

ALLANWATER  
HOMES

# Silver Glen

ALVA - FK12 5DW

3 bedroom semi detached & detached Villas and  
4 & 5 bedroom detached Villas

Sales Consultant telephone 07845 014368



# SILVER GLEN

Alva FK12 5DW

## Development Siteplan



For current availability refer to Sales Negotiator or online price list.



### 3 bedroom Properties



*The ARROCHAR*  
3 bedroom semi detached Villa



*The NEVIS*  
3 bedroom detached Villa



*The SIDLAW*  
3 bedroom detached Villa



*The CHEVIOT*  
3 bedroom detached Villa

### 4 bedroom Properties



*The OCHIL*  
4 bedroom detached Villa



*The LOMOND*  
4 bedroom detached Villa



*The CUILLIN*  
4 bedroom detached Villa



*The CAIRNGORM*  
4 bedroom detached Villa

### 5 bedroom Properties



*The GALLOWAY*  
5 bedroom detached Villa

The Development Siteplan is for orientation purposes only and does not show details of land gradients, boundary treatments or lighting. The plan has been prepared with care, and it is our intention to build in accordance with this plan, but there may be occasions when boundaries, footpaths and landscaping may change during the building process. Please check with our Sales Negotiator for up-to-date details of your chosen property prior to reservation.

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# The Arrochar

3 bedroom semi-detached Villa

Total area **83.04 m<sup>2</sup> 893 sq ft**

## GROUND FLOOR



<b>Lounge</b>	4.01	x	4.34	13'2"	x	14'3"
<b>Kitchen/Dining</b>	5.18	x	2.80	17'0"	x	9'2"
<b>WC</b>	1.13	x	1.83	3'8"	x	6'0"

## FIRST FLOOR



<b>Master Bedroom</b>	3.03	x	2.83	9'11"	x	9'3"
<b>En suite</b>	1.79	x	1.50	5'10"	x	4'11"
<b>Bedroom 2</b>	3.03	x	2.73	9'11"	x	8'11"
<b>Bedroom 3</b> (incl. return)	2.62	x	3.08	8'7"	x	10'1"
<b>Bathroom</b>	2.04	x	1.90	6'8"	x	6'3"

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## The Nevis

3 bedroom detached Villa

Total area **82.92 m<sup>2</sup> 893 sq ft**

### GROUND FLOOR



<b>Lounge</b>	4.05	x	4.34	13'3"	x	14'3"
<b>Kitchen/Dining</b>	5.17	x	2.79	17'0"	x	9'2"
<b>WC</b>	1.13	x	1.83	3'8"	x	6'0"

### FIRST FLOOR



<b>Master Bedroom</b>	3.03	x	2.83	9'11"	x	9'3"
<b>En suite</b>	1.79	x	1.50	5'10"	x	4'11"
<b>Bedroom 2</b>	3.03	x	2.73	9'11"	x	8'11"
<b>Bedroom 3</b> (incl. return)	2.62	x	3.08	8'7"	x	10'1"
<b>Bathroom</b>	2.04	x	1.90	6'8"	x	6'3"

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## The Sidlaw

3 bedroom detached Villa

Total area **101.23 m<sup>2</sup>** **1077 sq ft**

### GROUND FLOOR



<b>Lounge</b>	3.39	x	5.70	11'1"	x	18'8"
<b>Kitchen/Dining</b>	3.06	x	5.70	10'0"	x	18'8"
<b>WC</b>	1.10	x	2.13	3'7"	x	7'0"

### FIRST FLOOR



<b>Master Bedroom</b>	3.08	x	3.69	10'1"	x	12'1"
<b>En suite</b>	2.61	x	1.91	8'7"	x	6'3"
<b>Bedroom 2</b>	2.91	x	2.95	9'7"	x	9'8"
<b>Bedroom 3</b>	2.71	x	2.65	8'11"	x	8'8"
<b>Bathroom</b>	2.30	x	2.08	7'7"	x	6'10"

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*The* Cheviot

3 bedroom detached Villa with garage

Total area 98.60 m<sup>2</sup> 1054 sq ft

#### GROUND FLOOR



#### FIRST FLOOR



Lounge	3.90	x	4.63	12'10"	x	15'2"
Kitchen/Dining	3.69	x	3.90	12'1"	x	12'10"
WC	1.13	x	2.13	3'8"	x	7'0"
Garage	2.99	x	5.50	9'10"	x	18'1"

Master Bedroom	3.69	x	3.31	12'1"	x	10'10"
En suite	1.80	x	2.10	5'11"	x	6'11"
Bedroom 2	3.33	x	2.85	10'11"	x	9'4"
Bedroom 3 (excl. return)	3.01	x	3.30	9'10"	x	10'10"
Bathroom	2.80	x	2.10	9'2"	x	6'11"

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## The Ochil

4 bedroom detached Villa with garage

Total area **106.05 m<sup>2</sup> 1116 sq ft**

### GROUND FLOOR



<b>Lounge</b>	4.41	x	5.13	14'6"	x	16'10"
<b>Kitchen/Dining</b>	5.37	x	2.90	17'7"	x	9'6"
<b>Utility</b>	1.80	x	1.59	5'11"	x	5'3"
<b>WC</b>	1.80	x	1.20	5'11"	x	3'11"
<b>Garage</b>	2.66	x	5.51	8'9"	x	18'1"

### FIRST FLOOR



<b>Master Bedroom</b>	3.03	x	4.10	9'11"	x	13'5"
<b>En suite</b>	1.19	x	2.15	3'11"	x	7'1"
<b>Bedroom 2</b>	2.53	x	3.26	8'4"	x	10'8"
<b>Bedroom 3</b>	2.33	x	2.93	7'8"	x	9'7"
<b>Bedroom 4</b> (excl. return)	2.85	x	2.98	9'4"	x	9'9"
<b>Bathroom</b>	2.20	x	1.84	7'3"	x	6'0"

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# The Lomond

4 bedroom detached Villa

Total area **104.17 m<sup>2</sup> 1123 sq ft**

## GROUND FLOOR



<b>Lounge</b>	3.29	x	4.30	10'10"	x	14'1"
<b>Kitchen</b>	2.90	x	3.35	9'6"	x	11'0"
<b>Dining</b>	4.29	x	2.76	14'1"	x	9'1"
<b>Utility</b>	1.50	x	2.10	4'11"	x	6'11"
<b>WC</b>	1.50	x	1.50	4'11"	x	4'11"

## FIRST FLOOR



<b>Master Bedroom</b> (excl. return)	3.31	x	3.14	10'10"	x	10'4"
<b>En suite</b>	1.75	x	1.71	5'9"	x	5'7"
<b>Bedroom 2</b> (excl. return)	2.66	x	3.67	8'9"	x	12'0"
<b>Bedroom 3</b>	2.58	x	2.71	8'6"	x	8'11"
<b>Bedroom 4</b>	2.29	x	3.09	7'6"	x	10'2"
<b>Bathroom</b>	2.15	x	2.00	7'1"	x	6'7"

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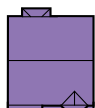




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## The Cuillin

4 bedroom detached Villa with garage

Total area **122.06 m<sup>2</sup> 1316 sq ft**

### GROUND FLOOR



<b>Lounge</b> (excl. bay)	4.92	x	3.50	16'2"	x	11'6"
<b>Dining Room</b> (incl. bay)	2.83	x	3.53	9'3"	x	11'7"
<b>Kitchen</b>	2.95	x	3.50	9'8"	x	11'6"
<b>Utility</b>	1.71	x	1.80	5'7"	x	5'11"
<b>WC</b>	1.15	x	1.87	3'9"	x	6'2"
<b>Garage</b>	2.67	x	5.39	8'9"	x	17'8"

### FIRST FLOOR



<b>Master Bedroom</b> (excl. return)	3.91	x	3.51	12'10"	x	11'6"
<b>En suite</b>	2.75	x	1.40	9'0"	x	4'7"
<b>Bedroom 2</b>	2.80	x	4.16	9'2"	x	13'8"
<b>Bedroom 3</b>	2.24	x	3.03	7'4"	x	9'11"
<b>Bedroom 4</b>	2.63	x	3.03	8'8"	x	9'11"
<b>Bathroom</b>	2.75	x	2.00	9'0"	x	6'7"

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## The Cairngorm

4 bedroom detached Villa

Total area **135.38 m<sup>2</sup>** **1458 sq ft**

### GROUND FLOOR



<b>Lounge</b> (excl. bay)	3.62	x	5.23	11'11"	x	17'2"
<b>Dining Room</b> (excl. return)	3.12	x	3.11	10'3"	x	10'2"
<b>Family/Breakfast</b>	2.88	x	4.08	9'5"	x	13'5"
<b>Kitchen</b>	3.62	x	3.17	11'11"	x	10'5"
<b>Utility</b>	1.80	x	1.81	5'11"	x	5'11"
<b>WC</b>	1.30	x	1.80	4'3"	x	5'11"

### FIRST FLOOR



<b>Master Bedroom</b> (excl. return)	3.63	x	3.92	11'11"	x	12'10"
<b>En suite</b>	2.04	x	1.80	6'8"	x	5'11"
<b>Bedroom 2</b>	2.90	x	3.35	9'6"	x	11'0"
<b>Bedroom 3</b>	2.90	x	3.12	9'6"	x	10'3"
<b>Bedroom 4</b>	3.04	x	3.14	10'0"	x	10'4"
<b>Bathroom</b>	2.63	x	2.01	8'8"	x	6'7"

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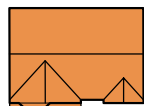




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## The Galloway

5 bedroom detached Villa with garage

Total area **160.53 m<sup>2</sup> 1681 sq ft**

### GROUND FLOOR



### FIRST FLOOR



<b>Lounge</b>	3.42	x	5.65	11'3"	x	18'6"
<b>Family Room</b>	2.47	x	3.42	8'1"	x	11'3"
<b>Dining Room</b>	3.42	x	3.03	11'3"	x	9'11"
<b>Kitchen/Breakfast</b>	5.53	x	3.02	18'2"	x	9'11"
<b>Utility</b>	1.70	x	2.41	5'7"	x	7'11"
<b>Garage</b>	2.67	x	5.58	8'9"	x	18'4"
<b>WC</b>	1.79	x	1.20	5'10"	x	3'11"

<b>Master Bedroom</b> (excl. return)	3.43	x	3.43	11'3"	x	11'3"
<b>En suite</b>	1.75	x	2.03	5'9"	x	6'8"
<b>Bedroom 2</b>	3.33	x	3.03	10'11"	x	9'11"
<b>Bedroom 3</b>	4.03	x	3.01	13'3"	x	9'10"
<b>Bedroom 4</b>	2.77	x	5.06	9'1"	x	16'7"
<b>Bedroom 5</b> (incl. dormer)	2.61	x	3.63	8'7"	x	11'11"
<b>Bathroom</b>	2.60	x	2.54	8'6"	x	8'4"

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At Allanwater Homes we are known for offering a superb specification as standard and, if you wish, you can choose to further personalise and enhance your home by incorporating variations and upgrades from our [list of Allanwater Optional Extras](#). Come along and discover how we can help you make your new house a home.

### External Specification

- High performance UPVC insulated front and rear door (where applicable) with multi point locking system
- High performance UPVC double glazed windows and patio doors
- UPVC fascia and soffits
- Light to front and rear door (where applicable)
- Paviour driveway (except Morven and Kintail)
- 1.8 mtr fencing to rear
- Ranch Style boundary fencing to neighbouring properties
- Slabbed paths with disabled access
- Turf to front garden
- Rotivated rear gardens
- Solar panels to roof
- 10 year Premiere Guarantee

### Internal Specification

- Gas central heating with high energy efficient boiler and thermostatic radiator valves
- Dual controlled insulated
- Panelled doors with chrome plated ironmongery
- Roof Space insulated

### Allanwater Homes Optional Extras:

We offer a range of optional extras and variations allowing you to personalise your home, please ask our New Homes Sales Consultant for details. All optional extras and variations are available subject to build stage and are limited to our standard list.

#### Kitchen:

- Quality fitted kitchen with choice of doors and worktops (subject to build stage)
- Stainless steel single electric oven
- Stainless steel Induction Hob and Hood
- Choice of splashback behind hob
- Stainless steel chimney hood
- 1½ bowl stainless steel sink with mixer tap
- Undermounted wall cabinet lighting
- Boiler housing (where applicable)
- Plumbing and electrics for WM/DW/FF
- Integrated Fridge/Freezer (selected housetypes)

#### Bedrooms:

- Panelled wardrobe doors (Sliding and/or hinged) with shelving and hanging rail

#### Electrical:

- Low energy light fittings
- Mains linked smoke detectors to both ground and first floor
- Carbon monoxide detector fitted within close proximity to the central heating boiler
- Television and telephone point in lounge and master bedroom
- White sockets and faceplates
- USB charging points (x3)

#### Cloakroom Bathroom and En suite:

- Quality white ROCA sanitaryware
- Choice of wall tiling with white/chrome trim (subject to build stage)
- Thermostatic shower to en-suite

#### Decoration

- Skirting, facings and stair balustrade/handrail (as appropriate) finished in white gloss
- Internal walls finished in white emulsion
- Internal ceiling finished in white emulsion
- Interior of cupboards and wardrobes finished in white emulsion