

# Holmhead Heights

CUMNOCK, EAST AYRSHIRE

An exceptional development of 16 three- and four-bedroom homes set high on the slopes of the town of Cumnock with idyllic views of the Scottish countryside.

WELCOME TO  
*Holmhead Heights*

Holmhead Heights showcases a selection of three- and four-bedroom homes, all of which have been individually designed and finished to the highest of standards. Situated in an elevated position, every home benefits from stunning views of the Ayrshire countryside.

Located in the historic market town of Cumnock in East Ayrshire, the homes on this development are within walking distance to a diverse mix of independent shops, high street retailers and cafes offering a perfect balance of modern convenience and rural escape.







## *Location and Lifestyle*

The market town of Cumnock is situated in East Ayrshire, on the west coast of Scotland. The town is well connected and offers a range of amenities, including local shops, schools, and transport options, all of which are just a short walk away from the homes at Holmhead Heights.

The recently opened Barony Campus sits within walking distance offering an inclusive learning environment with state-of-the-art facilities for children, young people, and members of the community.

Situated just outside of Cumnock, is Dumfries House, part of The Prince'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 18<sup>th</sup> 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.



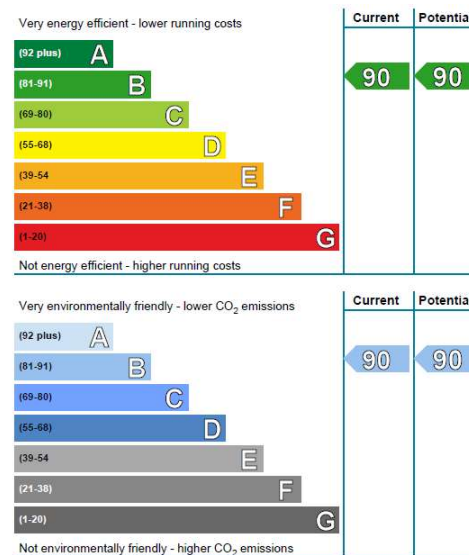


# Save money on your energy bills *by buying new...*

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.



## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (90)**. The average rating of EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home 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.

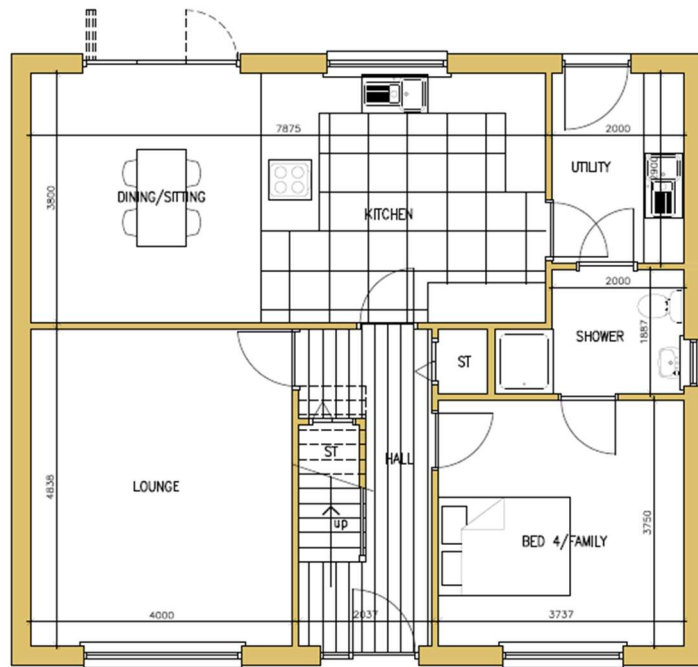
Your current rating is **band B (90)**. The average rating of EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

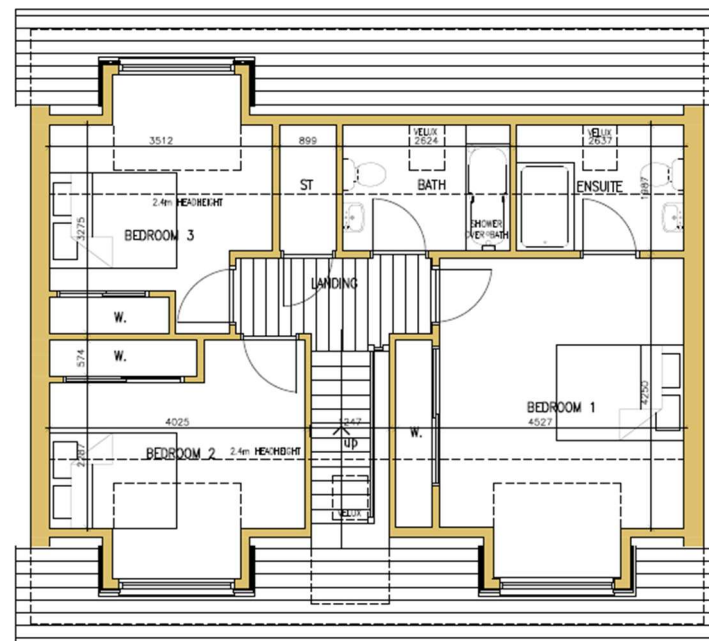
All of our homes come with an EPC (Energy Performance Certificate) which contains key information on the overall energy efficiency of a property. Please see above the typical energy efficiency rating for our Rowan house type.

# The Rowan

Plots 107, 108 and 109



Ground Floor



First Floor



- 3 Nr Available
- Fixed Price of £300,000

THE ROWAN is an exquisite four-bedroom home that emanates charm and modern simplicity. The combination of traditional stone, white render and granite-grey roof tiles creates a beautiful exterior which is complimented by the large, private front and rear gardens and paved driveway. Situated on an elevated position, the Rowan boasts breath-taking views of the idyllic Ayrshire countryside.

The Rowan hosts a contemporary open plan kitchen, utility and dining area designed with family living in mind. Bi-fold doors create an uninterrupted view of the private rear garden designed to allow for a continuation of open space and natural light. The separate lounge and optional fourth bedroom/family room with separate shower room to the ground floor has been designed to facilitate flexible family and multi-generational living.

Upstairs, the Rowan 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 en-suite.

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 bi-fold doors finished in white
- Paved driveway for three vehicles
- Outside tap to rear garden
- External double electrical socket in rear garden
- 6ft timber fencing around rear garden, with side gate
- Entrance doors (coloured 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 under stairs
- 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
- Contemporary white stairs, ready for carpeting
- Custom fitted wardrobes with sliding mirrored doors, shelving and rails to all bedrooms in standard design
- Storage cupboards in upstairs and downstairs hallway
- 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

## Utility

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

## Heating, Electrical, and Lighting

- Low energy LED downlights fitted in kitchen, main bathroom, en-suite and shower room
- 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

## 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 rain head 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 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

## 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

*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.