



Welcome to the  
**Kirkton**

270m<sup>2</sup>



Living Area

5



Bedrooms

Double



Garage

Optional



Sun-Lounge

An impressive, generously proportioned,  
five bedroom detached family home.

This extensive and impressive home has a well proportioned open-plan kitchen/dining room, with the option of adding a sun-lounge to create a magnificent open area. Outside there's a private garden and an integral double garage. Upstairs are five spacious double bedrooms, all fitted with built-in wardrobes and en-suites. The interior of this home is finished throughout in white MDF and fitted with high-quality, low-energy UPVC double-glazed windows as standard. And naturally, every one of our houses comes with a ten-year warranty.

# Kirkton

An impressive, generously proportioned, five bedroom detached family home.

## Total living area:

(excluding garage and sun-lounge)  
All dimensions are taken to the widest point.

# 270m<sup>2</sup>

Ground Floor	m <sup>2</sup>
Lounge	5.8 x 5.0
Kitchen / Dining	5.1 x 10.9
Sun-Lounge (Optional)	4.0 x 6.3
Shower Room	1.8 x 2.0
Utility	3.4 x 4.7
WC	1.8 x 1.5
Garage	6.5 x 5.8

First Floor	m <sup>2</sup>
Master Bedroom	5.4 x 4.0
Bedroom 2	5.3 x 5.0
Bedroom 3	4.6 x 3.5
Bedroom 4	3.5 x 3.6
Bedroom 5	5.5 x 3.5
Bathroom	2.3 x 2.0
En-suite 1	3.2 x 2.2
En-suite 2	2.3 x 2.0
En-suite 3	1.5 x 2.6
En-suite 4	1.7 x 3.5
Dressing Room	2.0 x 2.5

## A higher standard of home

### Modern fitted kitchens

We want this to be your kitchen - that's why we give you a choice of quality German and British-made designs. Discuss your requirements with our designer, and we'll help you choose from the variety of cabinets, worktops, appliances and lighting on offer. The price you pay for your new home includes an allowance towards your kitchen, and you can add to this if you want to upgrade. Utility rooms can be fitted out to match your kitchen design.

### Stylish designer bathrooms

For your family bathroom, en-suites and cloakroom, choose from our stylish contemporary range of designs, colourways and fittings. There's also a great selection of wall tiles and fashionable wetwall. The price you pay for your new home includes an allowance towards your bathroom, and you can add to this if you want to upgrade.

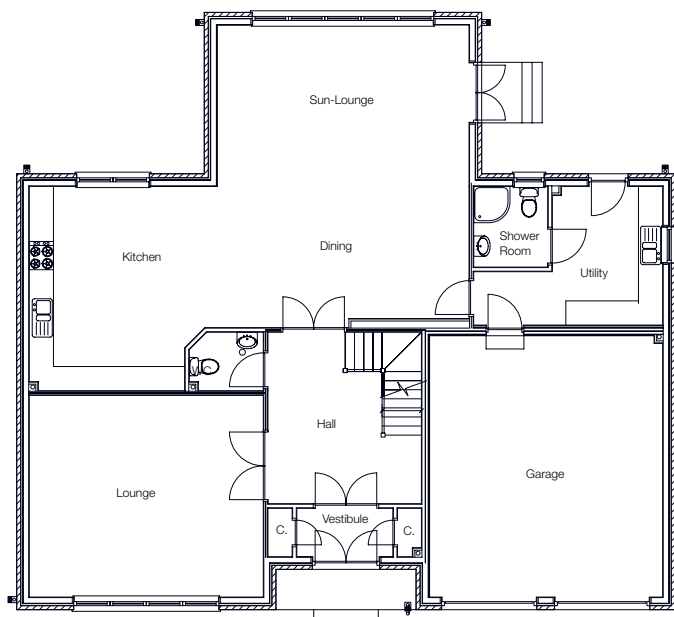
### High-performance windows and doors

Double-glazed windows are fitted as standard throughout all Colaren property. Windows are high-performance, low-energy UPVC matching the style of each home complimented by external high-performance composite doors with feature haze glass. All doors feature modern, chrome-finish ironmongery.

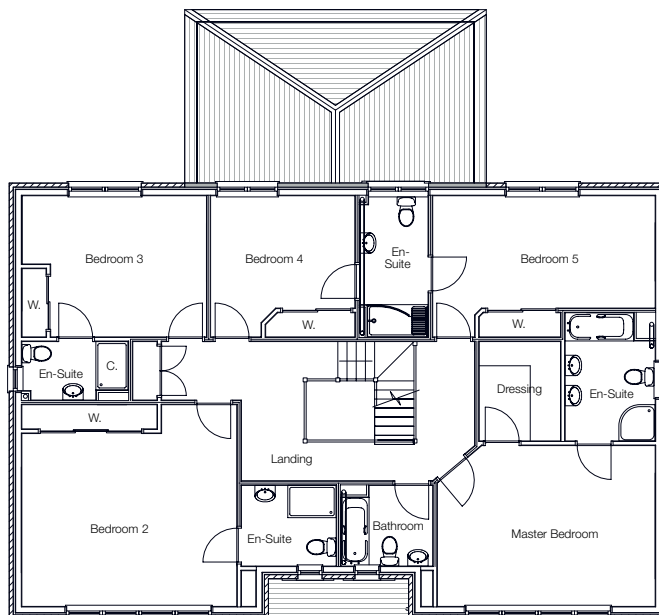
### Custom interior design

All walls will be finished in your choice of either Classic White or Natural Hessian. There will be ample power points in each room, and you can sit down with our designers and decide exactly where you want your sockets, radiators and TV/ satellite points. Central ceiling light pendants come standard in all rooms, with the option to upgrade to LED spotlighting.

## Ground Floor Plan



## First Floor Plan



### Sales Office:

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