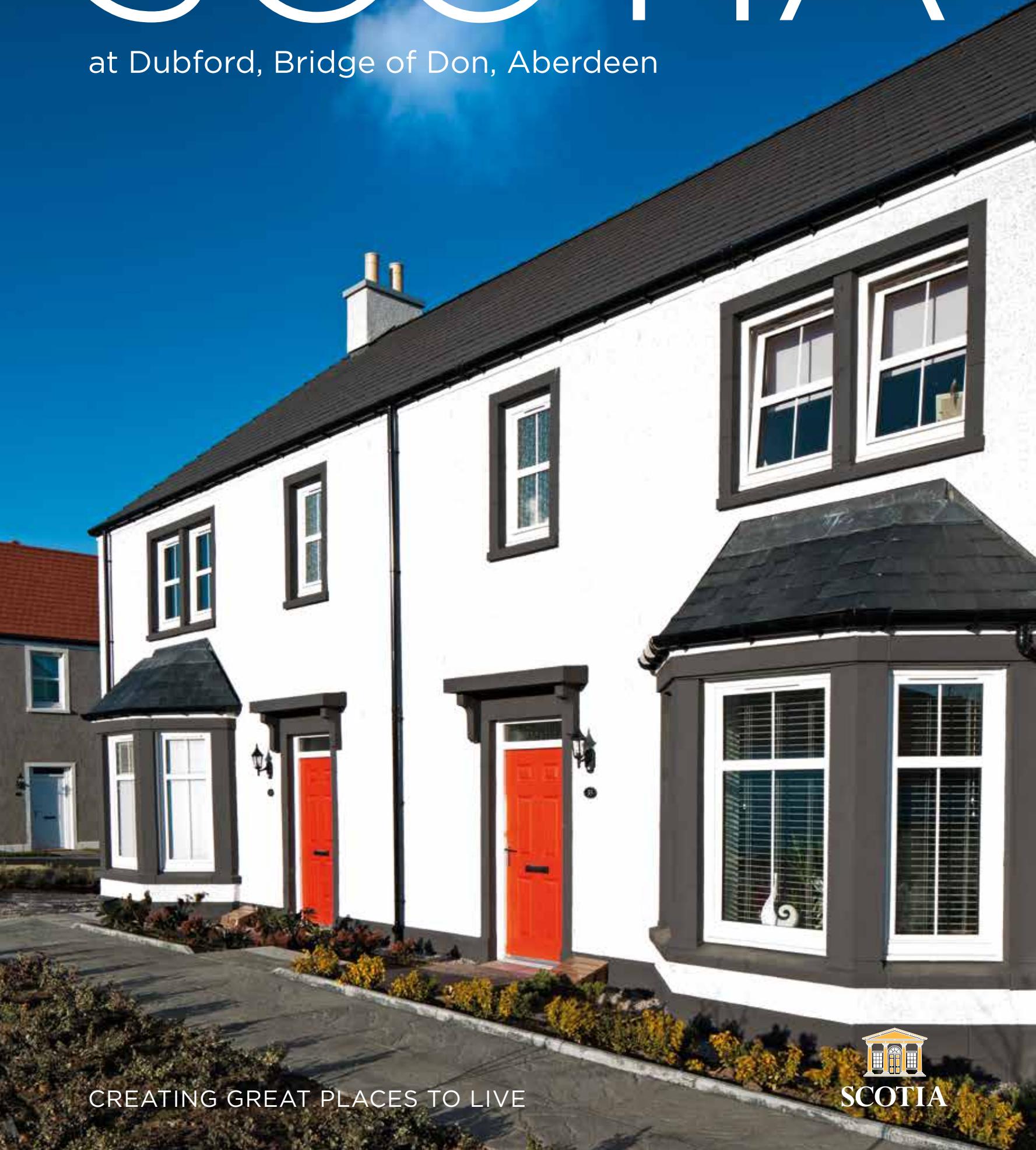


SCOTIA

at Dubford, Bridge of Don, Aberdeen



CREATING GREAT PLACES TO LIVE



SCOTIA

SCOTIA

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CP&Co

Printing

Winter and Simpson Print

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SCOTIA'S VISION

Our vision is to create desirable neighbourhoods and be regarded as the developer of choice by our customers; employees; and other key stakeholders.

To achieve this vision we will strive to continually improve our performance in relation to our 5 key areas:

HEALTH, SAFETY, ENVIRONMENTAL & QUALITY (HSEQ)

At every level, individual and collective, we aim to make Health, Safety, Environmental and Quality responsibility, central to everything we do – in our offices, on our sites, and in all our contacts with fellow workers, contractors or members of the public. Committing to HSEQ is not just an option, it's the way we want to do business and we all need to make sure we keep on getting better and better in every way.

OUR PEOPLE

Our team of employees are the foundation to our business and our future success relies upon them. A safe and healthy environment in which our people can develop their skills and knowledge is fundamental.

CUSTOMER SERVICE

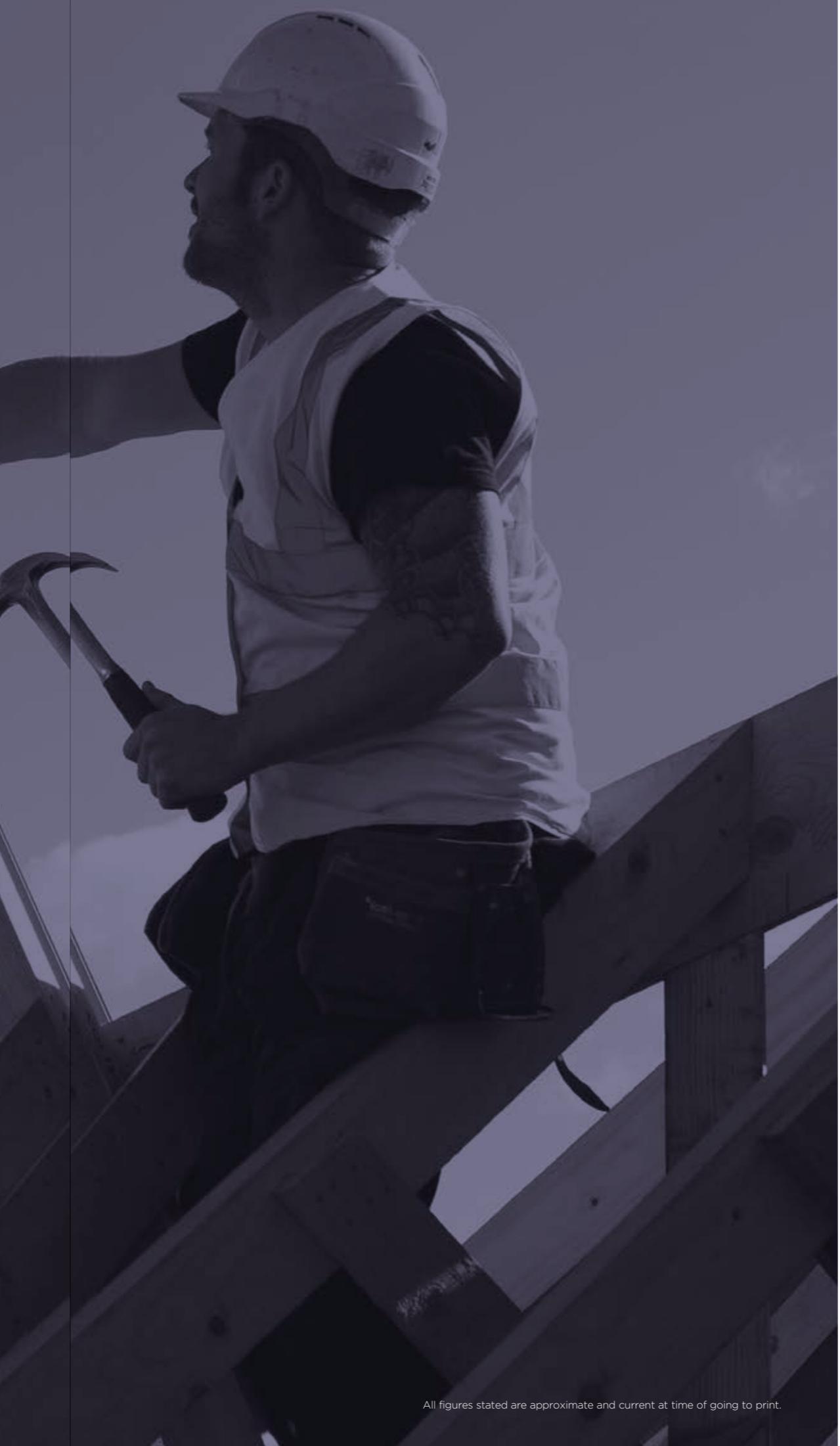
We aim to deliver our customers' expectations by creating well designed homes in desirable locations. Our customers are at the core of our business and we look to continually improve the experience throughout the process.

PLACEMAKING

From inception to delivery, Scotia will look to create better places in order that our customers and stakeholders can enjoy the benefits for generations to come.

FINANCIAL RESPONSIBILITY

We are cost aware and carefully manage our costs. We manage financial risk systematically and communicate our financial performance in a clear, concise manner.



 APPROX 120
NEW HOMES
BUILT PER YEAR

 OVER
200
STAFF

£5.6million
DEVELOPER
CONTRIBUTION SUM
FOR CURRENT DEVELOPMENTS

OVER 4,000
HOUSES BUILT


5,500m³
OF CONCRETE
USED PER YEAR =
FILLING 693
TRANSIT VANS


 MORE THAN
120
SCOTTISH
SUPPLIERS

148,000m²
OF PLASTERBOARD
USED PER YEAR =
21 FOOTBALL
PITCHES

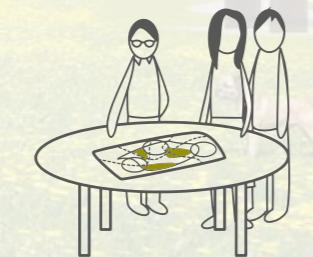

113
TOTAL NUMBER
OF DEVELOPMENTS


500
HARD HATS
DISTRIBUTED PER YEAR


WHY is a Scotia home such a GREAT PLACE TO LIVE?

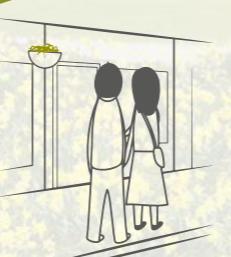
WE STRIVE TO CREATE ATTRACTIVE,
SUSTAINABLE AND UNIQUE COMMUNITIES.

AT SCOTIA,
WE DON'T JUST
ASSUME WE
KNOW WHAT
YOU WANT FROM
YOUR NEW HOME,
WE ASK YOU.
THEN WE BUILD
THE HOME YOU'LL
LOVE, IN THE
PLACE YOU WANT.



Places developed in consultation
with local experts. You.

We do things differently
from the very start, by asking
local people what they think
and using this to inform
our design. Add to this our
expertise in creating
neighbourhoods with built-in
sustainability, and the results
speak for themselves.



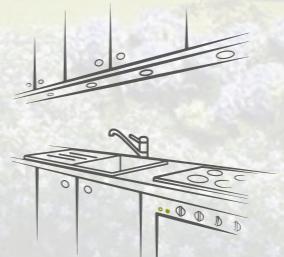
Neighbourhoods centred
around convenience.

We use intelligent street
design to minimise the
distance to local amenities
making them ideally no
more than a short walk
away, so you can enjoy your
new community as much as
you enjoy your new home.



Open spaces where nature
and community thrive.

Our designs take the
natural lie of the land into
account. The best parts of
the site are used to create
interesting gathering places
and public spaces, forming
focal points that allow
people to mix and relax.



Modern homes built
with character.

The homes we build are
as individual as the
people who live in them.
They reflect the character
of the area and share its
architectural features, but
are built with sustainability
and energy efficiency firmly
in mind, using materials
that stand the test of time.



Places you can live
for a lifetime.

We include properties
for a wide range of people,
uses and budgets with
opportunities available to
personalise your new home.
The result is well-balanced
communities, perfect for
all kinds of people at every
stage of life.



A MOVE TO A MORE EFFICIENT HOME

We all want to pay less for our energy. It's also important we can reduce our carbon footprint. From design and construction to the installation of heating and hot-water systems, energy efficiency is considered at every stage of our developments.

THE MATERIALS USED IN THE CONSTRUCTION, THE DESIGN OF EACH HOME, LAYOUT OF THE DEVELOPMENT, AND ENERGY EFFICIENCIES OF THE HEATING AND HOT-WATER SYSTEMS, ALL HELP LOWER YOUR ENERGY BILLS AND THE CARBON FOOTPRINT OF THE DEVELOPMENT, NOW AND IN THE FUTURE.

Keeping your home warm and providing hot water is arguably the largest single consumer of energy in any home. So it's important that this function is as energy efficient as possible. Our homes generally use condensing boilers with GasSaver systems; there may also be a 'thermal store' to assist with greater hot water needs.

BOILERS

Condensing combination boilers

We install A-rated gas boilers, which provide a combination of central heating and hot water. This is a very efficient option for most homes.

For larger homes that need more hot water, we may supplement this with a FlowSmart system, which improves boiler performance and avoids the need for storing hot water in tanks.

GasSaver

The GasSaver unit extracts heat from the waste gases that are expelled through the flue. This is then used to pre-heat the cold mains water before it enters the boiler. This means the boiler uses less gas to produce heat and hot water - saving on energy bills and reducing emissions.

Thermal store

The thermal store, in larger homes using the GasSaver unit, further pre-heats and stores water, so the boiler works less to produce consistently hot water for a longer period.

Air-source heat pumps

In some situations, we use an air-source heat pump system. This uses heat exchange with the ambient air to provide heating and hot water with no direct fossil-fuel consumption and minimal electricity use.

HEAT DELIVERY

Radiators

The position and size of radiators is carefully planned around room sizes and heat requirements, and complements the capacity of the boiler or heat source. Panels are designed to give the maximum heat output for the minimum surface area.

INSULATION

Heat is lost through the floor, walls and roof, and particularly doors and windows. Without careful design, thermal bridging lets heat escape easily, and wastes energy in heat generation.

Floors, walls, ceilings and roof

Where possible, these areas of your new Scotia home provide uninterrupted layers of insulation in addition to standard cavity walls, with particular attention to airtightness.

WINDOWS

Modern A-rated double-glazing is used, generally with solar/thermal glass, gas-filled cavities and warm-edge insulated spacer bars. This reduces heat loss and maximises solar gain. The frames are compartmented to reduce heat loss, and weather-seals provide full protection from the elements.

DOORS

External doors are of composite construction with internal insulation and draught-proofing to minimise heat loss when closed. Glazed doors have similar thermal properties to windows.

WATER EFFICIENCY

Reducing water consumption through devices such as dual-flush toilets and water aerators and restrictors on outlets, is an important part of our environmentally-responsible approach. These devices can also reduce energy consumption in producing hot water. So you can have the same comfortable showers, with the benefit of a potential cost and energy-saving through using less hot water.

REDUCING YOUR CARBON FOOTPRINT

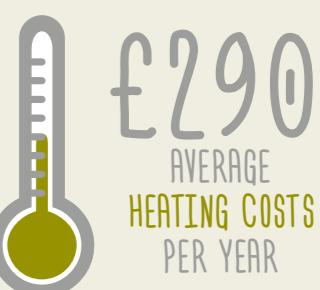
The Building Regulations set national and local authority standards for carbon dioxide emissions from new homes. Our new homes have been designed to meet these levels, as we know that CO₂ reduction is a concern for many of today's homebuyers.

What do the numbers look like?

We estimate that on average, a three bedroom Scotia home uses 392kWh/m² less energy than a typical 1900s house, and 218kWh/m² less than a 1960s house.

Not only that but a Scotia home emits eight tonnes fewer CO₂ emissions than a typical 1900s house and 2.2 tonnes less than a 1960s house.

So by moving into a Scotia home you could be making a potential saving of £1,369 per year... that's £115 a month!



AVERAGE ENVIRONMENTAL IMPACT RATING

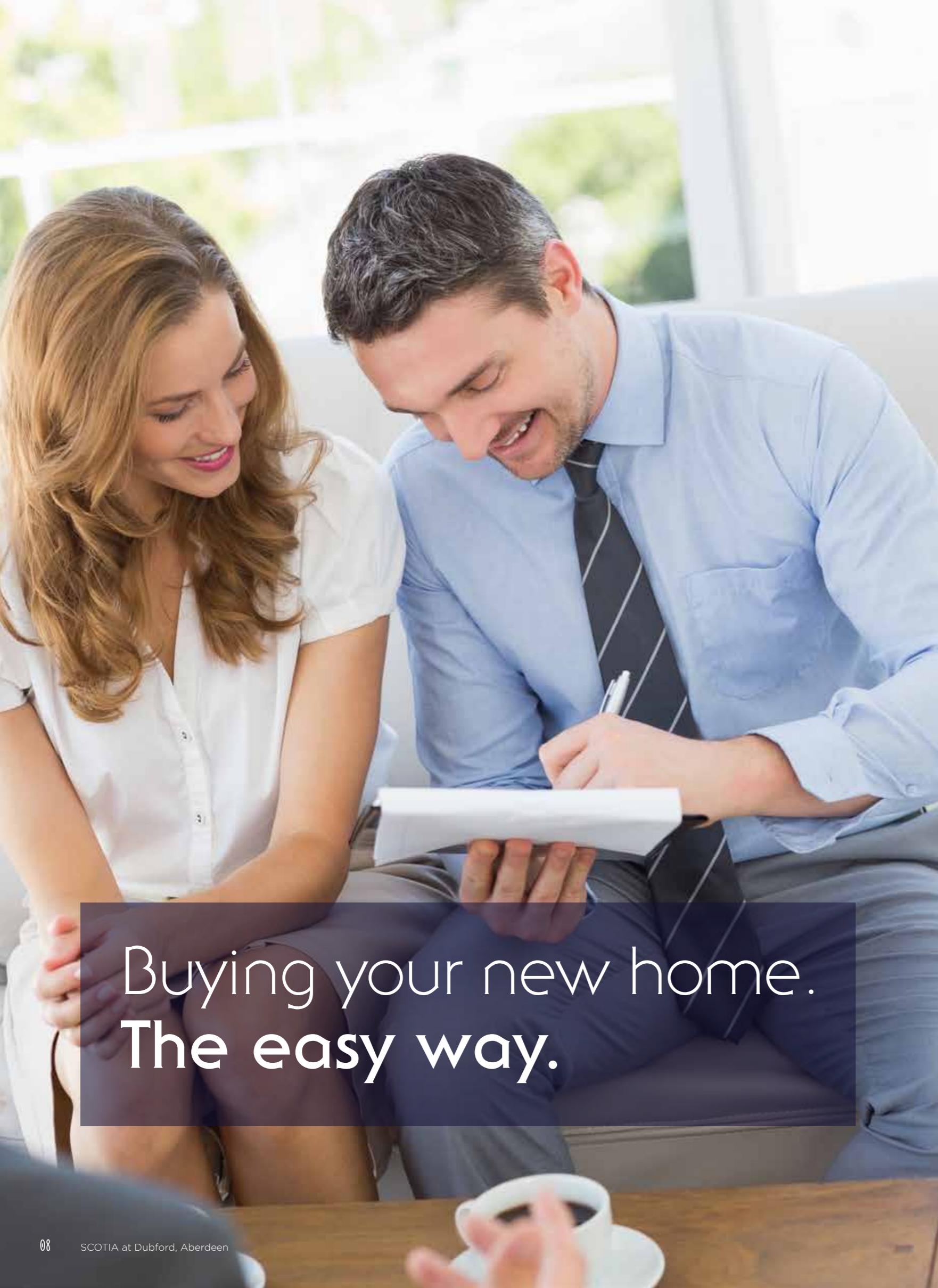


0 0 8 4 %

AVERAGE ENERGY EFFICIENCY RATING



All figures stated are approximate figures, averaged over all Dubford house types, and current at time of going to print.



Buying your new home. The easy way.

Buying options with Scotia Homes

We don't think buying a home should be complicated. It's an exciting time and we want it to stay that way.

We'll ensure selling your existing house is something you don't have to worry about. With our buying options, nothing stands in the way of you walking through the front door of your new home.

ASSISTED SALE

Want to buy your perfect home before you've sold your existing one?

With Assisted Sale, you can put the professionals to work, helping you sell your existing home. We'll give you expert advice and pay for all your estate agency, selling and advertising costs, which could save you thousands. And for peace of mind, we'll agree a minimum reserve price for your house. And if we don't sell, there is no obligation to buy the new home. How fair is that?

PART EXCHANGE

Looking for a risk free way to sell your current home with a guaranteed buyer?

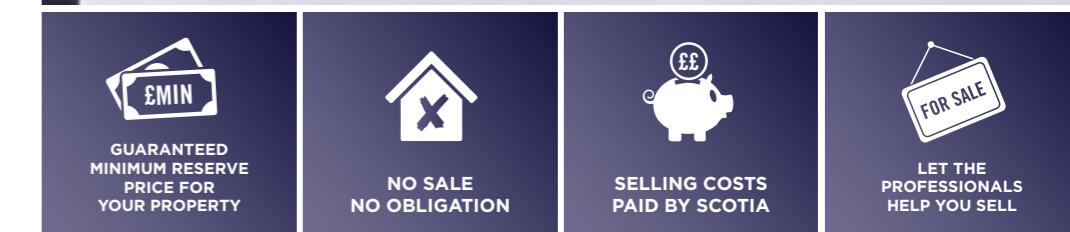
We'll not only buy your existing home, we'll save you time and money. No costly fees to pay. A fair market price. No waiting around. Move out of your old home and into your new Scotia home the same day. Easy.

The above information is provided for guidance only and users should contact their local Scotia sales team to confirm up to date information on buying options and availability.

Want to buy your dream home before you've sold your existing one?



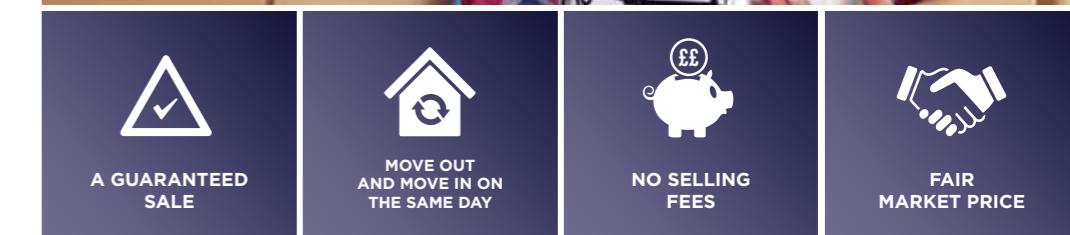
Terms and conditions apply. Subject to status. Please ask for details.



A guaranteed sale of your existing house



Terms and conditions apply. Subject to status. Please ask for details.



Money matters: Knowing your options.

Whatever you need when it comes to financing your dream home, whether it's finding a mortgage, buying to let, or selling your existing house, we'll make everything nice and easy.

FIRST TIME BUYERS

Buying your first home is exciting, but it can also be a little daunting. Not with us. We'll provide you with a dedicated mortgage advisor who will calculate exactly how much you can borrow and what it would cost, whilst also explaining the whole purchasing process including likely legal, survey and other costs involved in buying: so you can begin looking for the property you want, right now.

EXISTING HOME OWNERS

Small differences in rates can have a big impact on your repayments. We'll ensure you get impartial mortgage advice when looking for your next deal. A dedicated mortgage expert will help find you the best in market mortgages. They'll also make everything hassle-free: completing all the paperwork throughout the process.

BUY TO LET

Whether completing your first buy to let purchase, or building a sizeable portfolio, we'll provide you with a specialist mortgage advisor to help you find the best mortgage to suit your needs; complete the paperwork; and deal with lenders, solicitors and surveyors every step of the way.

LOW COST HOME OWNERSHIP

These properties are aimed at people on lower incomes whose needs can't be met on the open market. Their open market values are typically discounted to make them more accessible to 'Qualifying Purchasers'. See the Aberdeen Council website for more details.

MID MARKET RENT

These properties are typically targeted at tenants who are in employment, but who are not able to access housing on the open market, and are also unlikely to be eligible for social rented housing. The rent is typically lower than normal market levels within the local area, but higher than what a council or housing association would expect to pay. See the Aberdeen Council website for more details.

The above information is provided for guidance only and users should contact their local Scotia sales team to confirm up to date information on buying options and availability.



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01224 574 824 01224 643 269

**YOUR HOME MAY BE REPOSSESSED IF YOU DO
NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**



DUBFORD

ABERDEEN

Set against the backdrop of peaceful countryside, it's hard to believe Dubford is only a ten minute drive from Aberdeen city centre.

The development is on the periphery of Bridge of Don: a sought-after suburb and gateway from the north.

In Bridge of Don itself – one of Europe's largest suburbs – there's a wide range of shops, hotels and restaurants, as well as sports and leisure facilities. There are seven local primary schools, as well as the Bridge of Don and Oldmachar Academies.

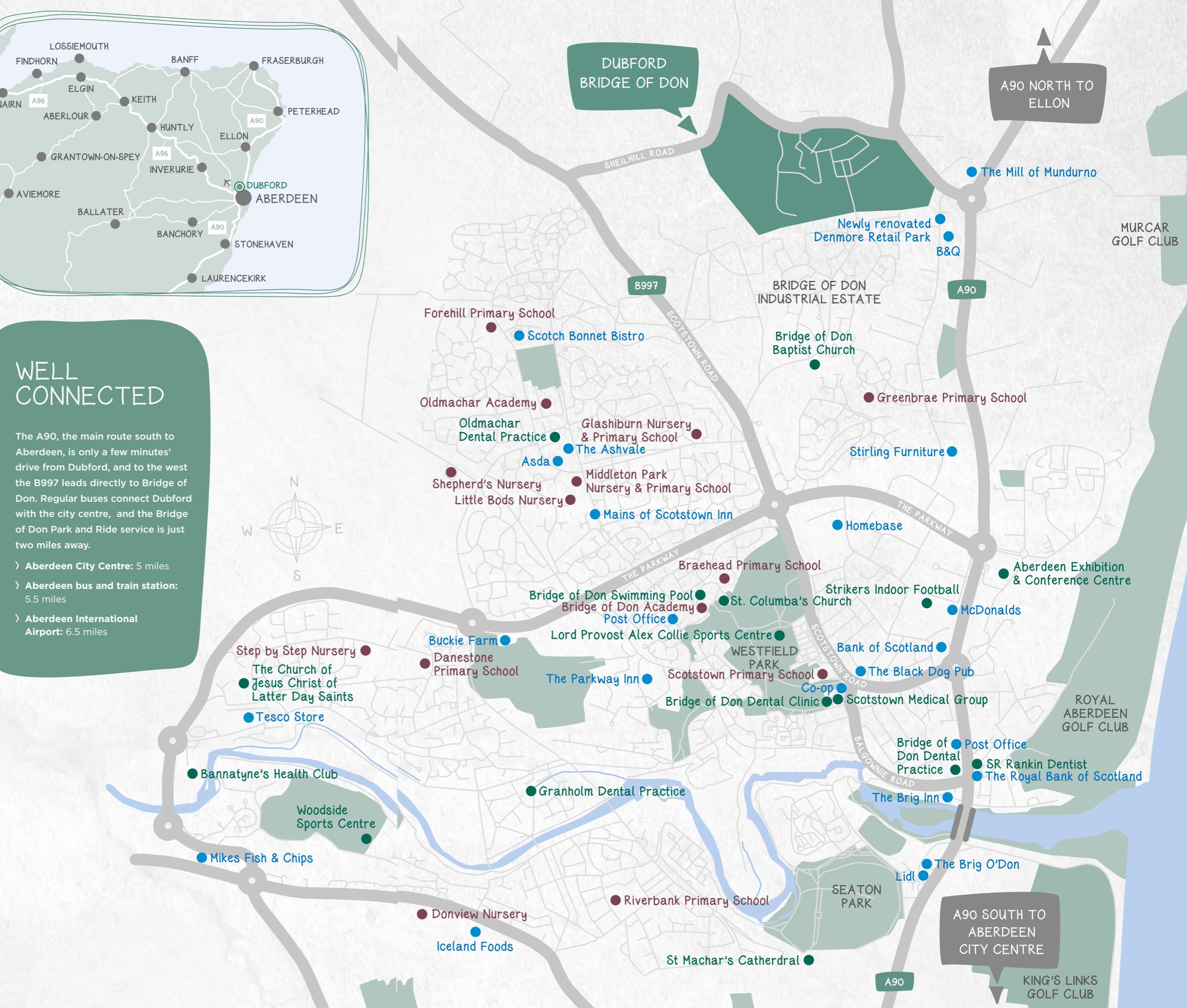
And you don't have to go far to experience the area's centuries' old heritage: the Mundurno Standing Stone – also known as the Dubford Stone – stands in an open field to the north. Measuring around seven feet tall, it's the last remnant of an ancient circle.

And the oldest of three bridges linking Bridge of Don to Aberdeen is the 13th century Brig o' Balgownie: a scheduled ancient monument.

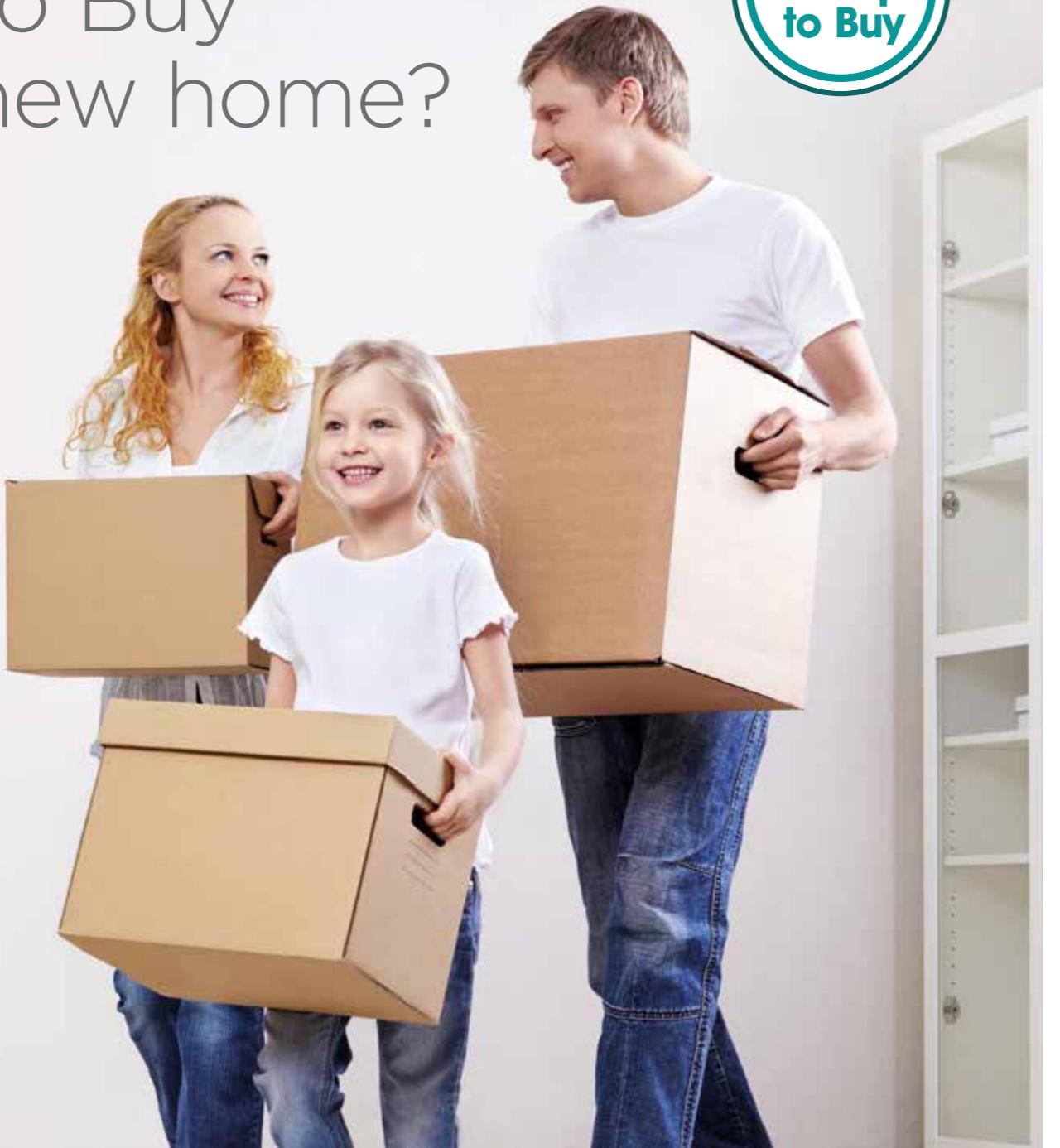
Local schoolchildren named the third crossing, opened in 2016, the Diamond Bridge in honour of the Queen's Diamond Jubilee, and to recognise Aberdeen's links to the naval destroyer HMS Diamond.

Scotstown Local Nature Reserve lies to the west. The site of special scientific interest has a diverse range of habitats and wildlife, including roe deer, fox and owls.

Blending an idyllic rural surrounding and views to the coast, to close proximity to Aberdeen and its world-class amenities, Dubford truly is a great place to live.



Looking for Help to Buy your new home?



Welcome to Help to Buy from Scotia

With **Help to Buy** you could buy a brand new home with only a 5% deposit and the Scottish Government providing you with an equity loan, allowing you to take out a mortgage for the remainder. **Help to Buy can get you moving now.**

£200,000 Example Home

Your **5%** deposit

£10k
Deposit

Government's **15%** equity loan

£30k
Equity Loan

Your **80%** mortgage

£160k
Mortgage

Terms & conditions apply and full details will be provided on request. This offer is subject to the status of the applicant. Mortgage and 5% deposit combined must be a minimum of 85% of the net purchase price. Mortgage from a qualifying lender must be capital and repayment. Not available for Buy to Let. Part Exchange on the new property is not available. The new home must be the only residence and you must not own another home or property. If you do own another home, you are expected to sell it prior to purchasing a new Scotia home.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Be sure that you can afford the repayments before entering into a credit agreement.

Scotia homes Ltd is appointed introducers to independent advisors City Financial and all loan agreements must be made through them.

PHASE 2 SITE PLAN

AT10 Vernacular

2 BED SELF-CONTAINED APT
PLOT: 806

AT11 Vernacular

2 BED SELF-CONTAINED APT
PLOT: 807

HT4 Vernacular

3 BED HOUSE PLOT: 805

HT26 Victorian

3 BED HOUSE PLOTS: 802, 803

HT27 Victorian

4 BED HOUSE
PLOTS: 804, 808, 809, 810

HT7 Victorian

3 BED HOUSE PLOTS: 813, 814, 815

HT23 Victorian

3 BED HOUSE PLOTS: 811, 812

HT20 Vernacular

4 BEDROOM DETACHED
PLOTS: 403, 404, 405, 801

HT21 Victorian

3 BEDROOM DETACHED
PLOTS: 402, 407, 413, 414

HT35 Vernacular

3 BED HOUSE PLOT: 817

HT36 Vernacular

4 BED HOUSE PLOT: 816

HT31 Victorian

4 BEDROOM SEMI-DETACHED
PLOTS: 408, 409

HT52 Victorian

4 BEDROOM DETACHED
PLOTS: 401, 406, 410, 411, 412, 415

This site plan is intended for illustration purposes only and is subject to change. Consequently it should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.



PHASE 3 SITE PLAN



A community you can live in for a lifetime



WE'RE NOT JUST BUILDING HOMES AT DUBFORD: WE'RE BUILDING A COMMUNITY. A COMMUNITY WITH ITS OWN DISTINCT CHARACTER; WITH A STYLE OF HOME FOR EVERYONE: INCLUDING FIRST-TIME BUYERS; COUPLES; FAMILIES; AND THOSE RETIRING OR DOWNSIZING.

Our approach to planning and design; the close collaboration between our designers and architects; the individuality of our properties; and the shape of the existing landscape all combine to create a neighbourhood in its truest sense.

From one and two bedroom flats and self contained apartments, to three and four bedroom houses, the inspiration drawn from Victorian and vernacular designs – both architectural styles a

familiar sight throughout the area – is evident throughout.

Yet the very best of local architectural tradition is blended with contemporary living: buildings epitomise the highest standards in style and functionality, and are built with sustainability and energy efficiency in mind, using materials that stand the test of time.

Victorian designs are simple, rectangular buildings with intersecting gables, bay windows and ornamented chimneys.

Tall, paired windows give the facades symmetry, while smooth render with horizontal and vertical stone banding leave a neat finish.

Vernacular house types are characterised by steeply pitched roofs and gable ends ornamented with straight skews, while punched rectangular windows are recessed in thick walls with coloured frames.

Irregular window placement and facade composition lend a distinctive charm to these homes.

Our houses are designed to create character. What's more, in many cases buyers can personalise elements of their new home: putting their own stamp on the property from the outset.



BRINGING THE SPACE TO LIFE

THE VISUAL CHARACTER OF OUR HOMES IS ONLY PART OF THE STORY. THE ENTIRE STREETSCAPE DESIGN, AND HOW IT HELPS NURTURE THE THRIVING COMMUNITY, ARE EQUALLY AS IMPORTANT TO US IN CREATING DESIRABLE PLACES TO LIVE.

We want to really bring a place to life: to establish a strong sense of activity and character.

To do this, we've paid close attention to how people live; how they use their local area.

We take great care to alternate house types throughout the development: creating strong and diverse variations in street frontage, thereby reflecting the individuality of the people who live there, as well as the character of the area.

Dubford is a safe, walkable community with easy access to amenities and social spaces; however, cars haven't been forgotten. We've incorporated traffic-easing features in the design, including interconnecting roads and measures to discourage non-residents from parking.

Places where people can meet are an important aspect of any community, so at Dubford we're creating interesting gathering places and public spaces, including a village green.

These will be focal points where people can mix and relax, with landscaping and planting that helps the development blend with its surroundings.

Native planting establishes a sustainable, easily maintained landscape, which ensures privacy and a natural balance of wildlife, while walking and cycling connections to the River Don, the beach and the lochs to the north have been maintained.

From street corners to lanes, parks to pathways, everything we do is designed to create an attractive, safe realm that everyone can enjoy.

We don't just build houses, we create great places to live.





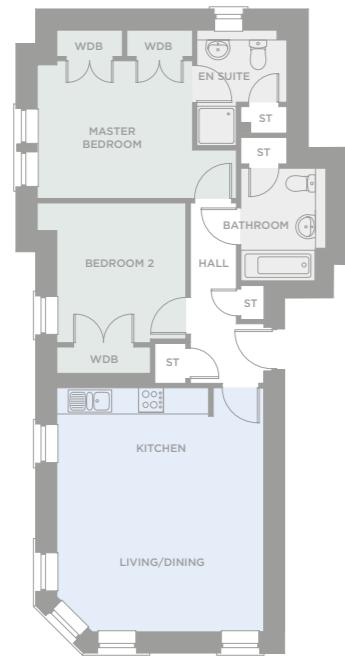
ENERGY FACTS	FT13	FT14	FT15	FT16	FT17
Heating Costs per Year	£214	£229	£201	£246	£204
Hot Water Costs per Year	£51	£60	£52	£59	£52
Lighting Costs per Year	£37	£44	£37	£44	£37
Energy Efficiency Rating	82%	83%	84%	83%	82%
Environmental Impact Rating	87%	83%	88%	87%	87%

FT 14: = 01 = 02 = 01 = 02

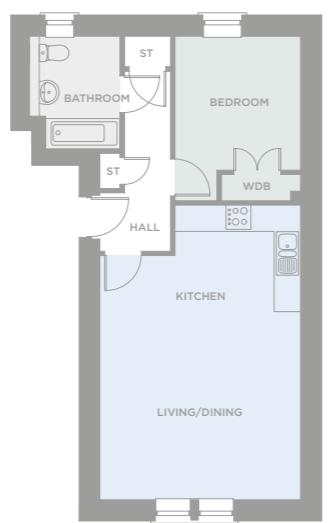
FT 15: = 01 = 01 = 01 = 01

Flat Type 14 & 15: Victorian

1 & 2 bedroom apartments



FT 14: GROUND & FIRST FLOOR



FT 15: FIRST FLOOR

FT 14: TWO BEDROOM

Living/Dining/Kitchen
18'3" x 15'6" (5.56m x 4.72m)

Master Bedroom
14'10" x 12'7" (4.54m x 3.84m)

En Suite
8'7" x 6'8" (2.63m x 2.05m)

Bedroom 2
12'9" x 11'1" (3.88m x 3.39m)

Bathroom
8'5" x 6'4" (2.57m x 1.93m)

Total Floor Area
767 sq ft (71.3 sq m)

FT 15: ONE BEDROOM

Living/Dining/Kitchen
22'0" x 15'0" (6.72m x 4.57m)

Bedroom
12'3" x 9'4" (3.75m x 2.86m)

Bathroom
8'5" x 6'9" (2.57m x 2.06m)

Total Floor Area
563 sq ft (52.3 sq m)

Flat Type 13: Victorian

1 bedroom apartment



FT 13: GROUND FLOOR

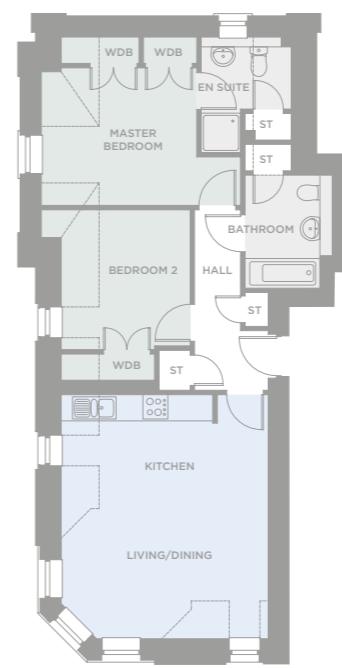
FT 13: = 01 = 01 = 01 = 01

FT 16: = 01 = 02 = 01 = 02

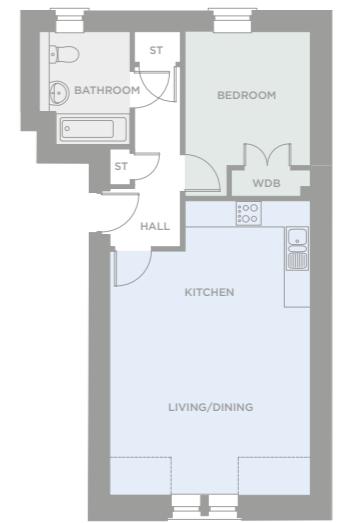
FT 17: = 01 = 01 = 01 = 01

Flat Type 16 & 17: Victorian

1 & 2 bedroom apartments



FT 16: SECOND FLOOR



FT 17: SECOND FLOOR

FT 13: ONE BEDROOM

Living/Dining/Kitchen
18'3" x 14'11" (5.57m x 4.57m)

Bedroom
15'0" x 9'4" (4.57m x 2.86m)

Bathroom
7'11" x 6'3" (2.41m x 1.93m)

Total Floor Area
521 sq ft (48.4 sq m)

FT 16: TWO BEDROOM

Living/Dining/Kitchen
18'3" x 15'6" (5.56m x 4.72m)

Master Bedroom
14'10" x 12'7" (4.54m x 3.84m)

En Suite
8'7" x 6'8" (2.63m x 2.05m)

Bedroom 2
12'9" x 11'1" (3.88m x 3.39m)

Bathroom
8'5" x 6'6" (2.57m x 1.99m)

Total Floor Area
767 sq ft (71.3 sq m)

FT 17: ONE BEDROOM

Living/Dining/Kitchen
22'0" x 15'0" (6.72m x 4.57m)

Bedroom
12'3" x 9'4" (3.75m x 2.86m)

Bathroom
8'5" x 6'9" (2.57m x 2.06m)

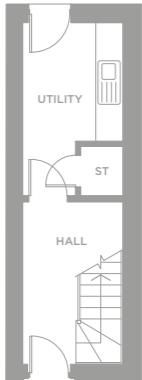
Total Floor Area
563 sq ft (52.3 sq m)

Apartment Type 3 & 4: Vernacular

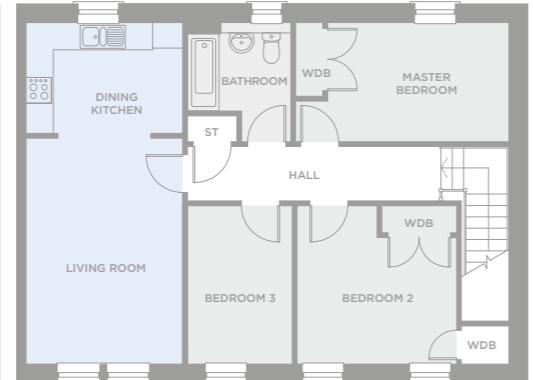
2 & 3 bedroom self-contained apartments



AT 3: GROUND FLOOR



AT 4: FIRST FLOOR



AT 3: TWO BEDROOM

Living Room
12'9" x 11'3" (3.91m x 3.45m)
Dining/Kitchen
11'10" x 8'6" (3.62m x 2.60m)
Master Bedroom
11'9" x 9'6" (3.60m x 2.92m)
Bedroom 2
12'6" x 9'6" (3.82m x 2.92m)
Bathroom
7'11" x 7'4" (2.43m x 2.25m)

Total Floor Area
650 sq ft (60.4 sq m)

AT 4: THREE BEDROOM

Living Room
16'4" x 11'3" (4.98m x 3.45m)
Dining/Kitchen
11'3" x 8'0" (3.45m x 2.44m)
Utility
12'6" x 7'2" (3.81m x 2.20m)
Master Bedroom
15'5" x 8'7" (4.70m x 2.62m)
Bedroom 2
11'6" x 11'5" (3.51m x 3.49m)
Bedroom 3
11'5" x 7'6" (3.49m x 2.31m)
Bathroom
8'7" x 7'5" (2.62m x 2.28m)

Total Floor Area
1,041 sq ft (96.7 sq m)

AT 3: = 01 = 02 = 01 = 01

AT 4: = 01 = 03 = 01 = 01

AT 10: = 01 = 02 = 01 = 01

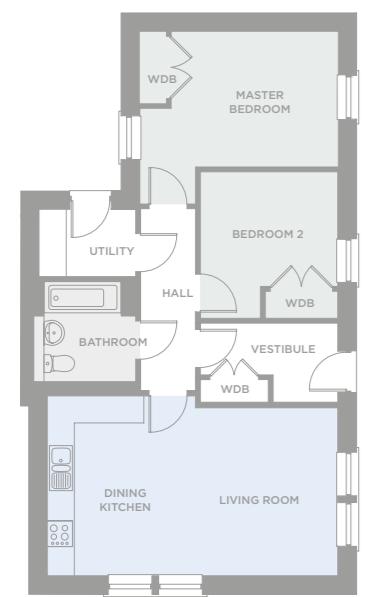
AT 11: = 01 = 02 = 01 = 02

	AT 3	AT 4
Heating Costs per Year	£227	£274
Hot Water Costs per Year	£56	£64
Lighting Costs per Year	£42	£66
Energy Efficiency Rating	83%	84%
Environmental Impact Rating	87%	86%



Apartment Type 10 & 11: Vernacular

2 bedroom self-contained apartments



AT 10: GROUND FLOOR



AT 11: FIRST FLOOR

AT 10: TWO BEDROOM

Living Room
14'0" x 12'2" (4.27m x 3.70m)
Dining/Kitchen
13'0" x 7'0" (3.96m x 2.13m)
Utility
7'0" x 4'10" (2.13m x 1.48m)
Master Bedroom
14'4" x 9'10" (4.37m x 2.99m)
Bedroom 2
10'7" x 9'11" (3.23m x 3.03m)
Bathroom
7'5" x 7'3" (2.24m x 2.20m)

Total Floor Area
754 sq ft (70.0 sq m)

AT 11: TWO BEDROOM

Living Room
16'4" x 12'9" (4.98m x 3.90m)
Dining/Kitchen
10'7" x 5'2" (3.23m x 1.57m)
Utility
10'10" x 7'1" (3.30m x 2.17m)
Master Bedroom
13'3" x 9'10" (4.05m x 2.99m)
En Suite
7'11" x 4'10" (2.42m x 1.48m)
Bedroom 2
11'5" x 8'4" (3.49m x 2.55m)
Bathroom
9'11" x 7'1" (3.00m x 2.16m)

Total Floor Area
966 sq ft (89.8 sq m)

	AT 10	AT 11
Heating Costs per Year	£267	£248
Hot Water Costs per Year	£64	£68
Lighting Costs per Year	£44	£53
Energy Efficiency Rating	81%	83%
Environmental Impact Rating	84%	86%

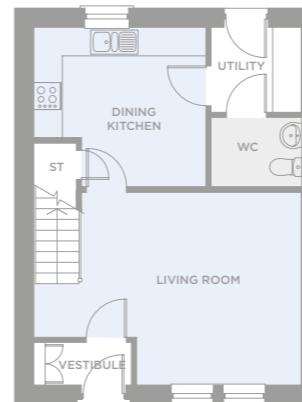


The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

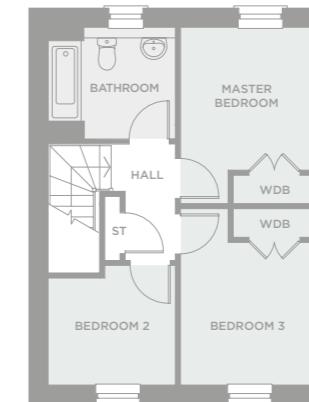


House Type 4 Vernacular

3 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room

15'3" x 13'3" (4.66m x 4.03m)

Dining/Kitchen

11'10" x 11'2" (3.61m x 3.40m)

Utility

6'3" x 5'12" (1.89m x 1.82m)

WC

6'1" x 4'9" (1.86m x 1.45m)

FIRST FLOOR

Master Bedroom

12'2" x 9'4" (3.72m x 2.83m)

Bedroom 2

8'9" x 8'3" (2.67m x 2.51m)

Bedroom 3

12'2" x 9'4" (3.72m x 2.84m)

Bathroom

8'9" x 6'5" (2.67m x 1.94m)

Total Floor Area

910 sq ft (84.6 sq m)

HT 4: = 01 = 03 = 01 = 02

HT 5: = 01 = 03 = 01 = 02



House Type 5 Victorian

3 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room

15'5" x 14'8" (4.69m x 4.48m)

Dining/Kitchen

18'6" x 9'8" (5.64m x 2.95m)

Utility

8'0" x 7'0" (2.71m x 2.15m)

WC

6'11" x 5'10" (2.12m x 1.77m)

FIRST FLOOR

Master Bedroom

12'2" x 9'4" (3.72m x 2.86m)

Bedroom 2

8'9" x 8'7" (2.67m x 2.64m)

Bedroom 3

12'2" x 9'4" (3.72m x 2.86m)

Bathroom

8'9" x 6'7" (2.67m x 2.02m)

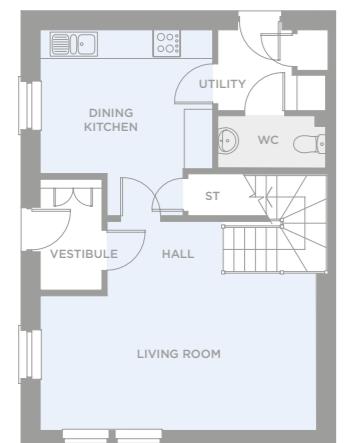
Total Floor Area

1,025 sq ft (95.3 sq m)

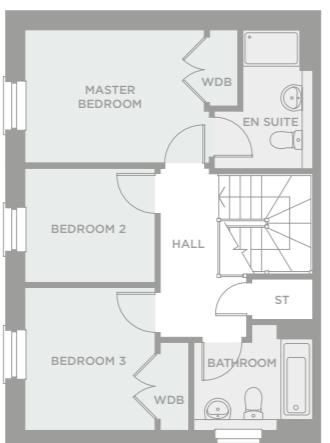
The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

House Type 11 Vernacular

3 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
19'0" x 10'9" (5.80m x 3.28m)
Dining/Kitchen
11'11" x 9'11" (3.62m x 3.02m)
Utility
7'5" x 5'6" (2.26m x 1.67m)
WC
7'4" x 3'7" (2.24m x 1.10m)

FIRST FLOOR

Master Bedroom
14'8" x 9'2" (4.47m x 2.80m)
En Suite
9'7" x 4'10" (2.91m x 1.46m)
Bedroom 2
9'0" x 7'10" (2.73m x 2.40m)
Bedroom 3
9'10" x 9'0" (3.00m x 2.73m)
Bathroom
8'2" x 7'3" (2.49m x 2.22m)

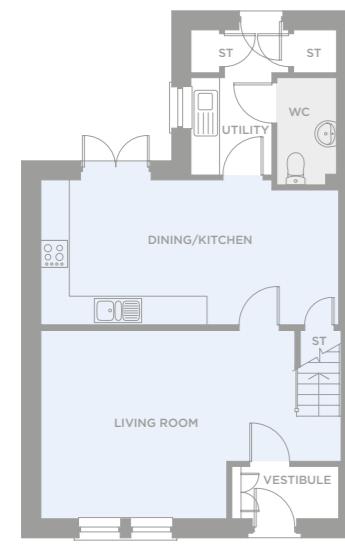
Total Floor Area
1,094 sq ft (101.7 sq m)

HT 11: = 01 = 03 = 01 = 03



House Type 26 Victorian

3 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
17'4" x 12'11" (5.30m x 3.95m)
Dining/Kitchen
20'6" x 10'0" (6.25m x 3.04m)
Utility
10'10" x 5'6" (3.04m x 1.67m)
WC
7'3" x 4'3" (2.22m x 1.30m)

FIRST FLOOR

Master Bedroom
12'2" x 11'9" (3.71m x 3.57m)
En Suite
7'6" x 4'7" (2.30m x 1.40m)
Bedroom 2
10'2" x 9'8" (3.00m x 2.96m)
Bedroom 3
11'9" x 8'2" (3.59m x 2.49m)
Bathroom
7'6" x 6'4" (2.30m x 1.92m)

Total Floor Area
1,162 sq ft (108 sq m)

HT 26: = 01 = 03 = 01 = 03



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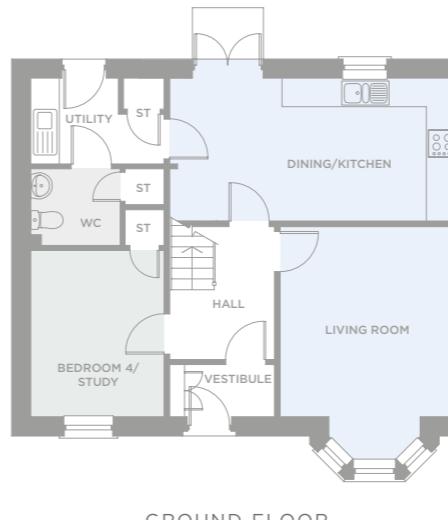


ENERGY FACTS

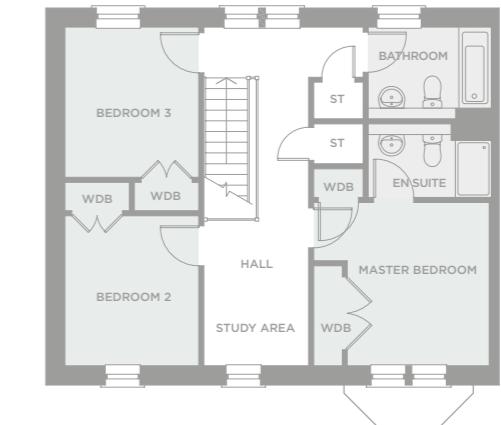
£323 Heating Costs per Year
£72 Hot Water Costs per Year
£64 Lighting Costs per Year
85% Energy Efficiency Rating
86% Environmental Impact Rating

House Type 27 Victorian

4 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
13'1" x 12'0" (3.99m x 3.66m)
Dining/Kitchen
19'8" x 9'10" (5.98m x 3.00m)
Bedroom 4/Family
11'6" x 9'3" (3.49m x 2.84m)
Utility
9'2" x 5'11" (2.79m x 1.80m)
WC
6'0" x 5'2" (1.84m x 1.58m)

FIRST FLOOR

Master Bedroom
12'1" x 11'3" (3.68m x 3.43m)
En Suite
8'6" x 5'1" (2.58m x 1.54m)
Bedroom 2
10'4" x 9'3" (3.15m x 2.81m)
Bedroom 3
10'4" x 9'4" (3.15m x 2.85m)
Bathroom
8'6" x 6'4" (2.58m x 1.92m)

Total Floor Area
1,386 sq ft (129 sq m)

HT 27: = 01 = 04 = 01 = 03

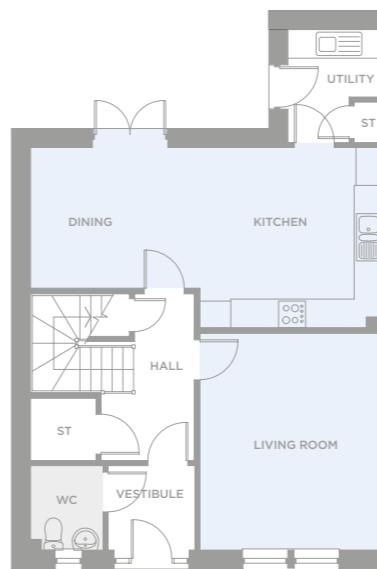


ENERGY FACTS

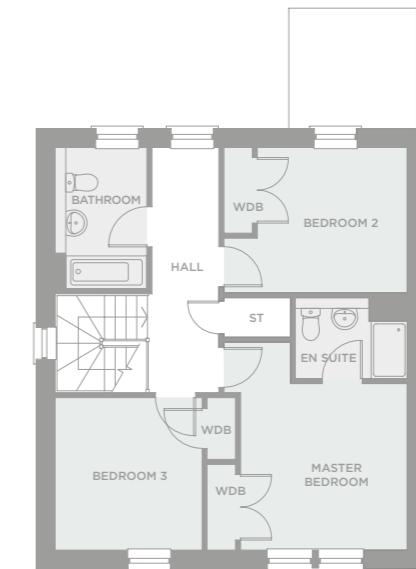
£331 Heating Costs per Year
£65 Hot Water Costs per Year
£69 Lighting Costs per Year
85% Energy Efficiency Rating
87% Environmental Impact Rating

House Type 7 Victorian

3 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
14'11" x 12'7" (4.55m x 3.85m)
Dining/Kitchen
24'2" x 12'5" (7.39m x 3.78m)
Utility
7'9" x 6'6" (2.37m x 1.99m)
WC
5'10" x 4'12" (1.77m x 1.52m)

FIRST FLOOR

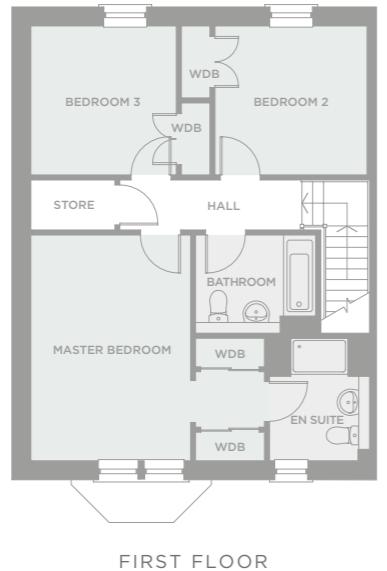
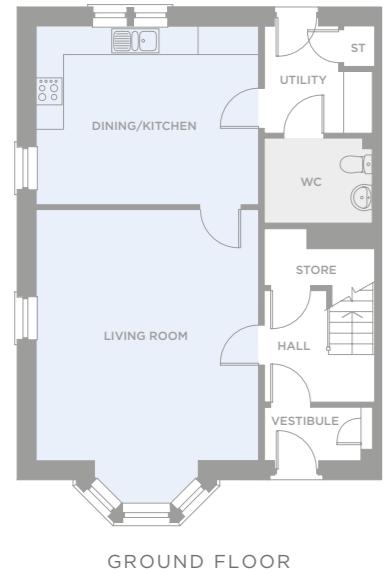
Master Bedroom
14'3" x 11'5" (4.36m x 3.49m)
En Suite
7'8" x 5'6" (2.35m x 1.70m)
Bedroom 2
12'7" x 10'0" (3.85m x 3.05m)
Bedroom 3
10'5" x 10'1" (3.20m x 3.08m)
Bathroom
9'8" x 6'4" (2.96m x 1.92m)

Total Floor Area
1,399 sq ft (130 sq m)

The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

House Type 23 Victorian

3 bedroom house



GROUND FLOOR

Living Room
17'7" x 15'3" (5.37m x 4.66m)
Dining/Kitchen
15'3" x 11'11" (4.66m x 3.65m)
Utility
7'5" x 7'4" (2.26m x 2.25m)
WC
7'4" x 5'10" (2.26m x 1.78m)

FIRST FLOOR

Master Bedroom
15'6" x 11'2" (4.74m x 3.35m)
En Suite
8'5" x 6'10" (2.57m x 2.10m)
Bedroom 2
10'7" x 10'3" (3.19m x 3.12m)
Bedroom 3
10'3" x 10'0" (3.12m x 3.05m)
Bathroom
8'3" x 6'9" (2.52m x 2.06m)

Total Floor Area
1,414 sq ft (131 sq m)

HT 23: = 01 = 03 = 01 = 03

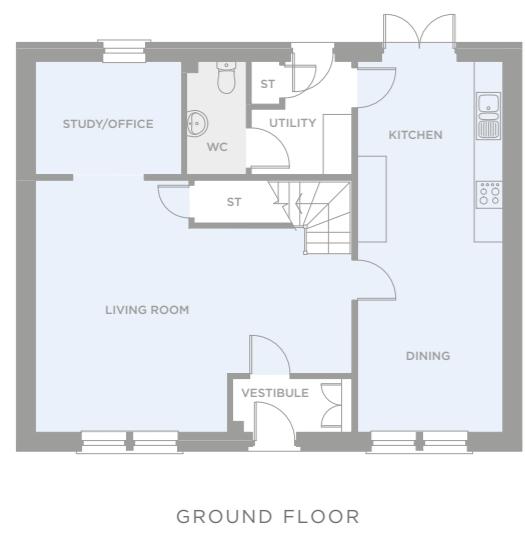
ENERGY FACTS

£352 Heating Costs per Year
£64 Hot Water Costs per Year
£73 Lighting Costs per Year
84% Energy Efficiency Rating
86% Environmental Impact Rating



House Type 20 Vernacular

4 bedroom house



GROUND FLOOR

Living Room
21'9" x 17'3" (6.63m x 5.28m)
Dining/Kitchen
25'6" x 9'11" (7.78m x 3.04m)
Study/Office
9'8" x 7'9" (2.94m x 2.37m)
Utility
7'9" x 7'3" (2.37m x 2.20m)
WC
7'8" x 4'1" (2.34m x 1.25m)

FIRST FLOOR

Master Bedroom
12'10" x 9'7" (3.93m x 3.33m)
En Suite
8'6" x 6'1" (2.60m x 1.87m)
Bedroom 2
11'6" x 10'0" (3.53m x 3.06m)
Bedroom 3
10'10" x 8'11" (3.06m x 2.73m)
Bedroom 4
12'10" x 9'7" (3.93m x 2.93m)
Bathroom
8'6" x 7'11" (2.60m x 2.42m)

Total Floor Area
1,602 sq ft (148 sq m)

ENERGY FACTS

£369 Heating Costs per Year
£64 Hot Water Costs per Year
£76 Lighting Costs per Year
86% Energy Efficiency Rating
87% Environmental Impact Rating



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House Type 35 Vernacular

3 bedroom house

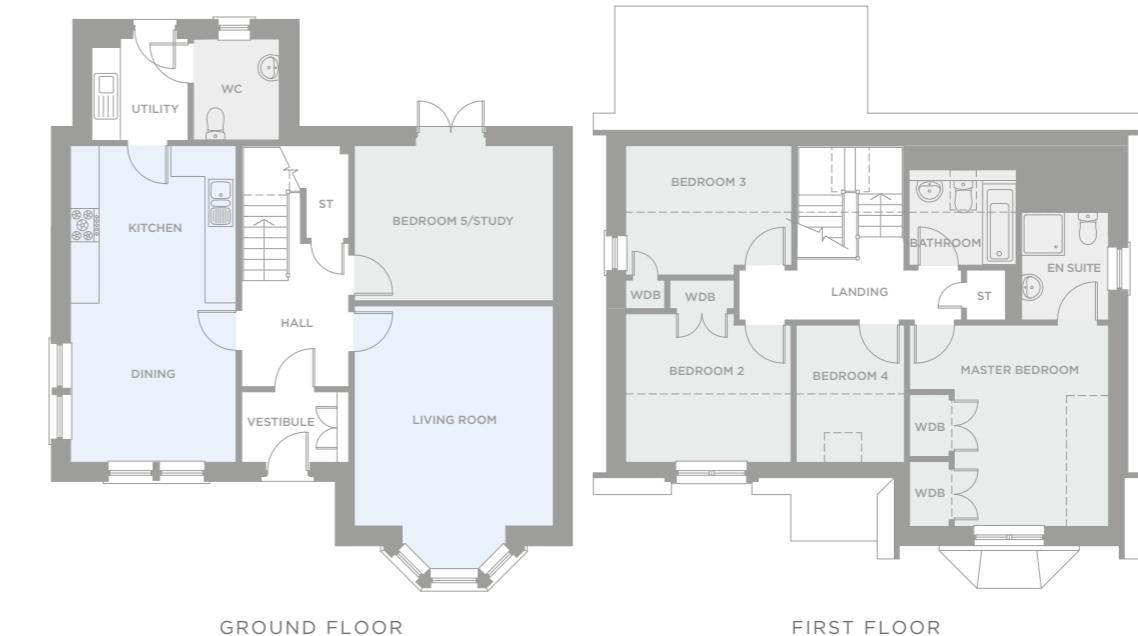


HT 35: = 01 = 03 = 01 = 03



House Type 21 Victorian

5 bedroom house



The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

GROUND FLOOR

- Living Room**
24'1" x 13'6" (7.33m x 4.12m)
- Dining/Kitchen**
16'10" x 12'9" (5.13m x 3.88m)
- Utility**
10'2" x 6'10" (3.10m x 2.08m)
- WC**
6'2" x 5'5" (1.89m x 1.64m)

FIRST FLOOR

- Master Bedroom**
12'9" x 11'1" (3.89m x 3.63m)
- En Suite**
9'8" x 6'1" (2.93m x 1.86m)
- Bedroom 2**
10'8" x 9'3" (3.25m x 2.82m)
- Bedroom 3**
10'8" x 9'3" (3.26m x 2.82m)
- Bathroom**
9'8" x 6'4" (2.94m x 1.92m)

Total Floor Area
1,475 sq ft (137 sq m)

GROUND FLOOR

- Living Room**
15'2" x 13'7" (4.63m x 4.18m)
- Dining/Kitchen**
11'4" x 21'10" (3.48m x 6.65m)
- Bedroom 5/Study**
13'7" x 10'7" (4.18m x 3.26m)
- Utility**
7'0" x 6'7" (2.14m x 2.01m)
- WC**
6'9" x 5'11" (2.12m x 1.80m)

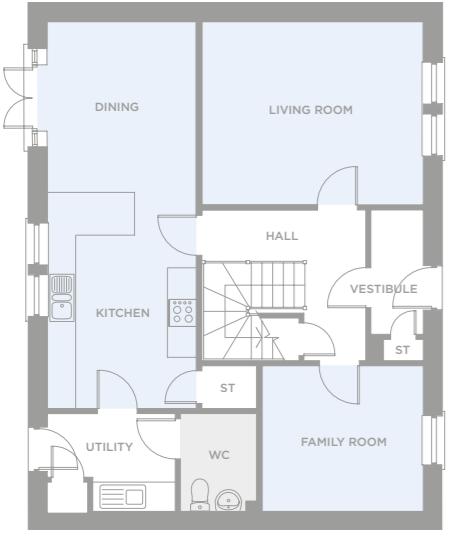
FIRST FLOOR

- Master Bedroom**
13'9" x 13'7" (4.23m x 4.18m)
- En Suite**
7'5" x 6'0" (2.26m x 1.83m)
- Bedroom 2**
11'4" x 10'2" (3.47m x 3.12m)
- Bedroom 3**
11'4" x 8'9" (3.49m x 2.72m)
- Bedroom 4**
9'4" x 7'5" (2.88m x 2.28m)
- Bathroom**
7'4" x 6'6" (2.26m x 2.00m)

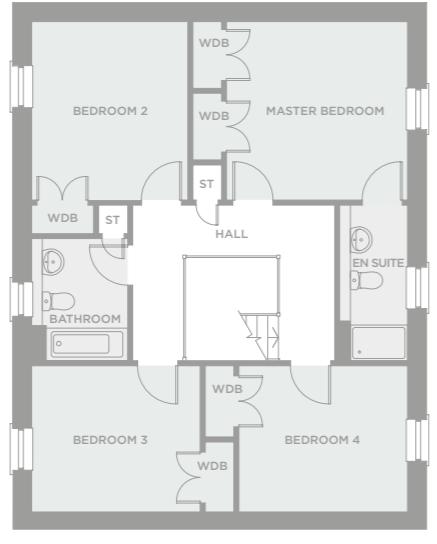
Total Floor Area
1,643 sq ft (152.7 sq m)

House Type 36 Vernacular

4 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
15'3" x 12'7" (4.64m x 3.85m)
Kitchen
14'11" x 10'3" (4.54m x 3.12m)
Dining
11'9" x 10'3" (3.58m x 3.12m)
Family Room
11'1" x 10'0" (3.38m x 3.04m)
Utility
8'11" x 6'8" (2.73m x 2.03m)
WC
6'7" x 4'12" (2.01m x 1.52m)

FIRST FLOOR

Master Bedroom
12'5" x 12'3" (3.80m x 3.74m)
En Suite
10'9" x 4'8" (3.26m x 1.42m)
Bedroom 2
11'7" x 10'0" (3.54m x 3.04m)
Bedroom 3
11'7" x 10'0" (3.54m x 3.04m)
Bedroom 4
12'3" x 10'9" (3.74m x 3.28m)
Bathroom
8'5" x 6'7" (2.56m x 2.01m)

Total Floor Area
1,744 sq ft (162 sq m)

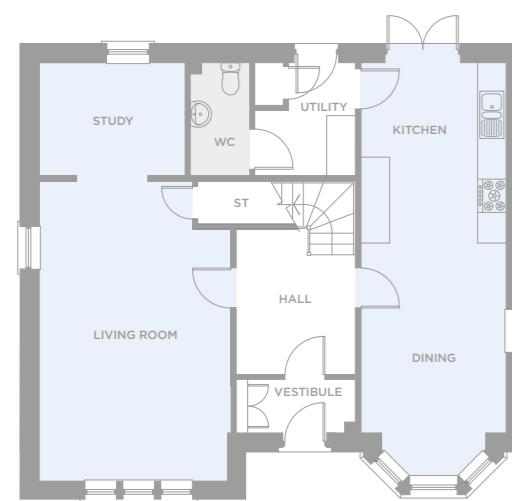
HT 36: = 02 = 04 = 01 = 03

HT 52: = 02 = 04 = 01 = 03

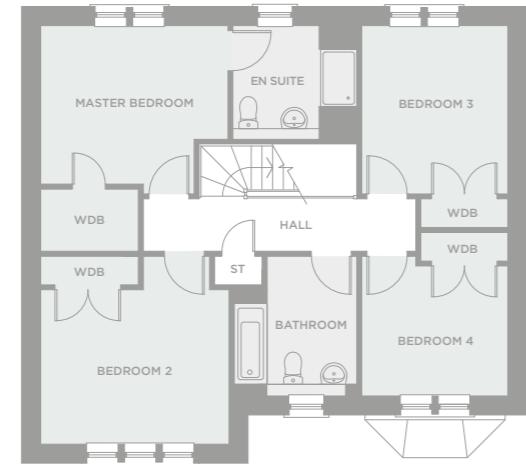


House Type 52 Victorian

4 bedroom house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room
14'1" x 13'3" (4.29m x 4.03m)
Kitchen
12'5" x 9'12" (3.79m x 3.04m)
Dining
13'1" x 9'12" (3.99m x 3.04m)
Study
9'8" x 7'9" (2.94m x 2.37m)
Utility
7'9" x 7'3" (2.37m x 2.20m)
WC
7'9" x 4'1" (2.36m x 1.25m)

FIRST FLOOR

Master Bedroom
12'11" x 10'11" (3.93m x 3.33m)
En Suite
8'6" x 7'10" (2.60m x 2.38m)
Bedroom 2
12'12" x 12'11" (3.95m x 3.94m)
Bedroom 3
11'7" x 10'0" (3.53m x 3.06m)
Bedroom 4
10'10" x 9'7" (3.06m x 2.93m)
Bathroom
9'7" x 8'5" (2.93m x 2.57m)

Total Floor Area
1,744 sq ft (162 sq m)



The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.



House Type 31 Victorian

4 bedroom house



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HT 31: = 02 = 04 = 01 = 03

STYLISH INTERIORS



GROUND FLOOR

Living Room	16'4" x 14'5" (5.00m x 4.41m)
Dining/Kitchen	22'0" x 15'3" (6.71m x 4.65m)
Utility	8'11" x 6'9" (2.73m x 2.06m)
WC	5'11" x 4'11" (1.82m x 1.51m)

FIRST FLOOR

Family Room	21'4" x 9'8" (6.52m x 2.95m)
Master Bedroom	14'5" x 10'11" (4.41m x 3.33m)
En Suite	8'6" x 6'3" (2.60m x 1.90m)
Bedroom 2	13'3" x 12'0" (4.05m x 3.68m)

SECOND FLOOR

Bedroom 3	14'6" x 12'3" (4.41m x 3.82m)
Bedroom 4	14'6" x 12'3" (4.41m x 3.82m)
Bathroom	7'3" x 7'0" (2.20m x 2.15m)

Total Floor Area
2,161 sq ft (200.8 sq m)



Travelling in Dubford and beyond



BY BUS

Regular buses connect Dubford with Aberdeen's bustling city centre.

Bus stops are located at 400-metre intervals and the service runs every 15 minutes at peak times. A typical journey into the city centre takes just 20 – 30 minutes.



BY BIKE

Cycle and footpaths are a main feature of the development. Paths link to the Greenbrae Cycle Project: the first initiative of its kind in the city. With pedal power, the journey into Aberdeen city centre takes roughly 25 minutes.

And with a number of on and off-road facilities, Aberdeen is the ideal city to get around by bike.



BY TRAIN

Just over five miles away, Aberdeen's railway station is easily accessible from Dubford. From here you can reach Edinburgh and Glasgow in around two to three hours, as well as catch direct trains to London and the south.

Dyce railway station, to the west of the development, is a convenient option for journeys north to Inverness.

KEEPING DUBFORD MOVING

In going beyond building great houses – in creating great places to live – it's vital our neighbourhoods are well connected.

Dubford is a case in point.

With safety and easing congestion forever front of mind, whether it's the morning commute, a shopping trip, or catching up with family and friends, we strive to ensure getting around is as straightforward as possible: so you can enjoy your new community as much as you love your new home.

The A90, the main route south to Aberdeen, is only a few minute's drive away; to the west, the B997 leads to Bridge of Don. Traffic calming measures have been introduced on Dubford's streets to force traffic to move more slowly and safely: dissuading drivers from cutting through the development.

Pathways for pedestrians and cyclists mean residents can get around the neighbourhood without relying on roads, and lanes at the back of the properties give access to back gardens and parking: keeping streets quieter.



Moving Forward

AS WELL AS TRAFFIC EASING BENEFITS SEEN AFTER THE OPENING OF THE THIRD DON CROSSING IN 2016, FROM THE END OF 2017, DUBFORD IS JUST ONE OF THE NEIGHBOURHOODS SET TO BENEFIT FROM THE ABERDEEN WESTERN PERIPHERAL ROUTE'S (AWPR) COMPLETION.

This major transport infrastructure project will transform travel in and around the city, as well as across the north east.

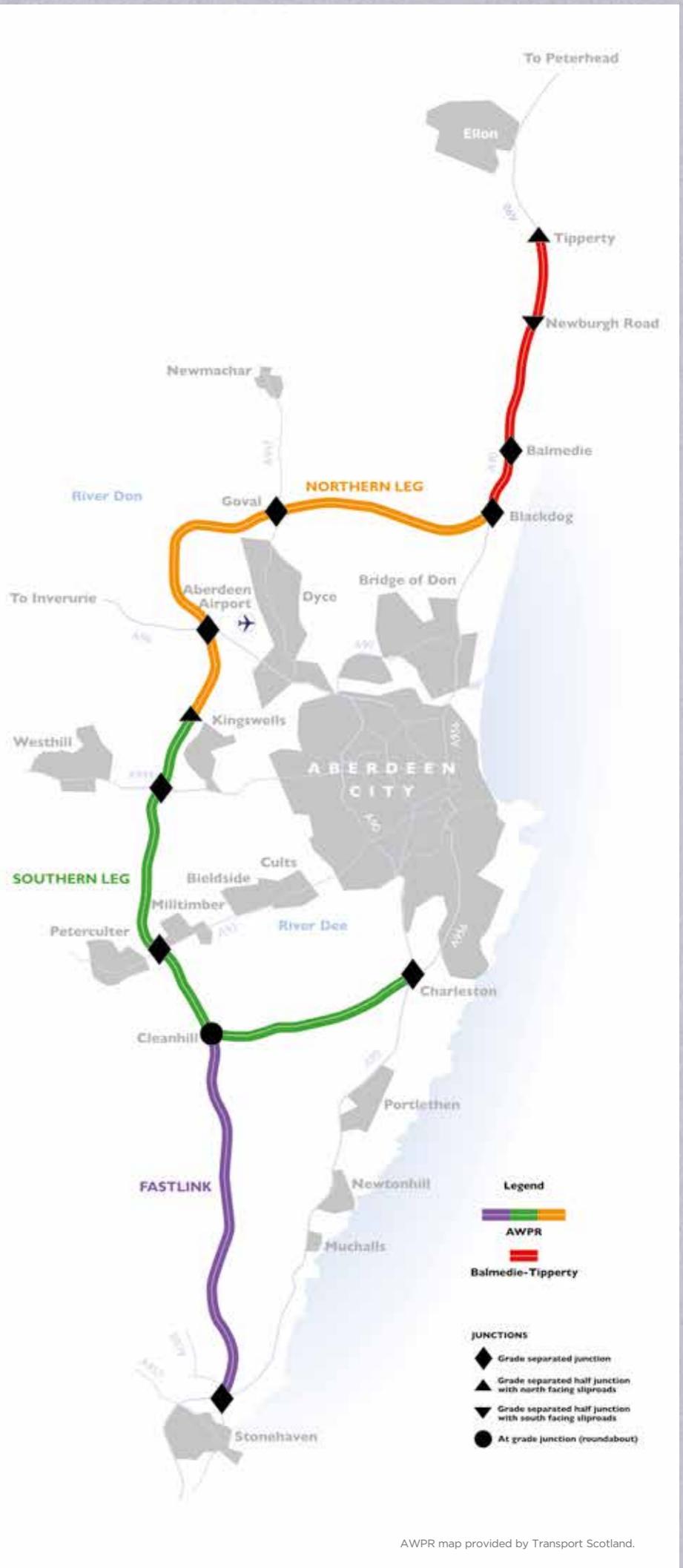
The benefits are considerable: from reduced congestion and pollution; improved journey times and road safety; to sustainable economic growth; and enhanced public transport.

Dubford residents will have easy access to the northern leg of this trunk road, delivered by Transport Scotland on behalf of the Scottish Government, and in partnership with Aberdeen City and Aberdeenshire Councils.

Benefits for Dubford residents include

- > Lower travel costs, including fuel, thanks to reduced congestion. In fact, the number of vehicles on city and surrounding rural roads will be reduced by thousands.
- > With improved access to the city centre, journey times for cars and public transport will be shortened by as much as 40%.
- > Better air quality and reduced traffic volume will make pedestrian and cycle travel easier, safer and more enjoyable.
- > The AWPR will enable better links to existing Park and Ride facilities at Bridge of Don, Kingswells, and Ellon.

For further information, visit the Transport Scotland website on www.transport.gov.scot





Your home. To your specification.



The interior specification of these homes has been thoughtfully and carefully considered to ensure a high standard is achieved throughout. Our designers and architects have worked together so as to deliver the very best in terms of style and functionality.

We have opted for a timeless yet contemporary design which makes great use of the space. Utility appliances, such as a built-in stainless steel electric oven, extractor hood and integrated fridge/freezer/ice-box are fitted as standard with washer/dryers fitted in some homes. All windows are double-glazed to ensure maximum insulation and soundproofing, and doors are to be painted smooth with chrome ironmongery, ensuring your new home is peaceful and comfortable.

Bespoke options are available to let you create an interior that is unique to you. A modern selection of kitchen cabinets, work surfaces and handles are hand-picked by our interior designers.

Our bathrooms, cloakrooms and en suites come from a clean and contemporary range and we have an array of Porcelanosa tiling to choose from.

"A timeless yet contemporary design which makes great use of the space."

We are there to guide you through each of the available options, and to help you put together, your dream home.



DIVERSE COMMUNITIES. SUSTAINABLE DEVELOPMENTS: MEETING OUR OBLIGATIONS

In building places you'll love to live in for a lifetime, we must create settlements that enhance what's already there: communities that are well connected and accessible with the right amenities.

And to really build diverse, vibrant neighbourhoods that attract a true mix of people, a number of our developments include affordable housing.

Developer obligations are at the heart of this process.



Q What are developer obligations?

A These obligations fall into two categories, and make sure new developments ultimately create balanced and accessible communities. Firstly, developer contributions help pay for infrastructure and resources like new roads, schools, leisure centres and health services; secondly, developments over a certain size must include a percentage of affordable homes.

Q What can councils seek developer obligations for?

A Councils must consider developer obligations against the 'five policy tests'. Not only must they be reasonable and directly related to the development, as well as being in line with the use and development of land set out in the Development Plan, obligations should be used

for infrastructure and facilities upgrades and replacements required as a direct result of the development.

The obligations must also be proportionate to the scale of the proposed settlement.

Q What's the process?

A When a developer submits a planning application, the local authority considers what needs to be done to mitigate any impact. The Council then issues an assessment report to the developer, outlining these obligations. Obligations must be agreed before work starts.

Q What is funded through developer obligations?

A Each Council has its own policies and guidance relating to developer obligations.

Common obligations include:

- > Affordable housing
- > Education
- > Community halls
- > Sports and recreation facilities
- > Environmental and access improvements

Q How does Scotia meet its affordable housing obligations?

A These can be provided in a number of different ways. Scotia works with local authorities and housing associations to provide affordable homes. These are offered at a fixed price below the open market value to buyers meeting certain criteria.

Q How can I find out more information?

A Contact 01330 825518 or developerobligations@aberdeenshire.gov.uk

All figures stated are approximate and current at time of going to print.



A Laings kitchen the heart of every Scotia home at Dubford

The kitchen is the heart of the classic home; a space to cook, eat, entertain and relax in. At Laings, we design and install kitchens that are beautiful and functional, durable and desirable.

We are proud to work in partnership with Scotia Homes. Drawing inspiration from the traditional yet contemporary style of these warm family homes, our expert designers have devised a kitchen layout for every house type that offers a spacious environment for cooking, baking, dining and relaxing with loved ones.

German kitchens as standard

Selected for its contemporary style, precise functionality and easy maintenance, our Nobilia German kitchen range delivers on quality and durability, and is available in a wide range of colours, textures and finishes.

Classic British kitchen upgrade option

Every Scotia customer at Dubford has the option to upgrade to a classic British kitchen in a soft colour palette, reminiscent of the Great British Bake Off, from the Laings Macintosh range.

Quality Smeg appliances

Smeg integrated appliances are standard across the development and have been chosen for their innovative technology and Italian style.

The multi-function oven, with stainless steel frontage and a 72 litre capacity is perfect for entertaining, and customers

also get a 4 ring gas hob, with the option to upgrade to induction.

Every kitchen also includes a spacious A+ energy rated fridge freezer, reflecting Scotia's commitment to creating energy efficient homes.

Flexible upgrades

Working with Scotia, we offer a number of upgrade options, as well as the support of our expert design team, to allow customers to add to and personalise their kitchens.

Committed to craftsmanship

At Laings, we are committed to the highest quality of craftsmanship and pride ourselves on the expertise and experience of our specialist tradespeople. We want every customer to be proud of their beautiful home – inside and out.

Laings – a brand you can trust

With over 150 years in business, we are as dedicated to our customers today as the day we first opened our doors.

As one of the largest independent kitchen, bathroom and bedroom retailers in the UK, our team has a combined experience of over 700 years in our industry.

From inspiration to installation, at Laings we are proud to work in partnership with Scotia Homes, creating great places to live.

We look forward to helping you make Dubford your home, with a Laings kitchen at its heart.



The images on this page are representative of the range of kitchens being used, but are not representative of the kitchen layouts of Dubford. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of the kitchen layouts at Dubford.



at the heart of
every home



At Laings, we are proud of our partnership with Scotia Homes and passionate about creating kitchens that are as individual as the homes they build.

Established in 1862, we bring 150 years of dedicated craftsmanship to every project, designing and installing quality kitchens that stand the test of time.

We are one of the largest independent kitchen, bathroom and bedroom retailers in the UK, whilst remaining a local business for the north east of Scotland.

As a result, we offer the latest in international design and interior trends alongside friendly and efficient service.

At Dubford, every property features a perfectly-engineered, quality German kitchen, expertly designed, manufactured and installed to provide the ideal backdrop for busy family life.

Visit the marketing suite to find out more or make the journey to our showroom for some inspiration for your new Scotia home.

LAINGS
KITCHENS | BATHROOMS | BEDROOMS
Inspiration to Installation
ESTABLISHED 1862

[@Laings](https://www.facebook.com/laingskitchens) [@Laings](https://www.twitter.com/laings) Inverurie Business Park, Oldmeldrum Road, Inverurie, Aberdeenshire AB51 0ZJ
t: 01467 620311 e: info@laings.co.uk www.laings.com



Customer Charter

Our reputation has been earned through two core principles. Firstly, our quality standards in construction and materials, and secondly, a focused approach in the way we communicate with our customers throughout and beyond the construction process.

Scotia's charter is a commitment to you. It tells you exactly what to expect and how we'll communicate with you, guiding you from the stages of buying to settling into your new Scotia home.

Displaying and communicating the Consumer Code for Home Builders from the start ensures that we both know the standards that are expected, from the sale to the completion of your new home. Along with the code, our staff are trained to understand their responsibilities in our dealings with you to ensure that you receive the best communication throughout.

All detailed pre-purchase information is provided to help you to make the very important decisions. We also assist and support you in appointing your own professional legal advisor to carry out the formalities.

Once you decide to buy your Scotia home, we will provide you with a written reservation detailing the agreement of your purchase, and a carefully predicted timescale for entry to your new home will be given.

And once you have moved in, our dedicated after sales team will

provide you with advice and support for your new home.

For full details of our customer charter please visit the Scotia Homes website.

CUSTOMER CHARTER

THINGS TO DO IN DUBFORD AND BEYOND

From enjoying nature trails on Scotstown Moor, taking a walk round the duck pond at Denmore Loch, heading into the city, or north out into the stunning Aberdeenshire countryside, Dubford is an ideal base from which to explore the very best the north east has to offer.

You'll find a wealth of amenities close by in Bridge of Don including supermarkets, DIY superstores, dentists, the Old Machar and Scotstown Medical Practices, as well as hotels, restaurants, leisure centres, and excellent childcare facilities.

STAGE AND SCREEN

As the north of Scotland's largest Conference Centre, the Aberdeen Exhibition and Conference Centre hosts over 600 events attracting around 300,000 visitors from around the world annually.

From the biennial Offshore Europe exhibition, wedding and home shows, to comedy and live music, the centre hosts some of the area's biggest and most extravagant events.

And from the drama of the latest blockbuster, to the thrill of a great night out at the theatre, Aberdeen really is cultural centre of the north east.

BESIDE THE SEASIDE



The north east is well known for its stunning beaches. Aberdeen Beach has golden sand running the length between the harbour and the mouth of the River Don.

It's a great place to try your hand at surfing or kite boarding, and the beach also has a popular amusement area along its famous esplanade with restaurants and an amusement park, as well as a multiplex cinema and retail park.

Take a short drive north to award-winning Balmedie Country Park and explore its beautiful, sandy dunes: part of a dune system that stretches 14 miles from the city to just north of the River Ythan at Newburgh.



On the landward side of the dunes is an area of stable grassland, where you'll find car parks and picnic benches.

BACK IN TIME

Close to Bridge of Don, picturesque Old Aberdeen is steeped in history and characterised by notable dwellings, streets and unique architecture. Main attractions include King's College, St Machar's Cathedral, and the Old Town House.

A short drive north takes you to Pitmedden Gardens, where you can explore the stunning great garden and enjoy woodland walks. Haddo House's grounds are open all year round, and include Haddo Country Park, with its lakes, monuments, woodland walks and deer park.



NATURE TRAIL

Stop at the nearby Forvie National Nature Reserve and Ythan Estuary to catch a glimpse of eider ducks and seals basking at the mouth of the estuary.

Closer to home, Donmouth Local Nature Reserve is a beach site in the historic Old Aberdeen part of the City where the River Don meets the sea.

During the summer months the Countryside Ranger Service organises a range of public events at Donmouth including bird watching, seashore searches and minibeast hunts.



TEE OFF IN STYLE

Golf remains an accessible sport in the city for players of all ages and abilities. In fact, the area has a spectacular selection of championship and scenic parkland courses.

Close to Dubford, you'll find the Murcar Links Golf Club, which frequently features in the Top 100 courses in the UK. In 2005, the course hosted pre-qualifying for the British Senior Open.



Test your skills at the King's Links 18-hole course, which runs parallel with the Aberdeen beachfront. Also close by is Royal Aberdeen Golf Club.

The Balgownie course's front nine holes rank amongst the very best in the world, while the club's Silverburn Course is a very attractive short, 18-hole course with nine par 3s.



WHET YOUR APPETITE

As you'd expect, Aberdeen is home to a diverse range of restaurants and cafes serving cuisine from around the world.

In Bridge of Don, the menu at the Scotch Bonnet Bistro in Jesmond Drive showcases the best of fresh ingredients, while volunteer-run Striders Coffee Shop at the Bridge of Don Baptist Church serves hot drinks and cakes in a friendly and welcoming atmosphere during term time.

Set in stunning woodland at the Haddo Estate, Formartine's eatery boasts the best of local and seasonal produce, with the perfect atmosphere for a relaxing breakfast, lunch or afternoon tea.



PARKS AND RECREATION

With a popular children's play area, open green spaces, and walled garden, Seaton Park is a much loved treasure on the banks of the Don.

And visitors to Transition Extreme at Aberdeen Beach can test their endurance with facilities including the indoor climbing wall, and the skatepark, as well as take part in martial arts classes.



Aberdeen Sports Village and Aquatics Centre on King Street is the premier sports facility in the north east. Open to the public, it caters for a range of activities including athletics, football, swimming, hockey, squash, martial arts and boxing.



Inspiring interiors with a signature style

FOCUS ON

Ambiance Interior Design

We asked Karen McKimmie at Ambiance where her interior design ideas come from.

Karen McKimmie studied a degree and postgraduate course at Edinburgh College of Art. On returning to Aberdeen she worked for 10 years for Sylvia Lawson Johnston, an inspirational designer who gave her the most comprehensive training any designer could have. She studied art and loves to translate classical education in colour, texture and pattern into creating interiors.

Q Describe your signature style?

A My signature style is classic, refined contemporary with a slight masculine slant. I like clean, strong lines, form and colour. Above all I

love working with colour, tone and light, creating subtle sophisticated palettes.

Q What is your design ethos?

A I think of design as an ever-evolving concept. My designs are inspired by all sorts of things, including current trends. I'm constantly amalgamating (and eliminating) these to develop and adapt ideas for my clients. I have a passion for design, whether it's interiors, fashion, art or nature, and I like to draw on this complex source of inspiration to create something simple, strong, clean and elegant - streamlining those eclectic sources

into design that connects the client with the space I'm creating for them.

Q How do you plan the design of a house?

A I listen to the client. Understanding their needs, tastes and expectations ensures that I interpret their vision into a reality using my skills and knowledge. My experience gives me the confidence to push a client out of their comfort zone, while staying faithful to the core concept. It's important to explore how the client lives within the space, and translate that into a functional home fused with good design.

Q What inspires your designs?

A I can find inspiration anywhere. I'd like to think that I am constantly aware of everything in my surroundings so that I can be open to inspiration whether it comes from nature, fashion or the books I read. I think it's essential to go to trade shows and art exhibitions and keep up with current trends so as to never become static. It helps to keep flow and creativity in my work.

Q How would you finish a room?

A I love sourcing interesting cushions, art and artifacts that will give the room its personality and identity. I use my skills as a designer to juxtapose contrasting objects and styles to create an effortless, balanced ambience. I work with a couple of art galleries in Aberdeen that offer a very personal service, and there are so many independent niche shops selling really interesting items for the home, which they have curated. Over the last 20 years as a designer I have also amassed a vast array of specialised contacts and sources to enable me to finish an interior in a highly individual manner.

Q What are your top three tips to clients?

1. Think about lighting before you do anything else. It is critical to any project, whatever the size.
2. Have your design scheme as well as furniture and lighting layout complete before you start any redecoration.
3. Take your time over the finishing details. Rushing to complete a room can make the result look forced and uncomfortable. Taking the time to find the right pieces will make your design look effortless.

Q Five words that sum up your business?

A Creative, evolving, reputable, exciting, professional.





Developing thriving commercial communities

SCOTIA'S AIM IS TO ENHANCE THE VITALITY OF DUBFORD BY PROVIDING CONVENIENT FACILITIES WITHIN EASY REACH OF OUR HOMES. THE RESULT? A BALANCED, MIXED-USE COMMUNITY INCLUDING A RANGE OF COMMERCIAL OUTLETS.

We want to provide the right infrastructure to support a strong social and commercial life, as well as opportunities for people and businesses to get involved in their local area and for the place and the community to evolve and thrive.

"We believe the success of any development can be defined by the quality of life and the strength of a community, now and in the future".

It is about creating strong communities as well as running our business with respect and consideration for the workforce, local people and our customers.

Enhancing the shopping experience in Bridge of Don, the popular Denmore Retail Park has attracted some of the UK's best brands to its refurbished site. These are proposed to include M&S Simply Food, Costa drive-thru and Home Bargains.

If you are interested in any of our commercial properties at Dubford, or if you would simply like some information, please contact us on **0800 0855 455** or info@scotia-homes.co.uk.



An M&S Simply Food, Costa drive-thru, Pets at Home and Home Bargains are proposed to be part of Denmore Retail Park's radical makeover.

Building quality and reassurance for you

WITH QUALITY AND STYLE AT THE FORE OF EACH PROPERTY'S DESIGN AND BUILD, SCOTIA GIVES YOU CONFIDENCE WHEN BUYING YOUR NEW HOME.

Scotia is with you throughout the journey by providing guidance and support each step of the way: from selecting and personalising your new home, to the handover and extensive aftersales service.

Each home comes with a two-year Scotia Homes warranty, plus the added peace of mind of a 10-year NHBC guarantee.

CONSUMER CODE

The Consumer Code for Home Builders sets mandatory requirements that all home builders must meet in the selling of homes, including marketing and after sales customer service.

The purpose of the code is to ensure that homebuyers –

- are treated fairly
- know what service levels to expect
- are given reliable information upon which to make their decision
- know how to access speedy, low-cost dispute resolution arrangements if they are dissatisfied

NHBC WARRANTY

NHBC, the National House Building Council, is the standard-setting body and leading warranty and insurance provider for new and newly converted homes in the UK. Its purpose is to raise house building standards to protect homeowners and it has been at the heart of improving house building standards for eight decades.

The NHBC works together with house builders to ensure mandatory technical requirements are met, so you can be confident your new home benefits from a long history of experience.



CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

NHBC
Registered builder



Living in Dubford you're spoilt for choice if you want to keep active. There really is something for everyone. As well as community facilities like the Jesmond and Alex Collie Sports Centres, you'll find the Aberdeen Sports Village – the premier sport and exercise facility in Scotland – less than four miles away.

And, of course, you're never far from a golf course in the north east. Close by, you'll find the municipal King's Links course – with its dramatic North Sea backdrop – and the world famous Royal Aberdeen and Murcar Links Golf Clubs are both within easy distance.

FOOTBALL

Established in 2012, Bridge of Don FC is quickly becoming a notable team in the Aberdeenshire Amateur Football Leagues. And Strikers Indoor Football, Broadfold Road, offers a range of five and six-a-side adult league programmes five days a week, and free children's leagues during the winter months.

RUGBY

Over the years, Aberdeenshire RFC, based at Station Road, Woodside, has evolved and now has 1st, 2nd and 3rd XV senior teams playing in local and national leagues. As well as The Colts team for players aged under 18, the club also established the first north east open women's club: the Quines.

Aberdeenshire Leopards Touch Rugby Club, a mixed club catering for all abilities, also trains at the complex on Mondays and Wednesdays.

HOCKEY

With outdoor training at Rubislaw and Aberdeen Sports Village, Granite City Wanderers Hockey Club has men and womens first teams competing in Scottish National League 2.

The club, which also caters for youngsters from U-13 level, has five mens outdoors teams and four ladies teams. It also fields indoor sides in the Aberdeen District Leagues.

TENNIS

The flagship of Tennis Aberdeen activity is Westburn Tennis Centre, in Westburn Park.

This pay and play tennis centre has indoor and outdoor courts. And the Tennis for Free (TFF) programme runs at Westburn Park, linked to the centre. It provides family-friendly, free coach-led group sessions to anyone aged four and over on Saturday afternoons.

RUNNING

As part of its training schedule, Metro Aberdeen meets on Tuesday evenings at the Aberdeen Sports Village. Founded in 1990, Metro remains at the forefront of road running, cross country and hill racing.

And closer to home, the Bridge of Don JogScotland group meets in The Club, Claymore Drive on Tuesday and Thursday evenings.

ATHLETICS

Aberdeen AAC is based at the Chris Anderson Stadium (CAS) in the Aberdeen Sports Village, Linksfield Road.

From serious athletes to recreational runners looking to keep fit, the club has a range of training groups and coaches catering for athletes aged nine and over, through to seniors and veterans.

SWIMMING

Catering for a wide range of abilities, Bridge of Don Amateur Swimming Club operates from the Bridge of Don Swimming Pool, Braehead Way.

New swimmers are welcome for both the junior squads and in the Masters section for swimmers aged over 15.

DIVING

The Sports Village offers opportunities to experience a wide range of aquatics disciplines, including junior and adult learn to dive courses.

And the invitation-only ASV Diving Club trains after school on Tuesdays and Thursdays, and on Saturday mornings in the 25m pool.

SQUASH

Aberdeen Sports Village Squash and Racketball Club welcomes all players regardless of experience.

With four teams in Grampian and one national team, training runs three times a week. Classes for youngsters take place twice a week, and are aimed at primary four and above.

Please contact the clubs for more information.



Innovation built in

With more than 40 years' experience, PORCELANOSA is present in almost 100 countries worldwide, an achievement that is attributed to its strong design focus and product innovation.

PORCELANOSA started off with the production of a single product: ceramic tiles. Today, the company offers a wide product range that includes kitchen and bathroom furniture, sanitary-ware, hardwood flooring and natural stone, as well as state-of-the-art building solutions for architecture. Its designs lean towards a contemporary and fresh look with an enviable European feel that is appreciated as much by developers, interior designers, architects and house builders as it is by retail customers looking for a stylish new bathroom and kitchen for their own home.

The Spanish-owned company offers a full, free design service with local representatives throughout the UK and Ireland who are on hand with samples, brochures and advice with information also being supplied online. Professionals can also get access to detailed technical information and CAD models of

products on the Porcelanosa website. Clients benefit from dealing with a professional award-winning team who can offer both technical and creative advice on the full package, from flooring and wall coverings to furniture and fittings. Although recognised for its work on many luxurious high budget projects, Porcelanosa also has plenty of products to suit clients who are price-driven – such as a full bathroom package including tiles. For architects and designers the company offers advanced technical courses endorsed by RIBA for 'Continued Professional Development'. These include raised access flooring, Krion solid surface, slips and trips and technical porcelain.

As a manufacturer, Porcelanosa is always innovating. Its new-generation solid surface product, Krion, has been used in its baths, basins and shower trays for the last few years, but more recently has captured the attention

of architects and interior designers and is now being used on external facades, kitchen worktops and bespoke commodities. Completed projects can be found on the Porcelanosa website, which showcases the quality of products and the high-end brands that Porcelanosa is in partnership with.

Within the Porcelanosa group is a dedicated company, Ecotech, which specifically focuses on environmental objectives for strategic sustainable development. This business focuses on the recycling, re-use and reprocessing of natural resources and waste materials. The results are that Porcelanosa is FSC certified, has a Greencard GOLD certificate and 70% of the raw material used for packaging is recycled cardboard – which is 100% recyclable.

www.porcelanosa.com

PORCELANOSA

TILES • BATHROOMS • KITCHENS • HARDWOOD

Ceramics • Natural Stone • Wood Parquet • Terracotta • Mosaic • Kitchens
Bedroom Furniture • Bathroom Furniture • Hydromassage • Brassware • Sanitaryware • Technical Solutions



To book a visit from our fully trained Porcelanosa representative please call 0141 533 1000 or email chris.kerr@porcelanosa.co.uk



By appointment to
HM The Prince of Wales
Manufacturers & Distributors of
Ceramic Tiles and Related Products
Porcelanosa Group Limited



Tel: 0141 533 1000 www.porcelanosa.com chris.kerr@porcelanosa.co.uk



»»» ABERDEEN ««« SCOTLAND'S GRANITE GEM

ABERDEEN IS A VIBRANT, HISTORIC CITY WITH A MODERN TWIST. CLOSE TO SCOTLAND'S LARGEST NATIONAL PARK, IT HAS A DRAMATIC COASTLINE, STRIKING GRANITE ARCHITECTURE AND EXCELLENT ROAD, RAIL AND AIR LINKS.

This sparkling granite community, nestled between the River Dee and the River Don, dates back over 8,000 years. Today, with a population of 229,000 Aberdeen is Scotland's third-largest city.

Aberdeen reaps vast benefits from its connections to the fishing and energy industries. Such high levels of trade allow a consistently high standard of living.

Sitting on the edge of the Cairngorms National Park, wildlife thrives amid the region's dramatic landscapes; dolphins play along the coastline, and birds and deer inhabit the lush woodland and countryside.

Nearby rolling hills, winding rivers and the North Sea offer a fantastic selection of outdoor pursuits including hillwalking, canoeing, kayaking and surfing. And winter needn't be a time to stay indoors, with extensive ski and snowboarding facilities at Glenshee and the Lecht ski centres, which also offer mountain biking and downhill karting when the snow is gone.

All major high street stores can be found within the city centre's many enclosed shopping malls, making these the ideal escape from colder winter temperatures. Or for something more out of the ordinary, take a trip to the boutiques and designer shops in the city's West End.

Several local art galleries and museums provide the ideal way to while away an afternoon, yet as night falls, Aberdeen comes alive. From fast food to fine dining, Aberdeen's restaurants cater to all tastes, whilst trendy bars, cinemas, theatres and music venues host a wide range of entertainment.

Aberdeen has something for everyone.

ABERDEEN Did you know?

WE ALL KNOW THAT ABERDEEN IS FAMOUS FOR ITS OIL, BUT HERE ARE A FEW THINGS YOU MIGHT NOT KNOW ABOUT THE CITY AND THE SURROUNDING AREA.

› GRANITE CITY

It's also called the Grey City and the Silver City with the Golden Sands. The granite used in many of Aberdeen's buildings contains mica which can sparkle like silver.

› THE PRESS & JOURNAL

Aberdeen's daily paper was established in 1747, making it the world's third-oldest English-language newspaper.

› INSPIRING CASTLES

Craigievar Castle, near Alford, was the inspiration behind Walt Disney's fairytale castles. Slains Castle at Cruden Bay inspired Bram Stoker's Dracula.

› ABERDEEN IN BLOOM

Aberdeen has won the Britain in Bloom competition 11 times – a feat that no other city can match.

› FOR GOLF LOVERS

If you like golf you could play a round at a different course in and around Aberdeen every week, for a year.

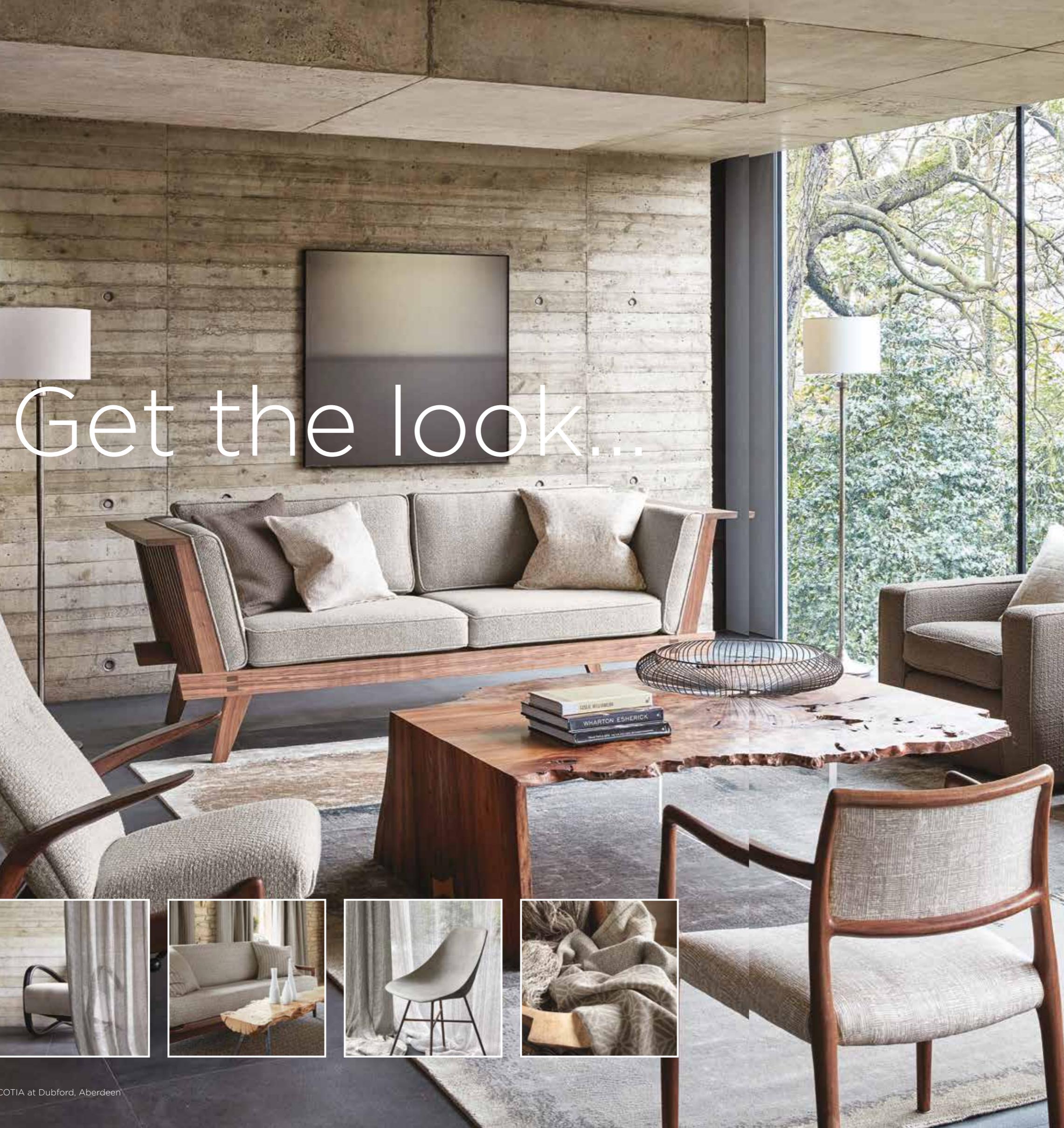
› BON ACCORD

Aberdeen's motto, translated from French, means 'good agreement'. It's thought to have been used by Robert the Bruce as a password.

› GRANITE GOLIATH

Marischal College, the home of Aberdeen City Council, is the world's second-largest granite structure.





Modern Vintage

SIMPLE, UNDERWORKED, SOFT, URBAN, VINTAGE DESIGN IS VERY MUCH THE LOOK OF THE MOMENT.

With layered textures and materials at its core, the look is simple, restful, clean and fresh. Although very much in vogue today, it remains classic and timeless, employing a strong industrial influence using raw, pared-down, natural elements; creating, with the clever use of layering, a sophisticated and highly practical, yet comfortable and beautiful, home.

FUNCTIONAL LUXURY

Furniture is very simple with clean lines. Just because it has a utilitarian feel doesn't mean to say that it shouldn't be comfortable. With this look it's easy to incorporate some real vintage or retro pieces of furniture, and it particularly suits mid-century pieces which, as originals, are easy to source, although there are many products available now that echo that period.

MIXED TEXTURES

The emphasis for fabrics is very much on mixing textures rather than colours. Soft palettes suit the look and it works mixing linens and cotton, perhaps with some leather.

As shown here from the latest prestigious Mark Alexander collection, not only have they mixed the textures of the fabrics, they have juxtaposed them against a second layer of combined textures that make up the very fabric of the room: exposed concrete paired with bleached timber and slate on the floor. Patterns are minimal and monochromatic rather than bold and colourful.

LAYERING WITH ACCESSORIES

Accessories can further add to the mix by introducing another layer of materials such as soft metals. And, turning to lighting, there is an array of vintage-style pendant chandeliers and lamps in nickel and copper that blend with the subtle nuances of this soft, yet clean, style. The use of timber, whether in accessories or furniture, pairs beautifully with the collection of soft tones.

SUBTLE COLOUR

Colour is understated and almost blanched, with dramatic and eyecatching patterns replacing strong colours as the contrast. Instead of feature walls of bold colour, it is more effective to use a textured feature, such as exposed stone or wooden walls: painted or raw, they provide the perfect background.

Photos courtesy of © Mark Alexander. www.markalexander.com.

Caring for our customers

Scotia Homes is on hand to accompany you on every step of the home buying journey.

WE UNDERSTAND THAT BUYING A HOME IS OFTEN THE MOST IMPORTANT PURCHASE OUR CUSTOMERS WILL MAKE IN THEIR LIFETIME, WHICH IS WHY WE WORK HARD BEHIND THE SCENES TO ENSURE THAT YOUR JOURNEY, FROM YOUR FIRST ENQUIRY TO MOVING IN, AND BEYOND, IS AS SMOOTH, RELIABLE, TRANSPARENT AND ENJOYABLE AS IT POSSIBLY CAN BE.

Whether you're popping into our marketing suite for the very first time or moving into your new home, we understand that each step you take is an important one, so we want to make it special.

Our sales team will guide you through the purchase of your home, right up to completion and handover. We'll inform you of progress, the choices and options available and what to expect when you move in. Before you move in, we'll be available to answer any questions you may have. And from the moment you do move, our friendly and dependable customer

care team will be on hand to guide you through the first few months and years in your new home. The team is there to help you settle in and ensure your home is exactly as it should be. You'll be provided with all the information you need, from appliance manuals to maintenance instructions, contact details for factors to out of hours services. And we'll do our best to answer any further queries you have, because there's nothing more important to us than a happy customer.

"Each step you take is an important one, so we want to make it special"

Scotia Homes is committed to providing exceptionally high quality, both in terms of service and the product itself. Every new home goes through a settling process, and our customer care and maintenance teams are dedicated to making sure any issues are remedied quickly, effectively and conveniently for you. Additionally, we are constantly striving to improve our building process to

ensure that any potential risks are identified and reduced as far as possible. All of our properties benefit from a ten-year NHBC warranty. This is complemented by a warranty from Scotia Homes for the first two years. So you can rest assured that when you purchase a Scotia home, you'll receive a level of service that matches the importance to you of this exciting stage in your life.

Designing your new Garden

When you move into your new property most of the preparation work may have been completed for you. The fencing erected, an area of paving or lawn laid perhaps, but otherwise it's likely to be a blank canvas.

For some, this might be an exciting opportunity to exercise their creativity but for others, it may be simply overwhelming!

For those who would like to tackle the design of their own garden themselves, here are some helpful pointers.

Maps for very new postcodes aren't usually available, so it's out with the measuring tape or alternatively contact a geographical survey company who can provide you with a drawing to scale.

Once you have plotted the boundary positions and the existing structures within these, get this information down onto paper or the computer. Don't forget about measuring and recording the different levels within your garden as understanding these will become important as you move on.

With your plan you can now develop a conceptual design. This requires you to be clear about what you want to do in your garden: sit in a shady spot and read; entertain friends or family; light up the BBQ; or just dine al fresco.

Discover your own personal style and explore your garden's potential.

Watch how the sun moves around and note the effect of sun and shade throughout the day. Find out the orientation, where is north, south, east and west? All of this will lead you to where you should position your plants. Don't forget all the practical aspects such as where the wheelie bins go or rotary dryer!

An exciting opportunity To exercise your creativity

Once you have positioned all the main items, think about how you get from the house to these places.

Think not only of paving but complementary textures too, such as

gravel or pebbles and edging stones such as granite setts. There is so much available and how you put these details and textures together will help to style your garden. It's worth considering garden lighting too at this stage - a night garden can look wonderful with well-placed lights.

Remember to observe what is in your deeds. It is worth checking with your local authority for advice prior to starting your project if you are undertaking anything other than soft landscaping to ensure you do not require permission. Also, if you are erecting any structures or require electricity, make sure to contact a professional. In particular, if you have children or grandchildren then safety is an obvious consideration and be sure to find out where your utility services' lines are before you start digging!



Top 10 Tips

- 1 Survey your garden and write the information down.
- 2 Note conditions such as prevailing winds, as well as how the sun moves around creating light and shade.
- 3 Scope out the best place to sit in the garden and what views you have from there.
- 4 Find the most practical place for bins, storage, clothes-lines and an outside tap.
- 5 Map paths to connect every activity.
- 6 Look for focal points and main features to hold your attention.
- 7 What are the best views and what are views that you would like to lose or screen.
- 8 Develop your style through textures and items such as planters, sculpture or structures.
- 9 Consider lighting and power requirements for the garden.
- 10 If you have children or grandchildren, don't forget about safety.



KIRSTY MCLEAN is a garden designer and writer at The Garden Design Company. Since 2000, she has created hundreds of garden designs, in all shapes and sizes, across the north east of Scotland.

Kirsty's portfolio has a wide variety of projects, from working with private and commercial clients to various community projects, as well as working as a guest designer for BBC Scotland's Beechgrove Garden.



Designing a garden



Photos courtesy of © Mark Alexander. www.markalexander.com.

let there be light

YOU'VE POURED OVER EVERY GLOSSY MAGAZINE, SEARCHED THE WEB AND FOUND THE PERFECT LOOK FOR YOUR ROOM. NOW, BEFORE YOU START DECORATING THE WALLS, STOP. AND THINK LIGHTING.

Lighting is one of the most powerful elements of interior design and has the versatility to transform a space and create different moods in different rooms.

The homes at Dubford all have bright and airy interiors, so there is ample opportunity to use clever lighting to complement the building design and lend even more richness and depth to your living or working space.

The type of lighting that you use should be considered at planning stage and not when the walls are prepared and the floor laid and it's too late to wire. Your choice of materials and textures will also play with the natural and artificial lighting in the space. Pale colours reflect light, while dark colours absorb light and form the mood.

Many of the fabulous interiors pictured in the magazines you see use layered lighting: a combination of ambient, feature and task lighting.

AMBIENT LIGHTING: Giving a general good level of brightness for everyday use.

FEATURE LIGHTING: Highlighting objects or features in the room such as curtains, or a sculpture.

TASK LIGHTING: Designed to provide strong localised light for specific tasks such as reading or cooking.

And there's an ever-increasing choice of fittings with which to experiment and create exciting effects – downlighters, uplighters, wall and floor washers, flexible strip lighting and an amazing range of decorative chandeliers, shades and lamps. Even if you are restricted in overhauling your wiring, install a dimmer.

So before you spend a small fortune creating your dream home, think atmosphere – **think light!**

KEEPING UP APPEARANCES

It's nice to have things taken care of. A professional property manager, or factor, works for every owner in a development: organising tradesmen for common repairs and maintenance including cleaning, gardening and grass cutting of common areas.



Q WHAT ARE THE COMMON PROPERTY AREAS?

A Common property areas such as woodland, landscaped areas and public areas don't belong to one specific owner. Factors typically take care of items such as maintenance of woodland, public play equipment, grass cutting, and road sweeping.

Q WHY LOOK AFTER COMMON PROPERTY AREAS?

A It's important a development is well kept. A scruffy development is not only unpleasant for residents, but can discourage purchasers. A run down development eventually becomes much more expensive to maintain. A little care can keep your property looking good and generally make your development a pleasant place to live.

Q WHAT IS A FACTOR'S FUNCTION?

A We appoint the right factor for your development. The factor will make decisions on your behalf and organise the work for you. Remember that you can let the factor know about any work you think needs to be done.

Q HOW DOES THE FACTOR OPERATE?

A The rules for undertaking factoring duties for your development are detailed in a Deed of Conditions.

Your solicitor should provide this document at the time of purchase. It's important. Make sure you read it.

Q HOW IS THE FACTOR PAID?

A An invoice for your share of maintenance and management fees is normally issued either quarterly or six-monthly.

Q WHAT IS A FLOAT?

A It's important a factor can pay for work promptly when required. A float or fund of money paid by each property owner at settlement allows the factor to do this without the heavy burden of expense. Prompt payments ensure the best contractors are keen to do work for your development. This can be recovered if you decide to sell your property.

Q WHAT IS A MAJOR MAINTENANCE FUND?

A A Major Maintenance Fund is normally set aside to 'save up' for larger maintenance items authorised by the owners within the development.

Q WHO DETERMINES HOW MUCH THE OWNERS PAY INTO THE FUND?

A Each owner is a member of the residents association. How much the owners pay into the fund is discussed at the residents

association or executive committee meetings. Normally quotes for work are agreed first. From this an educated estimate can be made.

Q WHAT IS THE ADVANTAGE OF A MAJOR MAINTENANCE FUND?

A By saving up for major works, you don't have large invoices to settle. A debt can be spread over the development, so the money is available before the work starts.

Q WILL THE FACTOR RUN UP LARGE BILLS?

A No. Don't worry. The factor will have the authority to carry out work to the communal areas provided that the anticipated cost of any one item doesn't exceed that amount. This limit can be exceeded in an emergency. Otherwise, estimates will be obtained and distributed. Instructions will be taken from you and your neighbours or the residents association representing you before any extraordinary works are carried out. If payments are required in advance, you will always be notified.

Q WHO IS RESPONSIBLE FOR THE ROADS?

A Roads are the responsibility of the local council. After construction, Aberdeen City Council will adopt the roads and their associated drainage, including SUDS.

SPOT THE DIFFERENCE

CAN YOU SPOT 5 DIFFERENCES
BETWEEN THESE TWO BOATS?



DRAW

DRAW A PICTURE OF YOUR IDEAL HOUSE...

WHO'S WHO?

UNTANGLE THE KIDS' FAVOURITE
ACTIVITIES TO FIND OUT!

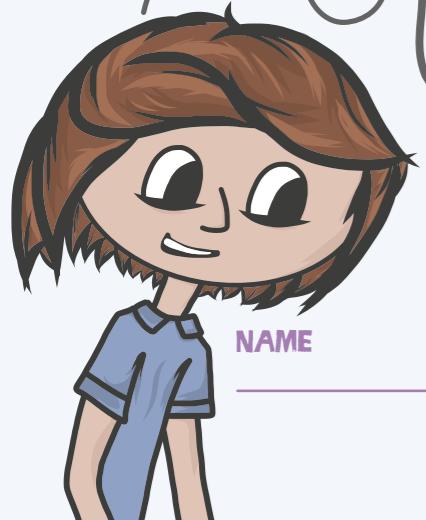
SAM
LOVES
ICE CREAM!



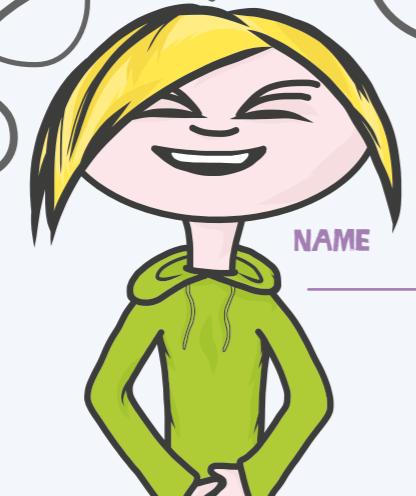
ALEX
LIKES WATCHING FILMS
AT THE CINEMA



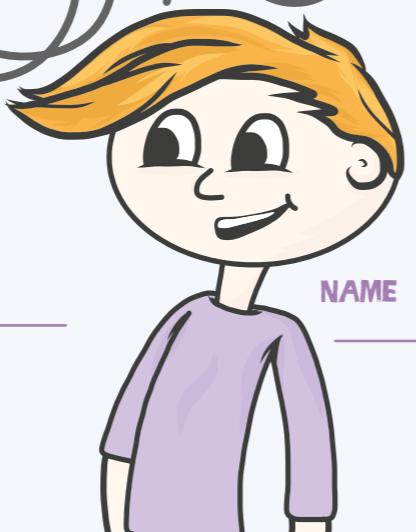
JO
LIKES TO GO TO
THE SKATE PARK



NAME _____



NAME _____



NAME _____

...HOW MANY WINDOWS DOES IT HAVE?
WHAT COLOUR IS THE FRONT DOOR?

WORD SEARCH

CAN YOU FIND ALL OF THESE WORDS IN
THE WORD SEARCH PUZZLE?

PACK

MOVE

HOUSE

KEY

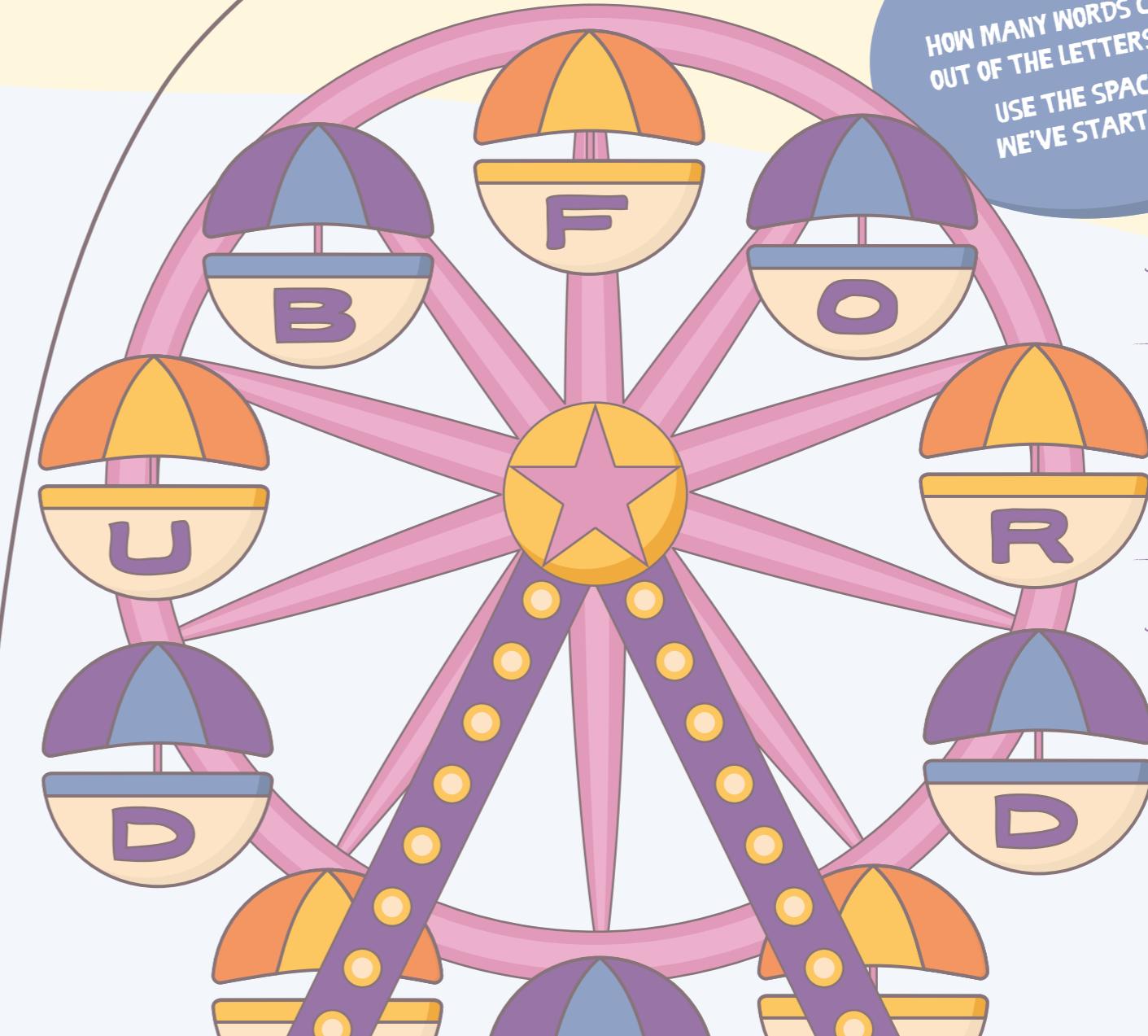
DUBFORD

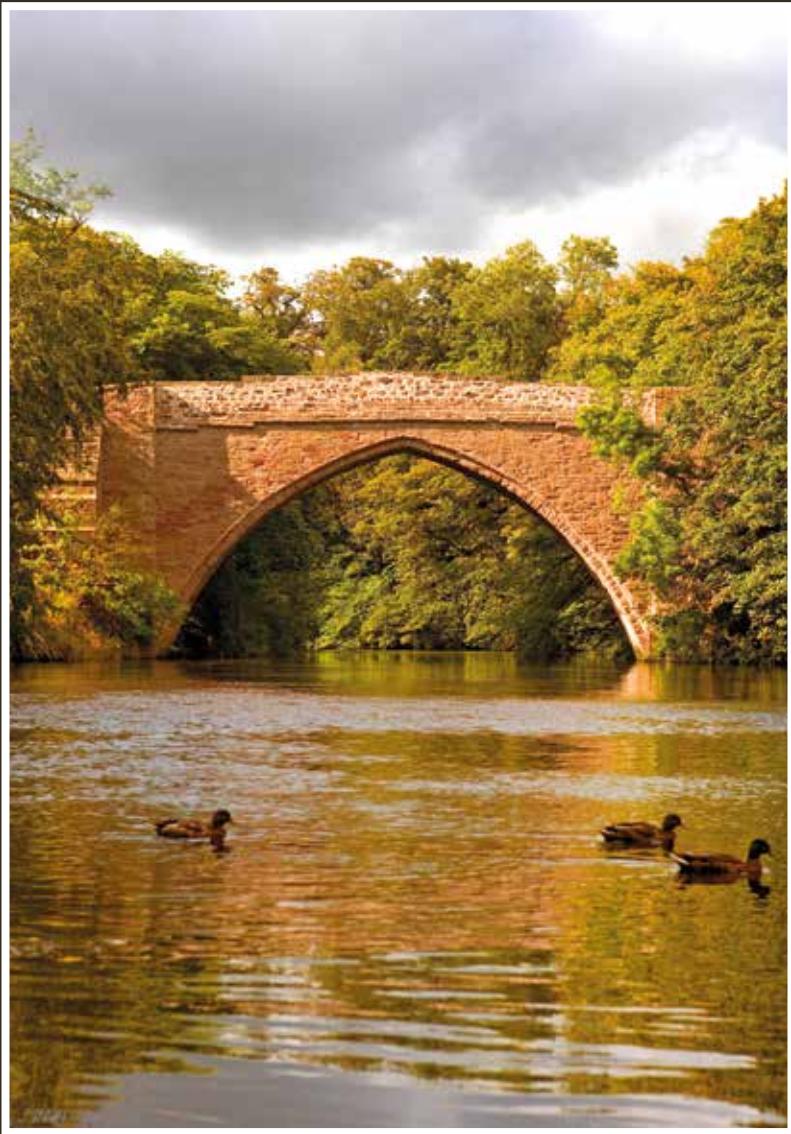
K	P	F	M	D	P	A
A	H	O	U	S	E	
C	A	V	B	E	M	
A	K	S	E	Y	D	O
D	U	B	F	O	R	D
R	V	X	G	K	Y	

'DUBFORD'

HOW MANY WORDS CAN YOU MAKE
OUT OF THE LETTERS IN 'DUBFORD'?
USE THE SPACE BELOW...
WE'VE STARTED YOU OFF!

OUR





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All information is accurate at time of going to print - May 2017.