIC	IMPERIAL
Master Bedroom	6.64 x 4.17	21'10" x 13'8"
Ensuite	2.39 x 1.81	7'10" x 5'11"
Bedroom 2	3.85 x 2.91	12'8" x 9'7"
Bedroom 3	4.04 x 3.92	13'3" x 12'11"
Box Room	2.10 x 1.60	6'11" x 5'3"
Bathroom	1.82 x 4.47	5'12" x 14'8"

SPECIFICATION

Quality and finish

All Malcolm Allan homes are built to the highest quality and specifications by our own long-serving tradesmen. We use only local suppliers who know what quality of materials we demand for our houses. This allows for a continuity of standards throughout the building process.

Superstructure

- The external walls are built with 215mm thick, high insulation blocks
- They are coated and finished with a dry dash roughcast with picture frames around the front windows and doors
- Fyfestone feature panels on each house style

Roof

- Each roof is traditionally constructed
- Finished with Marley concrete roof tiles

Windows and doors

- Nordan double glazed high performance windows
- Nordan doors with three point locking system

Internal Construction

- 22mm tongue and groove chipboard flooring laid onto timber battens at 600mm centres over concrete floor
- 12.5 mm plasterboard ceilings with wool insulation in loft areas
- Internal partitions are 38mm x 75mm and finished with 12.5mm plasterboard

Heating and Domestic Water

- Alpha combi gas boiler with thermostatically controlled radiators in each room. Hot water on demand from boiler
- Solar PV panels to assist central heating system

Internal doors and woodwork

- Oak veneered pre finished doors with satin chrome ironmongery
- Yellow pine skirtings and facings throughout

Tiling

- Tiling includes from kitchen worktop to underside of wall units, splash back at basin units and a row in utility and above the bath
- A wide range of ceramic wall tiles are available to view at Aberdeen Tile Distributors

Kitchen

- Every home is fitted with a quality German Hacker kitchen, and there is a wide range of doors and worktops to choose from
- Standard appliances include:
 - Neff single oven
 - Neff cooker hood
 - Neff integrated 70/30 fridge freezer
 - Neff integrated dishwasher
 - Neff gas hob

Sanitary ware

- Kohler wall hung basin drawer units fitted as standard
- Kohler w/c and cistern complete with soft closing seat
- Advanced shower cubicles fitted as standard in bathrooms and ensuites

Driveway and Garden Areas

- The driveway is finished in tarmac with concrete steps where required at the front of each property
- Slabbed pathways continue around the house to patio doors and the back door with a slabbed path to the rotary clothes dryer supplied
- Gardens are finished with top soil

All homes are provided with an energy certificate and NHBC Warranty and are covered by the Consumer Code for Home Builders.

CUSTOMISE YOUR HOME

We offer an extensive customisation service where home buyers can make their individual home truly unique and catered specifically to them.

Whether that be creating additional open plan living areas or moving internal doors and walls to create extra space, no task is too big for the team. As construction of your home progresses you can decide on a range of items including preferred radiator, socket and TV aerial point positions, added features such as underfloor heating, and customising the ideal kitchen with a double oven, additional storage units, or even a wine chiller!

The company-wide understanding of each buyer's individuality is an integral part of Malcolm Allan's customer service. Keeping this at the heart of every home, they deliver on the company's promise to provide unrivalled customer satisfaction throughout the entire buying process.

Make sure to ask our sales team about our customisation service for more details.





WESTGATE SOUTH

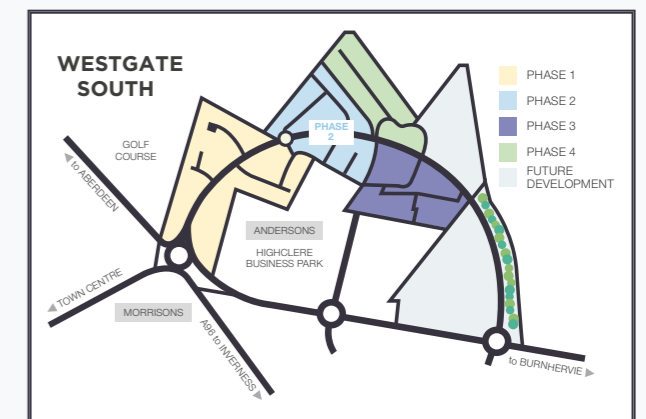
PHASE 2

THE VALEALLAN - MODIFIED
3 Bedroom Home
Plots 70

THE BLAIRALLAN
3 Bedroom/Study Home
Plots 61, 62, 155, 165, 166

THE GLENALLAN PLUS
4 Bedroom Home
Plots 154A, 167

THE KIRKALLAN
4 Bedroom Home
Single Garage: Plots 63, 154, 163
Double Garage: Plot 60



DISCLAIMER: This site layout has been updated to reflect the current availability at the time of printing this document. For the most up-to-date availability please visit our website or contact the sales team.



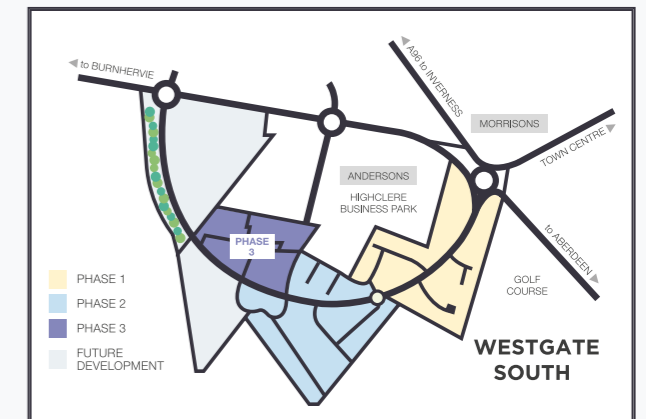
WESTGATE SOUTH

PHASE 3

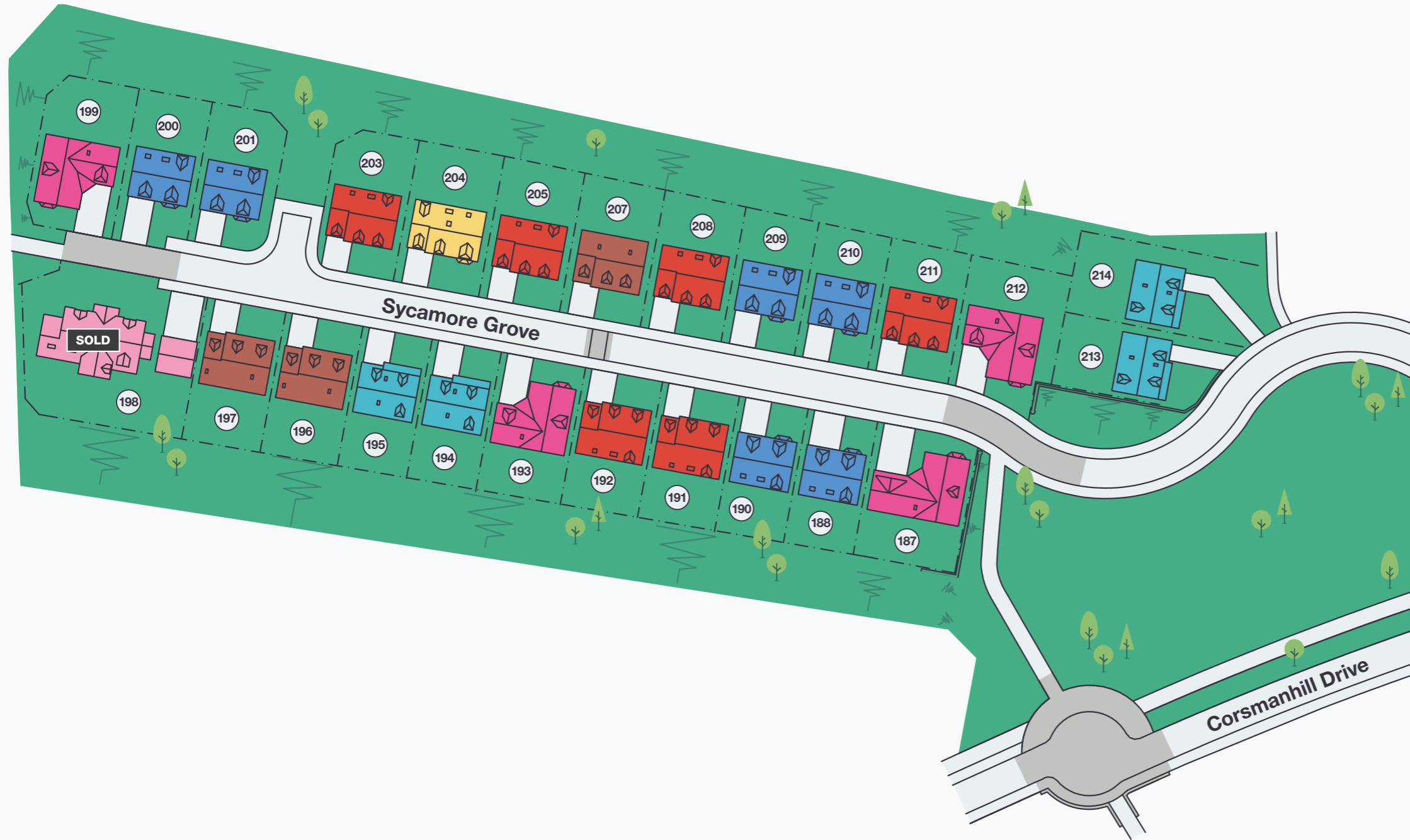
THE HALLFOREST 2 2 Bedroom Home
Two Bedroom Mid-Terrace Plots 82A, 85A, 92A
Two Bedroom End-Terrace Plots 82, 82B, 85, 86, 93
Two Bedroom Semi-Detached Plots 83, 83A, 84, 84A
Two Bedroom End-Terrace with Garage Plot 92
Two Bedroom Semi-Detached with Garage Plots 90, 90A

THE HALLFOREST 3 3 Bedroom Home
Three Bedroom Semi-Detached with Garage Plots 80, 80A, 81, 81A, 91, 91A, 94

THE HALLFOREST 4 4 Bedroom Home
Four Bedroom Semi-Detached with Garage Plots 78, 79
Four Bedroom Semi-Detached with Double Garage Plot 95



DISCLAIMER: This site layout has been updated to reflect the current availability at the time of printing this document. For the most up-to-date availability please visit our website or contact the sales team.

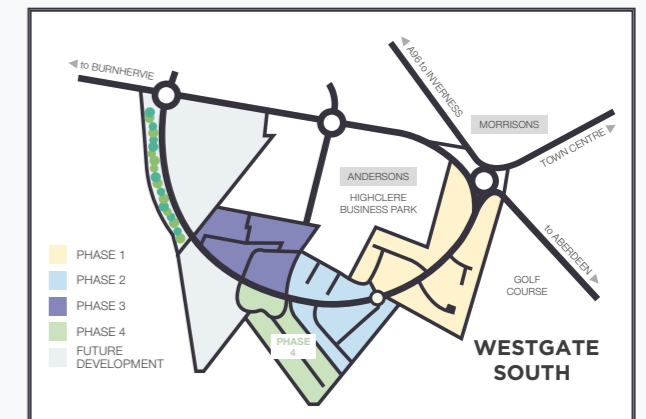


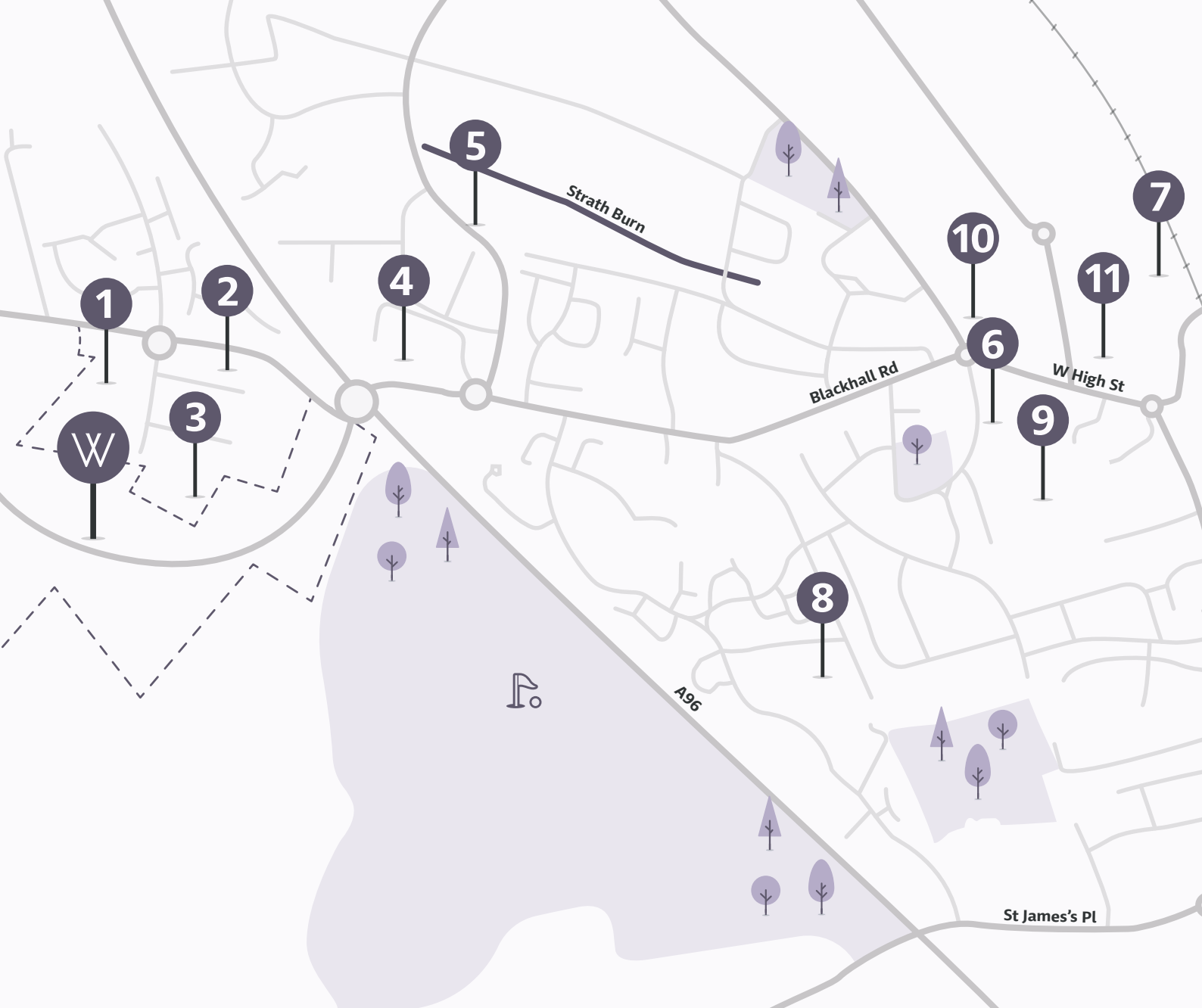
WESTGATE SOUTH

PHASE 4

- THE STRATHALLAN**
 3 Bedroom Home
 Plots 194, 195, 213, 214
- THE BENALLAN**
 3 Bedroom Home
 Plots 196, 197, 207
- THE STRATHALLAN PLUS**
 3 Bedroom Home
 Plots 188, 190, 200, 201, 209, 210
- THE BLAIRALLAN**
 3 / 4 Bedroom Home
 Plots 191, 192, 203, 205, 208, 211
- THE GLENALLAN PLUS**
 4 Bedroom Home
 Plots 204
- THE KIRKALLAN**
 4 Bedroom Home
 Single Garage: Plots 193, 199, 212
 Double Garage: Plot 212

DISCLAIMER: This site layout has been updated to reflect the current availability at the time of printing this document. For the most up-to-date availability please visit our website or contact the sales team.





LOCATION HIGHLIGHTS

- Short walk to supermarket, town centre and other amenities
- Strong transport links with train station nearby
- Primary schools and Academy within walking distance
- Garioch Sports Centre located within a 10 minute walk
- Only 25 minutes drive from Aberdeen City centre

CONTACT INFORMATION

Westgate South Showhome and Marketing Suite
1 Corsmanhill Drive, Inverurie, AB51 5SQ

Open Monday to Thursday 8:30am to 4:30pm and
Friday to Sunday 10:30am to 5:30pm.

Contact Eileen on **07551 127312**

Local Shops/Amenities

- ① JG Ross Cafe
- ② Andersons of Inverurie
- ③ Skyline Trampoline Park
- ④ Morrisons
- ⑤ Garioch Sports Centre
- ⑥ Swimming Pool
- ⑦ Train Station

Schools

- ⑧ Kellands School
- ⑨ Inverurie Academy

Restaurants

- ⑩ Chapter One
- ⑪ Fennel Restaurant

DISCLAIMER: All house types, sizes and dimensions are approximate and subject to change. Images contained within this brochure are for illustrative purposes only. Malcolm Allan Housebuilders Ltd reserves the right to alter the specification including finishes and development layout without prior notice. Although every care has been taken to ensure the accuracy of information given in this brochure, the contents do not form part of any contract nor constitute a representation or warranty. Malcolm Allan Housebuilders Limited accepts no liability for any errors in, departures from or omissions from this brochure. Please enquire for further specific details on individual properties or visit our website for current availability of plots.

Version 2



Malcolm Allan
Housebuilders Ltd