

# MILLTIMBER MANOR

AT OLDFOLD VILLAGE









# MILLTIMBER MANOR

## ESCAPE TO YOUR COUNTRY SANCTUARY

Imagine living in complete rural bliss, with desirable amenities and schools close by, as well as the chic city charm of Aberdeen just six miles away. That's the idyllic setting for Milltimber Manor, CALA's exclusive new collection of luxury homes at Oldfold Village.

Part of our 'Light and Space' range, these impressive 3, 4 & 5 bedroom homes have been designed for the height of contemporary, low maintenance living, with open country surroundings in one of Scotland's most prestigious postcodes. Oldfold Village offers the tranquil space and aspirational lifestyle you've been longing for.



Photography from a previous CALA development



Photography from a previous CALA showhome



Photography from a previous CALA development

## MILLTIMBER

### VILLAGE LIFE WITH SOUGHT-AFTER STYLE

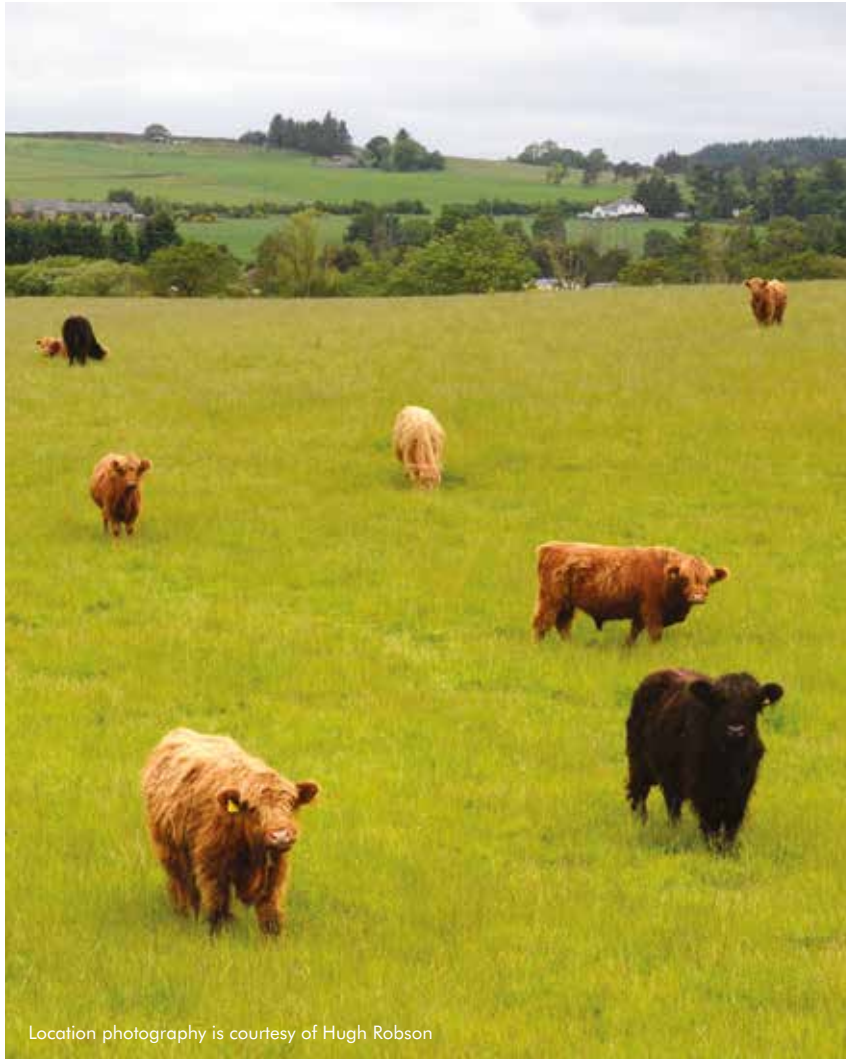
The affluent AB13 postcode is where everyone wants to be. Milltimber's lush green landscape unfolds along the picturesque 'Royal Deeside' corridor, with the neighbouring suburbs of Cults and Beildside, where you can enjoy fashionable boutiques, restaurants and cafés.

All the cultural and coastal attractions of the Granite City are just six miles away via North Deeside Road, while the majestic scenery of Royal Deeside and Eastern Cairngorms National Park is also in easy reach and home to the historic Balmoral Estate. This includes The Deeside Way, which offers a beautiful backdrop for walking and cycling along the former Old Royal Deeside Railway line from Aberdeen to Ballater.

In addition to a choice of exclusive country clubs, sports facilities and golf clubs like Deeside and Peterculter, you can look forward to a whole host of new community facilities, including a brand-new primary school, as part of CALA's £5.5m investment to create a positive family environment at Oldfold Village.

Milltimber Primary is well regarded too, directly feeding into the highly sought-after Cults Academy. Together with The International School and Aberdeen's range of private schools also conveniently located nearby.

\*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.







Lifestyle photography

## EASY COME, EASY GO

The main arterial route from Aberdeen to Braemar, North Deeside Road provides a natural haven for country loving commuters. As well as linking up with the oil centres at Westhill, Kingswells and Dyce via the A90, the city centre is around a 20-minute drive and set to be improved even further by the exciting new Aberdeen Western Peripheral Route (AWPR), which is currently under development.

Mainline trains also run frequently from Aberdeen station and a regular bus service all the way to Braemar is available. While for business or pleasure, you can connect to destinations across the globe from Aberdeen International Airport, situated less than 10 miles away.





## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality, flexibility and clever storage to reflect your contemporary lifestyle.





Photography from a previous CALA showhome



Photography from a previous CALA showhome



Photography from a previous CALA showhome



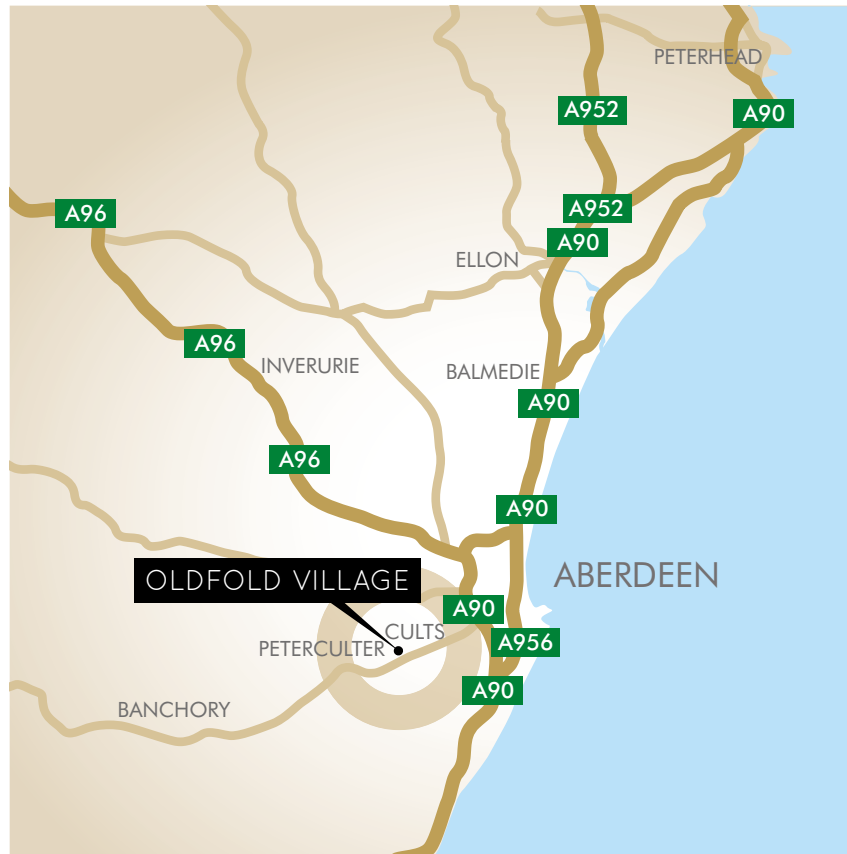
Computer Generated Image – A typical street scene at Milltimber Manor





## PERFECTLY LOCATED

North Deeside Road, Milltimber, Aberdeen AB13 0HQ.



REGIONAL MAP



LOCAL AREA MAP



## SUPERBLY CONNECTED



### ON FOOT

- Deeside Way via Beaconhill Road – 0.4 miles
- Milltimber Primary School – 1.0 miles
- Bielside Amenities – 1.1 miles



### BY CAR

- Bielside Amenities – 1.1 miles
- Kippie Lodge – 1.3 miles
- Deeside Golf Club – 1.5 miles
- Cults Academy – 1.8 miles
- Cults Amenities – 2.2 miles
- Peterculter Golf Club – 2.8 miles



### BY RAIL (FROM ABERDEEN STATION)

- Dundee – 1 hour 3 minutes
- Perth – 1 hour 33 minutes
- Stirling – 2 hours 2 minutes
- Edinburgh – 2 hours 25 minutes
- Glasgow (Queen Street) – 2 hours 36 minutes

## CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands, and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER  
CODE FOR  
HOME BUILDERS**

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





# MILLTIMBER MANOR AT OLDFOLD VILLAGE

SPECIFICATION



## KITCHEN & UTILITY ROOMS

- Contemporary Nobilia handleless kitchen with feature LED lighting
- Siemens inductions hob
- Siemens stainless steel single hot air oven
- Siemens stainless steel combination microwave oven (Bryce, Cleland, Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Indesit 70:30 built in fridge/freezer (Avon, Avon Special, Bryce, Cleland)
- Hotpoint tall larder fridge (Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Hotpoint tall larder freezer (Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Indesit fully integrated dishwasher
- Indesit fully integrated washer/dryer (Avon, Avon Special)
- 60cm telescopic extractor (Avon, Avon Special, Cleland)
- 90cm telescopic extractor (Bryce, Crichton, Elliot, Garvie, Kennedy, Laird)
- Ceiling canopy extractor (Darroch, Dewar, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Deca stainless steel sink in kitchen with VADO taps
- Carron stainless steel sink in utility room with VADO taps

## BATHROOMS & EN SUITES

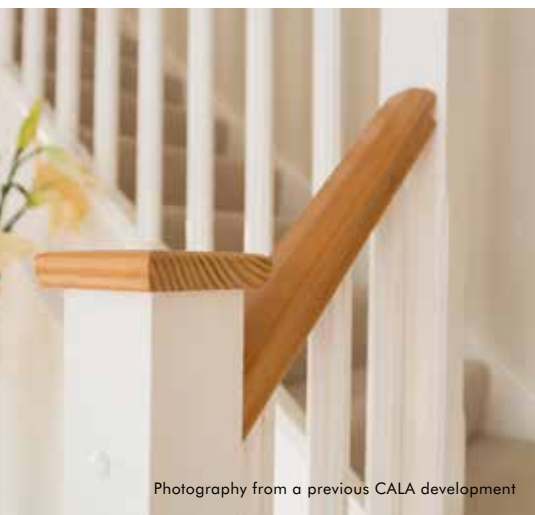
- White sanitary ware from the Villeroy & Boch range (basin, WC & bath)
- VADO Photon chrome taps
- White shower tray
- Roman glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths and shower enclosure, bulk head fully tiled
- Free standing vanity unit below the sink in the bathroom and en suite

## INTERNAIS

- Ground floor approx. 2435mm floor to ceiling height (Avon, Avon Special, Bryce, Cleland, Crichton, Elliot, Darroch, Dewar)
- Ground floor approx. 2735mm floor to ceiling height (Garvie, Kennedy, Laird, Lowther, Lewis, Moncrief, Ramsay)
- First floor approx. 2451mm floor to ceiling height



\*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

### DECORATION

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

### WARDROBES

- Stylish bi-fold wardrobe doors to all master bedrooms, with shelves and hanging rails except where walk-ins shown (Excluding the Avon Special).
- Oak veneer pre-finished semi-solid pass door to be supplied to all other bedroom wardrobes

### ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en-suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

### SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a CALA representative for information)
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

### PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiator

### EXTERNALS

- uPVC double-glazed windows finished with chrome internal finished handles
- A mix of double-glazed insulating glass sealed French doors and bi-fold doors with chrome internal and external handles fitted to the rear of the property, (where design dictates)
- Feature front door in white, grey or green (where design dictates)
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents

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
A typical CALA street scene at Milltimber Manor at Oldfold Village


## MILLTIMBER MANOR AT OLDFOLD VILLAGE

THE DEVELOPMENT




# MILLTIMBER MANOR OLDFOLD VILLAGE


- 

AVON
- 

BRYCE
- 


CLELAND
- 

CRICHTON
- 


DARROCH
- 

DEWAR
- 

ELLIOT
- 


DOUBLE GARAGE
- 

GARVIE
- 

KENNEDY
- 

LAIRD
- 


LEWIS
- 


LOWTHER
- 


MACRAE
- 


DOUBLE GARAGE
- 


TRIPLE GARAGE WITH ACCOMMODATION
- 


MONCRIEF
- 

RAMSAY
- 

RANALD
- 

ROXBURGH
- 

TRIPLE GARAGE WITH ACCOMMODATION
- 

WAVERLEY
- 

TRIPLE GARAGE WITH ACCOMMODATION

- 
DENOTES DEVELOPMENT BOUNDARY
- 
DENOTES DRY STONE DYKE 1000MM HIGH
- 
DENOTES RENDERED WALL STONE COPE AND PIERS 1800MM
- 
DENOTES SYNTHETIC STONE WALL COPE AND PIERS 1800MM
- 
DENOTES SYNTHETIC STONE WALL COPE AND PIERS 1000MM
- 
DENOTES TIMBER FENCE 1800MM

The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.





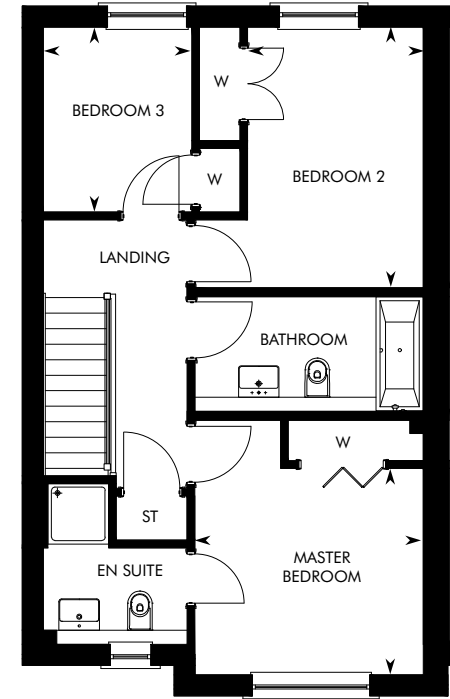
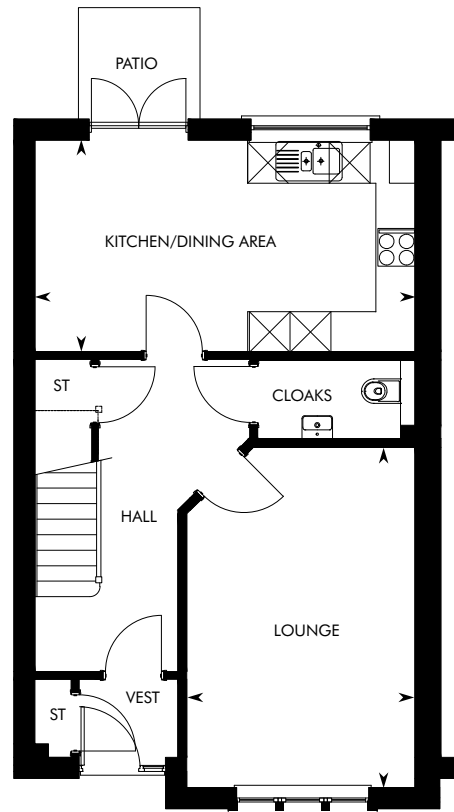


# THE AVON

3 BEDROOM SEMI-DETACHED OR TERRACED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE







GROUND FLOOR	M	FT
Kitchen/Dining Area	5.63 x 3.14	18' 6" x 10' 3"

GROUND FLOOR	M	FT
Lounge	5.05 x 3.39	16' 7" x 11' 1"

FIRST FLOOR	M	FT
Master Bedroom	3.38 x 3.06	11' 1" x 10' 1"
Bedroom 2	3.87 x 2.60	12' 8" x 8' 6"

FIRST FLOOR	M	FT
Bedroom 3	2.74 x 2.20	9' 0" x 7' 3"

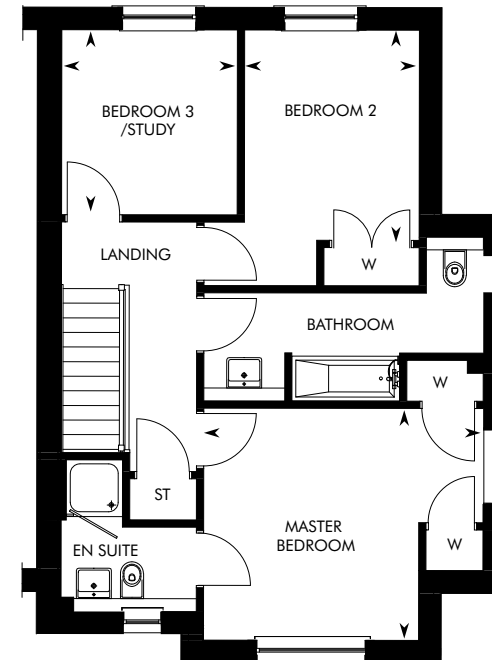
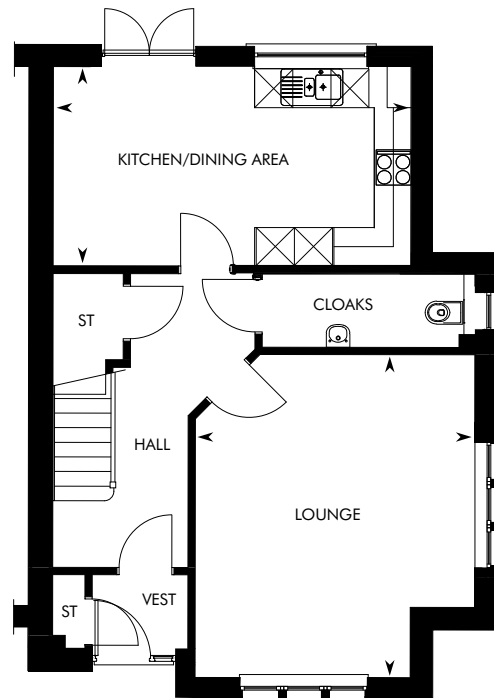
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# THE AVON SPECIAL

3 BEDROOM END TERRACE HOME AT MILLTIMBER MANOR AT OLD FOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Dining Area	5.69 x 3.14	18' 6" x 10' 3"

GROUND FLOOR	M	FT
Lounge	5.05 x 4.45	16' 7" x 11' 1"

FIRST FLOOR	M	FT
Master Bedroom	3.78 x 3.44	11' 1" x 10' 1"
Bedroom 2	3.15 x 2.81	12' 8" x 8' 6"

FIRST FLOOR	M	FT
Bedroom 3/Study	2.77 x 2.74	9' 0" x 7' 3"

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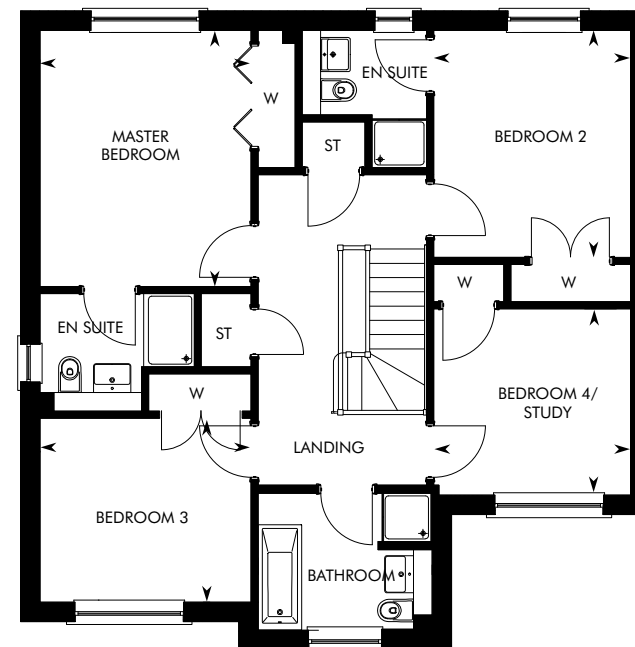
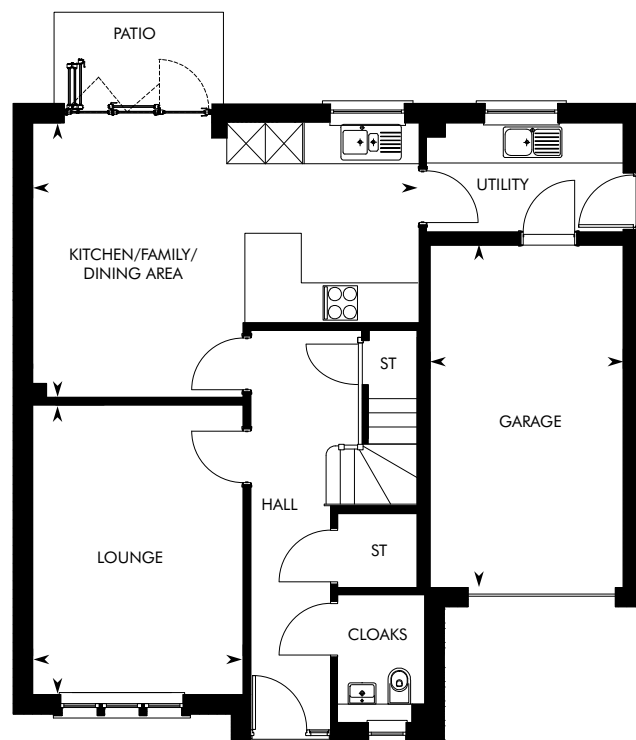




# THE BRYCE

4 BEDROOM SEMI-DETACHED AND DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	6.84 x 4.43	22' 5" x 14' 6"
Lounge	4.67 x 3.39	15' 4" x 11' 2"

GROUND FLOOR	M	FT
Garage	5.52 x 3.11	18' 1" x 10' 3"

FIRST FLOOR	M	FT
Master Bedroom	4.13 x 3.40	13' 7" x 11' 2"
Bedroom 2	3.66 x 3.21	12' 0" x 10' 6"

FIRST FLOOR	M	FT
Bedroom 3	3.40 x 2.97	11' 2" x 9' 9"
Bedroom 4/Study	3.21 x 3.01	10' 6" x 9' 10"

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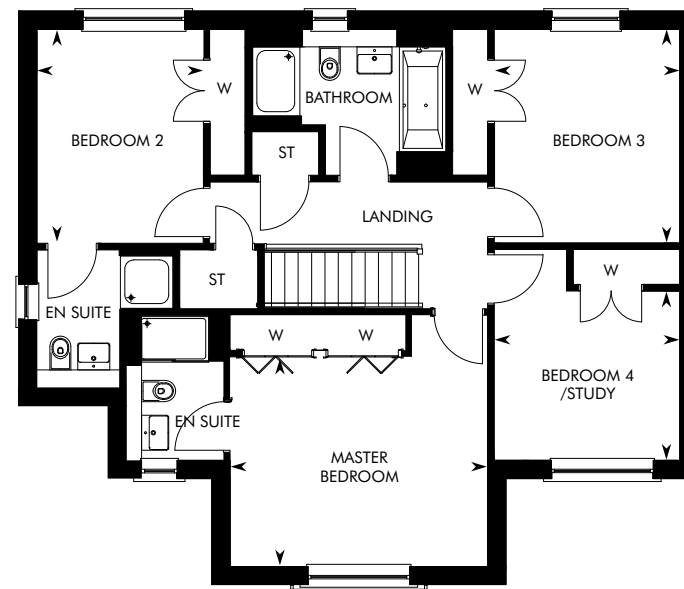
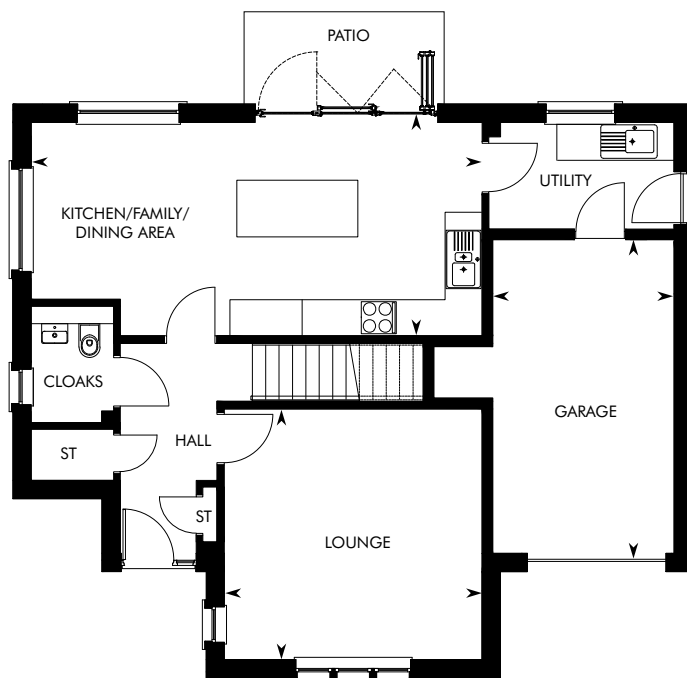
Computer Generated Image – A typical Cleland

# THE CLELAND

4 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE







GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.74 x 3.67	25' 5" x 12' 1"
Lounge	4.43 x 4.31	14' 6" x 14' 1"

GROUND FLOOR	M	FT
Garage	5.40 x 3.09	17' 9" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.43 x 3.60	14' 6" x 11' 10"
Bedroom 2	3.68 x 2.86	12' 1" x 9' 5"

FIRST FLOOR	M	FT
Bedroom 3	3.67 x 3.19	12' 0" x 10' 5"
Bedroom 4/Study	3.19 x 2.91	10' 5" x 9' 7"

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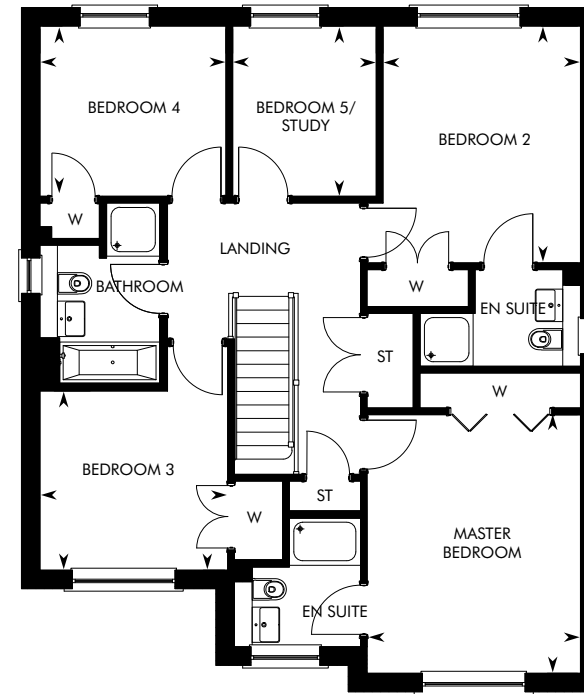
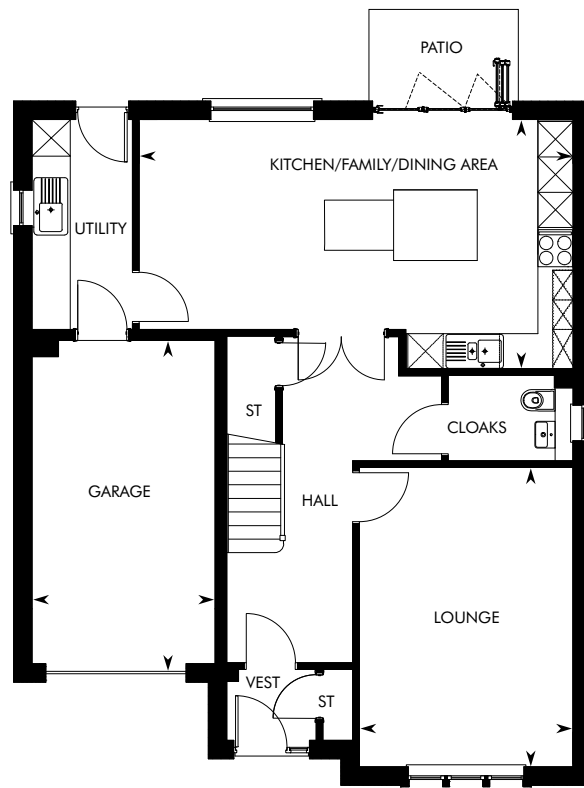


Computer Generated Image - A typical Crichton

# THE CRICHTON

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	7.35 x 3.56	24' 1" x 11' 8"
Lounge	5.07 x 3.62	16' 8" x 11' 10"

GROUND FLOOR	M	FT
Garage	5.49 x 3.09	18' 0" x 10' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.39 x 3.62	14' 5" x 11' 10"
Bedroom 2	4.02 x 3.35	13' 2" x 11' 10"
Bedroom 3	3.19 x 3.04	10' 5" x 10' 0"

FIRST FLOOR	M	FT
Bedroom 4	3.16 x 2.89	10' 4" x 9' 6"
Bedroom 5/Study	2.89 x 2.44	9' 6" x 8' 0"

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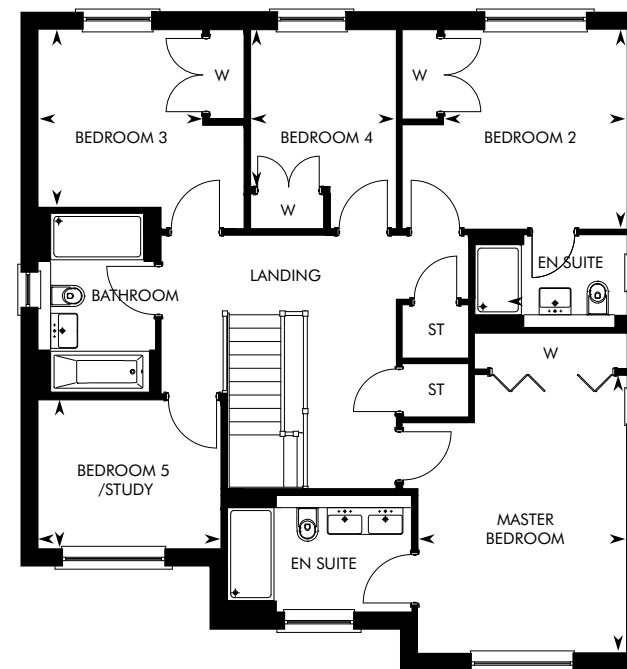
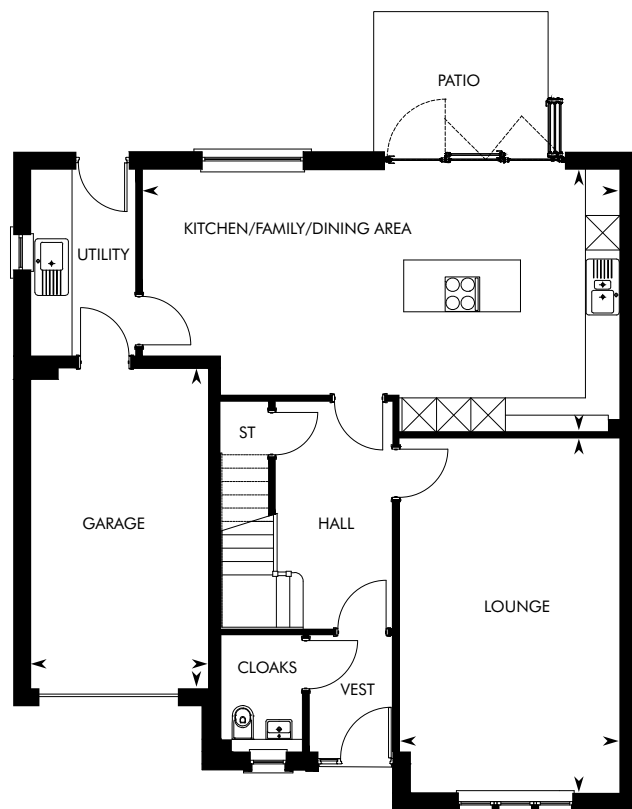




# THE DARROCH

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	8.21 x 4.50	26' 11" x 14' 9"
Lounge	6.10 x 3.79	20' 0" x 12' 5"

GROUND FLOOR	M	FT
Garage	5.51 x 3.04	18' 1" x 10' 0"

FIRST FLOOR	M	FT
Master Bedroom	4.78 x 3.59	15' 8" x 11' 9"
Bedroom 2	3.42 x 3.14	11' 3" x 10' 4"
Bedroom 3	3.05 x 2.82	10' 0" x 9' 3"

FIRST FLOOR	M	FT
Bedroom 4	2.71 x 2.50	8' 11" x 8' 2"
Bedroom 5/Study	3.14 x 2.56	10' 4" x 8' 5"

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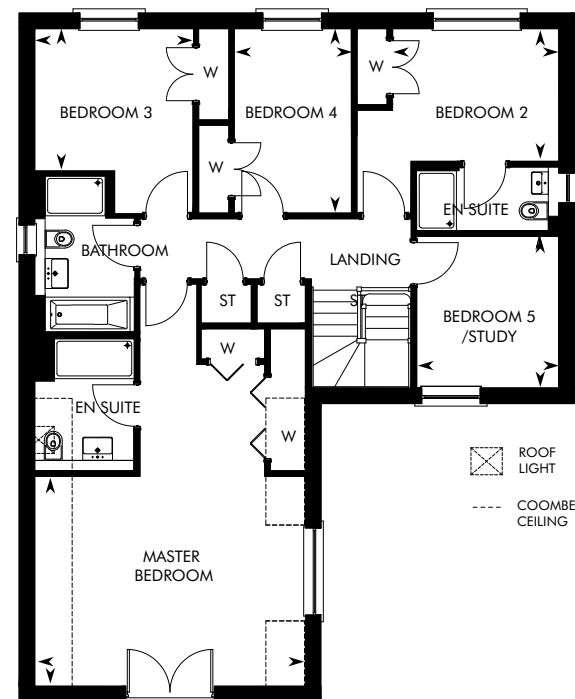
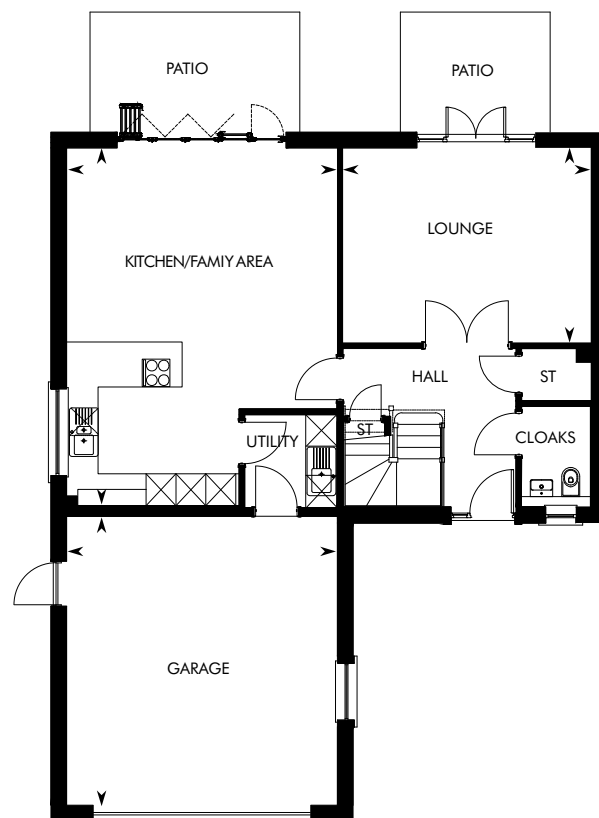
Computer Generated Image – A typical Dewar

# THE DEWAR FE

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE







GROUND FLOOR	M	FT
Kitchen/Family Area	7.17 x 5.42	23' 6" x 17' 9"
Lounge	4.96 x 3.90	16' 3" x 12' 10"

GROUND FLOOR	M	FT
Garage	5.79 x 5.43	19' 0" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.20	17' 10" x 13' 10"
Bedroom 2	3.33 x 2.66	10' 11" x 8' 9"
Bedroom 3	3.17 x 2.84	10' 5" x 9' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.70 x 2.34	12' 1" x 7' 8"
Bedroom 5/Study	3.04 x 2.85	10' 0" x 9' 4"

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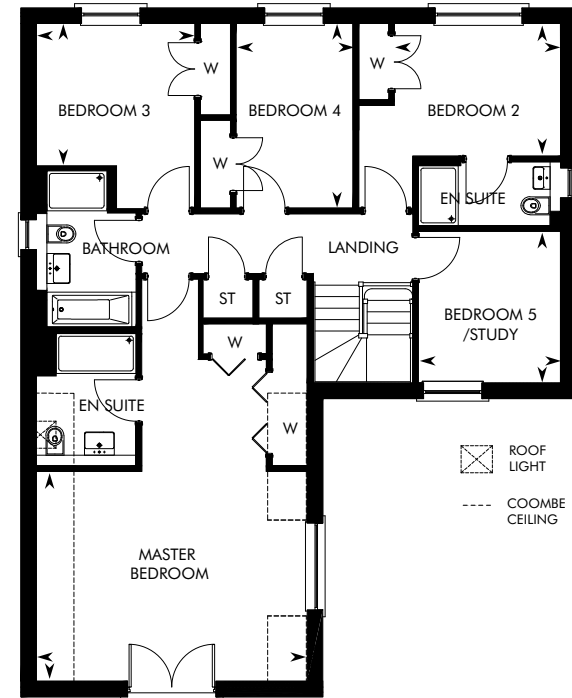
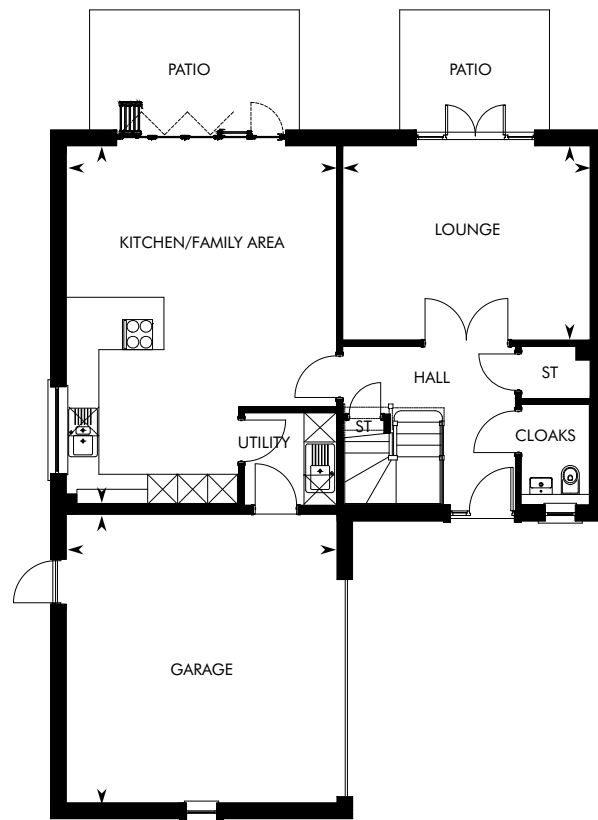


Computer Generated Image – A typical Dewar

# THE DEWAR SE

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Family Area	7.17 x 5.42	23' 6" x 17' 9"
Lounge	4.96 x 3.90	16' 3" x 12' 10"

GROUND FLOOR	M	FT
Garage	5.79 x 5.43	19' 0" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	5.43 x 4.20	17' 10" x 13' 10"
Bedroom 2	3.33 x 2.66	10' 11" x 8' 9"
Bedroom 3	3.17 x 2.84	10' 5" x 9' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.70 x 2.34	12' 1" x 7' 8"
Bedroom 5/Study	3.04 x 2.85	10' 0" x 9' 4"

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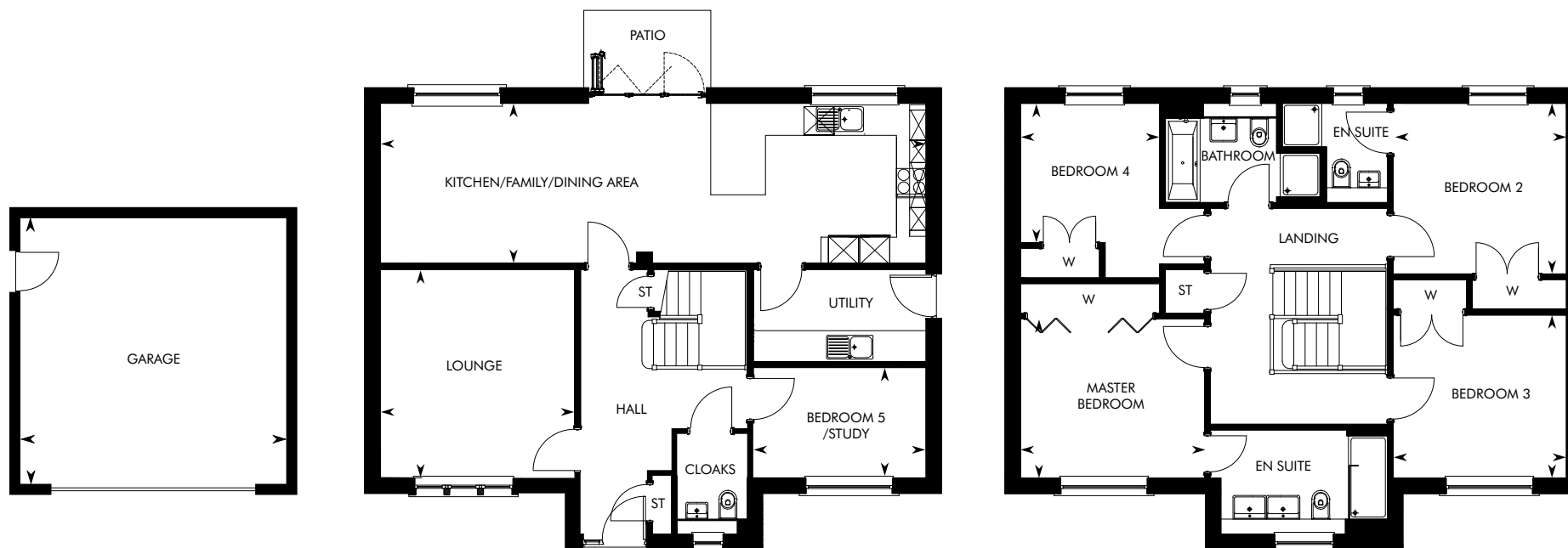


Computer Generated Image – A typical Elliot

# THE ELLIOT

4 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	11.02 x 3.24	36' 2" x 10' 7"
Lounge	4.22 x 3.93	13' 10" x 12' 11"

GROUND FLOOR	M	FT
Bedroom 5/Study	3.49 x 2.23	11' 5" x 7' 4"
Detached Double Garage	5.63 x 5.63	18' 6" x 18' 6"

FIRST FLOOR	M	FT
Master Bedroom	3.72 x 3.22	12' 2" x 10' 7"
Bedroom 2	3.50 x 3.45	11' 6" x 11' 4"

FIRST FLOOR	M	FT
Bedroom 3	3.50 x 3.30	11' 6" x 10' 10"
Bedroom 4	2.82 x 2.81	9' 3" x 9' 3"

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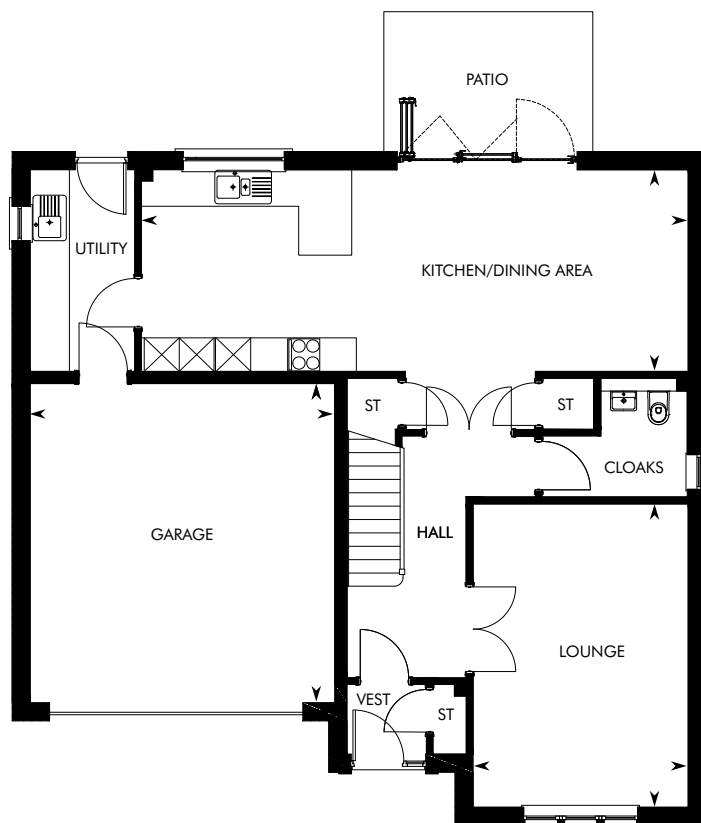


# THE GARVIE

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE

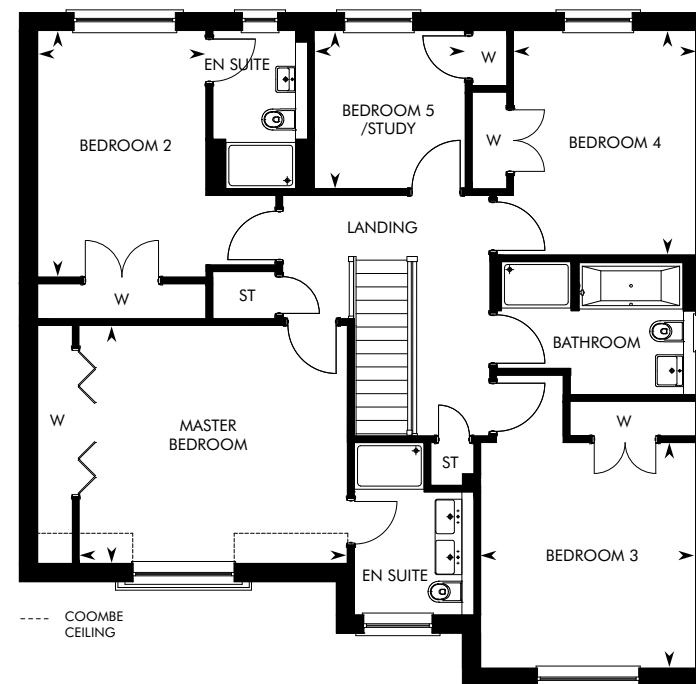






GROUND FLOOR	M	FT
Kitchen/Dining Area	9.41 x 3.47	30' 11" x 11' 5"
Lounge	5.22 x 3.70	17' 2" x 12' 2"

GROUND FLOOR	M	FT
Garage	5.49 x 5.24	18' 0" x 17' 2"



FIRST FLOOR	M	FT
Master Bedroom	4.62 x 4.10	15' 2" x 13' 5"
Bedroom 2	2.90 x 4.25	9' 6" x 13' 11"
Bedroom 3	3.88 x 3.70	12' 2" x 12' 9"

FIRST FLOOR	M	FT
Bedroom 4	3.86 x 3.14	12' 8" x 10' 3"
Bedroom 5/Study	2.72 x 2.60	8' 11" x 8' 6"

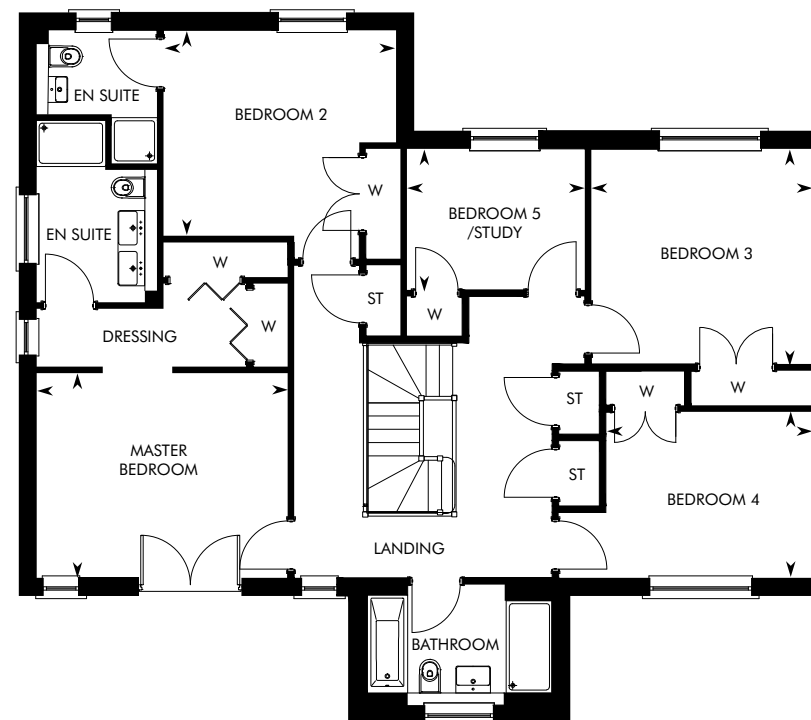
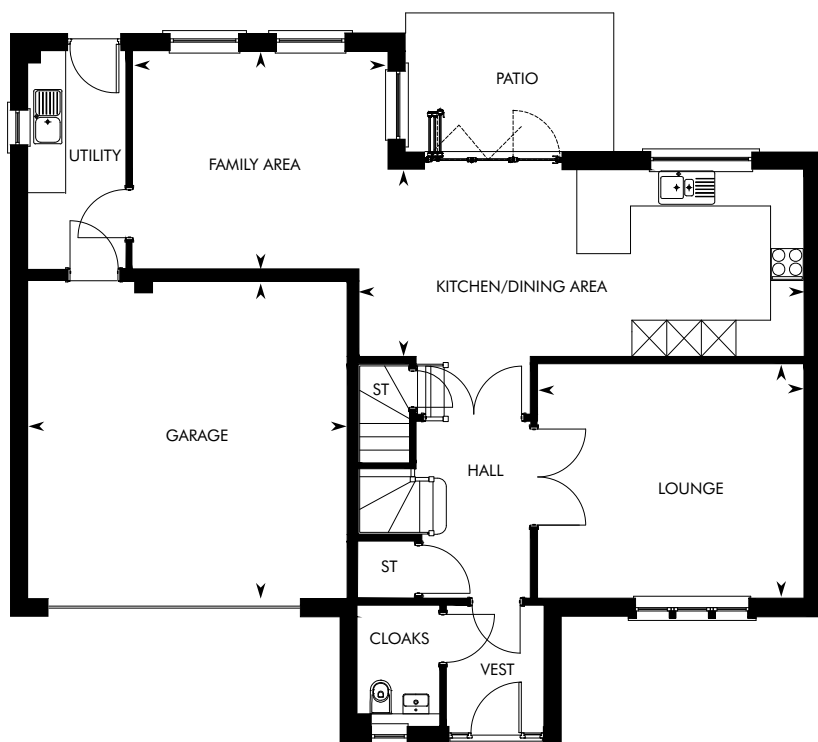
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# THE KENNEDY

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLD FOLD VILLAGE





GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen/Dining Area	7.70 x 3.23	25' 3" x 10' 7"	Lounge	4.61 x 4.06	15' 2" x 13' 4"
Family Area	4.41 x 3.77	14' 6" x 12' 4"	Garage	5.51 x 5.50	18' 1" x 18' 0"

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Master Bedroom	4.34 x 3.54	14' 3" x 11' 7"	Bedroom 4	3.58 x 2.87	11' 9" x 9' 5"
Bedroom 2	4.03 x 3.56	13' 2" x 11' 8"	Bedroom 5/Study	3.08 x 2.44	10' 1" x 8' 0"
Bedroom 3	3.83 x 3.72	12' 7" x 12' 3"			

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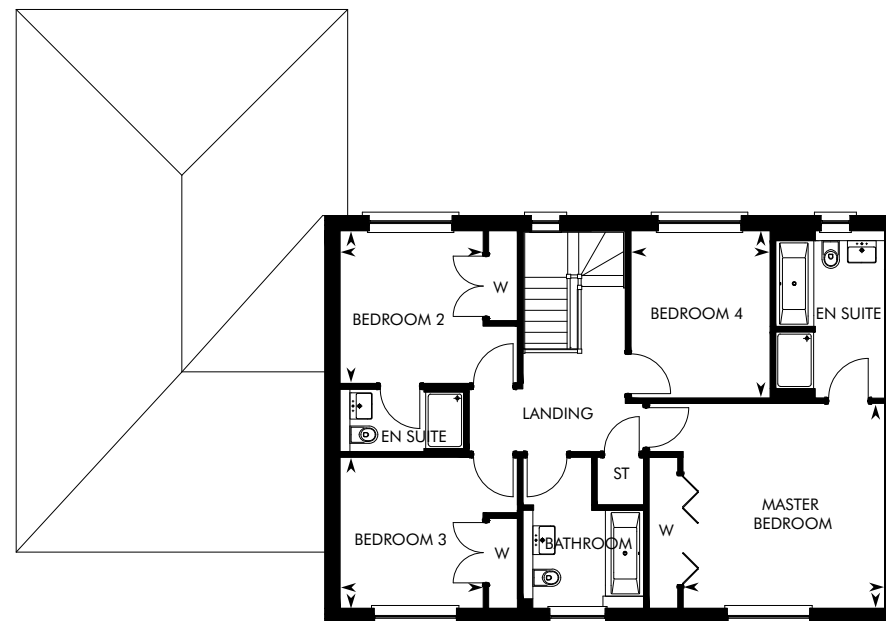
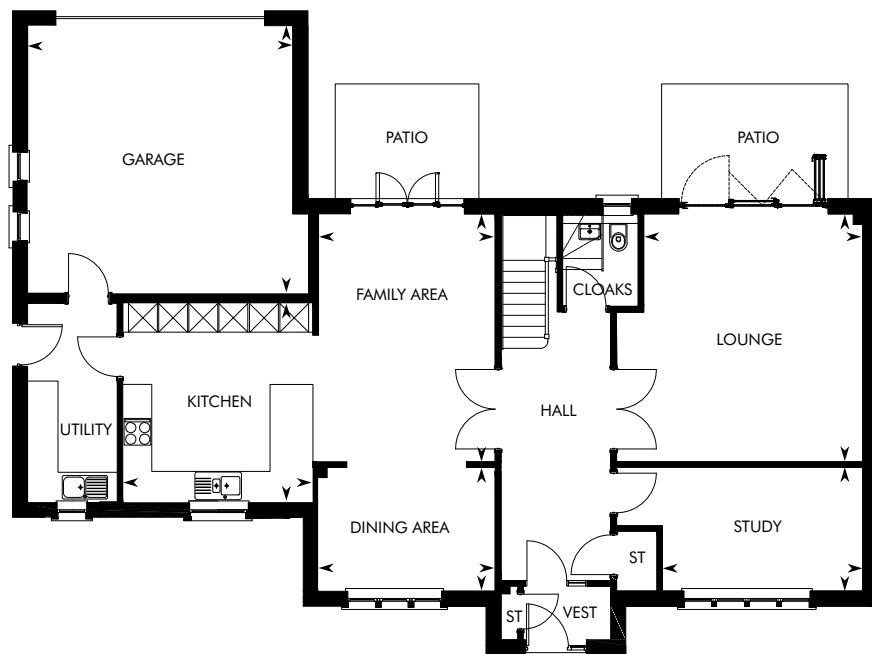


Computer Generated Image – A typical Laird

# THE LAIRD

4 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





GROUND FLOOR	M	FT
Kitchen	4.16 x 3.97	13' 8" x 13' 0"
Family Area	5.19 x 3.69	17' 0" x 12' 1"
Dining Area	3.70 x 2.60	12' 2" x 8' 6"

GROUND FLOOR	M	FT
Lounge	5.19 x 4.58	17' 0" x 15' 0"
Study	4.19 x 2.60	13' 9" x 8' 6"
Garage	5.59 x 5.55	18' 4" x 18' 2"

FIRST FLOOR	M	FT
Master Bedroom	4.28 x 4.21	14' 1" x 13' 10"
Bedroom 2	3.20 x 3.00	10' 6" x 9' 10"

FIRST FLOOR	M	FT
Bedroom 3	3.16 x 3.00	10' 4" x 9' 10"
Bedroom 4	3.50 x 2.91	11' 6" x 9' 7"

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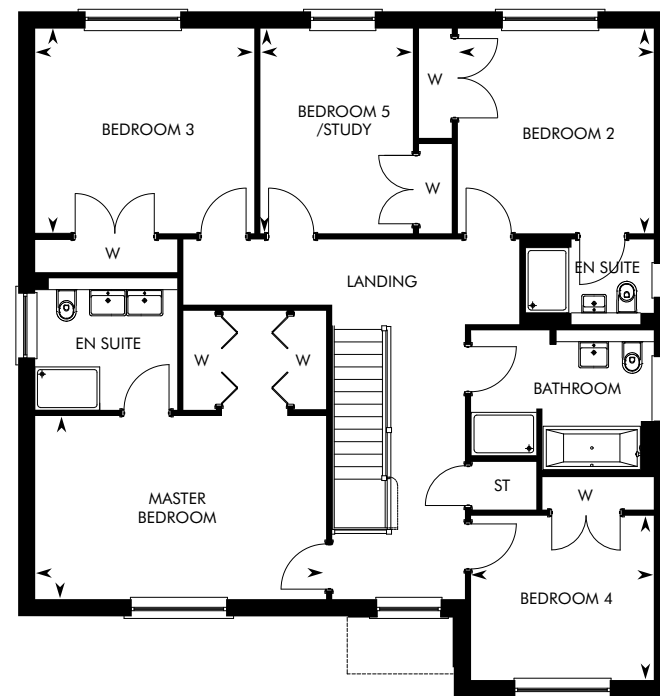
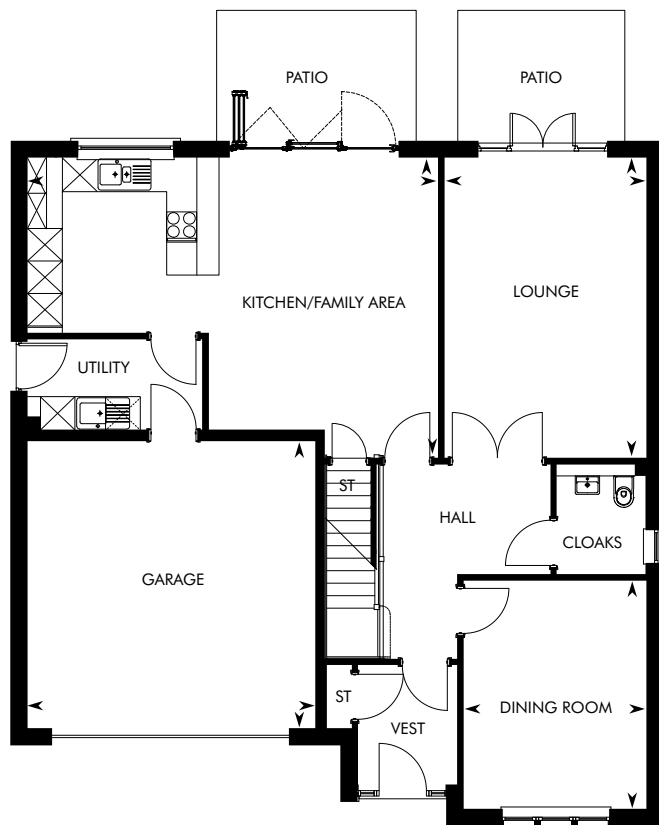


# THE LEWIS

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLD FOLD VILLAGE







GROUND FLOOR	M	FT
Kitchen/Family Area	7.56 x 5.53	24' 10" x 18' 2"
Lounge	5.53 x 3.72	18' 2" x 12' 2"

GROUND FLOOR	M	FT
Dining Room	4.21 x 3.37	13' 10" x 11' 1"
Garage	5.30 x 5.29	17' 5" x 17' 4"

FIRST FLOOR	M	FT
Master Bedroom	5.36 x 3.38	17' 7" x 11' 1"
Bedroom 2	3.77 x 3.61	12' 4" x 11' 10"
Bedroom 3	4.04 x 3.77	13' 3" x 12' 4"

FIRST FLOOR	M	FT
Bedroom 4	3.37 x 3.03	11' 1" x 9' 11"
Bedroom 5/Study	3.77 x 2.81	12' 4" x 9' 3"

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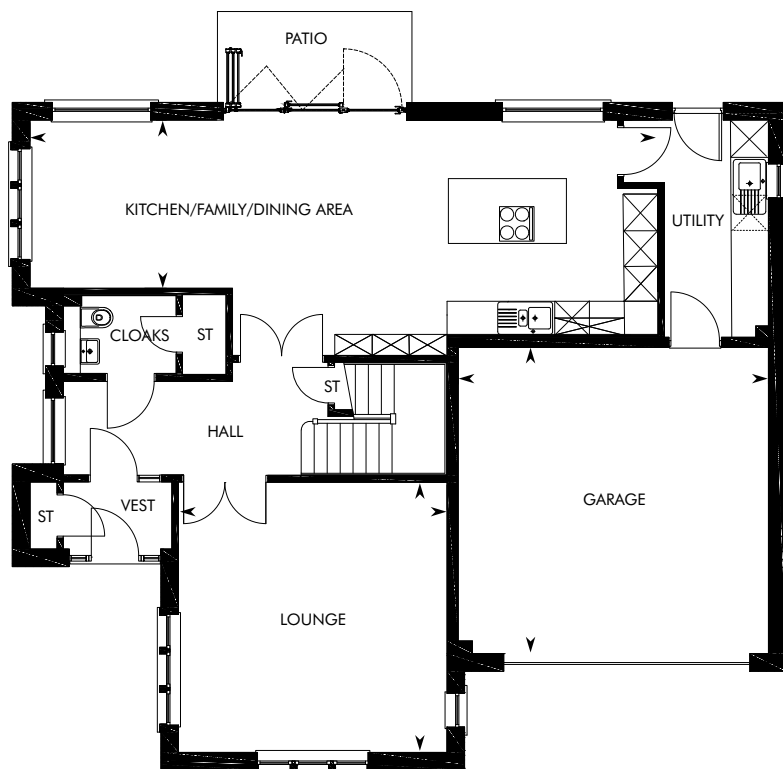


Computer Generated Image – A typical Lowther

# THE LOWTHER

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLD FOLD VILLAGE





GROUND FLOOR	M	FT	GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	10.42 x 2.98	34' 2" x 9' 9"	Garage	5.49 x 5.42	18' 0" x 17' 9"
Lounge	4.79 x 4.74	15' 8" x 15' 7"			

FIRST FLOOR	M	FT	FIRST FLOOR	M	FT
Master Bedroom	4.79 x 4.04	15' 9" x 13' 3"	Bedroom 4	3.95 x 2.98	12' 11" x 9' 9"
Bedroom 2	4.37 x 3.97	14' 4" x 13' 0"	Bedroom 5/Study	2.98 x 2.62	9' 9" x 8' 7"
Bedroom 3	4.87 x 2.98	16' 0" x 9' 9"			

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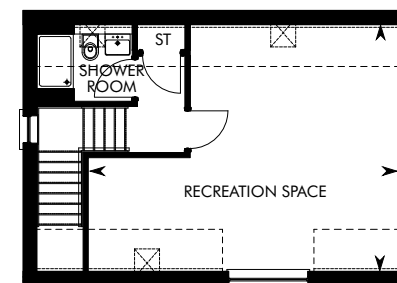
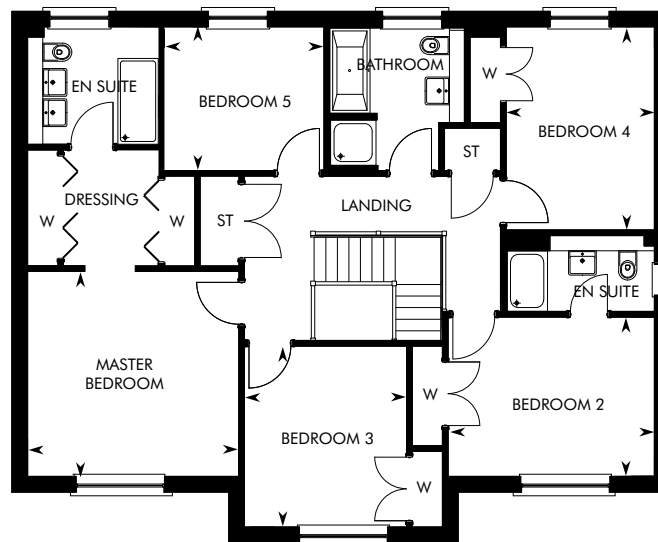
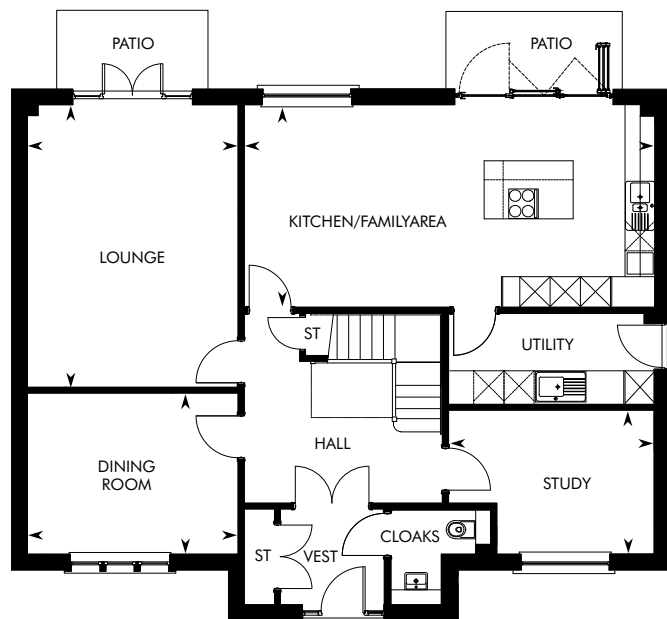


Computer Generated Image – A typical MacRae

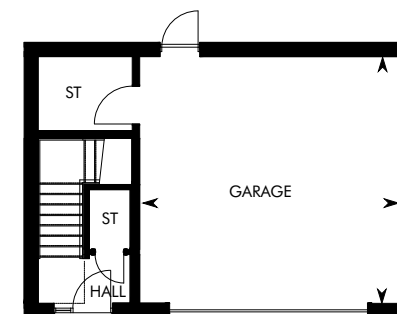
# THE MACRAE

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE





 ROOF LIGHT
  COOMBE CEILING



GROUND FLOOR	M	FT
Kitchen/Family Area	8.13 x 4.02	26' 8" x 13' 2"
Lounge	5.59 x 4.18	18' 4" x 13' 8"
Dining Room	4.18 x 3.19	13' 8" x 10' 6"

GROUND FLOOR	M	FT
Study	4.08 x 2.86	13' 4" x 9' 5"
Detached Double Garage	5.71 x 5.44	18' 9" x 17' 10"

FIRST FLOOR	M	FT
Master Bedroom	4.19 x 4.06	13' 9" x 13' 4"
Bedroom 2	4.09 x 3.16	13' 5" x 10' 4"
Bedroom 3	3.59 x 3.21	11' 9" x 10' 6"
Bedroom 4	4.03 x 2.94	13' 2" x 9' 8"

FIRST FLOOR	M	FT
Bedroom 5	3.17 x 2.85	10' 5" x 9' 4"
Recreation Space (above Garage)	6.82 x 5.44	22' 4" x 17' 10"

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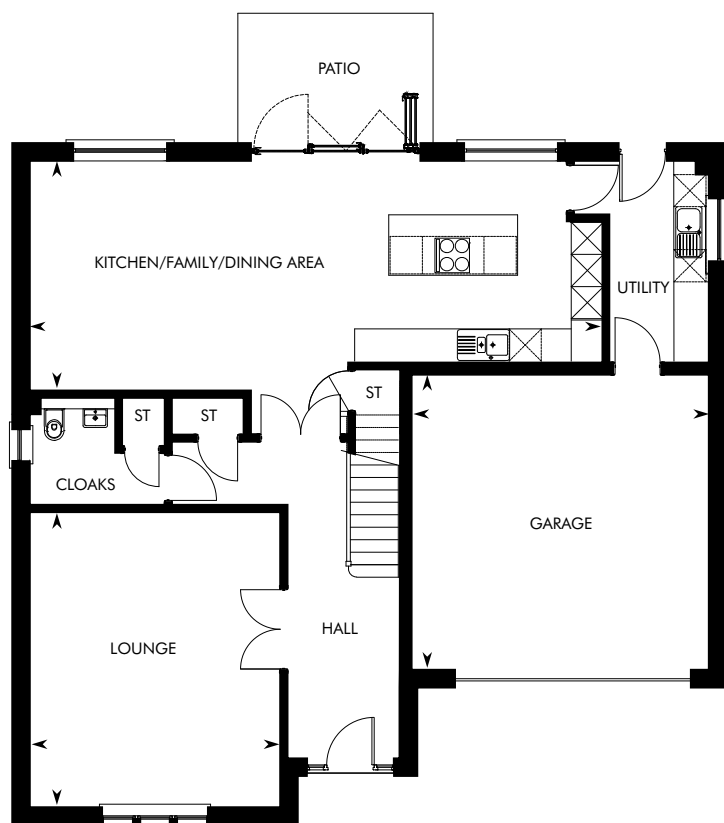


# THE MONCRIEF

5 BEDROOM DETACHED HOME AT MILLTIMBER MANOR AT OLDFOLD VILLAGE







GROUND FLOOR	M	FT
Kitchen/Family/ Dining Area	10.57 x 4.25	34' 8" x 13' 11"
Lounge	5.45 x 4.62	17' 11" x 15' 2"

GROUND FLOOR	M	FT
Garage	5.49 x 5.45	18' 0" x 17' 11"

FIRST FLOOR	M	FT
Master Bedroom	5.56 x 3.54	18' 3" x 11' 7"
Bedroom 2	3.91 x 3.57	12' 10" x 11' 8"
Bedroom 3	3.39 x 3.30	11' 1" x 10' 10"

FIRST FLOOR	M	FT
Bedroom 4	2.99 x 2.87	9' 10" x 9' 5"
Bedroom 5	3.30 x 2.70	10' 10" x 8' 10"

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. All measurements are approximate only and for guidance purposes. Floor plan layouts and specifications are correct at time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Advisor for the most up-to-date information. Please note that distances referred to in this brochure are obtained from google.co.uk/maps. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press 08.03.18. CALA (North) Limited, registered in Scotland company number SC053746. Registered office: Johnstone House, 52-54 Rose Street, Aberdeen AB10 1HA: Agent of CALA Management Limited. The Moncrief.

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