

NORTH BROOMLANDS



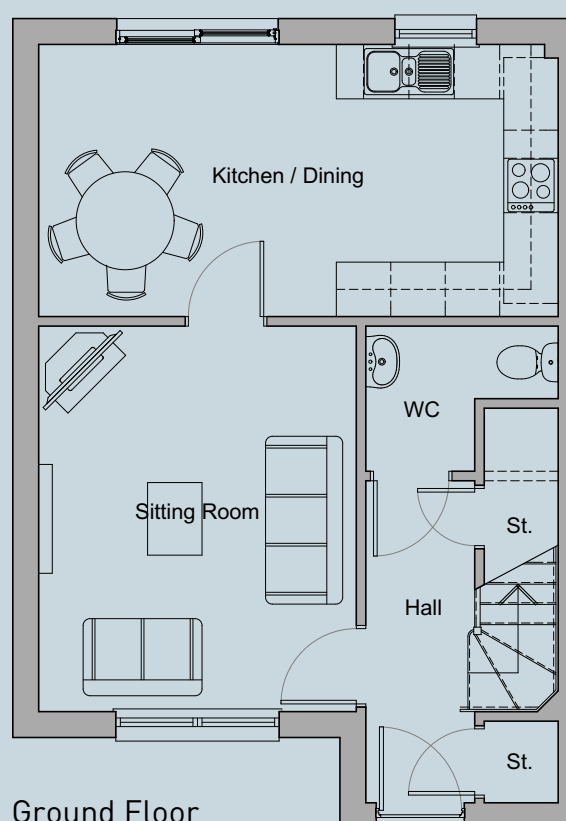
THE BAILEY



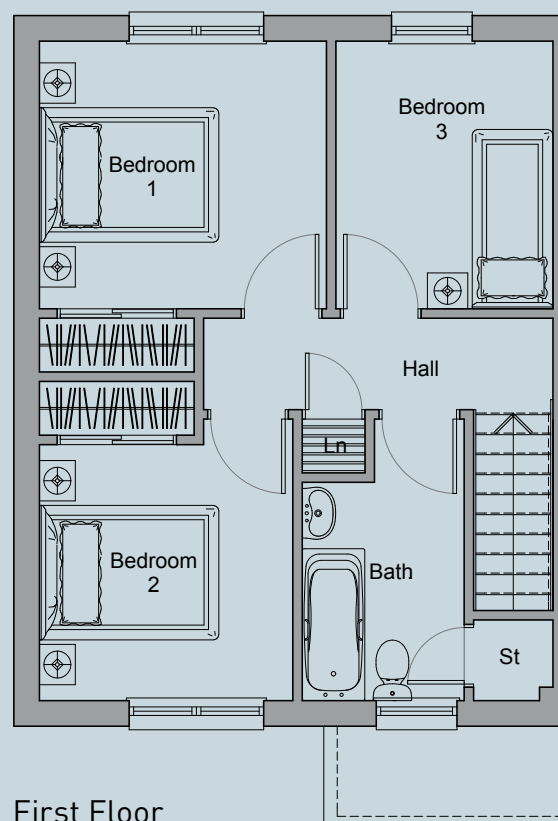
A POPULAR FAMILY HOME WITH SPACIOUS KITCHEN/DINING ROOM

There are eight Bailey house types: they are semi-detached with double car parking spaces. A hall, with good storage, gives access to a cloakroom and the family sitting room. From the rear of the sitting room you enter the large kitchen/ dining room where there is a range of kitchen units and integrated appliances (to be chosen by the purchaser). Patio doors lead to a paved patio area and the rear garden.

The staircase leads to the family bathroom and three good sized bedrooms, two of which overlook the garden to the rear. Bedrooms 1 and 2 benefit from built in wardrobe space. Additional storage space can be found in the upper landing and bathroom.



Ground Floor



First Floor

DIMENSIONS

Sitting Room	4.23m x 3.36m
Kitchen/Dining	5.66m x 2.97m
WC	2.22m x 1.61m
Bedroom 1	3.20m x 2.94m
Bedroom 2	2.90m x 2.73m
Bedroom 3	2.94m x 2.43m
Bathroom	2.45m x 1.71m

(Bedroom sizes exclude wardrobe space)

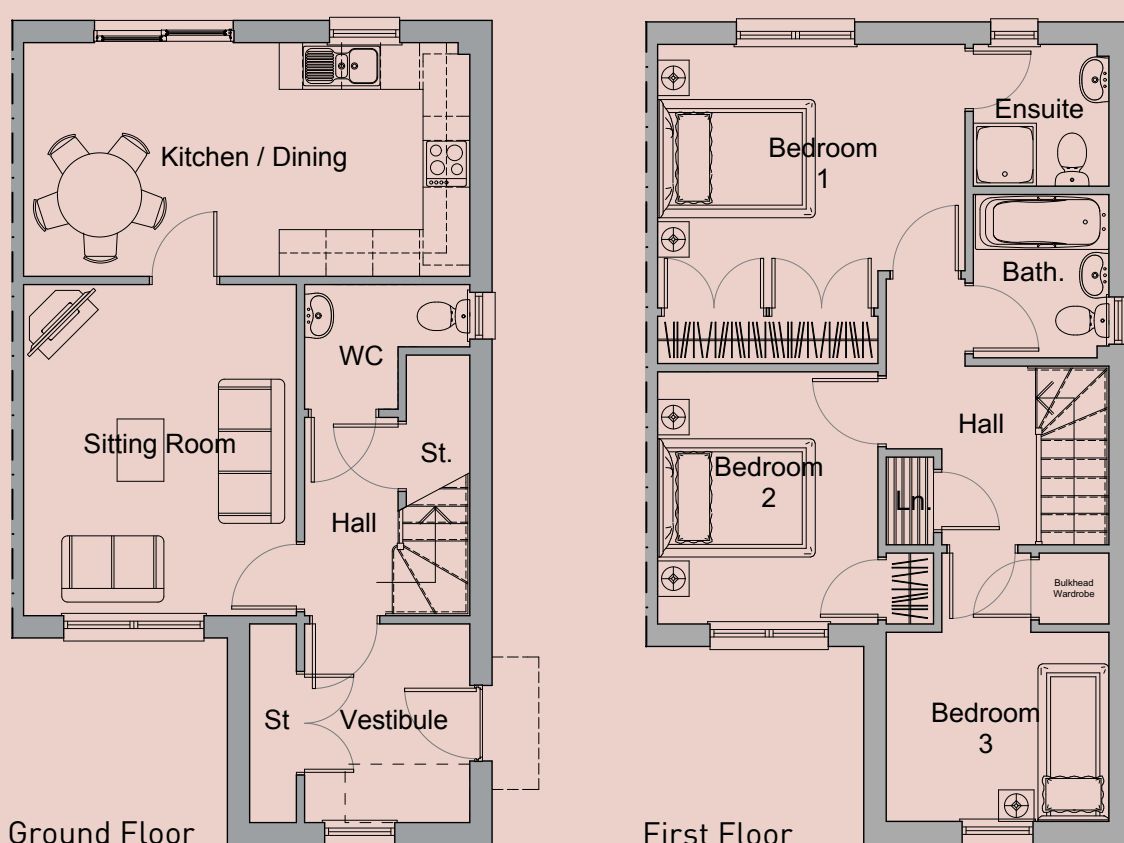
THE PEEL



A SPACIOUS 3 BEDROOM FAMILY HOME WITH GREAT STORAGE

There are twelve Peel house types, one of which on plot 19, benefits from an attached garage. The Peel has a sizeable vestibule and offers great storage for today's busy family. From here you access a welcoming hall – off which is a spacious sitting room, under stair storage, ground floor WC and stairs to the upstairs accommodation. From the rear of the sitting room you access a large kitchen/dining room which will be the heart of family life with plenty of room for family dining. There is a range of kitchen units and integrated appliances (to be chosen by the purchaser). The kitchen/dining room features patio doors leading onto a patio area where you can enjoy long summer evenings.

There are three bedrooms and a family bathroom off the first floor landing. The master bedroom benefits from an en-suite. The first floor offers ample storage space throughout.



DIMENSIONS

Sitting Room	4.22m x 3.56m
Kitchen/Dining	5.71m x 2.98m
WC	2.06m x 1.58m
Bedroom 1	3.86m x 3.37m
Bedroom 2	3.18m x 2.88m
Bedroom 3	2.72m x 2.53m
Bathroom	2.33m x 1.69m

(Bedroom sizes exclude wardrobe space)

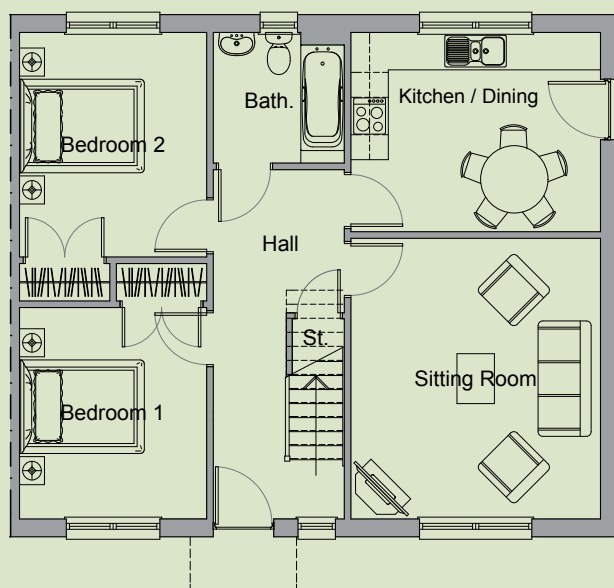
THE MOWBRAY



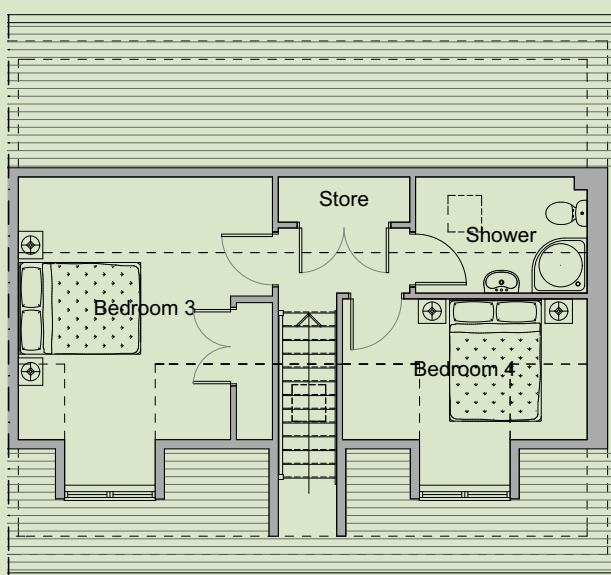
A SUPERB BUNGALOW WITH ADDITIONAL BEDROOMS

There are five Mowbray house types, which offer flexible living. You can choose from a standard semi-detached two bedroom bungalow, constructed with attic trusses and fully floored with the opportunity for you, in the future, to extend your living space into the first floor and add two further rooms and a shower room. Or opt for the four bedroom version. One Mowbray is a detached four bedroom property with an attached garage. One of the semi-detached Mowbrays also has an attached garage.

All accommodation is situated off the central hallway, and comprises a large family sitting room, kitchen/dining room, family bathroom and two double bedrooms with great built in wardrobe space. A side kitchen door provides access to your own parking area for two cars and to the rear garden.



Ground Floor



Bedrooms

DIMENSIONS

Sitting Room	4.48m x 3.98m
Kitchen/Dining	3.99m x 3.17m
Bedroom 1	3.47m x 3.03m
Bedroom 2	3.47m x 3.03m
Bathroom	2.10m x 2.04m
Bedroom 3	4.37m x 4.17m
Bedroom 4	3.99m x 2.41m
Shower Room	2.81m x 1.88m

[Bedroom sizes exclude wardrobe space]

NORTH BROOMLANDS



This Kelso development is situated in a perfect location for convenient family life due to its proximity to Broomlands Primary school and Kelso High School. The golf course and curling/ice rink are also situated nearby, along with a Co-operative Supermarket and a variety of children's play parks.

The site comprises two, three and four bedroom affordable family homes, including bungalows. It is located in part of the former Broomlands Estate and is bordered to the north by quiet, secluded woodland.

M&J Ballantyne Ltd are an established construction company who have been building family homes for over 80 years. The firm has a national reputation for the highest quality of design and craftsmanship and is committed to providing only the highest quality of homes to their customers and future townspeople.

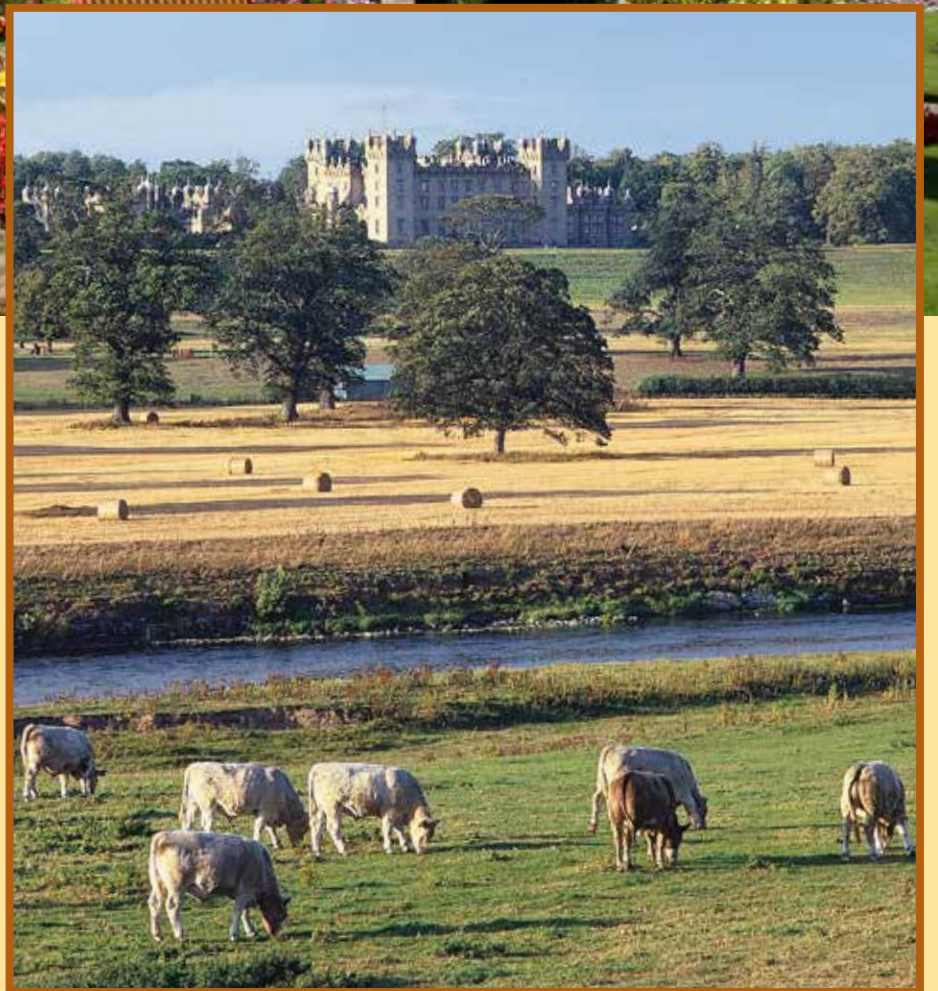


KELSO



Kelso is a lively town with many events and activities taking place and has a population of approximately 6,500. The vibrant centre of the attractive historical market town has a good variety of shops and restaurants. Four large public parks offer a great selection of activities for children and adults, including rugby, football, hockey, cycling, cricket, skateboarding, bowling, children's playing areas and tennis. There are also a variety of gyms and a swimming pool within walking distance.

A few minutes from the site sees the start of some beautiful, peaceful riverside walks which take in the town's landmark bridges, the Mayfield Garden Centre and Kelso Abbey.



M & J BALLANTYNE LTD

MJB

BUILDING CONTRACTORS • EST. 1937

REGISTERED OFFICE:

**24 SHEDDEN PARK ROAD
KELSO ROXBURGHSHIRE TD5 7AL
TELEPHONE: 01573 224255**

**EMAIL: enquiries@mjballantyne.co.uk
WEBSITE: www.mjballantyne.co.uk**



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

REGISTERED IN SCOTLAND NO. 40079