

SCOTIA

at Foveran Village, Foveran

Places
you can
live for a
lifetime

What makes
Scotia special
on page 4

Building
your future

Learn more about
buying options
with Scotia on
pages 30 & 63

Something
for everyone

Explore Foveran
and beyond
on pages 50 & 51



What's your type?

Our house types explained
on pages 20-29



Living with Ambiance

Interior designer Karen
McKimmie answers design
questions on page 6

CREATING GREAT PLACES TO LIVE



SCOTIA

Design

CP&Co

Copy

CP&Co

Photography

Ray Smith

Printing

Winter and Simpson Print

Contributors

Scotia Homes

Ambiance Interior Design

First Mortgage

Laings

Porcelanosa

The Garden Design

Company Scotland

The Store

Willow Cottage

Scotia Homes Ltd

Balmacassie

Ellon

Aberdeenshire

AB41 8QR

t: 01358 722441

f: 01358 723499

e: info@scotia-homes.co.uk

freephone: 0800 0855 455

www.scotia-homes.co.uk

A very warm welcome

Welcome to Foveran Village, where we are showcasing our new range of contemporary Scottish vernacular houses, developed with guidance from leading firms of architects.

Foveran Village is drawn from a simple palette of materials, influenced by a rich natural landscape and historic architecture. These homes bring a modern twist to the traditional.

At Scotia Homes, we believe that the characteristics of a local area can help to create unique and interesting places with their own spirit and identity. With this in mind, I hope you will agree that this exciting new development at Foveran Village promises to complement the beautiful historic surroundings of Aberdeenshire.

Martin Bruce
Managing Director, Scotia Homes Ltd



contents



| | |
|----|------------------------------------|
| 02 | Scotia's vision |
| 04 | Great places to live |
| 06 | Focus on Ambiance Interior Design |
| 09 | Consumer Code and NHBC |
| 10 | Get the look |
| 12 | Location and amenities |
| 14 | Site plan |
| 16 | Making the most of space |
| 18 | Bringing the streetscape to life |
| 20 | Choosing your ideal home |
| 30 | Buying options |
| 32 | Focus on Willow Cottage |
| 34 | Specifications |
| 36 | Factoring |
| 38 | Focus on Laings |
| 41 | Customer Charter |
| 42 | About Aberdeen |
| 44 | Energy Smart Save |
| 46 | Clubs and recreation |
| 48 | Focus on Porcelanosa |
| 50 | Things to do in Foveran and beyond |
| 52 | Mortgage support |
| 54 | Customer Care |
| 56 | Designing your new garden |
| 58 | Let there be light |
| 60 | Focus on The Store |
| 63 | Help to Buy |
| 64 | Kids' stuff |

SCOTIA'S VISION

Scotia has been building homes in the north east of Scotland for more than 20 years. We focus on quality and style, building the type of homes people want, in the places they want to live.

AT SCOTIA, WE REALLY LIKE TO KNOW WHAT PEOPLE WANT. HOW DO WE DO THAT? WE TALK TO PEOPLE.

WE'LL TALK TO YOU ABOUT THE SORT OF HOME AND TYPE OF AREA YOU WANT TO LIVE IN AND GIVE YOU THE OPPORTUNITY TO PERSONALISE YOUR CHOSEN HOME TO SUIT YOUR TASTE.

At Scotia, we build communities as well as homes, researching the character of each place and exploring the environmental, cultural and historical attributes and patterns that have evolved in the region over time. The result is designs that have a strong sense of place, incorporating a rich interplay of streets, public spaces and

architecture. This creates a community offering a wide range of daily activities amid beautiful settings: a community you can love and be proud to call home. These attractive and diverse environments continue to be sustainable and flexible for generations to come.

“At Scotia, we build communities as well as homes”

With the future in mind, Scotia highly values the inclusion of energy and money-saving features such as condensing boilers, communal boilers, air-source heat pumps and energy-efficient building materials.

In line with the Scottish Government's commitment to improving Scotland's

sustainability, issues such as traffic use are also at the top of our agenda.

Scotia has gained an enviable reputation and won many design awards, as well as support from the Scottish Government and local authorities by offering a wide range of properties, built to the highest standards in a variety of locations.

All purchases are supported by the Scotia Charter: our commitment to ensuring that every stage of buying and settling into your new home is as effortless and pleasurable for you as possible.



SCOTIA

EST 1990

 **150**
NEW HOMES
BUILT PER YEAR

OVER **200**
STAFF 

£5.5million
DEVELOPERS
CONTRIBUTION SUM
FOR CURRENT DEVELOPMENTS

4,000
TOTAL NUMBER
OF 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

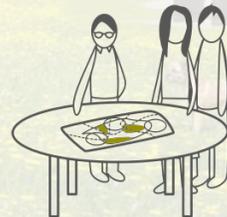
WHY

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.



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 Are you working on any design innovations?

A I don't believe that there are any design innovations (perhaps with the exception of technology and material composition). As designers, we can only interpret and draw on design over centuries and create something authentic and individual. The principles of design are colour, tone, composition and pattern/texture, and I would hope that the way I translate these elements in each individual project is, if not innovative, certainly original.

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 Tell us about your biggest design challenges?

A My biggest challenge at the moment is designing my own apartment! I find it inspiring to work with clients in their own homes and the design usually evolves organically and easily. But I find I can't be objective enough in my own home because I am constantly seeing wonderful new fabrics, wall coverings and ideas. It's a real challenge to narrow my selection. I need more rooms! Other than that, I prefer to see challenges as opportunities – to show we can meet a tight deadline or budget, find that elusive paint colour or to make the most of a space.

Q What should people know about your business?

A David, my colleague, and I form a very strong and successful design team at Ambiance. We work on projects of every size and on every aspect of interior design, from initial architecture conception to the last finishing details of a completed project. Our style is predominantly classic contemporary, but we like to think of ourselves as versatile, but always producing work of innate style.

Q Five words that sum up your business?

A Creative, evolving, reputable, exciting, professional.





THE ART OF INTERIOR DESIGN



MEMBER

31A St Swithin Street Aberdeen AB10 6XB Tel: 01224 310211
Email: interiordesign@ambiance.co.uk www.ambiance.co.uk

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

NHBC
Registered builder

Get the look...

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 eye-catching 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.



WELCOME TO FOVERAN

Today you'll find no trace of the castle that gave Foveran its name; however, this idyllic spot remains right at the heart of a stunning landscape steeped in history.

You'll find Foveran - from fuaran, meaning spring in Gaelic - off the A90 trunk road just 12 miles north of Aberdeen.

It's in the catchment area for Foveran Primary School, with local secondary school, Ellon Academy, just a short journey away.

As the perfect complement to this peaceful village, nearby Newburgh and Ellon offer everything you need from local supermarkets, shops, cafes and restaurants to sporting facilities.

Travel the short distance to Aberdeen and you'll find high street and independent stores and vibrant international street markets, as well as world-class entertainment and established national and international transport links.

From exploring castles and sandy beaches to hiking along some truly magnificent local walks, Foveran truly is a great place to live.



WELL CONNECTED

- > Ellon: 5 miles
- > Newburgh: 2 miles
- > Pitmedden: 8 miles
- > Aberdeen: 12 miles
- > Peterhead: 20 miles
- > International airport links at Dyce airport: 12 miles
- > Direct trains to London Kings Cross from Aberdeen
- > Regular bus services from Foveran to Aberdeen, Ellon and the surrounding area



There is a wide variety of house types available at Foveran Village, influenced by a modern Scottish vernacular style. Architecture is contemporary, creating an attractive range of one, two, three and four bedroom homes.

Wrap Down

1 BEDROOM SELF-CONTAINED GROUND FLOOR APARTMENT
PLOTS: 29, 33

Wrap Down

1 BEDROOM SELF-CONTAINED FIRST FLOOR APARTMENT
PLOTS: 30, 34

Row House

2 BEDROOM TERRACE
PLOTS: 31, 32

Side by Side

3 BEDROOM SEMI-DETACHED
PLOTS: 27, 28, 35, 36

Paired House

3 BEDROOM SEMI-DETACHED
PLOTS: 11, 12, 23, 24, 25, 26

Pend House

3 BEDROOM TERRACE
PLOTS: 5, 6, 7, 8, 37, 38, 39, 40, 41, 42

Gatehouse

3/4 BEDROOM DETACHED
PLOTS: 1, 2, 15, 18, 20, 45, 46

Corner House

3/4 BEDROOM DETACHED
PLOTS: 4, 13, 14, 21, 22

Gardener

3 BEDROOM DETACHED
PLOTS: 3, 9, 10, 16, 17, 19, 44, 47

Cusp House

4 BEDROOM DETACHED
PLOTS: 43, 48, 49, 50

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 accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991.

Making the most of space

THE CHARACTER OF THE SITE IS OPEN AND SIMPLE, AFFORDING A SENSE OF SPACE AND PROVIDING EXPANSIVE VIEWS ACROSS RICH AGRICULTURAL LAND CONTRASTED WITH THE INCLINE OF THE BURN VALLEY.

Reinforcing the distinctiveness of the landscape, Foveran Village has been planned specifically to create a renewed identity for the expanding, thriving community.

Each home has been placed in such a way as to make best use of the space, creating strong, interesting and diverse variations in street frontage. Treating each home individually based on its location and surroundings has allowed

each plot to be accentuated to its full potential from the inside, out.

Within our one, two, three and four-bedroom apartments and houses, the form of each home is based on the reinterpretation of traditional rural forms: creating a contemporary Scottish vernacular design.

Architecture reflects indigenous 18th and 19th century buildings,

with proportion, gable width and roof pitch consistent with those seen in surrounding mills and rural buildings: long and narrow in plan, simple in form. Many of these homes have generous south-facing windows and roof-lights to create bright and airy interiors.

A simple range of materials is used within the design to reinforce the sense of local identity: effortlessly enriching the light and open feel of

the development, both throughout the streets and within each home.

Find your own space.



BRINGING THE STREET SCAPE TO LIFE

THE VISUAL CHARACTER OF OUR HOMES IS ONLY PART OF THE STORY. THE ENTIRE STREETScape DESIGN IS 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; a pleasant environment that supports the active use of the outdoors, and creates a sense of

safety and security through a clear distinction between outdoor and indoor as well as public and private spaces.

We take great care to alternate house types throughout the development: creating a feel of individuality for each home. And from alternative window placements to choosing from options to customise your living area layout, buyers can enhance the character and flexibility of their own space in many of these homes.

House elevations and floorplans are tailored to promote community living. Front doors open onto the street in most cases, and kitchen windows are specifically oriented to

allow views over the public spaces and key locations.

Corner windows and dormers are carefully placed to overlook attractive and landscaped areas.

Building elevations, garden walls, and hedges are used to help define these outdoor spaces, while the houses' typical low eaves combined with shallow front gardens create an intimate and domestic scaled streetscape.

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





ENERGY FACTS

GROUND FLOOR APARTMENT

£215 Heating Costs per Year

£69 Hot Water Costs per Year

£32 Lighting Costs per Year

80% Energy Efficiency Rating

86% Environmental Impact Rating

ENERGY FACTS

FIRST FLOOR APARTMENT

£212 Heating Costs per Year

£81 Hot Water Costs per Year

£50 Lighting Costs per Year

83% Energy Efficiency Rating

88% Environmental Impact Rating

Wrap Down

1 bedroom self-contained apartment



GROUND FLOOR APARTMENT



FIRST FLOOR APARTMENT

GROUND FLOOR APARTMENT

Living/Kitchen/Dining
16'2" x 14'1" (4.94m x 4.29m)

Bedroom
12'4" x 11'9" (3.75m x 3.58m)

Bathroom
7'10" x 6'11" (2.40m x 2.10m)

Total Floor Area
474 sq ft (44.02 sq m)

FIRST FLOOR APARTMENT

Living/Kitchen/Dining
16'2" x 15'1" (4.94m x 4.60m)

Bedroom
11'10" x 11'9" (3.60m x 3.58m)

Bathroom
7'10" x 7'5" (2.38m x 2.25m)

Total Floor Area
614 sq ft (57.02 sq m)

🛏️ = 01 🛏️ = 01 🍴 = 01 🚿 = 01

🛏️ = 01 🛏️ = 02 🍴 = 01 🚿 = 02



ENERGY FACTS

£222 Heating Costs per Year

£82 Hot Water Costs per Year

£53 Lighting Costs per Year

84% Energy Efficiency Rating

87% Environmental Impact Rating

Row House

2 bedroom terrace house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining
15'8" x 11'8" (4.77m x 3.57m)

Kitchen
11'0" x 6'7" (3.35m x 2.00m)

WC
6'5" x 6'2" (1.96m x 1.88m)

FIRST FLOOR

Master Bedroom
10'8" x 10'8" (3.26m x 3.26m)

Bedroom 2
11'0" x 8'7" (3.34m x 2.62m)

Bathroom
7'7" x 6'11" (2.30m x 2.10m)

Total Floor Area
759 sq ft (70.49 sq m)

The floor plans, dimensions and CGIs are intended for illustration purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991.

Side by Side

3 bedroom semi-detached house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining
18'7" x 16'4" (5.65m x 4.98m)

Kitchen
10'9" x 8'1" (3.28m x 2.47m)

WC
7'7" x 6'5" (2.32m x 1.96m)

FIRST FLOOR

Master Bedroom
10'2" x 9'5" (3.10m x 2.86m)

Bedroom 2
12'6" x 9'2" (3.81m x 2.79m)

Bedroom 3
9'7" x 7'8" (2.92m x 2.35m)

Bathroom
8'0" x 5'7" (2.45m x 1.71m)

Total Floor Area
939 sq ft (87.25 sq m)

🛋️ = 01 🛏️ = 03 🍴 = 01 🚽 = 02

🛋️ = 01 🛏️ = 03 🍴 = 01 🚽 = 02

ENERGY FACTS

- £249 Heating Costs per Year
- £85 Hot Water Costs per Year
- £62 Lighting Costs per Year
- 84% Energy Efficiency Rating
- 87% Environmental Impact Rating



Paired House

3 bedroom semi-detached house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining
23'9" x 15'0" (7.23m x 4.58m)

Kitchen
11'11" x 7'0" (3.63m x 2.15m)

Study
10'0" x 7'0" (3.06m x 2.13m)

WC
6'11" x 6'7" (2.12m x 2.00m)

FIRST FLOOR

Master Bedroom
14'3" x 8'4" (4.35m x 2.55m)

Bedroom 2
11'4" x 10'2" (3.47m x 3.10m)

Bedroom 3
7'10" x 7'9" (2.40m x 2.38m)

Bathroom
7'0" x 6'7" (2.15m x 2.00m)

Total Floor Area
1,024 sq ft (95.14 sq m)

ENERGY FACTS

- £255 Heating Costs per Year
- £87 Hot Water Costs per Year
- £62 Lighting Costs per Year
- 85% Energy Efficiency Rating
- 87% Environmental Impact Rating



The floor plans, dimensions and CGIs are intended for illustration purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991.



ENERGY FACTS

- £287 Heating Costs per Year
- £88 Hot Water Costs per Year
- £66 Lighting Costs per Year
- 85% Energy Efficiency Rating
- 87% Environmental Impact Rating

Pend House

3 bedroom terrace house



GROUND FLOOR

- Living**
18'2" x 11'2" (5.53m x 3.40m)
- Dining**
11'4" x 11'1" (3.45m x 3.38m)
- Kitchen**
10'2" x 7'11" (3.10m x 2.40m)
- WC**
6'8" x 6'3" (2.02m x 1.90m)

FIRST FLOOR

- Master Bedroom**
12'0" x 10'4" (3.67m x 3.15m)
- Bedroom 2**
14'8" x 9'10" (4.46m x 3.00m)
- Bedroom 3**
10'10" x 8'8" (3.31m x 2.65m)
- Bathroom**
8'3" x 8'2" (2.52m x 2.50m)

Total Floor Area
1,142 sq ft (106.06 sq m)

🛋️ = 01 🛏️ = 03 🍴 = 01 🚽 = 02

🛋️ = 01 🛏️ = 04 🍴 = 02 🚽 = 03



ENERGY FACTS

- £316 Heating Costs per Year
- £88 Hot Water Costs per Year
- £66 Lighting Costs per Year
- 84% Energy Efficiency Rating
- 86% Environmental Impact Rating

Gatehouse

3/4 bedroom detached house



GROUND FLOOR

- Living**
12'9" x 17'5" (3.88m x 5.31m)
- Study/Bedroom 4**
7'1" x 7'7" (2.17m x 2.30m)
- Dining/Kitchen**
12'8" x 11'6" (3.87m x 3.50m)
- Utility**
7'7" x 5'11" (2.30m x 1.80m)
- WC**
6'4" x 5'6" (1.94m x 1.68m)

FIRST FLOOR

- Master Bedroom**
16'8" x 9'10" (5.08m x 3.00m)
- Bedroom 2**
10'4" x 9'8" (3.16m x 2.95m)
- Bedroom 3**
9'8" x 9'4" (2.95m x 2.85m)
- Bathroom**
7'5" x 6'7" (2.26m x 2.00m)
- En Suite**
10'8" x 7'3" (3.26m x 2.21m)

Total Floor Area
1,218 sq ft (113.16 sq m)

The floor plans, dimensions and CGIs are intended for illustration purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991.

Corner House

3/4 bedroom detached house



GROUND FLOOR

- Living**
17'5" x 15'1" (5.31m x 4.60m)
- Dining/Kitchen**
10'4" x 9'10" (3.15m x 3.00m)
- Utility**
10'0" x 6'2" (3.05m x 1.88m)
- Bedroom 4/Study**
10'4" x 9'6" (3.16m x 2.90m)
- WC**
6'3" x 4'11" (1.91m x 1.50m)

FIRST FLOOR

- Master Bedroom**
12'4" x 11'6" (3.75m x 3.50m)
- Master Bedroom Wardrobe**
5'7" x 4'8" (1.70m x 1.42m)
- Bedroom 2**
10'4" x 9'5" (3.16m x 2.88m)
- Bedroom 3**
10'4" x 9'5" (3.16m x 2.88m)
- Bathroom**
7'7" x 6'7" (2.32m x 2.00m)
- En Suite**
7'4" x 5'7" (2.23m x 1.70m)

Total Floor Area
1,336 sq ft (124.10 sq m)

🛋️ = 01 🛏️ = 04 🍴 = 02 🚽 = 03

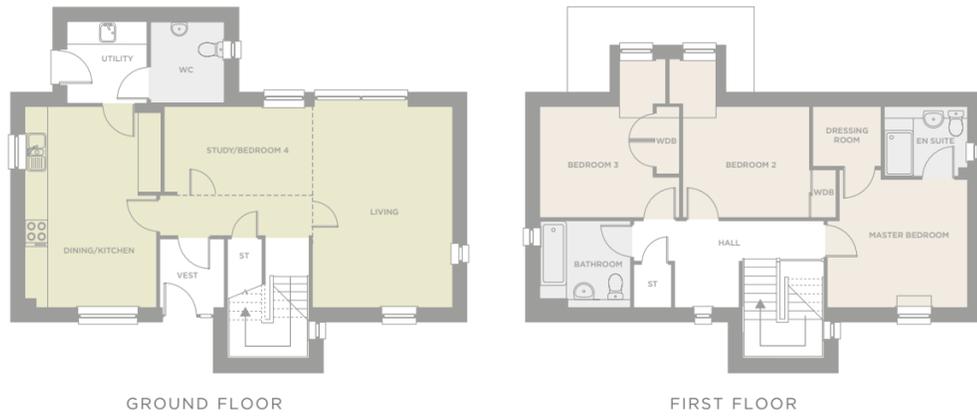
ENERGY FACTS

- £345 Heating Costs per Year
- £88 Hot Water Costs per Year
- £69 Lighting Costs per Year
- 84% Energy Efficiency Rating
- 86% Environmental Impact Rating



Gardener

3/4 bedroom detached house



GROUND FLOOR

- Living**
17'5" x 12'2" (5.31m x 3.72m)
- Study/Bedroom 4**
13'4" x 11'2" (4.07m x 3.40m)
- Dining/Kitchen**
17'5" x 11'5" (5.31m x 3.49m)
- Utility**
7'0" x 6'11" (2.15m x 2.11m)
- WC**
7'0" x 6'5" (2.15m x 1.94m)

FIRST FLOOR

- Master Bedroom**
12'2" x 11'1" (3.72m x 3.38m)
- Bedroom 2**
11'0" x 9'7" (3.36m x 2.92m)
- Bedroom 3**
9'10" x 9'7" (3.00m x 2.92m)
- Bathroom**
7'10" x 7'6" (2.40m x 2.28m)
- En Suite**
7'3" x 6'0" (2.20m x 1.83m)

Total Floor Area
1,433 sq ft (133.09 sq m)

🛋️ = 01 🛏️ = 04 🍴 = 02 🚽 = 03

ENERGY FACTS

- £353 Heating Costs per Year
- £88 Hot Water Costs per Year
- £75 Lighting Costs per Year
- 85% Energy Efficiency Rating
- 86% Environmental Impact Rating



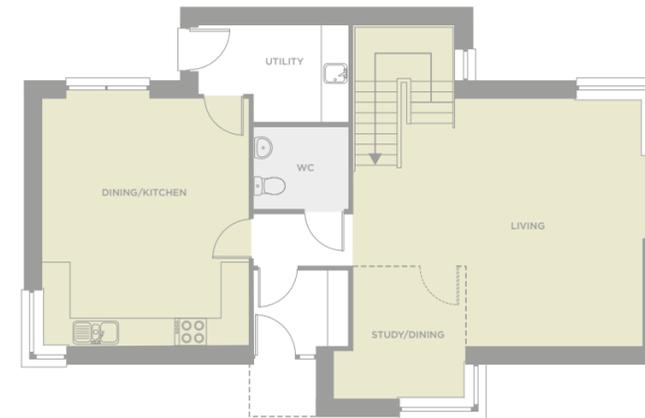


ENERGY FACTS

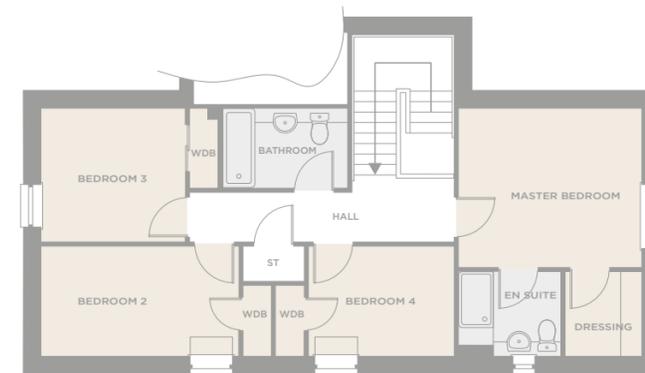
- £415 Heating Costs per Year
- £89 Hot Water Costs per Year
- £81 Lighting Costs per Year
- 85% Energy Efficiency Rating
- 86% Environmental Impact Rating

Cusp House

4 bedroom detached house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

- Living**
17'5" x 12'7" (5.31m x 3.83m)
- Study/Dining**
9'3" x 8'8" (2.83m x 2.65m)
- Dining/Kitchen**
17'5" x 14'8" (5.31m x 4.46m)
- Utility**
10'7" x 6'9" (3.23m x 2.07m)
- WC**
6'8" x 5'9" (2.02m x 1.75m)

FIRST FLOOR

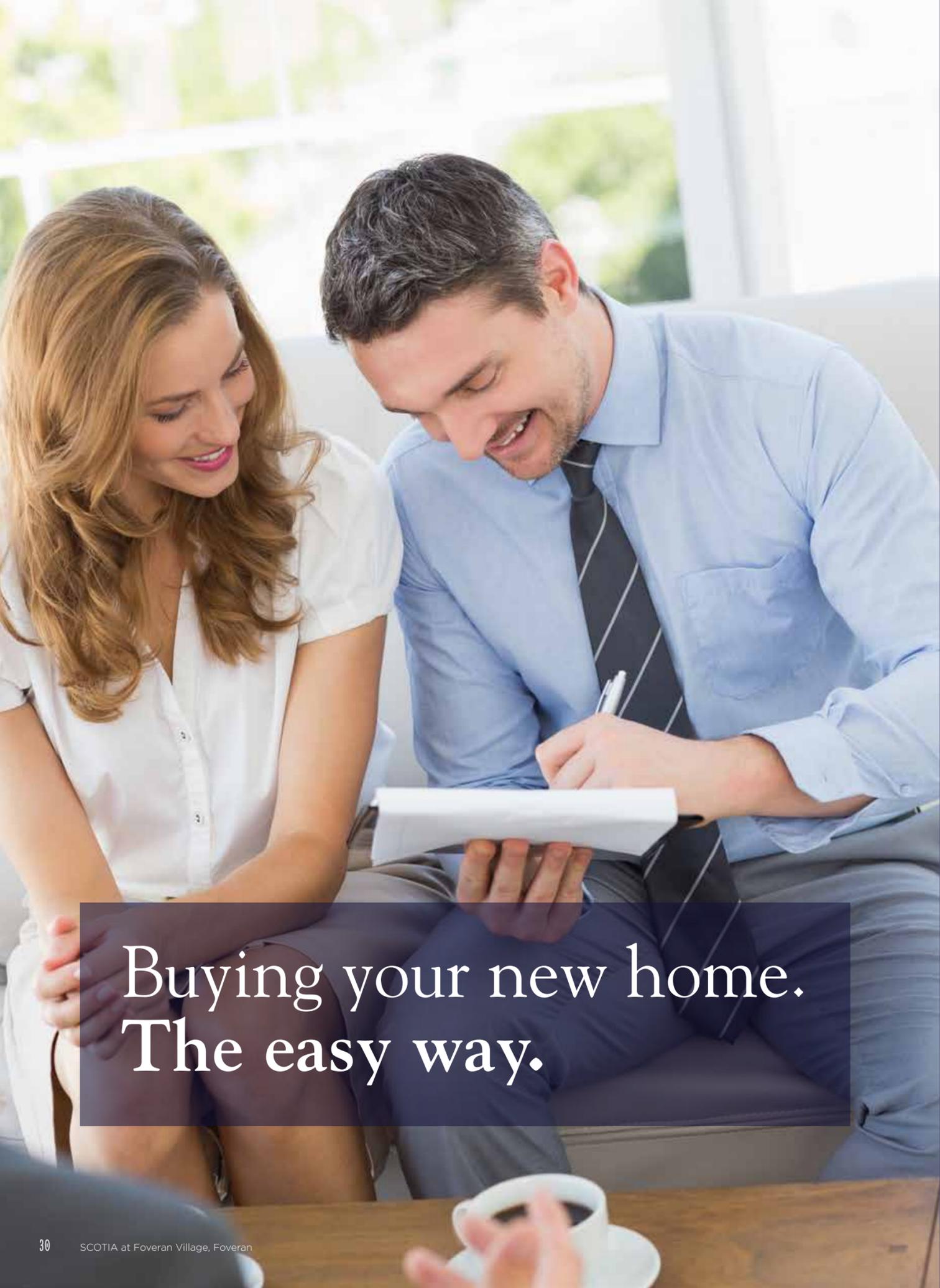
- Master Bedroom**
12'11" x 11'2" (3.95m x 3.40m)
- En Suite**
7'3" x 5'11" (2.20m x 1.80m)
- Dressing Room**
5'11" x 5'5" (1.80m x 1.64m)
- Bedroom 2**
14'0" x 7'8" (4.26m x 2.35m)
- Bedroom 3**
10'2" x 9'4" (3.10m x 2.86m)
- Bedroom 4**
10'3" x 7'8" (3.13m x 2.35m)
- Bathroom**
8'10" x 5'7" (2.70m x 1.70m)

Total Floor Area
1,608 sq ft (149.38 sq m)

The floor plans, dimensions and CGIs are intended for illustration purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991.

 = 01
  = 04
  = 02
  = 03





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

Thought buying your dream home with a guaranteed sale of your existing one was impossible? Not with Scotia.

We'll not only buy your existing home, we'll save you time and money. No costly fees to pay. No waiting around. Just a new address, waiting for you. 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.

Your old house
sold. Your new
home bought.



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



GUARANTEED
MINIMUM RESERVE
PRICE FOR
YOUR PROPERTY



NO SALE
NO OBLIGATION



SELLING COSTS
PAID BY SCOTIA



LET THE
PROFESSIONALS
HELP YOU SELL

A guaranteed
sale of your
existing house



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



A GUARANTEED
SALE



MOVE OUT
AND MOVE IN ON
THE SAME DAY



NO SELLING
FEES



FAIR
MARKET PRICE

FOCUS ON

Willow Cottage

Here at the Willow Cottage Shop in Ellon, we have everything you need to create a home you'll love. We're upholsterers, we make curtains and soft furnishings and sell antique furniture, paint, chalk paint, art and beautiful gifts. In fact, we are an authorised stockist of Autentico Chalk Paint, Little Greene Paint and wallpapers.

I started Willow Cottage about five years ago after returning to the north east with my family after living abroad. We bought a beautiful old farm steading, which encouraged me to go all out creating a country cottage interior.

Very soon, I had run out of space and was faced with a decision to open a shop or stop buying. So, in June 2012, I took the decision to lease a little shop in Ellon.

I really love Ellon. The people are warm and friendly - many of our customers have since become friends - and the town itself has a rural village feel, thanks to attractions like its popular farmers market.

Having never worked in retail before, it was a daunting step; however, it quickly became very popular, it's clear the people of Ellon share my love of beautiful interiors, and while we don't offer an interior design facility, I'm regularly asked to go to houses to help with colours and fabrics, which I really enjoy.

Within a year of opening, once again, we had outgrown our space, and moved into bigger premises on the opposite corner of the square: a space that really helps showcase our beautiful upholstery work.

I love buying old pieces of furniture that have maybe seen better days, and giving them a new lease of life. I source many of my pieces from auctions and

fairs around Scotland and I especially love Victorian furniture. You can see some great examples from this period around the shop, and my own home too!

"Aberdeenshire has a wealth of very talented artists and makers and we have some wonderful examples of their work."

It's really on trend at the moment to upcycle your existing or second hand furniture and one way to give old furniture a new lease of life is to paint it. Autentico Chalk Paint is fantastic for this. It allows you to paint onto any surface, from wood and metal to granite and MDF, without any time-consuming rubbing down or sanding.

This makes life so much easier as the only preparation you need to do is clean your furniture with sugar soap to remove dirt and dust. We don't just stock the paint, I also run workshops, which have proved useful for people to learn techniques, giving them the confidence to pursue varied projects.

And people are often so proud of the results. I'm always delighted when they send photos of their before and after pieces. For example, most of us have some old 'orange' pine somewhere at home or in the garage; instead of throwing it away, I'd always encourage people to give furniture a new lease of life by painting it. The results can be fantastic.

Our upholstery service has proved incredibly popular. I have a real weakness for old chairs, and wing chairs in particular. I usually have a good range in the shop, and we've built a good reputation for this service in the area.

The old chairs are the best as they're so solid and they last forever. We use a range of fabrics including fabrics sourced from Abraham Moon & Sons, Johnstons of Elgin, and Alexanders of Scotland, based in Mintlaw.

We were lucky enough to work with Johnstons on a recent campaign: upholstering a number of pieces for the company's brochure. And we were involved in producing a bespoke piece of furniture for Aberdeenshire Council using the Aberdeenshire tartan, designed by Donna Wilson, to be used as part of an advertising campaign to help promote the Year of Homecoming.

We have lots of plans for the new shop. We hope to be able to offer a programme of classes in our dedicated workshop. Our painting classes have already proved very successful and, as more people look to diversify their skills, we're hoping to expand this range of workshops in the near future.

Drop by and visit our shop, or find us online at www.facebook.com/willowcottageshop

Debra Buchanan is owner and founder of Willow Cottage in Neil Ross Square, Ellon.





Your home. To your specification.



The specification of these homes has been thoughtfully and carefully considered from the very beginning of the design process, to ensure a high standard is achieved throughout. Our designers and architects have worked closely together to deliver the very best in terms of style and functionality.

It's the personal touches that make a house a home. We go to great lengths to ensure the homes we build are finished to a high standard.

All windows are double glazed to ensure maximum insulation and sound proofing and we have opted for a sleek Anthracite GRP (Glass Reinforced Polyester) finish on all front entrance doors, ensuring your new home is peaceful, comfortable and welcoming.

Modern sociable areas with large, full-length windows maximise your

views outside and flood your living space with natural light, giving you a feeling of the outdoors, indoors.

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

Our choice of bathrooms and en suites come from a fresh and current range, complemented by an array of Porcelanosa tiling to choose from.

If you wish to customise your home further, we have a number of upgrade options available, from appliances, doors and ironmongery, to partition walls in selected areas for added privacy.

“Flood your living space with natural light, giving you a feeling of the outdoors, indoors”

We are here to guide you through each of the available options, and to help you create your dream home.



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, Aberdeenshire Council will adopt the roads and their associated drainage, including SUDS.



A Laings kitchen the heart of every Scotia home at Foveran Village

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

We are proud to work in partnership with Scotia Homes. Drawing inspiration from the contemporary style and clean lines of the architecture at Foveran Village, our expert designers have devised a kitchen layout for every house type which complements the form of the buildings, maximising light and space. The result: beautiful locations for relaxing in with family, or entertaining friends.

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.

Every Scotia customer can customise their kitchen, choosing from a variety of doors and worktops to create their favourite style: be it light or dark, gloss or matt, with or without handles.

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 can choose a ceramic or gas hob, with the option to upgrade to induction.

Every kitchen also includes a spacious A+ energy rated fridge freezer and dishwasher; 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 Foveran Village your home, with a Laings kitchen at its heart.



at the heart of
every home



At Laings, we are proud of our partnership with Scotia Homes and passionate about creating kitchens which 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 which 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 interiors trends alongside friendly and efficient service.

At Foveran Village, 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.



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 time scale 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**

»» 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

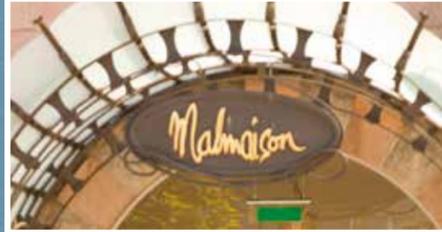
If you like golf you could play a round at a different course in and around Aberdeen every week, for a year.

> 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.



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.

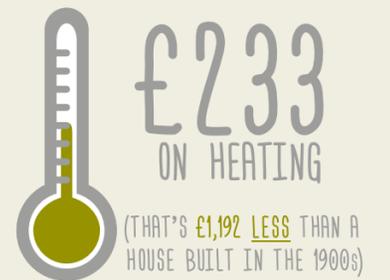
So by moving into a Scotia home you could be making a potential saving of £1,369 per year... that's £115 a month!

The benefits of a new home to you

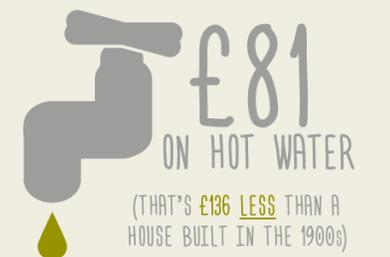
- > Highly-insulated floors, walls and roof space minimise heat loss
- > Modern condensing boilers reduce costs and produce lower emissions
- > Energy Performance Certificates detail potential running costs
- > Energy monitors help to keep an eye on your energy usage

Our homes give you the reassurance that you are taking a step towards greener living

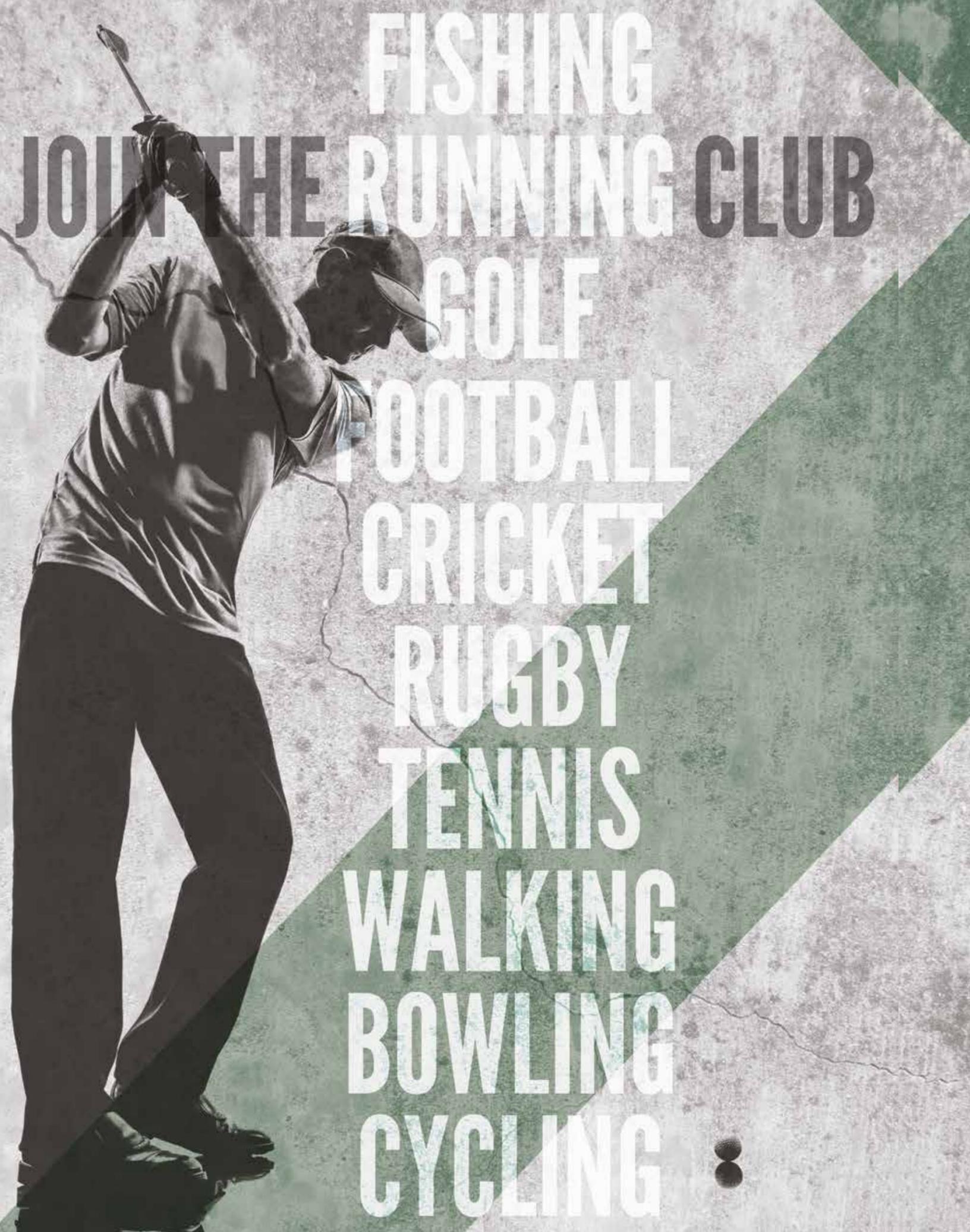
All figures stated are approximate annual figures and current at time of going to print.



(THAT'S 8 TONNES FEWER CO₂ EMISSIONS THAN A HOUSE BUILT IN THE 1900s)



(THAT'S A HUGE 392KWH/M² LESS ENERGY THAN YOU WOULD USE IN A 1900s HOUSE)



FISHING
JOIN THE RUNNING CLUB
GOLF
FOOTBALL
CRICKET
RUGBY
TENNIS
WALKING
BOWLING
CYCLING

Living in the north east, you're spoilt for choice if you like to keep active and want to get involved. The area is home to world-class sporting facilities and offers a great choice of things to do. There really is something for everyone.

GOLFING 
 The area around Foveran is home to a diverse range of courses. Closest to home is the 18-hole Newburgh on Ythan Golf Club, noted for the quality of its greens, and its magnificent setting. Among many others, the world-renowned Trump International Golf Links and Royal Aberdeen Golf Club are also close by.

FOOTBALL 
 There are many amateur, social and junior clubs nearby that cater for all abilities, such as Ellon Meadows and Ellon United, as well as seven-a-side leagues held on Tuesday nights at the Meadows sports centre.

If you're more of a spectator, there are plenty of opportunities to watch the Dandy Dons at their home stadium at Pittodrie in Aberdeen, or the Formartine United Highland League team who are based at North Lodge park in Pitmedden.

BOWLING 
 Ellon Bowling Club in the town's Union Street, and Newmachar Bowling Club in School Road offer opportunities for members to take part in men's, women's and mixed competitions.

CYCLING 
 You'll find the area around Foveran offers you plenty opportunity to get in the saddle! There's the

short Newburgh Ellon Circular taking in open countryside, towns and villages, as well as the Forvie Nature Reserve and the railway line linking Peterhead, Fraserburgh and Dyce.

If you're looking for a more competitive cycle, the Ythan Cycle club is a great way to get to know the best routes in the area as well as meet new people.

SPORTS CENTRE 
 Open from 8am Monday to Friday and from 9am on weekends, Ellon Meadows Sports Centre is the home of a number of football, rugby, hockey, athletics and squash clubs.

It is open to everyone and has a refurbished gym, as well as a sports hall and hosts regular fitness classes.

RUNNING 
 The Ellon JogScotland group is great for runners of all levels. It meets at the community centre on Schoolhill Road on Wednesday evenings, and Monday afternoons too during term time.

The Ellon 5k Park Run takes place every Saturday morning at the town's community campus; to refuel afterwards, join fellow runners in the campus café.

TENNIS 
 Ellon Tennis Club plays at the town's Gordon Park and has ladies', men's and mixed teams in the Aberdeenshire and Buchan leagues.

And Udney Tennis Club, a friendly amateur club based in Pitmedden, has superb refurbished courts with floodlights. Both clubs offer coaching and welcome new members.

SWIMMING 
 From structured swimming lessons to splashing around with the family, Ellon's swimming pool, opened in 2015 at Cromleybank, is available to the public. It has a five lane, 25 metre pool and a separate trainer pool. Staff deliver a comprehensive programme of lessons for all ages and abilities.

FISHING 
 For many years fishing enthusiasts have enjoyed the spectacular scenery and wildlife while angling on the River Ythan.

Ythanbank Angling Club fishes a stretch of the river from Methlick to Fetterletter near Fyvie, while the Newburgh Angling Club fishes the estuary at Newburgh.

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



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

THINGS TO DO IN FOVERAN AND BEYOND

Foveran is within easy commuting distance to Aberdeen, Bridge of Don and Peterhead, with quick access to some of the best scenery and wildlife you'll find the entire length and breadth of Scotland.

With an enviable reputation for local food and drink, it's right at the heart of an area famous for its history, with lots to see and do.

Not surprising then that close to Foveran you'll find lots of great places to eat and drink ranging from restaurants serving Scottish and international cuisine, to cosy coffee spots with tasty home bakes.

In nearby Ellon and Aberdeen, you'll find a huge range of supermarkets, high street shops and boutique stores. Ellon has its own farmers market on the 4th Saturday of every month in Neil Ross Square, where you can buy high quality local produce.

The area also has an incredibly rich golfing heritage and, near Foveran, you'll find a large variety of courses for players of all abilities including attractive parkland, links and award-winning championship courses, each with their own breathtaking scenery: the closest of which being the 18-hole course at Newburgh on Ythan, founded in 1888.

So whether you're looking for a relaxing day out, or something a bit more exhilarating to blow away the cobwebs, you'll find exactly what you need within easy reach.



STAR TREKS

From bracing coastal walks to routes mapped out through woodland and farmland taking in picturesque towns and villages, the area offers many reasons to lace up those walking boots and step outside.

The best-known local route is the Formartine and Buchan Way: running along the former railway line from Dyce on the outskirts of Aberdeen north to Fraserburgh and Peterhead.

And if you have a flair for the dramatic, take the Bullers of Buchan route from Cruden Bay. This coastal walk passes the impressive ruins of Slains Castle, reaching the Bullers of Buchan: a massive blow hole with several natural arches.

FUN IN SPADES

Cruden Bay's golden sands are popular with day trippers, watersports enthusiasts and for sea fishing. And in 1914, it made aviation history as the place where Tryggve Gran, a Norwegian who had been with Captain Scott's ill-fated South Pole expedition, took off from when he made the first flight across the North Sea to Stavanager.

Sheltered Collieston Beach, once a haven for smugglers, has rock pools at either end and at Balmedie Country Park you can run through the dunes to the beach, and watch the waves crash in. Head back past some world war two pill boxes to the car park where you'll find a children's play area and toilets.



TUCK IN

Right on your doorstep is The Store - famous for its high quality local produce including the finest Aberdeen Angus Beef from the family farm.

Eat on the Green in the quaint village of Udney Green is a fine-dining restaurant serving high quality local produce; the family-friendly Newburgh Inn offers a great choice of pub classics such as locally-landed hand-battered North Sea haddock.

Formartines near Tarves has the perfect atmosphere for a relaxing breakfast, lunch or afternoon tea. And its fine food hall is stocked with local artisanal products, including some from its own estate and smokehouse.



GET ACTIVE

A 10-minute drive will take you to The Meadows Sports Centre in Ellon, which has everything from a fitness suite to rugby pitches. Also nearby is Ellon's 25 metre swimming pool.

Foveran is also close to some excellent fisheries, while the River Ythan is internationally known for its sea trout fishing and, more recently, salmon catches during fishing season from April to October.

At the Lochter Activity Centre near Oldmeldum, you can try your hand at a wide range of activities from fast-paced karting and clay pigeon shooting to more relaxing loch trout fishing.

INSPIRATIONAL HERITAGE

From secret hiding places and tales of restless spirits, to the brooding inspiration for works of literary renown, you'll find some of Scotland's most spectacular castles and stately homes - as well as fascinating historical sites - close to Foveran.

Slains Castle near Cruden Bay is thought to be the inspiration for Bram Stoker's Dracula; Tolquhon Castle is one of the most picturesque castles in the country complete with a secret hiding place for valuables; and William the Lion is thought to have built Fyvie Castle - famed for its

ghosts, legends and folklore - in the 13th Century.

You can also take a guided tour round Haddo House near Tarves, or visit the grounds all year round. These include Haddo Country Park with its lakes, monuments, woodland walks and deer park.



Aberdeenshire is also home to some impressive archaeological sites, including stone circles, burial cairns and Pictish symbol stones dating back centuries and even millennia. One of the most popular is the Easter Aquhorthies stone circle, close to Inverurie.

FORVIE NATIONAL NATURE RESERVE



People have made the site at Forvie their home for thousands of years, despite experiencing a constant battle

against the shifting sands. In fact, the ancient shifting on the site was smothered during a massive sand storm in the 15th century.

Today, the stark beauty of the dunes and the chance to glimpse the plentiful wildlife is what brings many visitors to the reserve at Collieston, near Ellon.

Particularly renowned for its birds, with grey seals often seen at the mouth of the Ythan, it's part of the largest sand dune system in the UK.

In the summer months, it's home to one of the largest breeding colonies of eider ducks in Britain, as well as terns; throughout the year the muds of the

Ythan Estuary attract many species of waders and wildfowl.

There is a bird hide at Waulkmill, cycle racks at the main car park and a story trail to follow at the site of Forvie Village. There are also waymarked paths varying in length from two to four miles.

And you may even be lucky enough to find the beautiful - and hidden - Hackley Bay.



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 Aberdeenshire 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 Aberdeenshire 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.



**free
impartial
mortgage
advice.**

firstmortgage.co.uk

low deposit schemes & new build specialist

**5 Holburn Street, AB10 6BS
01224 574 824**

**243 George Street, AB25 1HN
01224 643 269**

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

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.



BEFORE

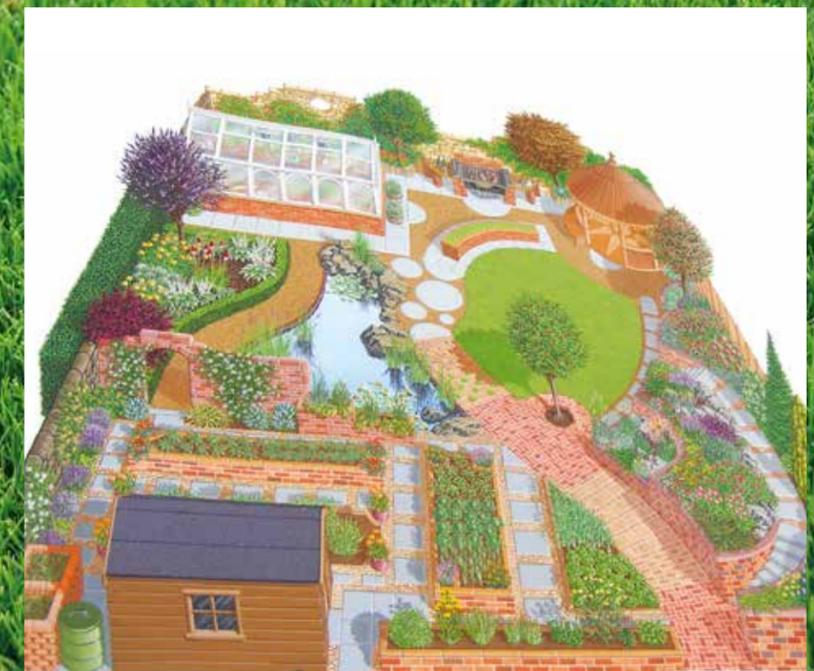


AFTER



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 PORED 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 Foveran Village all have bright and airy interiors, and many have generous south-facing windows and rooflights, 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.

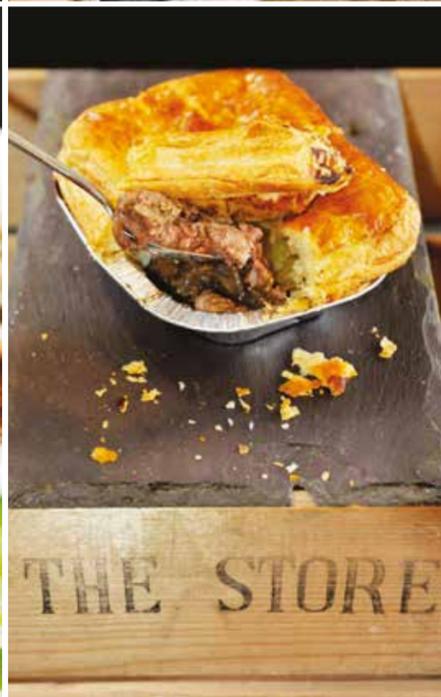
AMBIENT LIGHTING: Giving a general good level of brightness for everyday use.

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!**



UNBEATABLE LOCAL PRODUCE, FROM OUR FARM TO YOUR PLATE

HERE AT THE STORE WE BELIEVE IN THE PERSONAL TOUCH. WITH A PASSION FOR FOOD AND THE BELIEF THAT GOOD FOOD DEMANDS THE VERY BEST RAW INGREDIENTS, OUR AIM IS SIMPLE: TO PROMOTE HIGH-QUALITY, REGIONAL FOOD WITH ENTHUSIASM.

Run by husband and wife team Andrew and Debbie Booth, The Store at Foveran was launched in 2000 with a strong vision of providing natural, high quality, local produce that is 100% traceable from farm to plate.

On-site, we have our own butchery, farm shop and deli, kitchen, coffee shop and gift shop. And The Farmer's Grill opened in May 2016.

All the meat products sold come from our family farms: Westfield, on the same site as The Store; and Andrew's parents' farm, Savock, where Aberdeen Angus cattle and native breed sheep are raised in open fields.

We grow, dry age, butcher and sell our own delicious meat, ensuring we have 100% quality control and traceability of our produce.

And because we've held a four star VisitScotland rating for over a decade, attracting top ratings for both customer service and product quality, our visitors are guaranteed a warm welcome from the moment they step through the door, complemented by great service and unbeatable local produce.

" WE HAVE 100% CONTROL OF OUR PRODUCE. AND 100% TRACEABILITY OF THE FOOD WE SELL AND SERVE. "

As local producers ourselves, we firmly believe in supporting other local suppliers,

and work with small and artisan businesses to give our customers a superb choice of produce in our shop including home-grown vegetables, home-made chutneys, sauces and jams, as well as dairy products.

In fact, almost 90% of the products we stock are sourced within a 100-mile radius and half of those are within 25 miles.

At The Store you can buy ingredients to make meals from scratch, or if time's tight, why not buy one of our delicious homemade ready meals made with only the best quality ingredients.

Our menu features seasonal and daily specials, and we have also launched The Farmer's Grill: a custom-built BBQ within a shipping container, which is open seven days a week showcasing the superb Aberdeen Angus beef from our farm and butchery including steaks, burgers and hot dogs.

Here at The Store, we make any occasion memorable from organising bespoke gift hampers and providing the best produce for your Christmas table, to catering for special occasions such as Mother's Day, Father's Day and Valentine's Day.

We also host a variety of events throughout the year including monthly gourmet dining nights, butchery courses, farm open days, school initiatives and summer BBQs.

Our regular, half-day butchery courses help visitors to learn a new skill and experience first hand what's behind The Store label.

" OUR STAFF ARE PASSIONATE ABOUT FOOD AND THERE'S ALWAYS A FRIENDLY WELCOME IN THE STORE'S RELAXING SURROUNDINGS. "

The day starts with breakfast, followed by a farm tour, before returning to the butchery for a demonstration and the chance for participants to try butchery for themselves. The course ends with a hearty lunch of the newly-butchered meat.

The farm open days are great days out for the whole family, giving visitors the chance to get up and close to the livestock on our farms, take part in nature walks, see machinery demonstrations and, of course, eat a tasty lunch.

Why not pop in past and experience Scottish hospitality - and produce - at its best.



THE FARMERS GRILL

ABERDEEN ANGUS BEEF DIRECT FROM OUR FAMILY FARM,
 WHERE IT IS SLOWLY MATURED ON GRASS.
 OUR BEEF IS DRY AGED FOR 21+ DAYS TO GUARANTEE
 THE VERY BEST FLAVOUR AND TENDERNESS.
 ALL CUTS ARE THEN COOKED TO PERFECTION ON OUR WOOD FIRED GRILL.
 CHOOSE FROM OUR RELAXED GRILL MENU. SPLENDID STEAKS,
 BRILLIANT BURGERS OR HANDSOME HOT DOGS.
 CHILDREN'S GRILL BOX, BREAKFAST AND DRINKS TOO.

GRAB A BITE AT THE FARMER'S GRILL
 OPEN DAILY

TheStore
 our farm, our passion – your lifestyle

FOVERAN, ELLON, AB41 6AY • T: 01358 788083 • E: SHOP@THESTORECOMPANY.CO.UK • WWW.THESTORECOMPANY.CO.UK
 OPENING TIMES: MONDAY TO SUNDAY 10.00AM TO 5.00PM

Looking for Help to Buy your new home?



Welcome to Help to Buy from Scotia

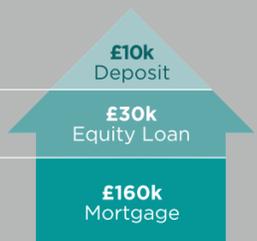
With **Help to Buy** you could buy a brand new home with only a 5% deposit and the Scottish Government providing you with an equity loan, allowing you to take out a mortgage for the remainder. **Help to Buy can get you moving now.**

£200,000 Example Home

Your **5%** deposit

Government's **15%** equity loan

Your **80%** mortgage

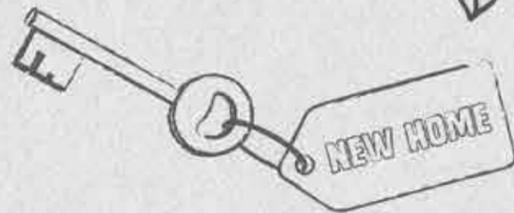


Terms & conditions apply and full details will be provided on request. This offer is subject to the status of the applicant. Mortgage and 5% deposit combined must be a minimum of 85% of the net purchase price. Mortgage from a qualifying lender must be capital and repayment. Not available for Buy to Let. 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.

KIDS' STUFF

USE THE BOX BELOW TO DRAW YOUR IDEAL HOUSE...WHAT COLOUR DOOR DOES IT HAVE? HOW MANY WINDOWS ARE THERE?

COLOUR IN THE PICTURES...



NAME:
AGE:

CAN YOU SPOT 5 DIFFERENCES BETWEEN THESE TWO PHEASANTS?



HOW MANY BUZZY BEES CAN YOU FIND ON THESE PUZZLE PAGES?

CAN YOU HELP THE FARMERS FIND THEIR RED TRACTOR IN THIS FIELD?



CAN YOU FIND THE DIFFERENT CROPS IN THE WORDSEARCH?

-  - POTATOES
-  - WHEAT
-  - RYE
-  - BARLEY
-  - OATS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | C | N | E | W | P | I | R |
| D | T | B | A | R | L | E | Y |
| A | B | V | F | M | L | X | E |
| P | O | T | A | T | O | E | S |
| I | A | Q | Y | G | A | I | L |
| K | W | H | E | A | T | J | E |
| S | D | F | B | S | S | W | O |





FREEPHONE: 0800 0855 455 WWW.SCOTIA-HOMES.CO.UK

The site layout plan, floor plans and CGIs are intended for illustration purposes only and may change for example in response to market demand, ground conditions, local authority and NHBC etc. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details.

All information is accurate at time of going to print - July 2016.