



CLAYMORE  
— HOMES —

## Westhaven, Cairnbulg

### HOUSE TYPE

**Spey**

Bedrooms: 5

Living Area: 235m<sup>2</sup>

Garage: Double Integral

Garage Area: 29m<sup>2</sup>

Sun Lounge: Optional Extra

### HOUSE TYPE

**Spey**

The Spey is a prestigious home that exudes luxury. The welcoming entrance hall leads you to a formal lounge that is ideal for entertaining, and a generous kitchen/dining/living space on open plan which allows easy access to the back garden. Additionally, there is a cloakroom, a utility room and an integral double garage. The first floor boasts a convenient study as well as 5 generously sized double bedrooms. The master bedroom is fitted with an impressive dressing room and en-suite shower room. Two bedrooms share a jack-and-jill en-suite shower room, and the remaining two bedrooms are served by a family bathroom.



# Spey

A prestigious 5 bedroom detached home with study

## Ground Floor

Lounge	4.6m x 4.7m
Kitchen/Dining/Family	11.5m x 3.9m
WC	2.2m x 1.8m
Utility	3.9m x 2.1m
Garage	6.4m x 4.7m



## First Floor

Master Bedroom	4.8m x 4.7m
En-suite	3.6m x 2.1m
Dressing Room	3.6m x 2.4m
Bedroom 2	3.6m x 3.3m
Bedroom 3	3.6m x 3.3m
Bedroom 4	3.9m x 3.4m
Bedroom 5	3.9m x 3.5m
Jack & Jill	2.7m x 1.5m
Study	2.8m x 2.2m
Bathroom	2.3m x 2.1m

(Sizes are taken from the widest part of the room)



## Homes as individual as you

Our free custom design service gives you the opportunity to modify our standard house layout to create a home that suits your lifestyle and budget.

Our experienced team will guide you through the design process, ensuring that even the smallest detail is tailored to your needs.

## Quality kitchens and bathrooms

We are delighted to offer our customers exclusive access to Modena Interiors Ltd's showroom, where you can browse the superior quality German kitchens on display

Our expert designers will assist you in selecting your dream kitchen and bathrooms, whatever your budget.

## High Quality Finish

We pride ourselves on our high standards of craftsmanship and meticulous attention to detail. We strive to achieve the highest level of finish, inside and out.

Not only do we maintain superior levels of quality control, but your home will also be independently inspected by Premier Guarantee and covered by a 10 year warranty.

(PLEASE NOTE THIS INFORMATION IS FOR GUIDANCE ONLY AND DOES NOT FORM PART OF ANY CONTRACT AND IS SUBJECT TO CHANGE.)