



A NEW DEVELOPMENT AT ABOYNE IN THE HEART OF ROYAL DEESIDE

# KEMSLEYgreen

BY BANCON HOMES

CONTEMPORARY  
FAMILY LIVING  
IN AN AREA OF  
TIMELESS BEAUTY

Bancon Homes





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## Bancon Homes at Aboyne



Kemsley Green enjoys the best of all worlds – quality homes; a full range of community facilities; spectacular countryside, with stunning views across the hills of Royal Deeside and opportunities to experience the great outdoors; and a city within easy reach.

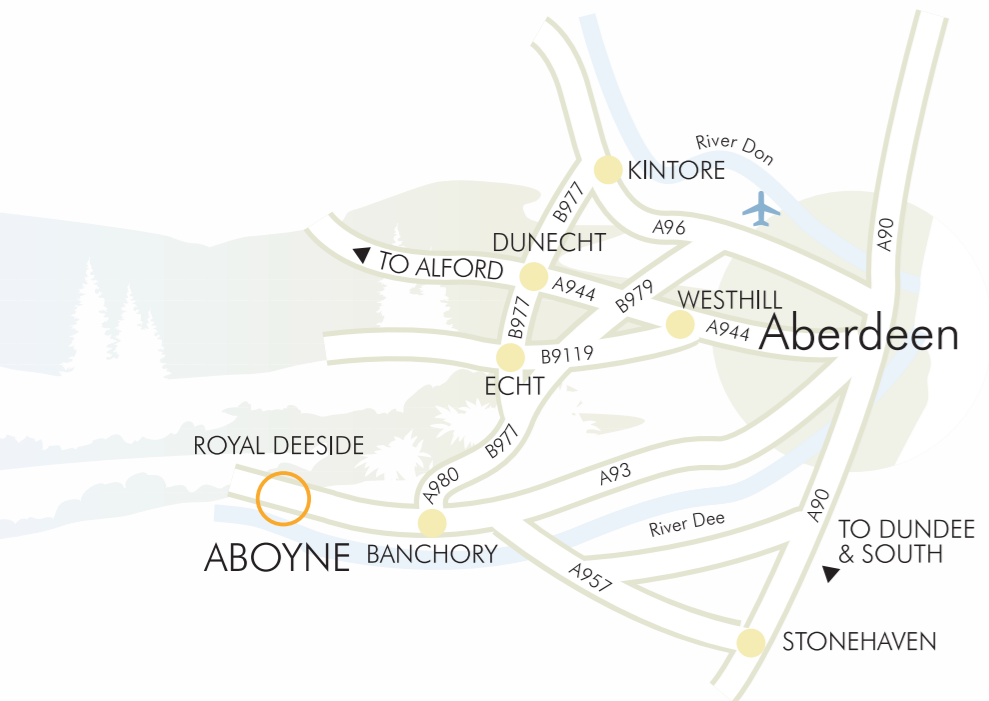
Aboyne is midway between the splendour of the Cairngorms National Park and Aberdeen, with its cosmopolitan attractions. As a commuter town, Aboyne is within convenient distance of the city, Europe's Energy Capital, where there is also an international airport and connections with the national rail network.

A village green and its location on the banks of the River Dee give Aboyne a special charm all of its own. The town's modern services include a health centre, dental surgery, pharmacy and library, as well as a variety of shops, restaurants and hotels.

There's a primary school for the under-12s, while the local academy, includes a Community Education Centre where sporting and other facilities include a swimming pool. The thriving town hosts an annual Aboyne and Deeside Festival and a famous Highland Games. There's a wealth of activities in the area - from hang-gliding and gliding in some of the best conditions in Europe, to orienteering and hill-walking in glens, forests and moorland; water ski-ing at Aboyne Loch or ski-ing at nearby Glenshee or the Lecht; bowling, tennis and rugby. There is also a range of excellent golf courses in the area.

Kemsley Green – contemporary family living in an area of timeless beauty.





Kemsley Green gives that extra choice, with a carefully planned selection of 11 different styles of homes, all detached, from three-bedroom bungalows to five-bedroom villas. Spaciousness, quality and luxury, including modern fitted kitchens and bathrooms, are features of all Bancon Homes. Internally and externally – with attractive landscaping – these are homes designed for family living in an environment for families to enjoy.



### Amended site layout

- The Strathisla
- The Balvenie
- The Jura
- The Kintyre
- The Arran
- The Skye
- The Isla
- The Dalmore
- The Benriach
- The Mull
- The Glendronach



B 9094 to Tarland

to Town Centre

FUTURE HOUSING

FUTURE HOUSING

CHARLTON AVENUE

CYCLE PATH

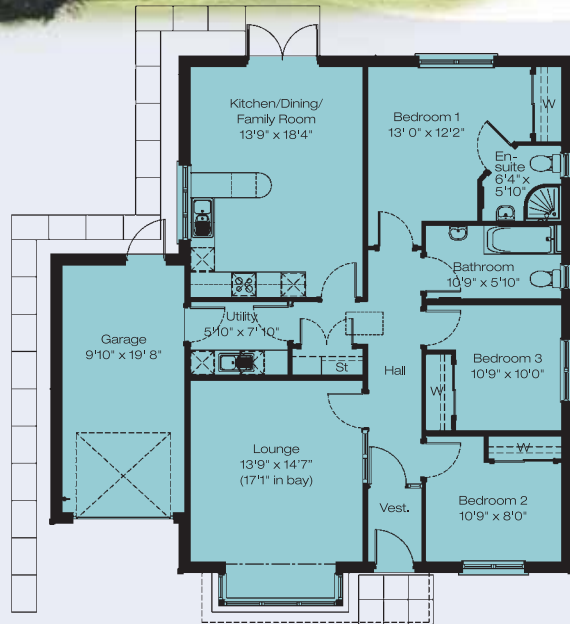
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CYCLE PATH

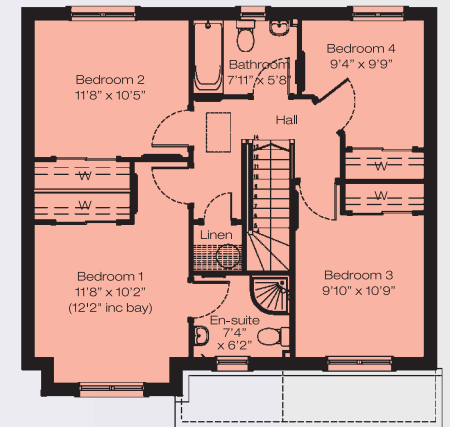
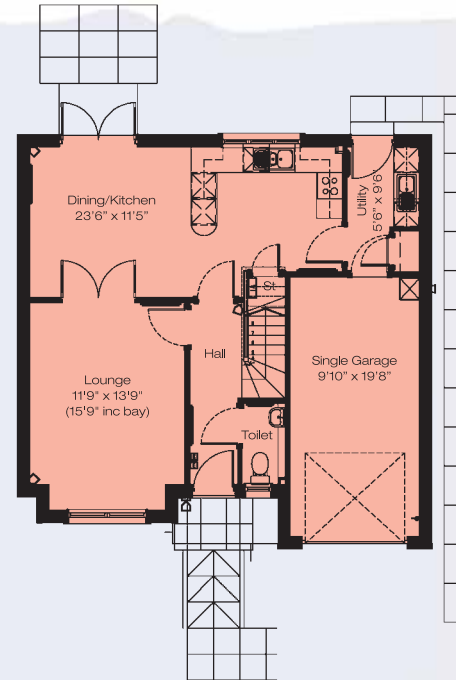
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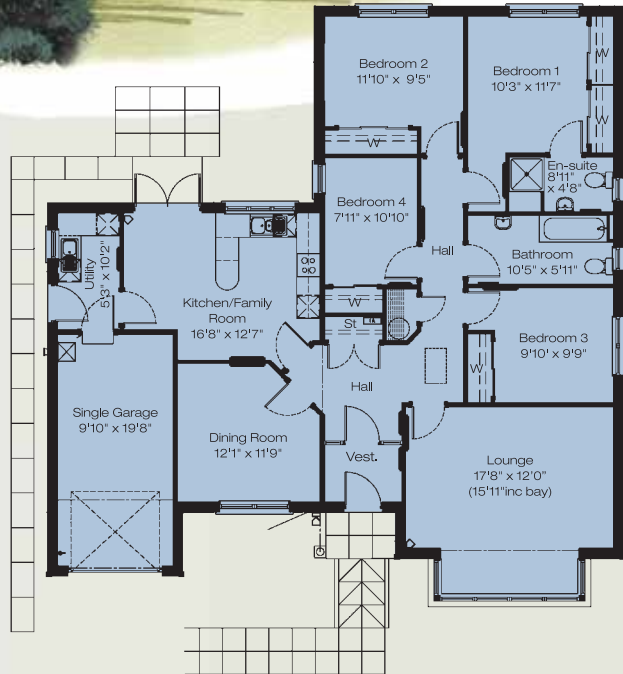
The Strathisla  
3 Bedroom Bungalow



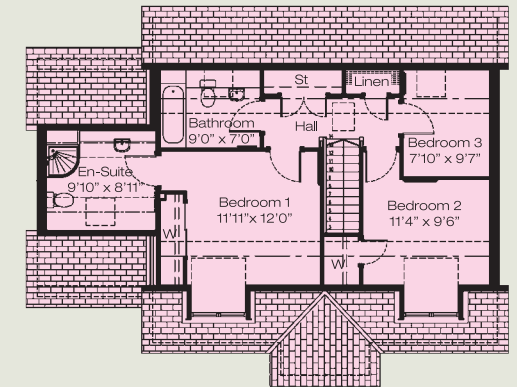
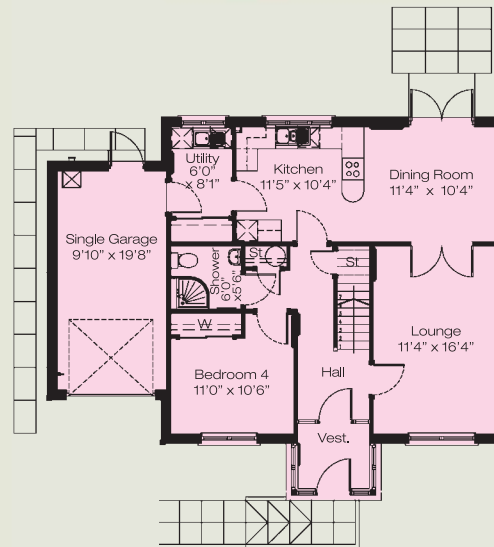
The Balvenie  
4 Bedroom Villa



The Jura  
4 Bedroom Bungalow



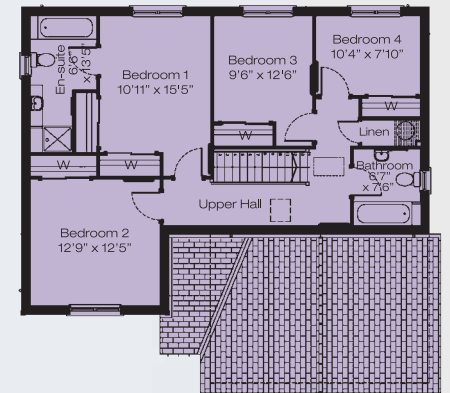
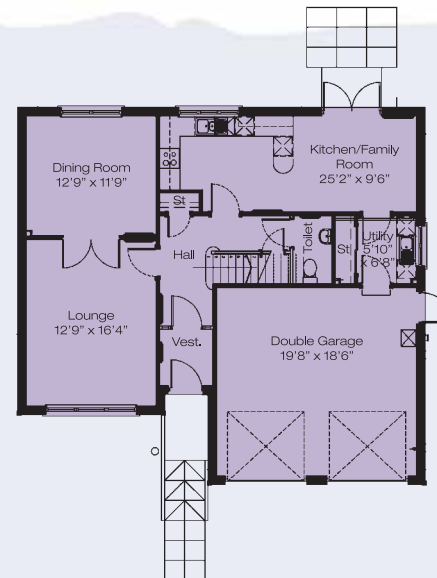
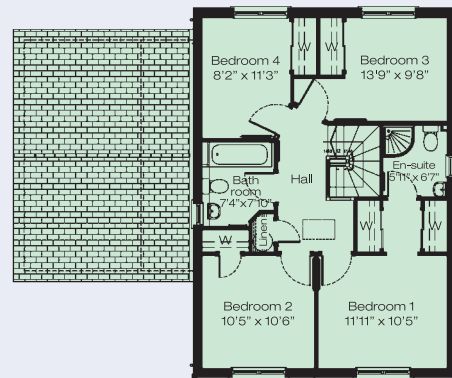
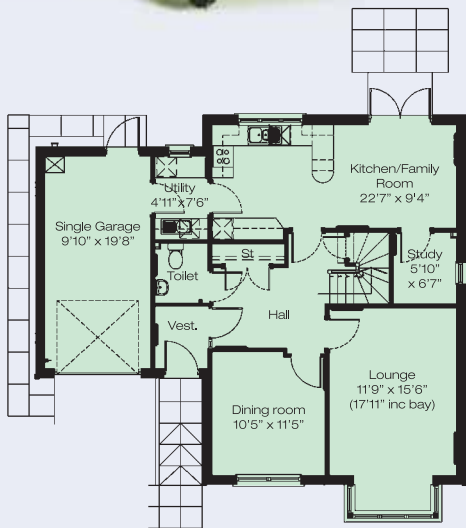
The Kintyre  
4 Bedroom Villa



The Arran  
4 Bedroom Villa



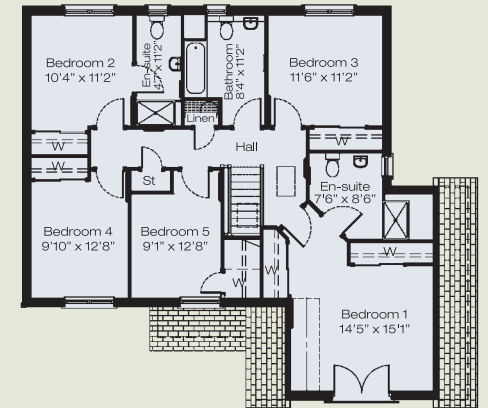
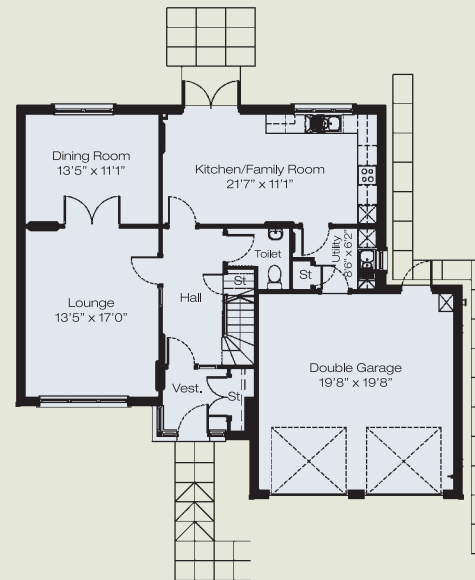
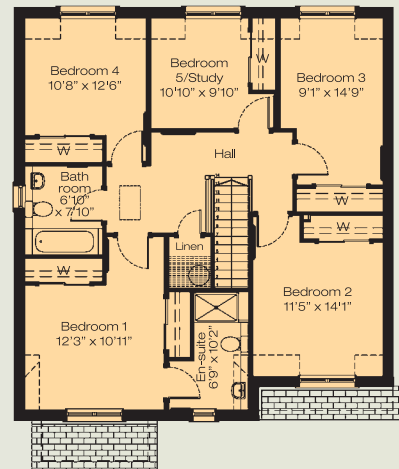
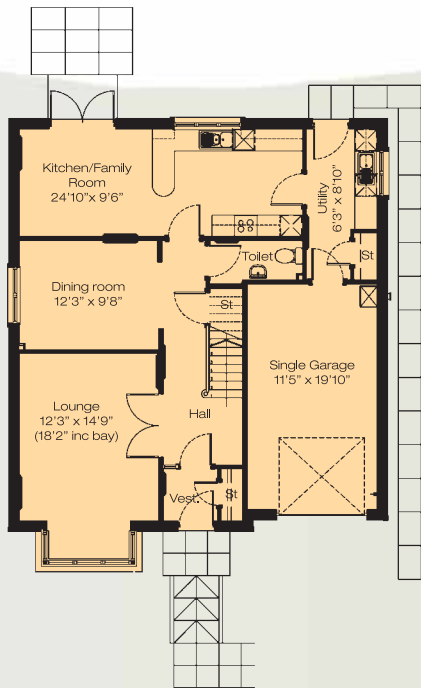
The Skye  
4 Bedroom Villa



The Isla  
5 Bedroom Villa



The Dalmore  
5 Bedroom Villa



The Benriach  
5 Bedroom Villa

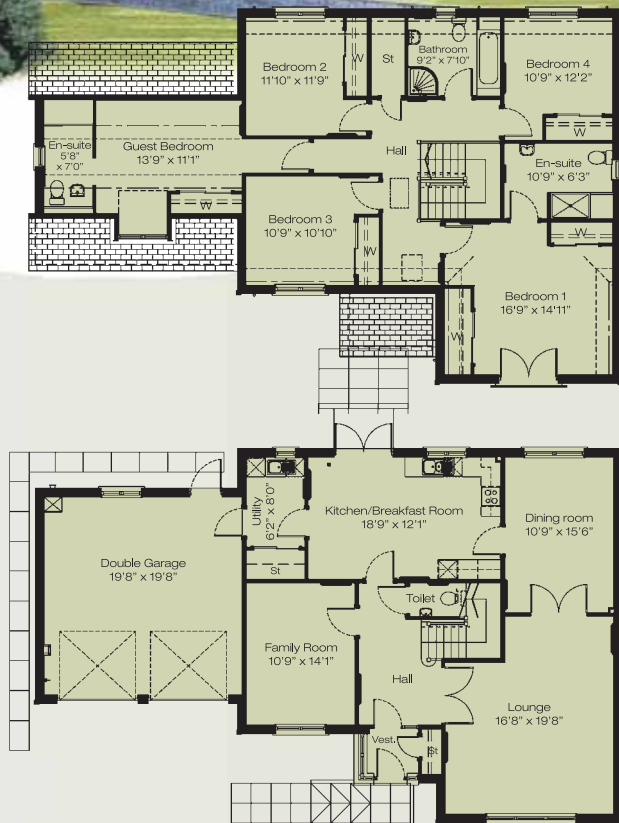


The Mull  
5 Bedroom Villa



# The Glendronach

5 Bedroom Villa



## Specification

### Kitchens

A wide choice of quality kitchen units and worktops which will include integrated appliances. Colour co-ordinated wall tiles can be selected from our extensive range and will be fitted between the wall units and the work tops. Lights to be fitted below all wall units.

### Bathrooms

A quality range of white sanitary ware will be provided. Colour co-ordinated wall tiles can be selected from our extensive range.

### Decoration

Ceilings and walls shall be painted with white and magnolia emulsion respectively. Skirting's, facings, and internal doors shall be finished in white. Brass door handles. Stairs to be finished in either antique pine stain or white paint finish. All exposed roof timber to have a paint finish, green paint to fascia and feature timber, white paint finish everywhere else. Windows to be finished with white paint both internally and externally.

### General Heating

Heating and hot water will be supplied by oil fired condensing boiler with thermostatically controller radiators.

### Safety

Mains wired smoked detectors will be fitted to the ground floor and the upper hall.

### Externals

A gravel drive leading to the garage will serve each of the properties. Grey paving slabs will provide a path way to both the front and rear door. Front gardens will be turfed and rear gardens top soiled. Fencing shall be provided to side and rear boundaries. An external tap will be provided in the garage.

### NHBC

All houses are registered under the National House Building Council and carry a 10 year structural warranty.



### General Note

The specification outlined in this brochure is for general guidance only. In addition, each house and plot can differ from those illustrated in this brochure due to variation of external elevations and internal layout. Purchasers are requested to consult the detailed plan and specification for each individual plot and house type, available from our Sales Co-ordinator. Availability of choices is subject to construction programme.



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Misdescriptions Act which came into force in April 1993. All interested parties should consult the Sales Negotiator for the most up-to-date information. Any photographs within this brochure are to illustrate a typical Bancon Home, but are not necessarily specific to this development.