

Rivergate at Annick Road

A STUNNING DEVELOPMENT OF
APARTMENTS, SEMI DETACHED AND
DETACHED FAMILY VILLAS

IRVINE

ogilvie
HOMES



Irvine

Rivergate at Annick Road

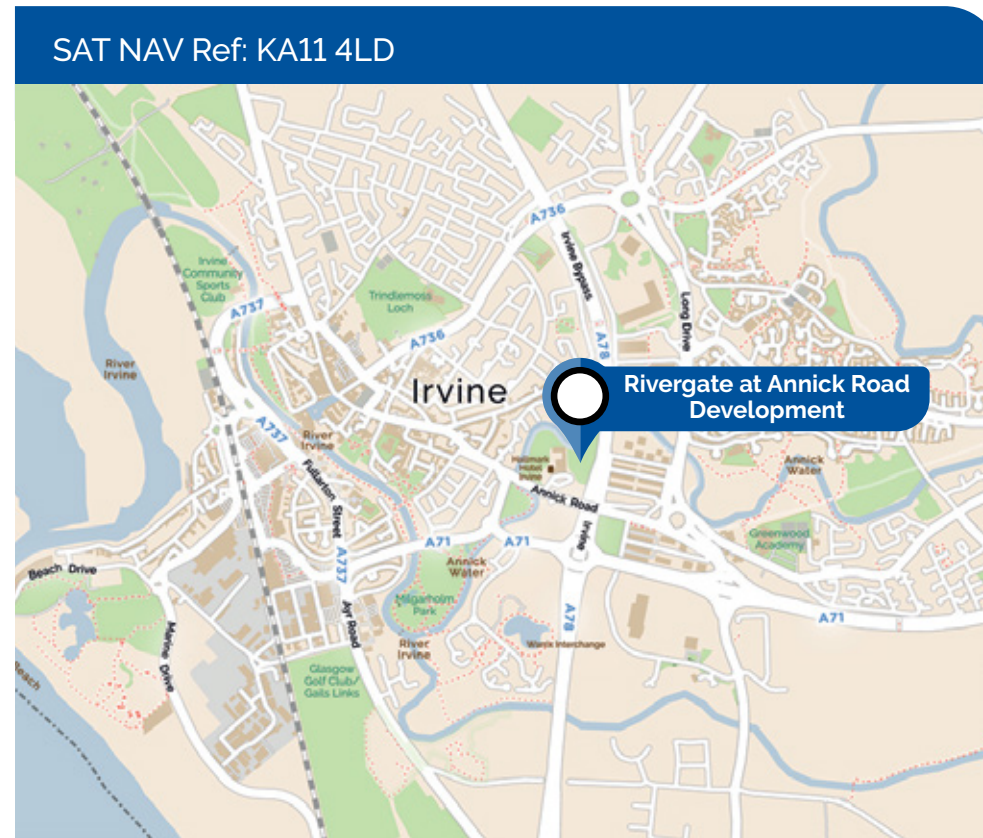


The Area

Irvine is situated in North Ayrshire only six miles from the coast where you will find Irvine's beautiful sandy beaches. From cobbled streets, full of history, to its modern new town shopping centre, Irvine offers something for everyone with an eclectic mix of restaurants, independent stores and big brands.

Once classed as a Royal Burgh it was rumoured that Mary Queen of Scots spent time at Seagate Castle in Irvine and Scotland's famous poet, Robbie Burns spent a year working in Irvine.

Only 23 minutes north east of Ayr and 41 minutes south west of Glasgow, Irvine offers an ideal location for all the family.



How to Get There

From Glasgow: Take the M8 heading west following signs for M77, keep left at the fork and continue on M77 following signs for Kilmarnock & Prestwick Airport. Take the A735/A71/A76 slip road towards Kilmarnock/Irvine/Dumfries/Edinburgh. At Bellfield interchange take the 4th exit onto Hurlford Road (A71), at the roundabout take the 2nd exit and stay on Hurlford Road, continue to follow the road taking the

2nd exits at the next 3 roundabouts. At the fourth roundabout take the 2nd exit onto Annick Road (B7081) then turn left to arrive at your destination.

From Ayr: Take the A70 onto Holmston Road and follow signs for A77, remain on A77 then at fourth roundabout take the second exit onto A78 following signs for Irvine. Take the

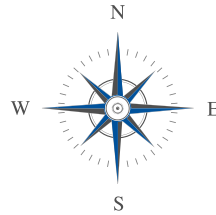
third exit at next two roundabouts to stay on the A78, then take slip Road to Kilmarnock. At the roundabout take the first exit onto A71 heading to Irvine, at next roundabout take the second exit onto Annick Road (B7081), then take left to arrive at your destination.

Irvine Rivergate at Annick Road



Apartment Elevations

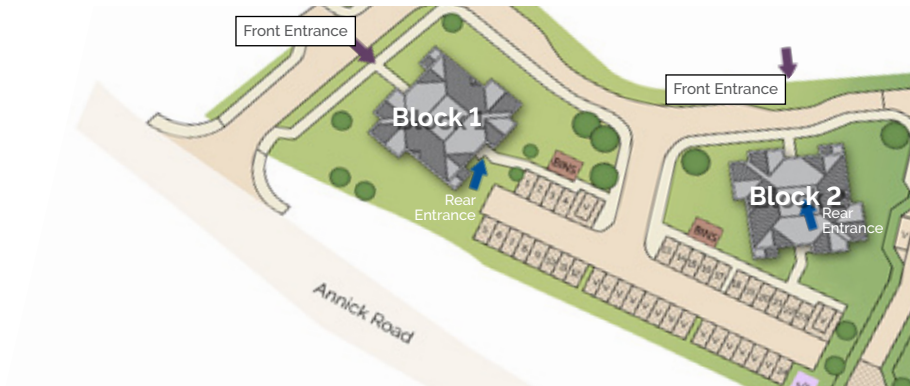
It's important to see where your new apartment is positioned in the elevation and on the development, showing you the locality within the surroundings.



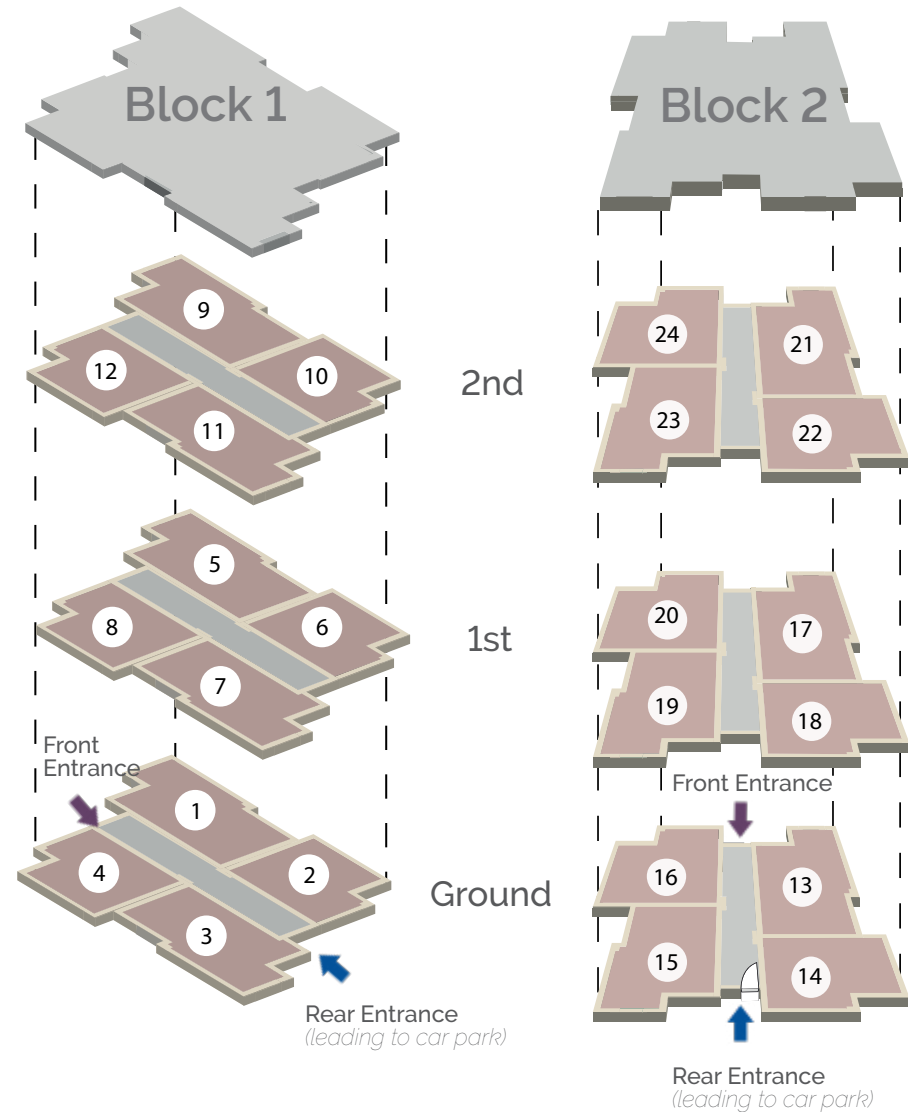
2 Bedroom Apartments

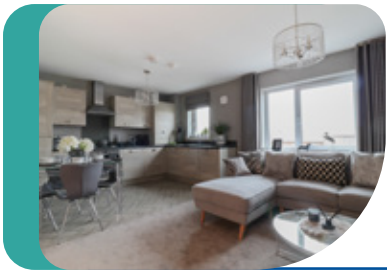


**ALL
SOLD
(SSTC)**



➡ Front Entrance ➡ Rear Entrance Leading to Car Park

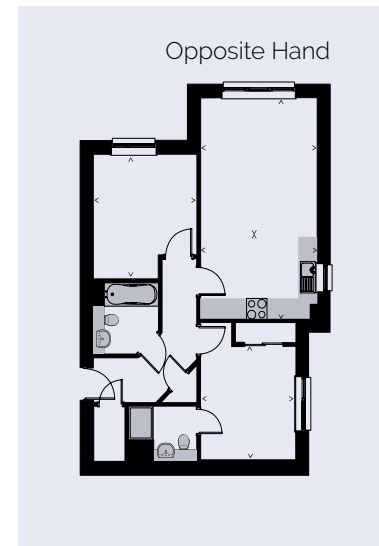
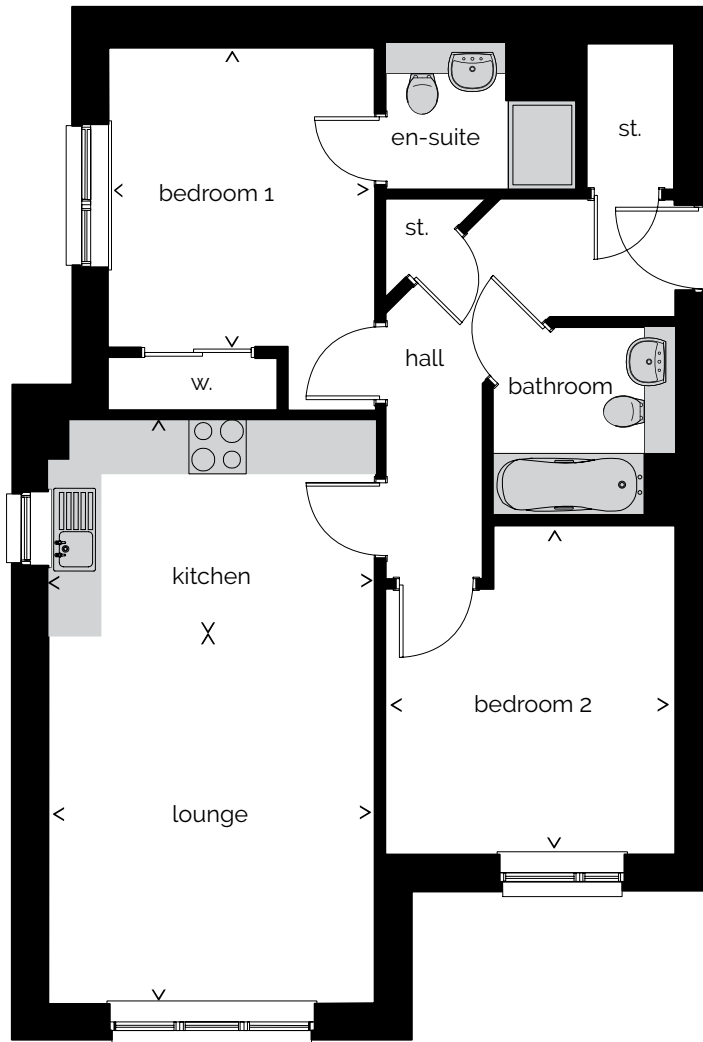




Type A

2 Bedroom Apartment

Irvine
Rivergate
at Annick Road



Dimensions

Lounge:	3.70 x 4.15 m 12'1" x 13'7"
Kitchen:	3.70 x 2.45 m 12'1" x 8'0"
Bedroom 1:	3.00 x 3.40 m 9'10" x 11'1"
Bedroom 2:	3.25 x 3.75 m 10'7" x 12'3"

These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation. Room measurements given are approximate only. Floor plans, dimensions and specifications on any particular development are correct at time of going to press. Nothing contained in this brochure shall constitute or form any part of any contract. All dimensions are +/- 50mm.



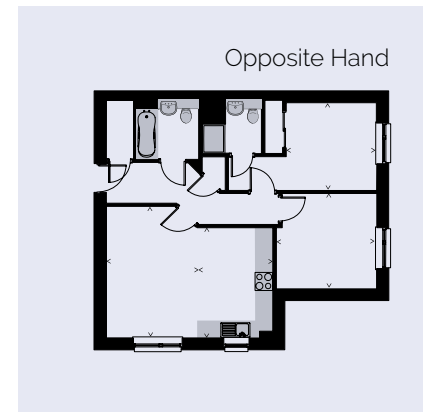
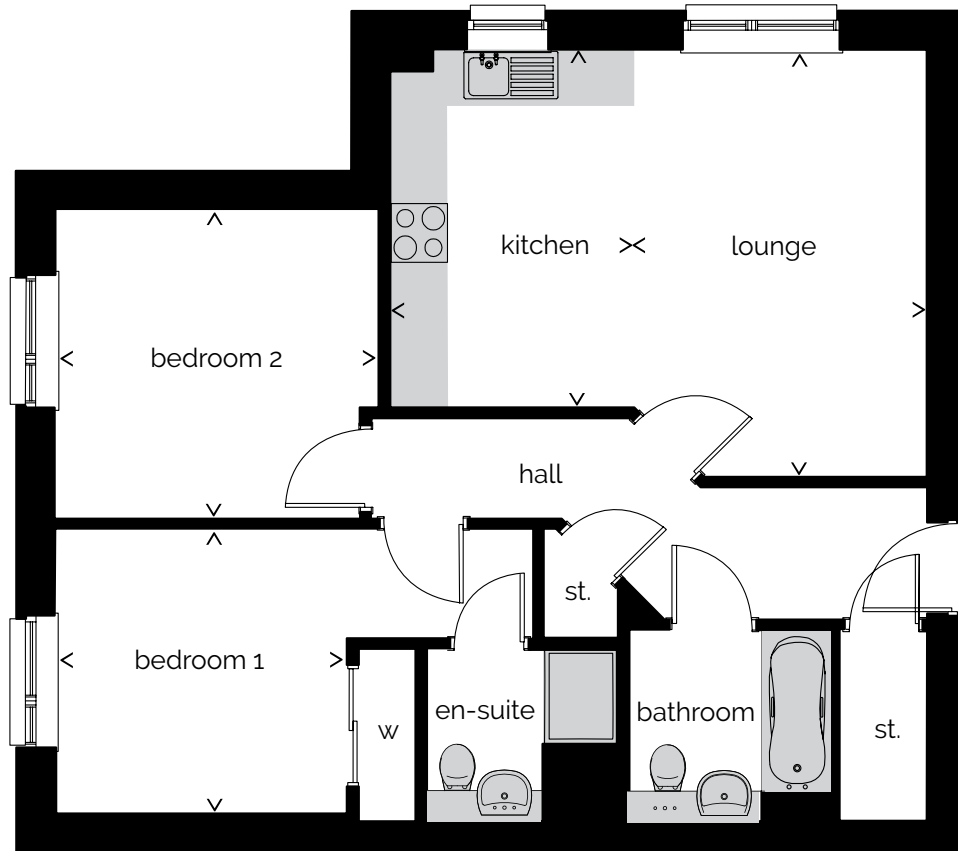
Type B

4 Bedroom Detached Villa

Dundee
Claver Mill



Dimensions



Lounge:	3.05 x 4.50 m 10'0" x 14'9"
Kitchen:	2.55 x 3.80 m 8'4" x 12'5"
Bedroom 1:	3.05 x 3.00 m 10'0" x 9'10"
Bedroom 2:	3.35 x 3.25 m 10'11" x 10'7"

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Found the 'One'?



Once you have chosen your house style and which plot you want to buy, we can assist you, if required, with various buying options available such as Help to Buy (Scotland) subject to qualification.



Appointing a solicitor to carry out the conveyancing for your purchase is essential, however, should you require the recommendation of a solicitor, we will be happy to put you in touch with one. Similarly, should you require financial advice from an Independent Financial Advisor and do not have anyone in mind, we can also recommend a suitable independent advisor to provide free financial advice, prior to your reservation.



The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period of time stipulated (usually 2-3 weeks). At this stage, you will be asked to pay the first part of your deposit.



During the fixed period which your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important as the reservation will automatically expire, should the next stage of concluding the missive contract not have been achieved (unless a written request submitted from your solicitor to ours has been approved by our office), and the plot will be re-marketed for sale.** You will then be asked to conclude the contract by signing the missives. At this point, the balance of the deposit will be payable.



With the legalities complete and subject to build stage of the property at the time of reservation, you will be invited, by appointment, to the Marketing Suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home.



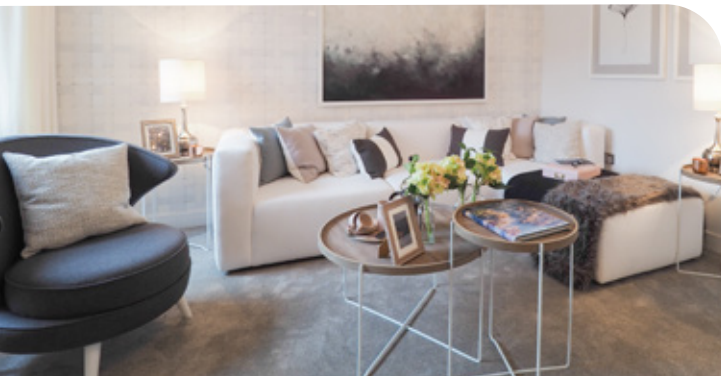
Following this, we will keep you informed at intervals of the progress of your home to monitor the build programme and anticipated entry date. **As your build progresses we will be in a clearer position to advise on a firmer likely date for completion.**



Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor: at this stage we will advise buyers of an anticipated calendar quarter
- When the roof is completed and the building weather proof: at this stage our buyer will be advised of the anticipated month of completion
- When the home is decorated and main services are connected: at this stage we will advise anticipated week of completion.

When your anticipated move-in date has been agreed, your funds from your solicitor will be transferred on the agreed date and you will receive a personal home demonstration of your new home along with your keys.



SPECIFICATIONS

General

- 'A' rated energy efficient boiler
- Thermostatically controlled radiators
- De-centralised ventilation
- Multi point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Internal white panelled doors with chrome effect ironmongery
- Smoke/carbon/heat detectors fitted
- Smooth ceiling finish
- White gloss skirtings, facings, stair balustrading and handrails
- Photovoltaic Solar Panels
- 10 year warranty body cover

Utility (where applicable)

- Single bowl stainless steel sink with chrome fittings

Kitchen

- Wide selection of kitchen units
- Single/1½ bowl stainless steel sink with chrome fittings
- Integrated cooker hood and stainless steel splashback at hob
- Single stainless steel oven
- Integrated fridge freezer (where applicable)

Bathroom

- Contemporary white sanitary ware
- Chrome taps
- Shaver point to en-suite (or to bathroom where there is no en-suite)
- Electric over bath shower (where applicable)
- Thermostatic shower to en-suite only (where applicable)
- Choice from a range of vanity furniture (where applicable)
- Choice from a wide range of co-ordinating ceramic wall tiles



External

- Paved footpaths and patios
- Permeable block paving driveways
- Sensor lights to front (and rear where applicable)
- Turf to front gardens (where applicable)
- Rotovated topsoil to rear gardens
- UPVC soffits and fascias
- All properties will have double glazing fitted as standard.

Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site specific upgrade options at time of reservation. This will be a factored development.

The specifications can be subject to change at any time, therefore please refer to on site Sales Advisor for full specification.