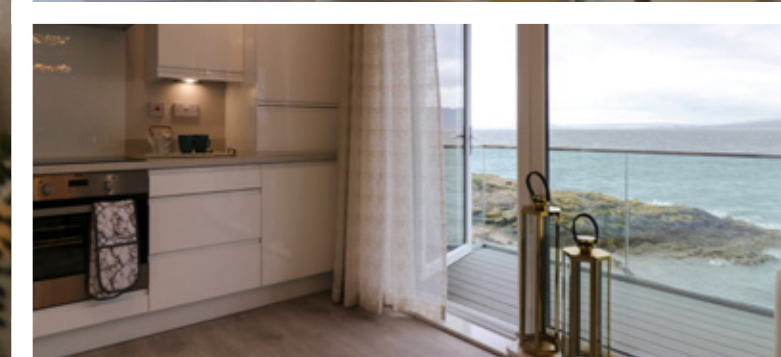


The Shore

A DEVELOPMENT OF
2 BEDROOM WATERFRONT APARTMENTS

SKELMORLIE

ogilvie
HOMES



Skelmorlie

The Shore

The Area

This beautiful village in North Ayrshire overlooks the Firth of Clyde with a stunning panoramic view stretching from Arran in the south-west to the mountains surrounding Loch Long in the north.

Skelmorlie offers excellent community facilities with local shops, schools and medical centres plus bus and road routes to all areas with Wemyss Bay train station only 3 minutes walk away.

Scotland's west coast has always been a desirable location with much history and local attractions. The region was also home to the nation's most famous poet, Robert Burns, and still hosts many Burns attractions.



How to Get There

From Greenock: Head south-east towards Inverkip (A78), at roundabout take 2nd exit, continue on A78 and in 18 minutes arrive at your destination.

From Kilmarnock: Head north towards A71; at roundabout take 2nd exit and follow A71; at roundabout take 3rd exit onto A78 slip road to Ardrossan/Largs/Ferry/Greenock; merge onto A78; at roundabout take 2nd exit and follow A78; at

further two roundabouts follow through and continue on A78; at third roundabout take 3rd exit onto A78; continue on A78 through the next two roundabouts and arrive at destination on right.

From Glasgow: Head west towards Greenock on M8, stay on M8 onto Greenock Road (A8); at roundabout take 2nd exit; at next roundabout take 2nd exit and continue on A78; at next

roundabout take 3rd exit and follow A78; at next roundabout take 2nd exit, then take 2nd exit at next roundabout; continue on A78 to next roundabout and take 1st exit, go through two further roundabouts then take 1st exit at next roundabout onto High Street (A78); at next roundabout take 1st exit onto Inverkip Road (A78). Follow A78 and take 2nd exit at the next two roundabouts then continue on A78; destination on left.

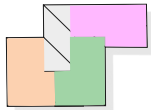
Site Map

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

2 Bedroom Apartments



BLOCK 1
Plots 1-8



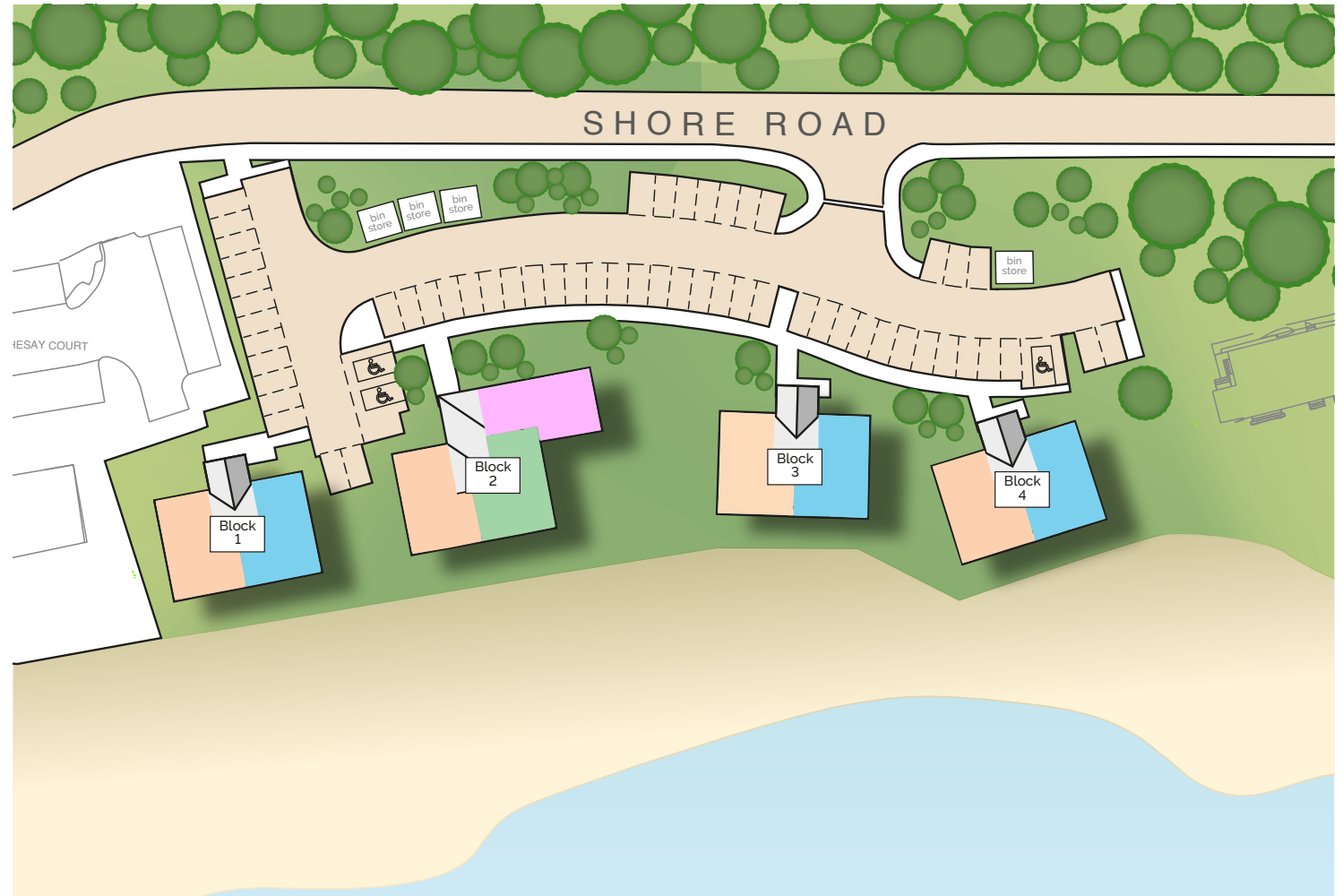
BLOCK 2
Plots 9-20



BLOCK 3
Plots 21-28



BLOCK 4
Plots 29-36







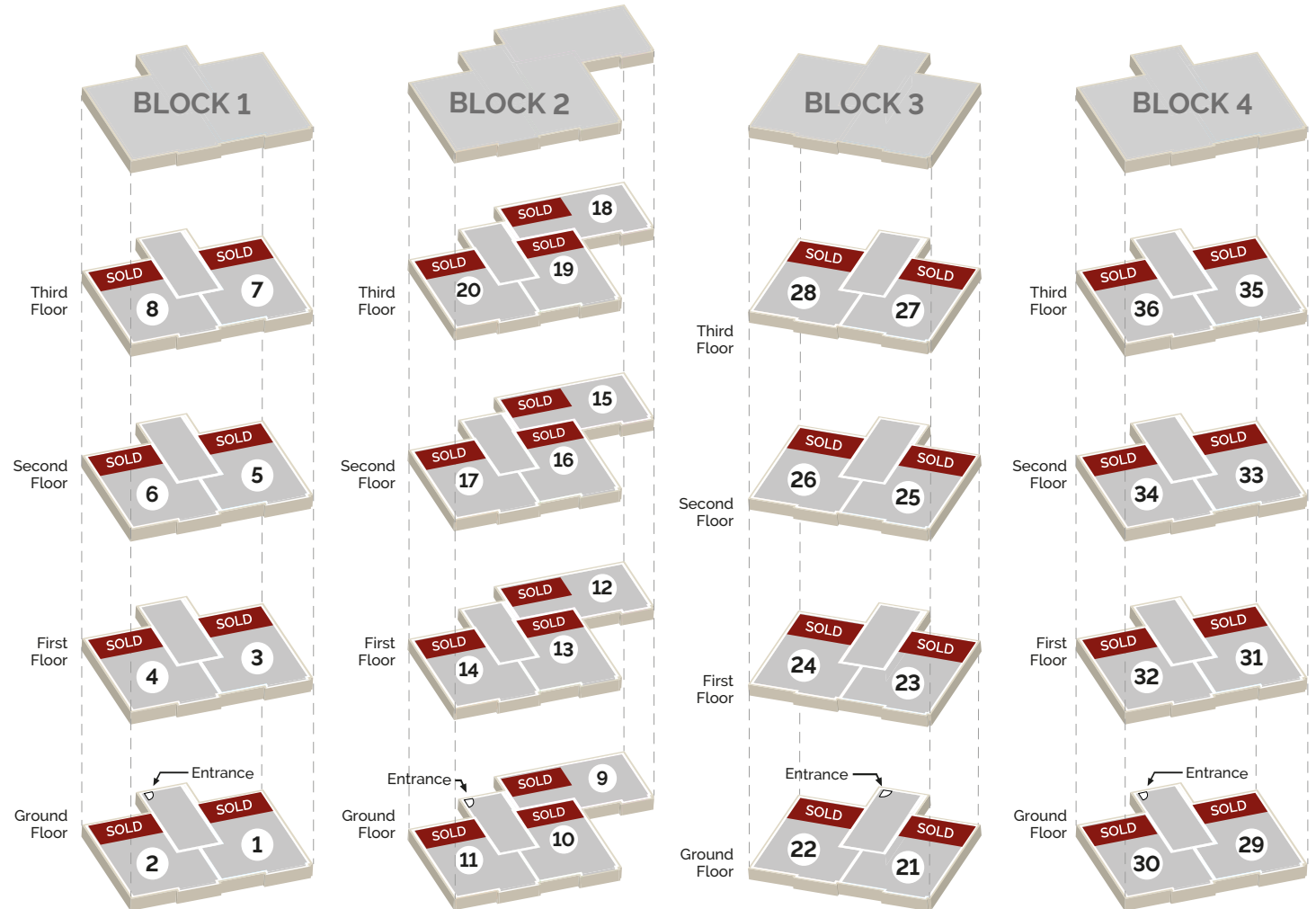
Plots not yet under construction may be subject to change and local authority approval. These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.

Apartment Elevations

These elevations will allow you to see where your new home is positioned within the relevant block.

2 Bedroom Apartments

-  TYPE A Apartment
-  TYPE A1 Apartment
-  TYPE B Apartment
-  TYPE B1 Apartment



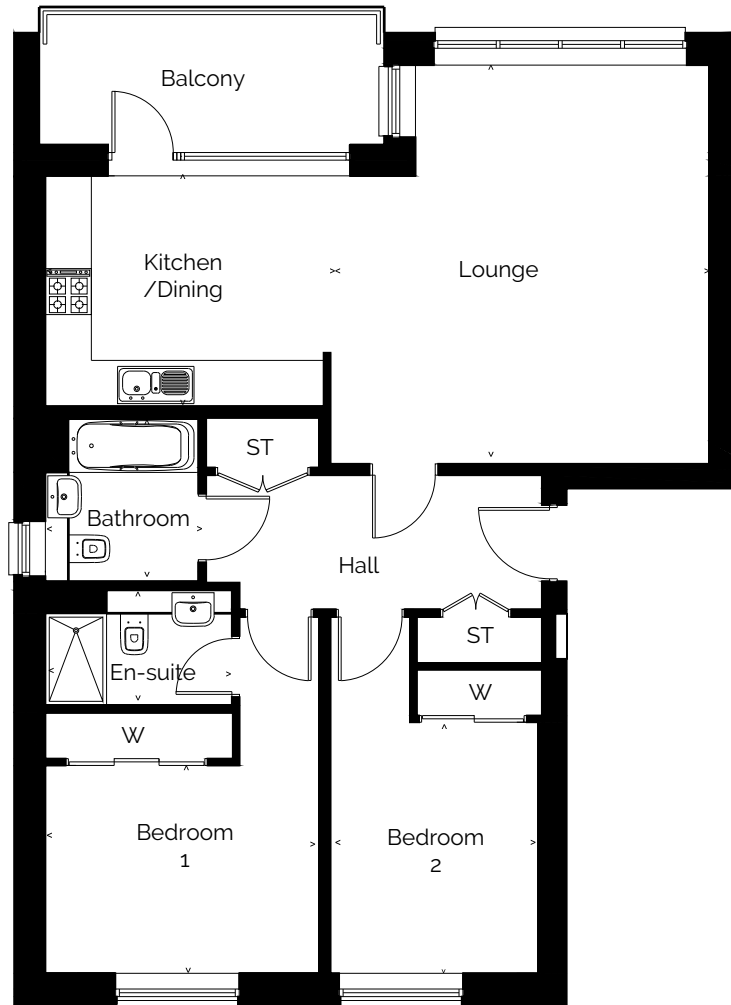
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Type A

2 Bedroom Apartment

Skelmorlie The Shore



Dimensions

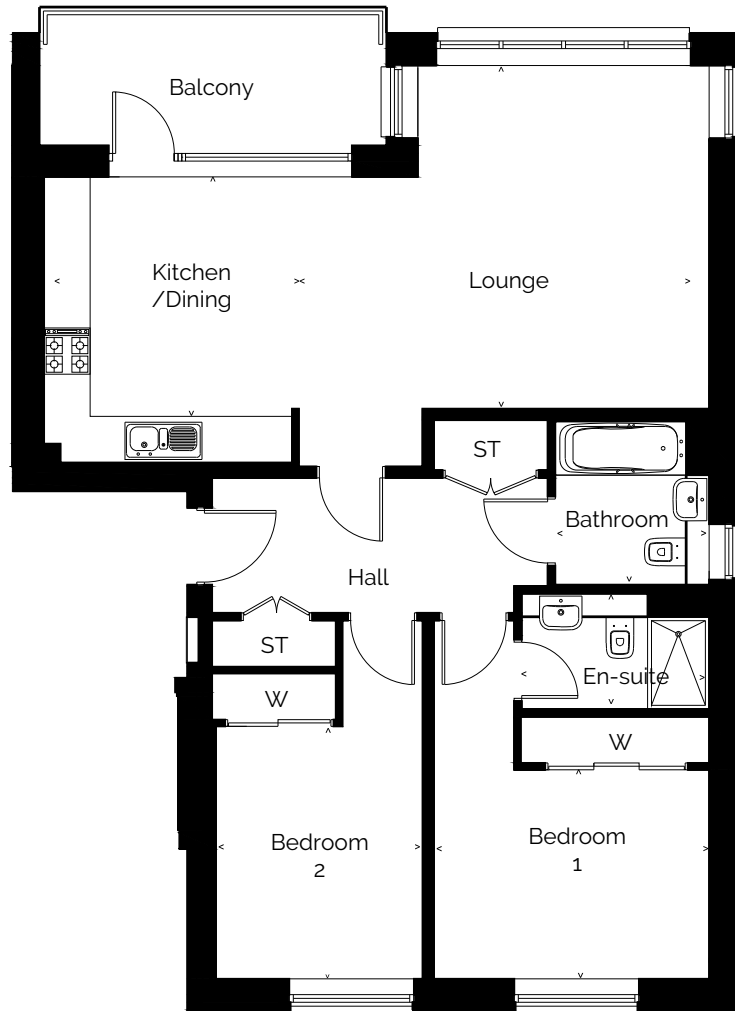
Lounge:	4.95 x 5.31 m 15'0" x 17'5"
Kitchen/Dining:	3.76 x 3.04 m 12'4" x 9'11"
Bedroom 1:	3.61 x 2.80 m 11'10" x 9'2"
En suite:	2.52 x 1.50 m 8'3" x 4'11"
Bedroom 2:	2.71 x 3.36 m 8'10" x 11'0"
WC:	2.08 x 2.12 m 6'9" x 6'11"

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Type A1
2 Bedroom Apartment

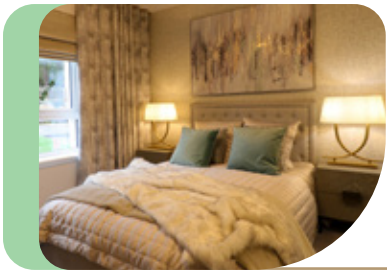
Skelmorlie
The Shore



Dimensions

Lounge:	5.36 x 4.56 m 17'7" x 14'11"
Kitchen/Dining:	3.31 x 3.74 m 10'10" x 12'3"
Bedroom 1:	3.61 x 2.80 m 11'10" x 9'2"
En suite:	2.52 x 1.50 m 8'3" x 4'11"
Bedroom 2:	2.69 x 3.36 m 8'9" x 11'0"
WC:	2.08 x 2.12 m 6'9" x 6'11"

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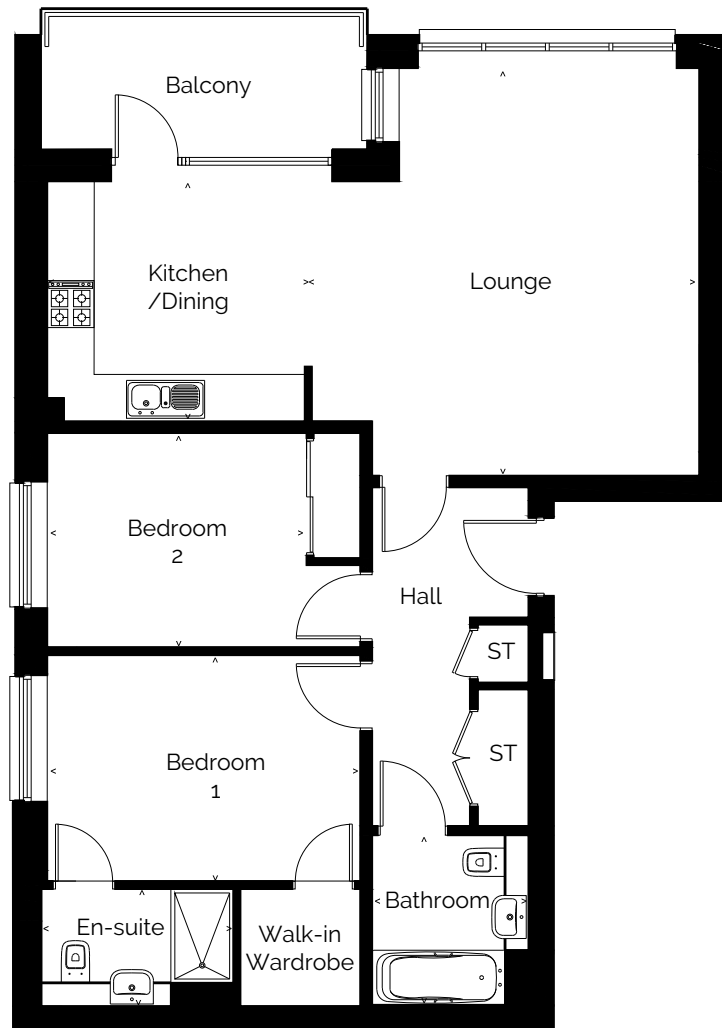


Type B

2 Bedroom Apartment

Skelmorlie The Shore

ogilvie
HOMES



Dimensions

Lounge:	4.96 x 5.31 m 16'3" x 17'5"
Kitchen/Dining:	3.41 x 3.10 m 11'2" x 10'2"
Bedroom 1:	4.09 x 2.89 m 13'5" x 9'5"
En suite:	2.45 x 1.50 m 8'0" x 4'11"
Bedroom 2:	3.40 x 2.74 m 11'1" x 8'11"
WC:	2.00 x 2.17 m 6'6" x 7'1"

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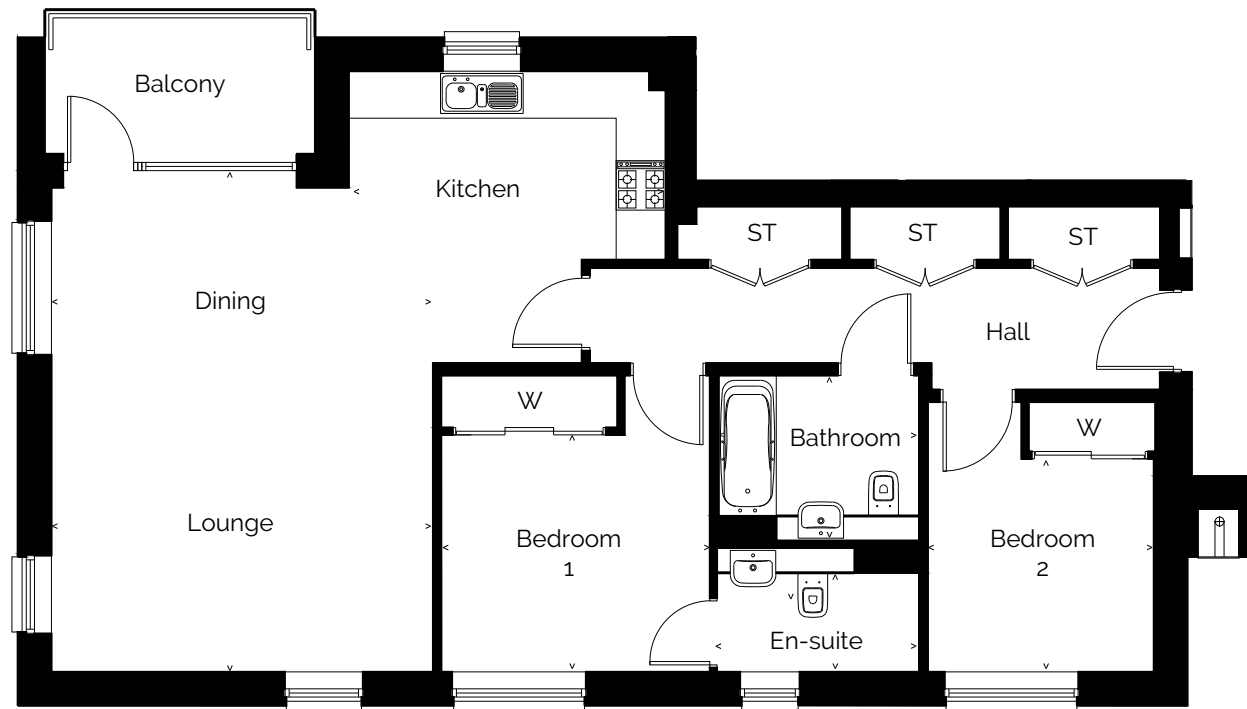


Type B1
2 Bedroom Apartment

Skelmorlie
The Shore



Dimensions



Lounge/Dining:	5.97 x 4.65 m 19'7" x 15'3"
Kitchen:	2.31 x 3.92 m 7'6" x 12'10"
Bedroom 1:	2.90 x 3.25 m 9'6" x 10'7"
En suite:	1.50 x 2.45 m 4'11" x 8'0"
Bedroom 2:	2.66 x 2.76 m 8'8" x 9'0"
WC:	2.00 x 2.43 m 6'6" x 7'11"

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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 gas boiler with intelligent controls and weather compensation
- High performance UPVC double glazed windows
- Communal door system
- Contemporary chrome fittings
- Smooth ceiling finishes
- Fitted wardrobes to all bedrooms
- Management Agent for maintenance of common areas
- 10 year building warranty

Electrical

- Multimedia sockets to lounge and master bedroom
- Provision of Sky+ multi-room - for optional connection
- Provision of USB sockets to Lounge, Kitchen and Master Bedrooms

Kitchen

- Selection of contemporary kitchen choices
- 1 ½ bowl stainless steel sink with chrome fittings
- Integrated cooker hood splash back at hob
- Single oven and hob
- Integrated Fridge Freezer
- Integrated Dishwasher

Bathroom

- White sanitary ware
- Chrome taps
- Shaver point to en-suite
- Thermostatic shower to en-suite
- Fitted vanity furniture
- Choice of co-ordinating Porcelanosa ceramic wall tiles



Common Area

Internal:

- Carpeted stairwell
- Internal lift

External:

- Bin storage area
- Landscaped grounds
- Block paviour parking bays

This will be a factored development, details available from Sales Office. Please refer to the on-site Sales Manager for full property type specifications. The specifications can be subject to change at any time, please check and confirm at time of reservation.

*Up-grade options and costs are subject to the build stage of the property at time selections are made.