

# Bruce Square

CROSSHILL, SOUTH AYRSHIRE

A unique development of 6 three-bedroom homes situated in the small, picturesque conservation village of Crosshill in South Ayrshire.

WELCOME TO  
*Bruce Square*

Bruce Square showcases 6 three-bedroom homes, located in the conservation village of Crosshill, in South Ayrshire.

Each home has been designed to encompass traditional charm and modern simplicity to embrace the village surroundings and enhance the areas' character.

Combining individual design, skilled craftsmanship, and careful attention to detail, these homes will be finished to the highest of standards.

Situated in the quaint village of Crosshill, the development is just a stone's throw away from Ayrshire's coastline and some of the county's most notable landmarks such as Culzean Castle and Turnberry Resort.

With its convenient rural setting, Bruce Square is the ideal place to call home.





## *Location and Lifestyle*

The conservation village of Crosshill, is situated in South Ayrshire in the west coast of Scotland. It is located 3 miles southeast of Maybole and hosts a range of amenities including a shop and post office, bowling green, church, nursery and primary school. Ayr town is merely a 20-minute drive away offering a wider range of amenities including excellent supermarkets, restaurants, retail shopping and further transport links to Glasgow and beyond.

With Ayrshire's coastline just a short drive away, there are many coastal villages to visit, such as Dunure and Maidens to name a few, as well as plenty of beaches and walkways to explore and enjoy.

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

National Trust's Culzean Castle and Country Park is also just a stone's throw away which offers beautiful surroundings and scenery from its clifftop location.

## *The Development*

This charming 'chocolate box' development features six three-bedroom homes situated opposite the Parish Church in the peaceful village of Crosshill, in South Ayrshire.

These six stunning properties have been designed to offer the prospective purchaser a modern, contemporary home in quaint, rural surroundings.

With a mix of stone, render, sash casement windows and dormers across the development, these homes have been finished to the highest of standards, yet still in keeping with the area's designation as a conservation village. The softly landscaped open space, edged by a small burn which runs into the Water of Girvan, compliments the development's rural location and enhances its natural setting.

All **SIX** properties are available for reservation on this impressive development.



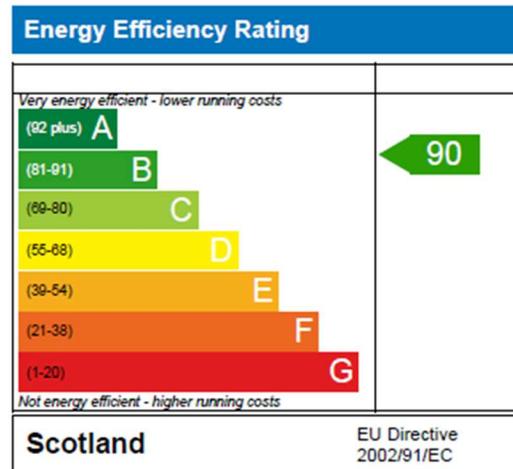
We anticipate that the properties will be available for entry in Spring 2023. Please contact our Sales Advisor for further information.

# Save money on your energy bills *by buying new...*

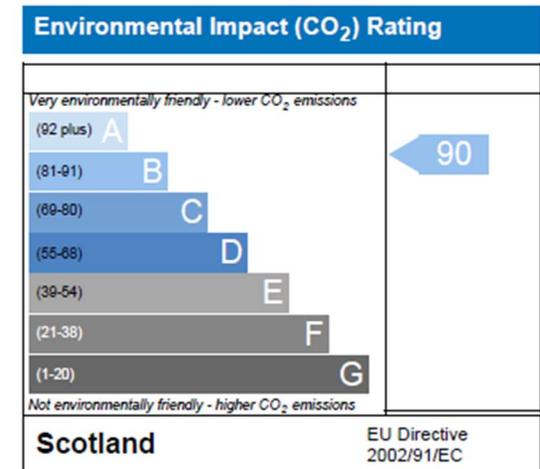
According to data from the House Builders Federation, buyers of new build homes will save on average around £2,600 a year in energy bills.

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 12<sup>th</sup> October 2022.

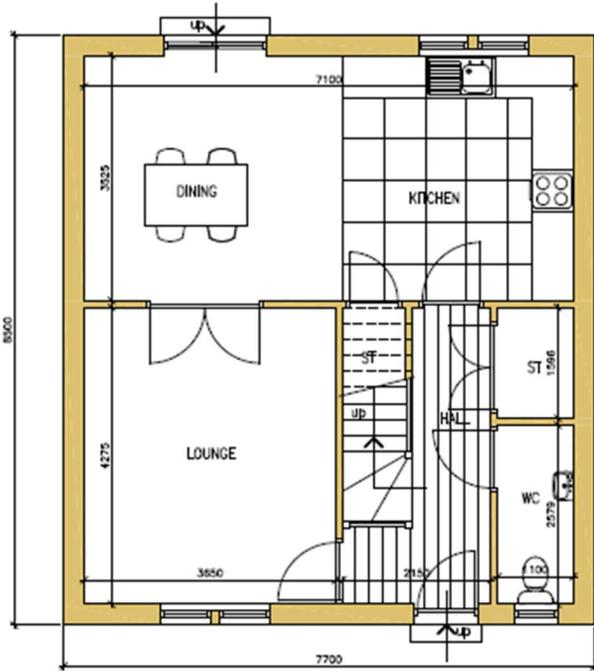


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

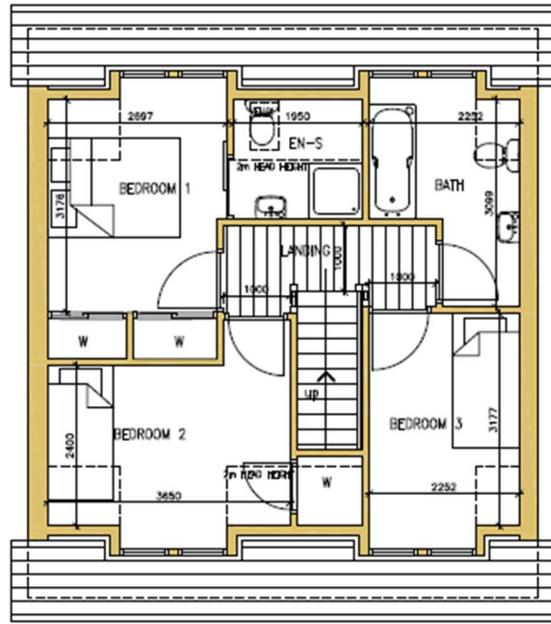


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

All of our homes come with an EPC (Energy Performance Certificate) which contains key information on the overall energy efficiency of a property. Please see above the predicted typical energy efficiency rating for our Chestnut house type.



Ground Floor



First Floor



THE CHESTNUT is a stunning three-bedroom home that combines classic and modern design. The fusion of traditional stone, white render and granite-grey roof slates creates an eclectic exterior, designed to embrace the village surroundings to create a home perfect for modern living in a rural location. The home's exterior is complimented by the private rear gardens with patio which overlooks the open space on the development, softly landscaped to enhance the natural setting. The property also benefits from two private parking spaces in the parking area to the west of the development.

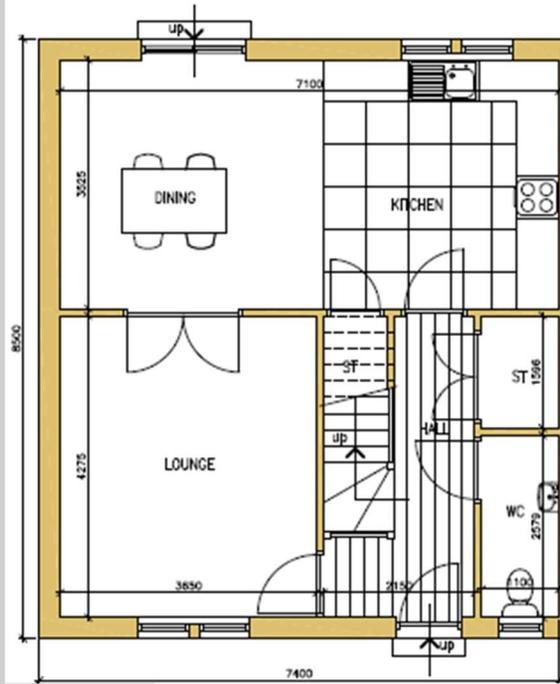


The Chestnut hosts a contemporary open plan kitchen and dining area with patio doors, designed to offer uninterrupted views of the gardens and to maximise natural light. The separate lounge, and its access from the dining area has been designed to allow for a sense of flow and continuation of relaxing living space. The ground floor also benefits from a W.C. and large storage cupboard.

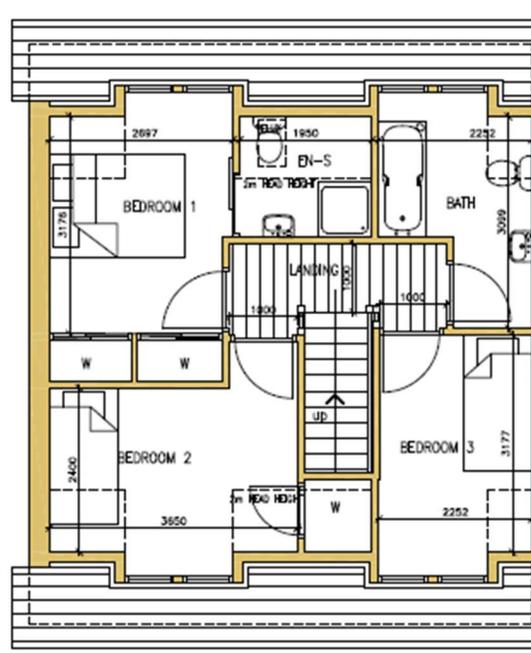
Upstairs, the Chestnut offers three bedrooms, two of which benefit from built-in wardrobes and all of which are accompanied by a large family bathroom. The master bedroom also benefits from an en-suite.

# The Chestnut

 Detached



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# The Chestnut

■ Semi-Detached

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 a NHBC 10-year warranty, 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 white
- Fitted UPVC patio doors finished in white
- Designated off-street parking for two vehicles
- Outside tap to rear garden
- External double electrical socket in rear garden
- 6ft timber fencing around rear garden, with side gate
- Entrance doors in green (external) and white internal) with doorbell
- Landscaped rear garden (see individual plot drawings for more details)
- 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> 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 white interior doors with polished chrome door furniture (glazed white interior double doors between hall and lounge)
- Custom fitted wardrobes with sliding mirrored doors, shelving and rails to master bedroom in standard design
- Storage cupboard with shelving and rails to bedroom two
- Under stair storage

## 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
- Unit space for washing machine

## 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/shower
- Bath with gas powered shower over bath
- Heated towel rail in chrome finish
- Fitted electrical shaver socket

## En-Suite

- Contemporary designed sanitaryware including modern white basin
- Choice of splash back tiling behind hand basin
- Choice of wet wall panelling around walk-in shower area
- Shower enclosure with electric powered shower

## 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.*



Telephone: 01292 260999

Email: [sales@vigahomes.co.uk](mailto:sales@vigahomes.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.