



KIRKWOOD
HOMES

presents

Inchmarlo

BANCHORY



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MISSION STATEMENT

A lot goes into a Kirkwood home

We design and build luxury homes in desirable locations, where people want to live - and we work hard to ensure the people who live there can enjoy the life they want.

That's why for over 35 years, Kirkwood Homes has been bringing quality to life.

We're delighted to further showcase the Kirkwood brand at Inchmarlo within the sought-after town of Banchory, a new and exciting addition to our portfolio of luxury developments across the North East. Inchmarlo will host a range of 85 stylish homes, appealing to a myriad of purchasers, with each home enjoying a superior build quality, pleasing aesthetics, thoughtfully designed internal layouts and a simply unrivalled internal specification.

For those who refuse to compromise on location or quality, this is a real opportunity to secure a luxury residence within a desirable setting.

Nestled within the beautiful Royal Deeside, surrounded by picturesque woodlands, hills and forest trails, and only a short drive to the welcoming community of Banchory, this prestigious new development will offer countryside living in a highly sought-after and prime location.

Welcome home

Inchmarlo. A stunning countryside development offering a variety of outstanding 3, 4, 5 and 6 bedroom homes, each completed with an unrivalled build quality and specification, synonymous with the Kirkwood brand.

From the popular 126m² 'Morven' to the executive 374m² 'Rannoch', this prime development will boast an array of stylish and luxurious homes, each offering expertly-designed internal layouts to cater for all needs and preferences.

Whether your new home 'wish-list' includes a desirable home office, walk-in-wardrobe, double garage or an on-trend garden room, the ideal home awaits you at Inchmarlo.

Set within the beautiful Scottish countryside, Inchmarlo certainly offers the best of both worlds - an easy commute to Aberdeen, fantastic amenities nearby and endless access to the great outdoors, right on the doorstep.

Set within the beautiful Scottish countryside, on the outskirts of one of the best places to live in the UK





Bringing quality to life

OUR HOMES

In the first instance, our expert in-house architects carefully plan and design our beautiful homes, fulfilling the brief of maximising internal space with modern living in mind, providing flexible and adaptable living space to suit every family.

Our highly skilled workforce then construct and create our luxury homes under the guidance of our exceptional Site Managers, using only quality materials to ensure a truly unrivalled standard of build and quality of finish.

To guide you through your home buying journey, our experienced and friendly Sales Consultants are always on-hand from reservation through to handover, offering useful advice and assistance every single step of the way.



HOUSETYPES



The Birse

DETACHED

3+



The Morven

DETACHED

4



The Lyon

DETACHED

4



The Marr

DETACHED

4



The Drumallan

DETACHED

5



The Torridon

DETACHED

5



The Gullane

DETACHED

5



The Rannoch

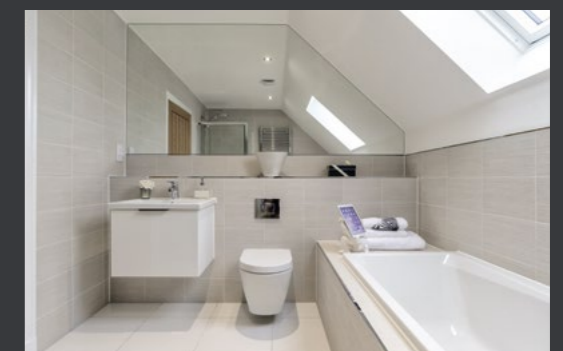
DETACHED

6

Specification

Inchmarlo offers a selection of outstanding 3, 4, 5 and 6 bedroom homes, each exuding luxury both inside and out. From our popular 4 bed 'Morven' and 'Marr', to our newly-designed 5 bed 'Torridon' and our grandest home to date, the 6 bed 'Rannoch' - there's a range of house styles to complement and enhance modern lifestyles.

Inside each of these superior homes you'll find German kitchens, Mexicano oak internal doors, rainfall showers in en-suites, Spanish tiling and high-end sanitaryware - all as standard.



Banchory

The Sunday Times, in recent years, proclaimed Banchory as one of the best places to live in the UK - and it's easy to see why. This historical Royal Deeside town, a mere 15 miles from Aberdeen city, enjoys an impressive setting, surrounded by breathtaking countryside yet encompasses all the benefits of a thriving, well served community - boasting excellent schools and a plethora of retail and hospitality venues.

The enviable positioning of the town will certainly appeal to those who have a love of the great outdoors. Think vast, scenic landscapes, rolling hills and the pretty forest trails of Royal Deeside. The popular Scolty Hill is an absolute must for amblers and hikers to enjoy, whilst the picture-perfect Falls of Feugh boasts a stone-built footbridge spanning the river, allowing visitors to watch salmon climb the natural leap and continue their journey up the Falls.

For those who have a strong sense of adventure, Banchory is home to a wealth of outdoor pursuits, from river canoeing, kayaking and paddleboarding, to mountain biking, gliding and horse riding to name just a few. If you prefer something a little more relaxing, there are two famous castle trails nearby - Crathes and Drum - as well as a number of excellent golf courses, fishing facilities and superb garden centres.

In the town of Banchory itself, you'll find an abundance of independent shops, restaurants,

and cafés, stylish hotels and lodges, gyms and so much more. The town also benefits from excellent schools, with Banchory Academy listed as the highest performing state school in Aberdeenshire in recent years.

Banchory's glowing reputation as a family-friendly community is evident with popular events held within the town throughout the year. Banchory River Festival is held annually in June with a range of activities over the course of the weekend, while the Banchory Show takes place in July and features an agricultural and dog show, craft fair and the Scolty Hill Race.

Not only does Banchory offer a wealth of opportunities to explore the great outdoors, the town also boasts excellent connectivity to a number of iconic Scottish locations. The impressive Cairngorms National Park is only a 35 minute drive from the town, and is home to a plethora of peaceful lochs, challenging Munros and stunning castles, while the royally



connected picturesque towns of Ballater and Braemar are a short drive away.

Banchory is also 20 miles from the historic and world renowned Balmoral Castle, where you can enjoy scenic walking trails throughout the vast Balmoral estate, including the Balmoral Cairns Walk which features the magnificent Balmoral Pyramid.

With such a thriving community and so many spectacular trails and landscapes - both on the doorstep and further afield - it is no surprise that Banchory continues to be a desirable place to call home.

WHAT'S NEARBY

	DISTANCE	
Inchmarlo Golf Club	0.3 mile	1 min
Banchory Golf Club	1.3 miles	3 mins
The Royal Deeside Railway	4.4 miles	9 mins
Crathes Castle	5.3 miles	13 mins
Drum Castle	10 miles	19 mins
Cairngorms National Park	17 miles	48 mins
Aberdeen Airport	18.4 miles	28 mins
Aberdeen Train Station	20.3 miles	35 mins
Aberdeen	20.9 miles	36 mins

Inchmarlo

SITE PLAN



SAT NAV
AB31 4BR



Properties

INCHMARLO
BANCHORY

The Birse

SPECIFICATION



Computer generated image of a typical Birse house type

OVERVIEW

- Detached House
- 136m² / 1464ft² Floor Area
- 3+ Bedrooms

ROOM DIMENSIONS

GROUND FLOOR	Lounge	5.97 x 3.22	19'7" x 10'7"
	Kitchen/Dining	5.97 x 3.22	19'7" x 10'7"
	WC	1.61 x 1.62	5'3" x 5'4"
	Utility	1.66 x 3.27	5'5" x 10'9"
	Garage	2.86 x 5.07	9'5" x 16'8"
FIRST FLOOR	Bedroom 1	4.68 x 3.45	15'4" x 11'4"
	En Suite	2.60 x 1.52	8'6" x 5'0"
	Bedroom 2	3.00 x 4.04	9'10" x 13'3"
	Bedroom 3	3.00 x 4.01	9'10" x 13'2"
	Home Office	2.87 x 2.07	9'5" x 6'9"
	Bathroom	2.87 x 2.06	9'5" x 6'9"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

Call 01330 715005 to arrange an appointment or visit www.kirkwoodhomes.co.uk/development/inchmarlo

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The Morven

SPECIFICATION



Computer generated image of a typical Morven house type

OVERVIEW

- Detached House
- 126m² / 1356ft² Floor Area
- 4 Bedrooms

ROOM DIMENSIONS

GROUND FLOOR	Lounge	3.50 x 4.69	11'6" x 15'5"
	Kitchen/Family	7.15 x 2.97	23'5" x 9'9"
	Guest Bedroom	2.86 x 3.19	9'5" x 10'6"
	WC	2.84 x 1.39	9'4" x 4'7"
	Utility	1.66 x 2.14	5'5" x 7'0"
FIRST FLOOR	Garage	3.00 x 6.00	9'10" x 19'8"
	Bedroom 1	3.11 x 4.36	10'2" x 14'4"
	En Suite	2.76 x 2.54	9'1" x 8'4"
	Bedroom 2	3.18 x 3.56	10'5" x 11'8"
	Bedroom 3	3.50 x 3.34	11'6" x 10'11"
	Bathroom	2.13 x 2.24	7'0" x 7'4"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Lyon

SPECIFICATION



Computer generated image of a typical Lyon house type

OVERVIEW

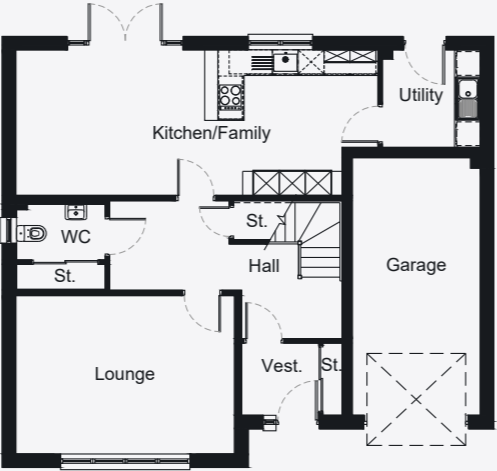
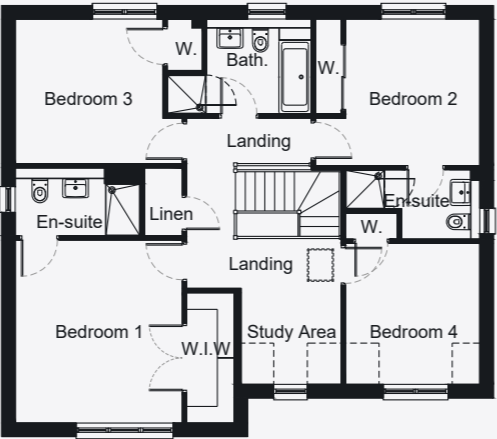
- Detached House
- 168m² / 1808ft² Floor Area
- 4 Bedrooms

ROOM DIMENSIONS

GROUND FLOOR	Lounge	5.08 x 3.68	16'8" x 12'1"
	Kitchen/Family	8.40 x 3.38	27'7" x 11'1"
	WC	2.06 x 1.30	6'9" x 4'3"
	Utility	2.27 x 2.27	7'5" x 7'5"
	Garage	3.00 x 6.00	9'10" x 19'8"
FIRST FLOOR	Bedroom 1	3.88 x 4.25	12'9" x 13'11"
	En Suite	2.90 x 1.58	9'6" x 5'2"
	Bedroom 2	3.81 x 3.40	12'6" x 11'2"
	En Suite	3.11 x 1.61	10'2" x 5'3"
	Bedroom 3	3.87 x 3.36	12'8" x 11'0"
	Bedroom 4	3.11 x 3.27	10'2" x 10'9"
	Study Area	2.32 x 2.22	7'7" x 7'3"
	Bathroom	3.34 x 2.20	10'8" x 7'3"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Marr

SPECIFICATION



Computer generated image of a typical Marr house type

OVERVIEW

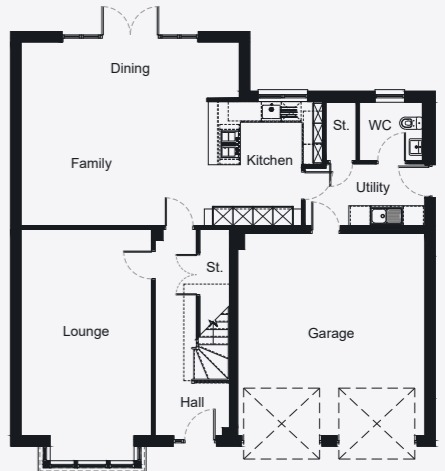
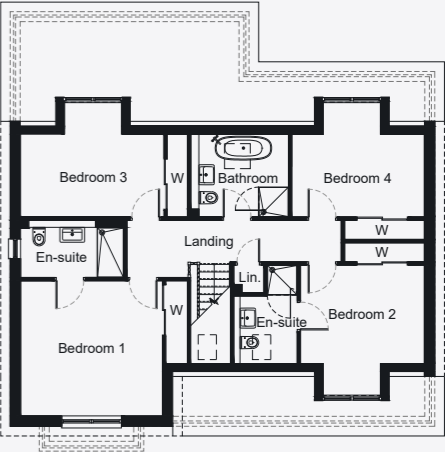
- Detached House
- 191m² / 2056ft² Floor Area
- 4 Bedrooms

ROOM DIMENSIONS

GROUND FLOOR	Lounge	3.92 x 6.97	12'10" x 22'10"
	Kitchen/Family/Dining	9.09 x 5.54	29'10" x 18'2"
	WC	1.90 x 1.76	6'3" x 5'9"
	Utility	3.62 x 1.86	11'11" x 6'1"
	Garage	5.65 x 6.10	8'6" x 20'0"
FIRST FLOOR	Bedroom 1	4.27 x 4.07	14'0" x 13'4"
	En Suite	3.11 x 1.72	10'2" x 5'8"
	Bedroom 2	3.73 x 3.92	12'3" x 12'10"
	En Suite	1.91 x 2.97	6'3" x 9'9"
	Bedroom 3	4.32 x 3.45	14'2" x 11'4"
	Bedroom 4	4.00 x 3.45	13'1" x 11'4"
	Bathroom	2.95 x 2.50	9'8" x 8'2"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Drumallan

SPECIFICATION



Computer generated image of a typical Drumallan house type

- Detached House
- 5 Bedrooms

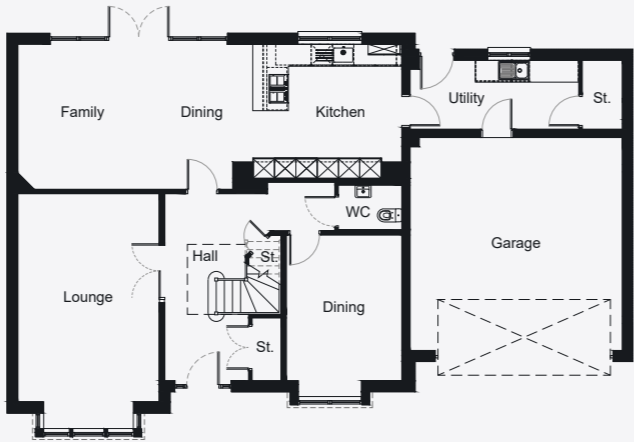
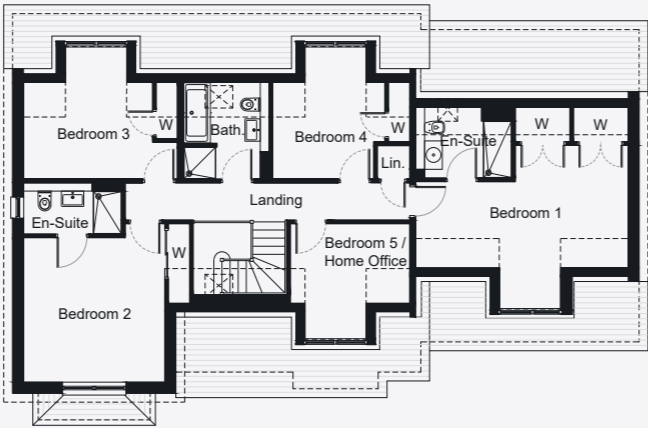
224m² / 2411ft² Floor Area

ROOM DIMENSIONS

GROUND FLOOR	Lounge	3.97 x 6.61	13'0" x 21'8"
	Kitchen/Family/Dining	10.81 x 4.08	35'6" x 13'5"
	Dining	3.25 x 4.55	10'8" x 14'11"
	WC	1.79 x 1.25	5'10" x 4'1"
	Utility	4.75 x 1.94	15'7" x 6'4"
	Garage	5.97 x 6.00	19'7" x 19'8"
FIRST FLOOR	Bedroom 1	5.98 x 4.60	19'7" x 15'1"
	En Suite 1	2.70 x 1.99	8'10" x 6'6"
	Bedroom 2	3.97 x 4.07	13'0" x 13'4"
	En Suite 2	2.76 x 1.45	9'1" x 4'9"
	Bedroom 3	4.33 x 3.72	14'2" x 12'2"
	Bedroom 4	3.16 x 3.72	10'4" x 12'2"
	Bed. 5 / Home Office	3.36 x 3.24	11'0" x 10'8"
	Bathroom	2.41 x 2.72	7'11" x 8'11"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Torridon

SPECIFICATION



Computer generated image of a typical Torridon house type

OVERVIEW

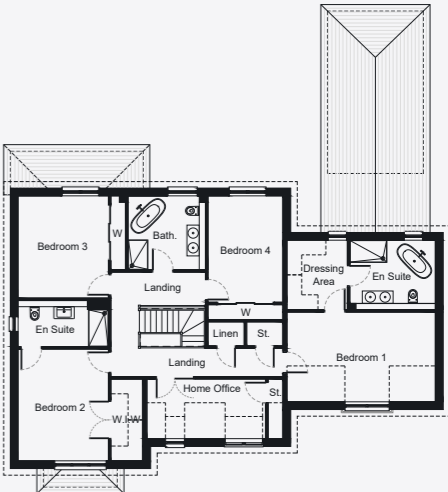
- Detached House
- 286m² / 3078ft² Floor Area
- 5 Bedrooms

ROOM DIMENSIONS

GROUND FLOOR	Lounge	5.07 x 4.72	16'8" x 15'6"
	Kitchen/Dining/Family	8.65 x 5.97	28'5" x 19'7"
	WC	2.33 x 2.01	7'8" x 6'7"
	Utility	1.96 x 3.67	6'5" x 12'0"
	Guest Bedroom	2.96 x 3.56	9'9" x 11'8"
	En Suite 3	2.96 x 1.61	9'9" x 5'3"
	Garage	6.02 x 6.57	19'9" x 21'7"
	Garden Room	3.27 x 5.97	10'9" x 19'7"
FIRST FLOOR	Bedroom 1	6.03 x 3.65	19'9" x 12'0"
	Dressing Area	2.45 x 2.82	8'0" x 9'3"
	En Suite 1	3.48 x 2.82	11'5" x 9'3"
	Bedroom 2	3.67 x 4.54	12'0" x 14'11"
	En Suite 2	3.67 x 1.87	12'0" x 6'2"
	Bedroom 3	3.67 x 4.15	12'0" x 13'7"
	Bedroom 4	3.05 x 4.32	10'0" x 14'2"
	Home Office	4.83 x 2.42	15'10" x 7'11"
	Bathroom	3.15 x 3.00	10'4" x 9'10"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Gullane

SPECIFICATION



Computer generated image of a typical Gullane house type

OVERVIEW

- Detached House
- 5 Bedrooms

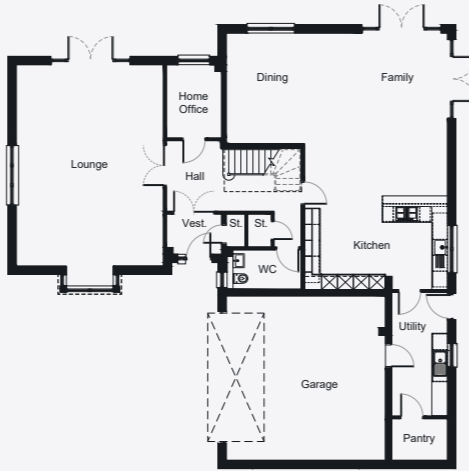
297m² / 3197ft² Floor Area

ROOM DIMENSIONS

GROUND FLOOR	Lounge	5.57 x 8.37	18'3" x 27'6"
	Kitchen/Dining/Family	8.37 x 9.71	27'6" x 31'10"
	WC	2.80 x 1.49	9'2" x 4'11"
	Utility	2.11 x 4.69	6'11" x 15'5"
	Home Office	2.09 x 2.77	6'10" x 9'1"
	Garage	6.02 x 6.23	19'9" x 20'5"
FIRST FLOOR	Bedroom 1	7.07 x 7.46	23'2" x 24'6"
	En Suite 1	2.42 x 3.10	7'11" x 10'2"
	Bedroom 2	4.22 x 3.37	13'10" x 11'1"
	En Suite 2	1.50 x 3.28	4'11" x 10'9"
	Bedroom 3	3.82 x 3.42	12'6" x 11'3"
	Bedroom 4	3.82 x 5.24	12'6" x 17'2"
	Bedroom 5	3.54 x 3.97	11'7" x 13'0"
	Bathroom	3.82 x 2.67	12'6" x 8'9"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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The Rannoch

SPECIFICATION



Computer generated image of a typical Rannoch house type

OVERVIEW

- Detached House
- 6 Bedrooms

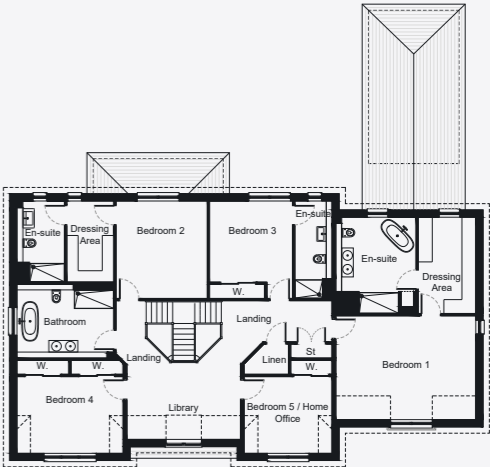
374m² / 4026ft² Floor Area

ROOM DIMENSIONS

GROUND FLOOR	Lounge	4.57 x 6.57	15'0" x 21'7"
	Kitchen/Dining/Family	13.51 x 5.67	44'4" x 18'7"
	Shower Room	3.69 x 1.92	12'1" x 6'4"
	Utility	4.94 x 2.07	16'2" x 6'9"
	Guest Bedroom	3.71 x 4.02	12'2" x 13'2"
	Garage	6.03 x 6.42	19'9" x 21'1"
	Garden Room	3.27 x 5.97	10'9" x 19'7"
FIRST FLOOR	Bedroom 1	6.03 x 4.47	19'9" x 14'8"
	Dressing Area	2.47 x 4.15	8'1" x 13'7"
	En Suite 1	3.46 x 4.15	11'4" x 13'7"
	Bedroom 2	3.92 x 4.20	12'10" x 13'9"
	Dressing Area	2.02 x 3.49	6'8" x 11'5"
	En Suite 2	2.05 x 3.49	6'9" x 11'5"
	Bedroom 3	3.57 x 4.20	11'9" x 13'9"
	En Suite 3	1.60 x 4.20	5'3" x 13'9"
	Bedroom 4	4.57 x 3.30	15'0" x 10'10"
	Bed 5. / Home Office	3.77 x 3.30	12'4" x 10'10"
	Bathroom	4.17 x 3.17	13'8" x 10'5"

Dimensions accurate to +/- 50mm. Maximum room dimensions shown, omitting wardrobes and stores.

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Find out more

To discover more about our exciting new development in Inchmarlo, Banchory, explore each of our fantastic housetypes in more detail and take a closer look at our siteplan, please visit our website.

www.kirkwoodhomes.co.uk/development/inchmarlo

Book an appointment

If you'd like to view one of our beautiful showhomes, or meet with our Sales Advisor to discuss your next move, you can book an appointment by visiting our website or calling us on the number below.

T: 01330 715005

or visit

www.kirkwoodhomes.co.uk/book-an-appointment



www.kirkwoodhomes.co.uk



Bringing quality to life.

Disclaimer: Interior and exterior images are used for illustration purposes in some instances