




VIGA
HOMES

THE SIDINGS

CUMNOCK

Welcome to The Sidings

A stunning collection of seventeen
three-bedroom bungalows in
Cumnock, East Ayrshire on the west
coast of Scotland.





Viga Homes is delighted to present The Sidings...

Where free-flowing generous living space is the hallmark of every home. Each property has been carefully considered to incorporate high standards of finish and craftsmanship fusing characterful style with contemporary design.



Timeless, high quality homes

Flexible living spaces that adapt to your lifestyle with a range of high quality integrated appliances as standard.





Set within tranquil surroundings

Designed with reference to the previous use of the land as railway sidings, combining the elegance of a traditional red stone exterior with white render, each home has been carefully crafted to blend within it's unique surroundings, incorporating thoughtful design and attention to detail.



Four signature house types...

All of which have been carefully
designed blending charm with modern
convenience to create homes that suit
every style of living,





Location

The development is located on the periphery of the historic market town of Cumnock surrounded by Ayrshire countryside.

The town is well connected and offers a range of amenities including independent local shops, cafes and restaurants with excellent transport links to further afield.

Nearby

Situated just outside of Cumnock, is Dumfries House, part of The King's Foundation. It is one of Britain's most beautiful stately homes set in 2,000 acres of land. The estate is known for its stunning interiors and beautiful grounds which retain much of its original landscape design dating back to the 18th century.

There are plenty of established walks and trails for all outdoor enthusiasts to embark upon to take in the idyllic scenery that Cumnock and the surrounding area has to offer.





A Superior Specification

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 they have been built to the highest technical requirements for design, materials and craftsmanship

Make your home your own

With a range of upgrade options available, embrace the blank canvas of a new build home suited to your own style and preferences from the moment you move in.



Site Layout



ASPEN



ASPEN

Plots 3, 5, 7, 12

The Aspen is an impressive three-bedroom bungalow that is beautifully designed inside and out.

The Aspen features a large open-plan kitchen, utility, living and dining area with bi-fold doors creating a seamless flow into the private rear garden. Situated on one level, all three bedrooms are fitted with built-in wardrobes and are accompanied by a spacious family bathroom. The master bedroom also benefits from a separate ensuite shower room.



DIMENSIONS

Kitchen	3275mm x 3925mm
Lounge/Diner	5100mm (max) x 8445mm
Utility	2105mm x 2125mm
Bathroom	2025mm x 2375mm
Bedroom 1	4200mm (max) x 3925mm
Ensuite	1720mm x 2125mm
Bedroom 2	3500mm x 3580mm (max)
Bedroom 3	2595mm x 4405mm (max)

SYCAMORE



SYCAMORE

Plots 1, 2, 8, 9, 10, 11, 13

The Sycamore is an exceptional three-bedroom bungalow that has been designed to meet the need of contemporary lifestyles.

The Sycamore hosts a modern kitchen diner with French double doors overlooking the private rear garden, whilst the separate

lounge area takes its position at the front of the home. The

Sycamore features three bedrooms and a large family bathroom.

The master bedroom also benefits from a separate ensuite shower

room. The third bedroom offers a flexible space that can be

utilised to suit individual needs, e.g. nursery, study or dressing

room.



DIMENSIONS

Kitchen/Diner	3955mm (max) x 6180mm
Lounge	3955mm x 4900mm
Bathroom	2975mm x 2050mm
Bedroom 1	3670mm (max) x 3910mm
Ensuite	2975mm x 1225mm
Bedroom 2	3660mm x 2820mm
Bedroom 3	2520mm x 2830mm

CEDAR



CEDAR

Plots 6, 14, 15, 16, 17

The **Cedar** is a charming three-bedroom bungalow combining stylish form and modern functionality.

The Cedar features a large open-plan kitchen and dual-aspect dining and living area with French double doors creating a continuation of space to the outdoors and an abundance of natural light. The Cedar offers three spacious double bedrooms with fitted wardrobes and a large family bathroom. The master bedroom also benefits from a separate en-suite shower room.



DIMENSIONS

Kitchen	2890mm x 3500mm
Lounge/Diner	7680mm x 3180mm
Bathroom	2000mm x 2180mm
Bedroom 1	4050mm (max) x 3000mm
Ensuite	1400mm x 2180mm
Bedroom 2	3770mm (max) x 2980mm
Bedroom 3	3530mm (max) x 3000mm

WILLOW



WILLOW

Plot 4

With its striking red stone frontage, **the Willow** is a stunning three-bedroom bungalow that combines character and modern style.

The Willow boasts a generous open-plan kitchen, dining and living area with French double doors leading out onto the garden creating an extension of living space. The Willow offers three spacious double bedrooms with fitted wardrobes and a large family bathroom. The master bedroom also benefits from a separate ensuite shower room.



DIMENSIONS

Kitchen	2890mm x 3500mm
Lounge/Diner	7680mm x 3180mm
Bathroom	2000mm x 2180mm
Bedroom 1	4050mm (max) x 3000mm
Ensuite	1400mm x 2180mm
Bedroom 2	3770mm (max) x 2980mm
Bedroom 3	3530mm (max) x 3000mm

ASPEN

Specification

External

- ♦ Thermally efficient cavity walls with red stone and render
- ♦ Secure energy efficient double-glazed windows finished in white
- ♦ Fitted UPVC bi-fold finished in white
- ♦ Paved driveway 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 door in anthracite grey (external) and white (internal) with doorbell (exact specification will be plot specific)
- ♦ Landscaped front and rear garden with generous patio levelled to natural contours (see individual plot drawings for more details)
- ♦ Moulded feature guttering and downpipes
- ♦ Integrated roofing solar panels (where required)
- ♦ EV charger fitted to external wall (please speak to your Sales Advisor for specific information on specification and location)

Communications

- ♦ BT apparatus installed in hallway cupboard
- ♦ 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
- ♦ Low level entry
- ♦ Mains linked smoke detectors
- ♦ Lockable windows
- ♦ CO₂ alarm 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 satin and polished chrome door furniture with glazed white interior double doors between hall and lounge
- ♦ Fitted wardrobes with sliding mirrored doors, shelving and rails to all bedrooms in standard design
- ♦ Storage cupboard in hallway

Kitchen

- ♦ Symphony designed luxury fully fitted kitchen in a choice of style and colours
- ♦ Laminate 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 choice of either 50/50 or 70/30 split
- ♦ Integrated dishwasher

Utility

- ♦ Symphony designed fitted units
- ♦ Unit space for washing machine and dryer
- ♦ Storage cupboard
- ♦ 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 or wet wall behind hand basin
- ♦ Choice of wet wall panelling around bath/shower
- ♦ Bath with electric powered shower over bath
- ♦ 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 or wet wall behind hand basin
- ♦ Choice of wet wall panelling around enclosed shower area
- ♦ Enclosed shower area with mains powered rain head shower
- ♦ Heated towel rail in chrome finish

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
- ♦ 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 screeding or flooring is installed as standard and no soft furnishings are provided in our homes.

SYCAMORE

Specification

External

- ♦ Thermally efficient cavity walls with red stone and render
- ♦ Secure energy efficient double-glazed windows finished in white
- ♦ Fitted UPVC French doors finished in white
- ♦ Paved driveway for two vehicles
- ♦ Outside tap to rear garden
- ♦ External double electrical socket in rear garden
- ♦ 6ft timber fencing around rear garden, with side gate
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- ♦ Landscaped front and rear garden with generous patio levelled to natural contours (see individual plot drawings for more details)
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Communications

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- ♦ USB charger socket in lounge, kitchen and master bedroom

Security and Safety

- ♦ Sensored security lighting to front or rear elevations
- ♦ Low level entry
- ♦ Mains linked smoke detectors
- ♦ Lockable windows
- ♦ CO₂ alarm installed in master bedroom and CO alarm installed 1-3 metres from boiler

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- ♦ Contemporary white interior doors with satin and polished chrome door furniture
- ♦ Fitted wardrobes with sliding mirrored doors, shelving and rails to master bedroom in standard design
- ♦ Storage cupboard in hallway

Kitchen

- ♦ Symphony designed luxury fully fitted kitchen in a choice of style and colours
- ♦ Laminate worktops and upstands with 1½ 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 or wet wall behind hand basin
- ♦ Choice of wet wall panelling around bath/shower
- ♦ Bath with electric powered shower over bath
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Specification

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- ♦ Bath with electric powered shower over bath
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Where to Find Us

Site Location

KA18 1PT

The development is located in Cumnock, East Ayrshire. Follow the A70 through Cumnock towards Lugar. Veer to the left onto Barrhill Terrace before exiting the town, towards Bute House Nursing Home. The site can be found on your immediate left.

Office Location

Suite 2 Beresford Court

6-8 Beresford Lane

Ayr

KA7 2DW



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 illustrations given. Please note that computer generated images and floor plans are for illustrative purposes only and so may not be proportionately scaled. Room dimensions are approximately only, and where specified as 'maximum' includes any fitted wardrobes or similar features. Purchasers are advised to inspect detailed plans and specification for each plot which are available on request.



Protection for new-build home buyers