

DRUMROSSIE:INSCH

A UNIQUE CHOICE OF HOUSES AND SELF-CONTAINED FLATS



INSPIRED BY THE PAST BUILT FOR THE FUTURE

At Scotia we aim to create classic, desirable neighbourhoods which reflect the area's culture and traditions. So our homes are modern on the inside but reflect the traditions of the area on the outside. Our new homes at Drumrossie offer you the best of both worlds – and a stunning location to come home to.

Imagine a place where you'll always feel at home. That's Drumrossie.

We're not just building great homes at Drumrossie – we're building a neighbourhood, and a community. So our approach and our designs, the shape of the landscape and the individuality of our homes, all combine to create that community. We've paid more attention to the detail of how people live – and use their local area.

We are respecting the history and character of the area, creating spaces as pleasant to live in as they are to pass through.

Our designers have considered the variety and detail of the surrounding area to create a place that's both desirable and in keeping with this beautiful part of the world. A location you'll fall in love with when you see it.

Drumrossie gives priority to people, not cars. So we build walkable communities – where every home is ideally no more than a ten minute walk from the local amenities. And to make it easy to get around on foot, there will be interconnecting lanes at the rear of the properties – and no cul-de-sacs. Cars haven't been forgotten though and there's plenty of private parking space.

Landscaping and planting will help the development blend with its surroundings. Green space, footpaths, trees and shrubs will give it a contemporary yet natural feel. This link with the local area will be further reinforced through the use of architectural features common to the area.

Drumrossie will have its own distinct character with a mixture of homes for everyone – first-time buyers, couples, families and those retiring or downsizing.

Of course, our aim is that our new houses should blend seamlessly into the village, so we'll be using designs, architecture, materials and layouts that reflect the best aspects of the existing area.

Variety and Choice

The new houses in Drumrossie share much of the look and feel of Inch, taking their design inspiration – and materials – from the local area. You'll recognise a lot of the styles from looking around the village and surrounding area.

The design of individual properties has been carefully selected to provide variety and choice. Properties range from two bedroom self-contained flats with their own front door to the street, to larger three and four bedroom houses. There's something for everyone – at every stage in life.

CREATING A COMMUNITY

Creating a neighbourhood and a community means focusing on the

needs of the people who will live there. Paths and lanes will provide good access throughout Drumrossie – and its public spaces are designed to link seamlessly with them.

There will be parking courts and parking spaces to the rear of some homes, keeping the streets free from parked cars.

Drumrossie is also within easy reach of Inverurie or Huntly secondary and local primary schools.

DRUMROSSIE: INCH

To create this new development, we worked with Michael Gilmour Associates, based in Aberdeen, studying Scottish buildings to create a layout and design. We've also worked closely with the local community carrying out several design workshops and other public engagement which ultimately created a long term masterplan for Inch.

We believe we've created a stunning, sustainable development, ideal for residential living.



Two bedroom flat



Three bedroom house



Four bedroom house



QUALITY HOMES THAT CAN BE DESIGNED FOR YOU

There's plenty of choice at Drumrossie. On the outside, the new homes look very much part of the fabric of the area. Where possible, gardens will follow the natural contours of the land and development landscaping will reflect the local environment.

On the inside, the specification for all Drumrossie homes is of the highest quality and incorporates many up-to-date design features. Several utility appliances – such as a built-in stainless steel electric oven, hob, extractor hood and integrated fridge freezer – are fitted as standard.

Alternatives are also offered – letting you create an interior that's unique to you. For example, depending on the home

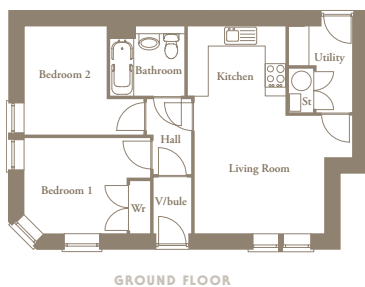
you choose, you'll have a choice of kitchen cabinets, work surfaces and tiles.

Our selection of bathrooms, cloakrooms and en suites come from a contemporary sanitary ware range.

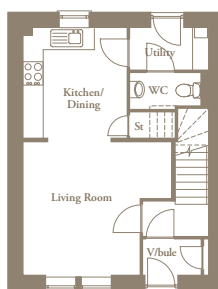
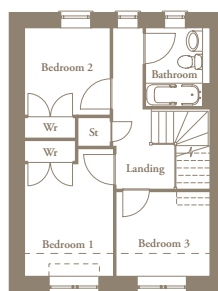
If you want to personalise your own home, you can also do this with various upgrades. These include coving and cornicing, upgrades to the interior doors, lighting options and more.



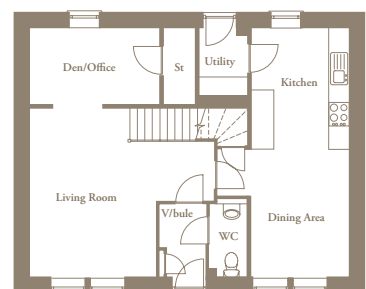
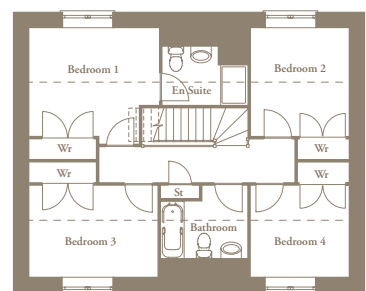
Two bedroom flat (FT 1A)



Three bedroom house (HT 4B)



Four bedroom house (HT 20)



Sustainable homes and communities

New homes at Drumrossie meet many of today's standards for ecologically responsible living. Here are just some of the ways we're making Scotia homes more efficient:

Building design – The position of the homes will help them benefit from heat and light from the sun – and the thermal qualities of the building materials will reduce heat loss through walls, the roof, floors and windows.

Local materials – Wherever possible, we source building materials which reflect the local style. This makes our homes sympathetic to their surroundings and may contribute to lowering the carbon footprint.

Air source heat pumps – Will be installed for heating and hot water systems. These are highly efficient, minimising the impact on the environment alongside potentially lower running costs.

Energy performance – When you buy a new Scotia home, we'll provide an Energy Performance Certificate. This tells you about the energy efficiency of the building, its likely carbon dioxide emissions and the likely costs of heating and lighting your new home.

Energy monitors – Provide you with real-time information and help you keep an eye on the cost of running your home.

We believe that our new homes at Drumrossie reflect some of the latest benefits of environmental construction – and we've sown the seeds of a truly sustainable community.



where's it happening?

Insch is 28 miles from Aberdeen, and 10 miles from Inverurie. The village is located in this highly desirable area of Aberdeenshire, and is within easy commuting distance to Aberdeen, by car and by train.

The new development will take place to the north-east of the High Street and existing centre. It will be very much connected to the rest of the village – with intelligent street design and public paths.



what next...

We are soon to start work on developing the site at Drumrossie.

Our marketing suite is now open at:
Greenhall Avenue, Insch, AB52 6HG
Open Thurs to Mon 11am-5.00pm
Tel: 01464 820976 or 07776 298668

Your Feedback



At Scotia, we never stop listening to your views, ideas and concerns. It's part of what makes us – and our homes – very different. So get in touch – we'd love to hear from you.

Contact Scotia below:
Email: info@scotia-homes.co.uk
Freephone: 0800 0855 455
www.scotia-homes.co.uk

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