



# Adamton Estate

South Ayrshire

# Welcome to *Adamton Estate*

Our Adamton Estate development showcases a selection of 11 four-bedroom homes, all of which have been carefully designed and finished to the highest of standards.

Located within the beautiful countryside of Ayrshire, Adamton Estate is perfectly situated to enjoy semi-rural living with a vast array of local amenities nearby as well as Glasgow City Centre being a short 30-minute drive away. The homes on this development offer the perfect balance of modern convenience and rural escape.

The externals of the development have been designed to combine a mix of traditional stone, white render and granite-grey roof tiles to offer an exceptional level of classic style, while featuring areas of soft landscaping to compliment the natural surroundings.

The development will be accessed via a private gate offering the residents a secure and exclusive environment in which to live.

All homes are available for customisation, subject to construction stage, which includes choices of kitchen and bathroom styles and can be adapted (within planning and construction constraints) to suit individual requirements.



Please note that whilst construction work on Phase Two is underway, a fence will be erected to separate it from the rest of the development site, although access for construction traffic will still be required. Phase Two has planning permission for 4 additional units however, the house types may vary. External finishes will match the homes on Phase One of the development.

Each home comes with its own individual landscaped garden and most plots can accommodate the provision of a separate garage.

All remaining properties within phase 1 are available for reservation with entry dates estimated Spring/Summer 2024.

## *Location and Lifestyle*

The small village of Adamton is situated 4 miles outside of the coastal town of Prestwick, close to the village of Monkton and neighbouring towns of Troon and Ayr.

The development is situated on land that was once part of the Adamton House Estate, a historic country estate dating back to the 11<sup>th</sup> century.

Prestwick town is well connected and boasts a number of boutique shops, excellent restaurants and stunning beaches with views over the Isle of Arran.

It is also home to many glorious golf courses including the famous Prestwick Golf Course which was the venue for the first-ever Open Championship back in 1860.

The town of Troon, which is situated around a 10-minute drive away from the development, also hosts various amenities and is the home of Royal Troon, which is due to hold the Open Championship in 2024.

Ayrshire, on the west coast of Scotland, is well known for its cultural landmarks, beautiful scenery and stunning coastline.





National Trust's Culzean Castle and Country Park is also just a short drive away from the Adamton Estate development which offers beautiful surroundings and scenery from its clifftop location.

Situated along the coastline is Turnberry Resort where you can enjoy an overnight spa stay, the famous golf courses and its fantastic views.



Ayrshire is also home to one of Britain's most beautiful stately homes, Dumfries House which is set in 2,000 acres of land and part of the Prince's Foundation. The estate is known for its stunning interiors and beautiful grounds which retain much of its original landscape design dating back to the 18<sup>th</sup> century.

## *Transport Links*

The Adamton Estate development has immediate access to the A77/ M77 which takes you directly to Glasgow in 30 minutes. Prestwick train station also sits on the main line to Glasgow and has direct train links to Edinburgh also.

Glasgow Prestwick International Airport is also situated just 5 minutes' drive away from the development which runs both domestic and international flights to a number of destinations. It is also the only part of Britain ever visited by Elvis Presley!



## Schools and Education

The homes at Adamton Estate fall within the catchment areas of a number of excellent schools including Monkton Primary School, the award-winning Prestwick Academy and Wellington private school which is situated nearby in Ayr.

Given the close proximity to Glasgow, Hutchesons' Grammar School and Belmont House School are also two excellent independent schools well known for their educational standards.

## Energy Efficiency

According to data from the House Builders Federation, buyers of new build homes will save on average around £2,600 a year in energy bills.

New build properties significantly reduce households' energy usage, with the average new home using approximately 100kWh per m<sup>2</sup> per year compared with older properties which require an average of 259kWh per m<sup>2</sup>.\*

\*Data taken from the House Builders Federation 'Watt a Save' Report published on 12th October 2022.

All of our homes come with an EPC (Energy Performance Certificate) which contains key information on the overall energy efficiency of a property .

Please contact our Sales Advisor for more information on the predicted typical energy efficiency rating for the house types available on this development.



# The Bryden

- 4nr Available - Plots 1, 2, 10 and 11  
POA
- 4 bedrooms
  - 1<sup>3</sup>/<sub>4</sub> storey
  - 2,075 sq. ft.

**THE BRYDEN** is a stunning four-bedroom home that combines classic and modern design. The fusion of traditional stone, white render, granite-grey roof tiles and modern glass features creates an eclectic exterior, designed to create a home perfect for modern living in a rural location. The home's exterior is complimented by the private rear gardens and paved driveway.

The Bryden hosts an open-plan kitchen, living and dining-area which has been designed with open space and natural light in mind.

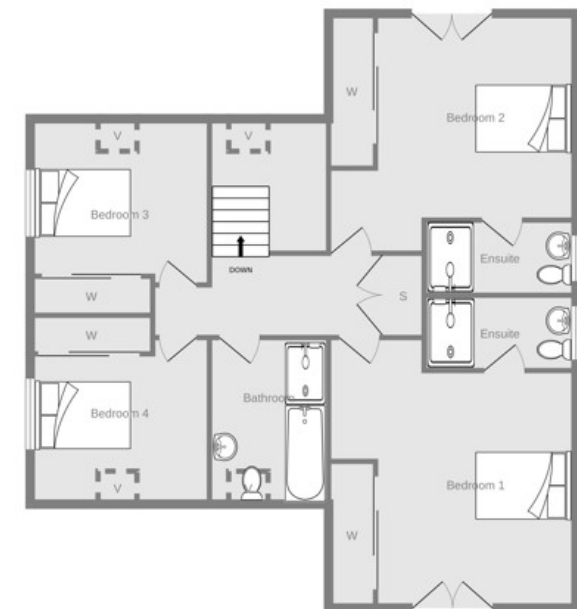
Upstairs, the Bryden benefits from a large landing which provides access to 4 large bedrooms, all benefiting from built-in wardrobes, and accompanied by a large family bathroom. The master and bedroom 2 both benefit from an ensuite. The Juliet balcony situated in the master bedroom provides a perfect place to enjoy the rural views of the Ayrshire countryside.



Ground Floor



First Floor



# Specification

# The Bryden

Our homes are built to a superior standard. We pride ourselves on good design, craftsmanship and finishing to provide spacious, modern homes for all. Our homes are also covered by an Architect Certificate, which means that they have been built to the highest technical requirements for design, materials and craftsmanship.

## External

- ◆ Thermally efficient cavity walls with reconstituted stonework and coloured render
- ◆ Secure energy efficient double-glazed windows finished in grey UPVC
- ◆ Fitted UPVC bi-fold doors finished in grey
- ◆ Monoblock driveway
- ◆ Outside tap to rear garden
- ◆ External double electrical socket in rear garden
- ◆ 6ft timber fencing around rear garden, with side gate
- ◆ UPVC entrance doors (coloured external and white internal) with doorbell
- ◆ Landscaped and turf to front garden
- ◆ Moulded feature guttering and downpipes
- ◆ Integrated roofing solar panels (where required)

## Communications

- ◆ BT apparatus installed in hallway
- ◆ TV points fitted in lounge, dining area and all bedrooms with a choice of low or high level
- ◆ USB charger socket in lounge, kitchen and master bedroom

## Security and Safety

- ◆ Sensored security lighting to front or rear elevations
- ◆ Mains linked smoke detectors
- ◆ Lockable windows
- ◆ CO<sub>2</sub> monitor installed in master bedroom and CO alarm installed 1-3 metres from boiler

## Internal Finishes

- ◆ Interior walls and ceilings decorated with a white matt finish
- ◆ Interior woodwork decorated with a white gloss finish
- ◆ White deep moulded skirtings with matching moulding architraves
- ◆ Contemporary oak veneered interior doors with chrome door furniture
- ◆ Contemporary white stairs with oak handrail, ready for carpeting
- ◆ Fitted wardrobes with sliding mirrored doors, shelf and rail to all bedrooms in standard design
- ◆ Storage cupboard in entrance hall

## Kitchen

- ◆ Symphony designed luxury fully fitted kitchen in a choice of style and colours
- ◆ Laminate worktops and upstands with 1<sup>1</sup>/<sub>2</sub> stainless steel bowl sink with tap
- ◆ Touch control four zone induction hob
- ◆ Integrated single oven
- ◆ Illuminated extractor hood
- ◆ Integrated fridge/freezer with a choice of either 50/50 or 70/30 split
- ◆ Integrated dishwasher
- ◆ Under unit lighting

## Utility

- ◆ Symphony designed fitted units
- ◆ Unit space for washing machine
- ◆ Unit space for dryer
- ◆ Laminate worktop and upstands with stainless steel bowl sink with tap

## Main Bathroom

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around bath and walk in shower area
- ◆ Bath
- ◆ Walk-in shower area with gas powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## Ensuites

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around walk-in shower area
- ◆ Walk in-shower area with electric powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## Downstairs Shower Room

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around walk-in shower area
- ◆ Walk in-shower area with electric powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## Heating, Electrical, and Lighting

- ◆ Low energy LED downlights fitted in kitchen, main bathroom and ensuites
- ◆ Low energy LED pendant lighting to feature in lounge/dining area, hallways and bedrooms
- ◆ Gas central heating is provided with an energy efficient combi boiler
- ◆ Smart meter installed for management of energy usage
- ◆ Modern compact style radiators throughout

*Please note, no flooring is installed in our homes.*

# The Crawford

1nr Available - Plot 3

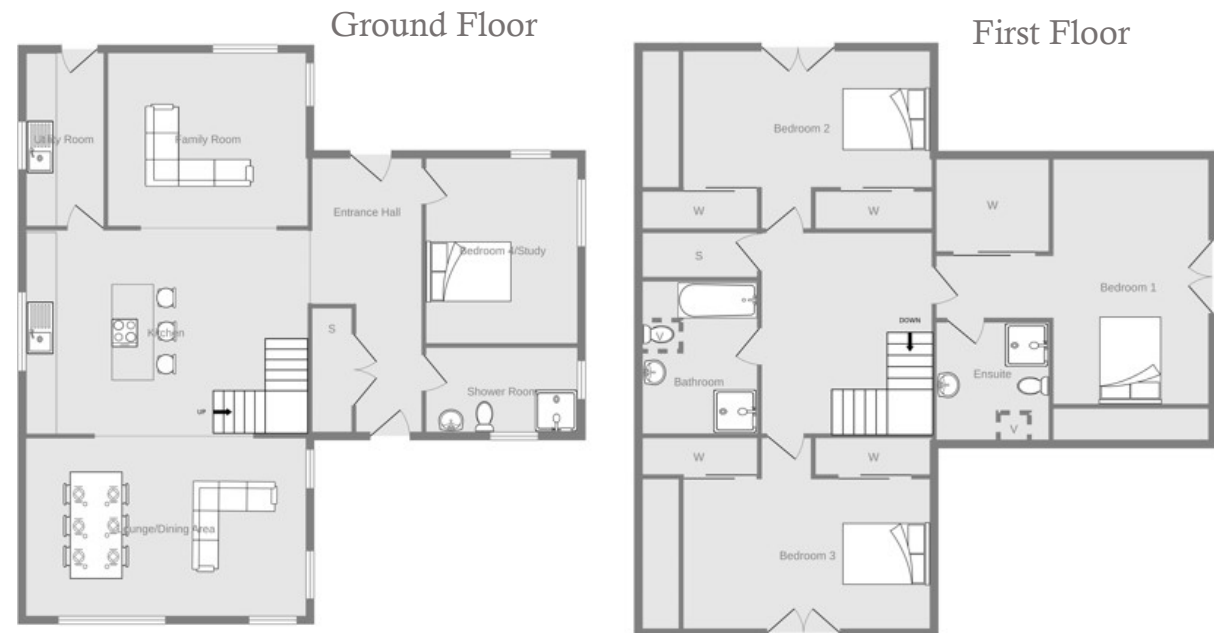
POA

- 4 bedrooms
- 1<sup>1</sup>/<sub>2</sub> storey
- 2,245 sq. ft.

**THE CRAWFORD** is an impressive four-bedroom home that emanates charm and modern simplicity. The combination of traditional stone, white render, modern glass features and granite-grey roof tiles creates a beautiful exterior which is complimented by the large, private front and rear gardens and paved driveway.

The Crawford hosts a contemporary open plan kitchen, dining and living space with adjoining utility. A picture window offers uninterrupted views of the private rear garden designed to allow for a continuation of open space and natural light. The optional fourth bedroom/study area has been designed to facilitate flexible family living.

On the first floor, the Crawford hosts three large, double bedrooms with built-in wardrobes, accompanied by a large family bathroom and large storage cupboard. The master bedroom also benefits from a large ensuite.





# Specification

# The Crawford

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## External

- ◆ Thermally efficient cavity walls with reconstituted stonework and coloured render
- ◆ Secure energy efficient double-glazed windows finished in grey UPVC
- ◆ Fitted UPVC picture windows finished in grey
- ◆ Monoblock driveway
- ◆ Outside tap to rear garden
- ◆ External double electrical socket in rear garden
- ◆ 6ft timber fencing around rear garden, with side gate
- ◆ UPVC entrance doors (coloured external and white internal) with doorbell
- ◆ Landscaped and turf to front garden
- ◆ Moulded feature guttering and downpipes
- ◆ Integrated roofing solar panels (where required)

## Communications

- ◆ BT apparatus installed in hallway
- ◆ TV points fitted in lounge, dining area and all bedrooms with a choice of low or high level
- ◆ USB charger socket in lounge, kitchen and master bedroom

## Security and Safety

- ◆ Sensored security lighting to front or rear elevations
- ◆ Mains linked smoke detectors
- ◆ Lockable windows
- ◆ CO<sub>2</sub> monitor installed in master bedroom and CO alarm installed 1-3 metres from boiler

## Internal Finishes

- ◆ Interior walls and ceilings decorated with a white matt finish
- ◆ Interior woodwork decorated with a white gloss finish
- ◆ White deep moulded skirtings with matching moulding architraves
- ◆ Contemporary oak veneered interior doors with chrome door furniture
- ◆ Contemporary white stairs with oak handrail, ready for carpeting
- ◆ Fitted wardrobes with sliding mirrored doors, shelf and rail to all bedrooms in standard design
- ◆ Storage cupboard in entrance hall

## Kitchen

- ◆ Symphony designed luxury fully fitted kitchen in a choice of style and colours
- ◆ Natural quartz worktops and upstands with 1½ stainless steel bowl sink with tap
- ◆ Touch control four zone induction hob
- ◆ Integrated single oven
- ◆ Illuminated extractor hood
- ◆ Integrated fridge/freezer with a choice of either 50/50 or 70/30 split
- ◆ Integrated dishwasher
- ◆ Under unit lighting

## Utility

- ◆ Symphony designed fitted units
- ◆ Unit space for washing machine
- ◆ Unit space for dryer
- ◆ Laminate worktop and upstands with stainless steel bowl sink with tap

## Main Bathroom

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around bath and walk in shower area
- ◆ Bath
- ◆ Walk-in shower area with gas powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## En-Suite

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around walk-in shower area
- ◆ Walk in-shower area with electric powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## Downstairs Shower Room

- ◆ Contemporary designed sanitaryware including modern white vanity unit and basin
- ◆ Choice of splash back tiling behind hand basin
- ◆ Choice of wet wall panelling around walk-in shower area
- ◆ Walk in-shower area with electric powered rain head shower
- ◆ Heated towel rail in chrome finish
- ◆ Fitted electrical shaver socket

## Heating, Electrical, and Lighting

- ◆ Low energy LED downlights fitted in kitchen, main bathroom and en-suite
- ◆ Low energy LED pendant lighting to feature in lounge/dining area, hallways and bedrooms
- ◆ Gas central heating is provided with an energy efficient combi boiler
- ◆ Smart meter installed for management of energy usage
- ◆ Modern compact style radiators throughout

Please note, no flooring is installed in our homes.

# The Campbell

- 2nr Available - Plots 8 and 9
- POA
- 4 bedrooms
- 1<sup>1</sup>/<sub>2</sub> storey
- 2,300 sq. ft.

**THE CAMPBELL** is an exquisite four-bedroom home that is beautifully designed inside and out.

The traditional stone and white render to the exterior creates a perfect fusion of charm and contemporary luxury, which is complimented by the large private garden and paved driveway.

Each home features a large open-plan kitchen, living and dining area with bi-fold doors creating a seamless flow into the large rear garden. The optional fourth bedroom with ensuite has been designed to facilitate flexible family living.

On the first floor, the large landing in the Campbell provides access to three large, double bedrooms with built-in wardrobes, which are accompanied by a large family bathroom and large storage cupboard.

The master bedroom also benefits from a large ensuite.



Ground Floor



First Floor



# Specification

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**For more information, please telephone us on 01292 260999 or email  
[sales@aubernehomes.co.uk](mailto:sales@aubernehomes.co.uk)**

These particulars are for guidance only and do not in any way form part of a warranty or guarantee. The Developer reserves the right to make alterations to the specification contained within these particulars without notice.

Elevational details are plot-specific and so may vary from the illustrations given. Homes may be 'handed' (mirror image) versions of the illustration.

Please note that floor plans are for illustrative purposes only and so may not be proportionately scaled.

Purchasers are advised to inspect detailed plans and specification for each plot which are available on request.