



Fardale View

AREA GUIDE

Ashberry
Homes

Off Bonnyton Road, Kilmarnock, KA1 2LG Telephone: 01563 531350 ashberryhomes.co.uk

An idyllic location

Lovely homes, fantastic convenience, an ideal location.

Fardale View is a development of beautifully designed 3 and 4 bedroom family homes located in Kilmarnock. All homes are built to a high level of specification which includes modern fitted kitchens, spacious living areas, and either garages or allocated parking.

This wonderful collection of homes situated in the heart of Ayrshire, offers superb local amenities as well as easy access to the excellent transport links.

Home to the largest Burns monument in Scotland, Kilmarnock is an exciting town blending a unique mix of culture, retail and leisure. The town centre itself offers a wide range of independent boutique stores alongside familiar high street brands. There is also a lovely choice of local pubs, restaurants and cafés within the town centre. A Tesco Superstore is located just 2 miles from the development. Additionally Queens Drive retail park, just 8 minutes by car, offers a good range of well-known high street stores.

Just five minutes from Fardale View is The Dick Institute and Palace Theatre, the ideal place to visit if you are looking for a little culture. Or perhaps venture into the beautiful setting of Kay Park to visit the Burns Monument Centre.

Scotland's second city Glasgow, is around a 35 minute drive from Fardale View. Renowned for its culture, style and friendliness of its people, Glasgow



“We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

offers a blend of internationally acclaimed museums and galleries, stunning architecture, vibrant night-life, fantastic shopping and a diverse array of restaurants and bars. The perfect place to get away from it all after a hard week at work.

For families, there are a number of schools close by including Annanhill Primary School, Grange Academy Secondary School and Park School providing both primary and secondary education.

The Galleon Leisure Centre further contributes to the facilities close to the development. With a swimming pool, ice rink and bowling hall as well as sports halls, squash courts and superb fitness suite, there is something for all the family. Sports enthusiasts will delight in the close proximity to the Ayreshire Athletics Arena. Just an 8 minute drive from Fardale View, the arena offers athletics, cricket, judo, gymnastics and football in Kilmarnock's very own sports park.

The A71 and A77, both close by, provide excellent road links. Kilmarnock railway station is just a 5 minute drive from the development and offers a regular half hourly service into Glasgow Central, getting you into the city in around 35 minutes. For international travel, Glasgow Airport, is just 35 minutes away and Prestwick Airport, 18 minutes.

The superb location of Fardale View blends the best of urban and rural. Visit Dean Castle Country Park to relax and unwind in the peace and quiet. Situated within 200 acres you will find a beautiful woodland walk and a 14th Century Castle as well as an adventure playground and tearoom.







Badger Sett

Development
by Others

BONNYTON ROAD

Previous Development
by Others

3 Bedroom Homes



The Canmore

Plots 437, 438, 439, 440, 448, 449, 450, 451, 454, 455 & 456



The Ardeer

Plots 401, 402, 406, 407, 428 & 429



The Kendal

Plots 417, 418, 431, 444 & 445



The Kendal End Terrace

Plots 436, 452, 453 & 457



The Walton

Plots 405, 409, 433 & 434

4 Bedroom Homes



The Parkstone

Plots 403, 416, 419, 441 & 447



The Balmore

Plots 408, 410, 424 & 443



The Thorndon

Plots 413, 415, 420, 422 & 427



The Hayling

Plots 411, 414, 421, 425, 430, 442 & 446



The Woburn

Plots 400, 404, 412, 423, 426, 432 & 435

Key to plan

v Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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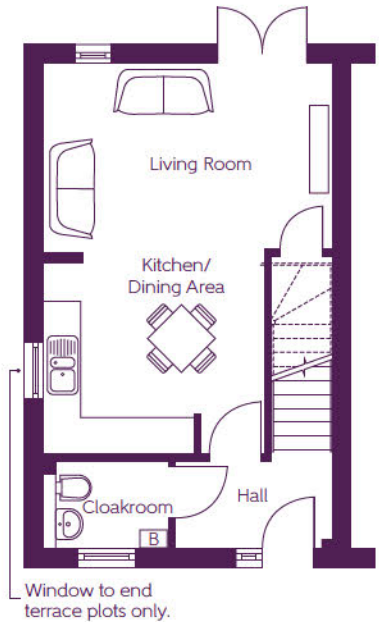
The Canmore

3 BEDROOM HOME



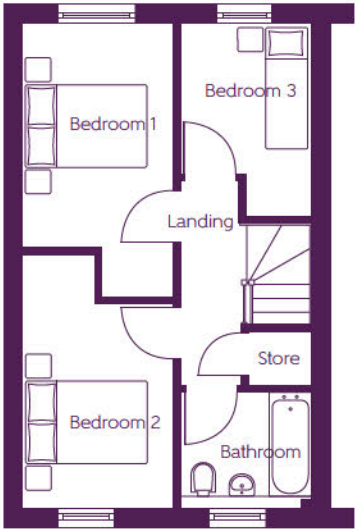
The Canmore

3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	3.61m x 3.12m	11'10" x 10'3"
Living Room	4.65m x 3.01m	15'3" x 10'0"



First Floor

Bedroom 1	4.46m x 2.47m (max) (max)	14'8" x 8'1" (max) (max)
Bedroom 2	4.16m x 2.47m (max) (max)	13'8" x 8'1" (max) (max)
Bedroom 3	3.15m x 2.13m (max) (max)	10'4" x 7'0" (max) (max)

B - Boiler ---- - Reduced head height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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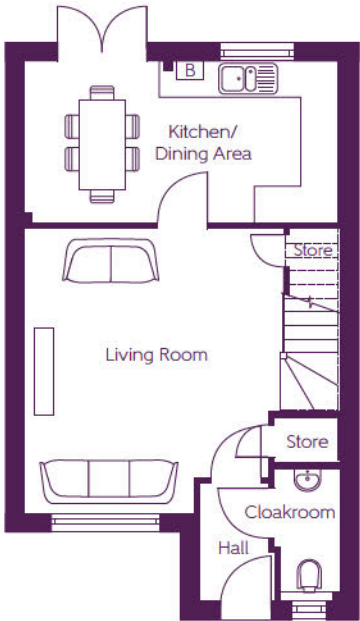


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The Ardeer
3 BEDROOM HOME

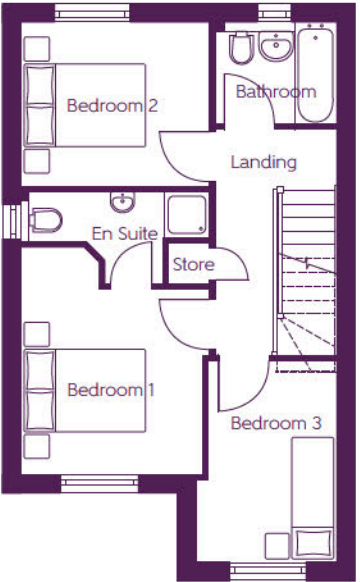


The Ardeer
3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	5.23m x 2.69m	17'2" x 8'10"
Living Room	4.74m (max) x 4.33m (max)	15'7" (max) x 14'2" (max)



First Floor

Bedroom 1	3.80m (max) x 3.15m (max)	12'5" (max) x 10'4" (max)
Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.36m (max) x 2.35m (max)	11'0" (max) x 7'9" (max)

WS - Optional fitted wardrobe space B - Boiler - - - - - Reduced head height

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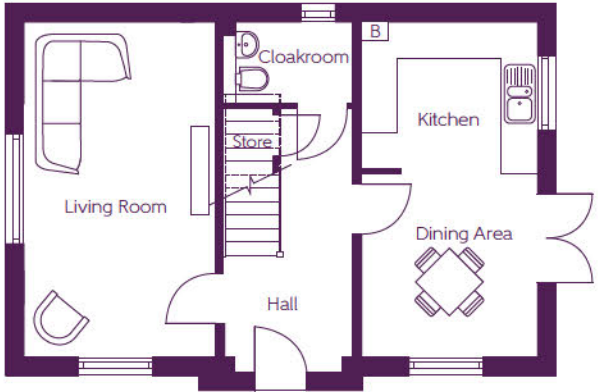


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The Kendal
3 BEDROOM HOME

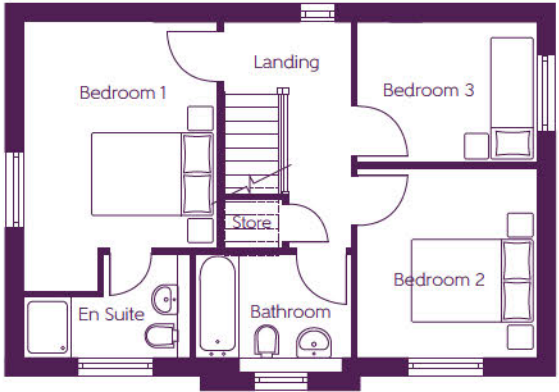


The Kendal
3 BEDROOM HOME



Ground Floor

Living Room	5.59m x 3.20m	18'4" x 10'6"
Dining Area	3.06m x 2.95m	10'0" x 9'8"
Kitchen	2.95m x 2.43m	9'8" x 8'0"



First Floor

Bedroom 1	4.50m x 3.23m (max)	14'9" x 10'7" (max)
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"
Bedroom 3	3.00m x 2.35m	9'10" x 7'8"

WS - Optional fitted wardrobe space B - Boiler - - - - - Reduced head height

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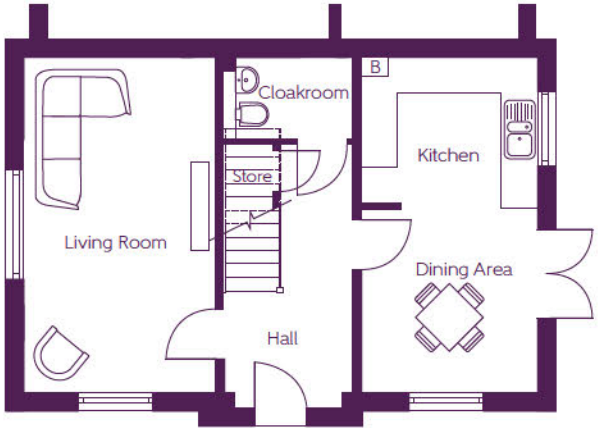
The Kendal End Terrace

3 BEDROOM HOME



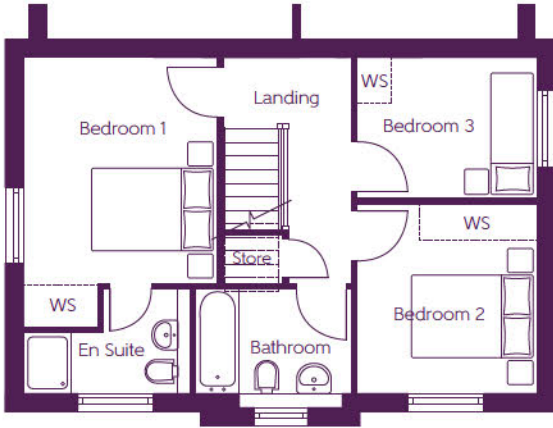
The Kendal End Terrace

3 BEDROOM HOME



Ground Floor

Living Room	5.59m x 3.20m	18'4" x 10'6"
Dining Area	3.06m x 2.95m	10'0" x 9'8"
Kitchen	2.95m x 2.43m	9'8" x 8'0"



First Floor

Bedroom 1	4.50m x 3.23m (max)	14'9" x 10'7" (max)
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"
Bedroom 3	3.00m x 2.35m	9'10" x 7'8"

WS - Optional fitted wardrobe space B - Boiler - - - - - Reduced head height

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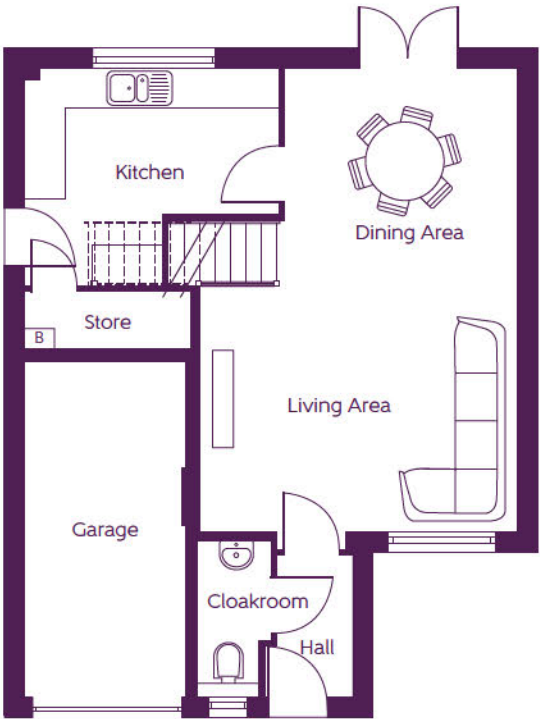
The Walton

3 BEDROOM HOME



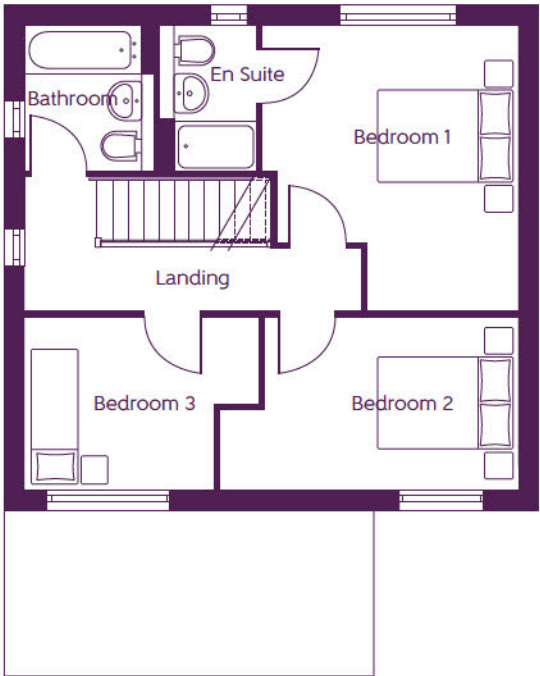
The Walton

3 BEDROOM HOME



Ground Floor

Kitchen	3.780m x 2.188m (max)	12'5" x 7'2" (max)
Living Area	4.749m x 3.713m (max)	15'7" x 12'2" (max)
Dining Area	3.485m x 3.230m	11'5" x 10'7"



First Floor

Bedroom 1	4.273m x 3.820m (max)	14'0" x 12'6" (max)
Bedroom 2	3.778m x 2.570m	12'5" x 8'5"
Bedroom 3	2.818m x 2.570m	9'3" x 8'5"

B - Boiler

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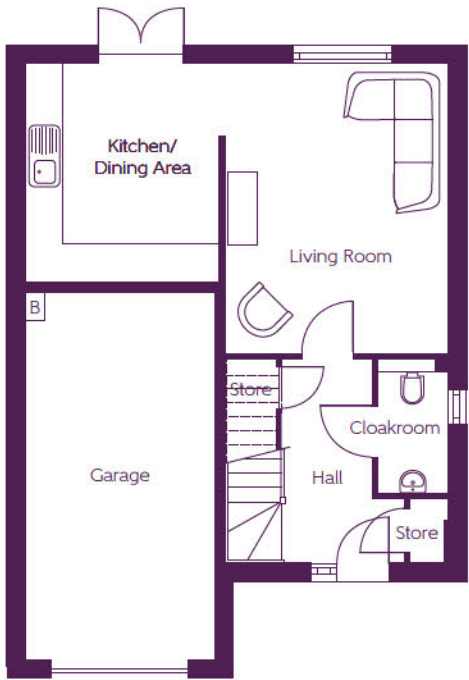
The Parkstone

4 BEDROOM HOME



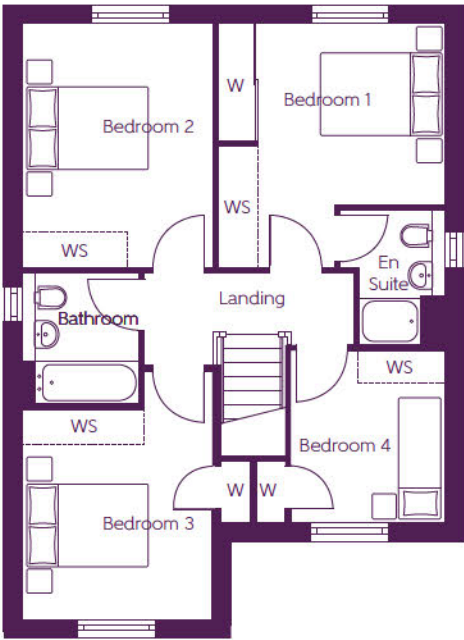
The Parkstone

4 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	3.54m x 3.15m	11'7" x 10'4"
Living Room	4.70m x 3.63m	15'5" x 11'1"



First Floor

Bedroom 1	3.96m x 3.69m (max) (max)	13'0" x 12'1" (max) (max)
Bedroom 2	3.96m x 3.10m	13'0" x 10'2"
Bedroom 3	4.05m x 3.09m (max) (max)	13'4" x 10'2" (max) (max)
Bedroom 4	2.81m x 2.50m	9'3" x 8'2"

WS - Optional fitted wardrobe space W - Fitted wardrobe B - Boiler ---- - Reduced head height

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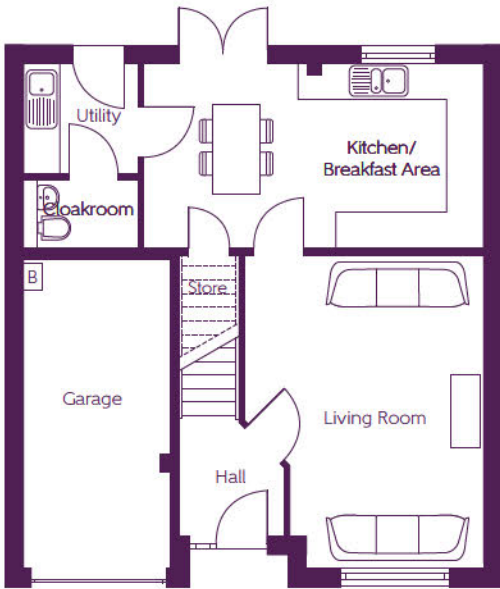
The Balmore

4 BEDROOM HOME



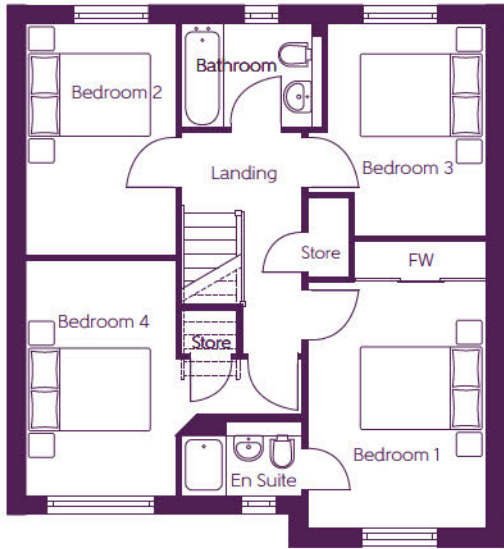
The Balmore

4 BEDROOM HOME



Ground Floor

Kitchen/Breakfast Area	5.67m x 3.09m	18'7" x 10'2"
Living Room	5.21m (max) x 3.97m (max)	17'1" (max) x 13'0" (max)



First Floor

Bedroom 1	4.10m (max) x 2.94m	13'6" (max) x 9'8" (max)
Bedroom 2	3.89m x 2.51m	12'9" x 8'3"
Bedroom 3	3.53m (max) x 2.94m (max)	11'7" (max) x 9'8" (max)
Bedroom 4	3.90m x 2.51m	12'10" x 8'3"

WS - Optional fitted wardrobe space W - Fitted wardrobe B - Boiler ---- - Reduced head height

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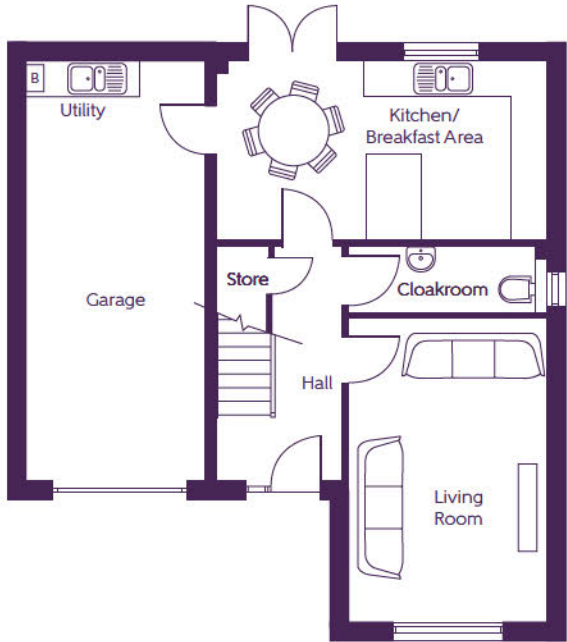
The Thorndon

4 BEDROOM HOME



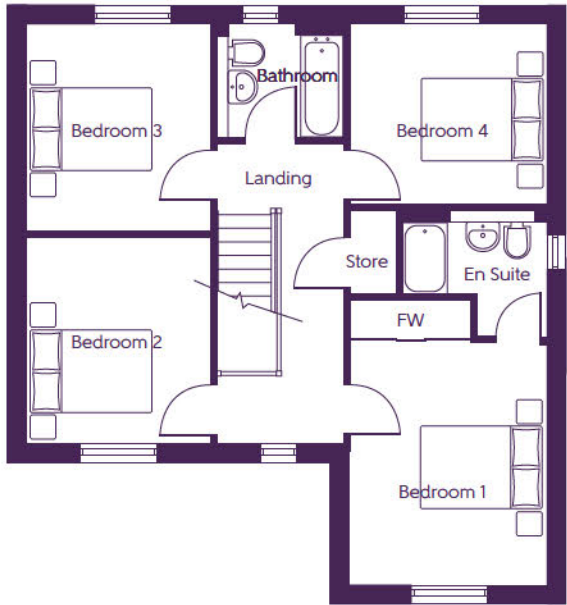
The Thorndon

4 BEDROOM HOME



Ground Floor

Kitchen/ Breakfast Area	5.52m x 3.00m	18'1" x 9'10"
Living Room	5.06m x 3.30m	16'7" x 10'10"



First Floor

Bedroom 1	4.05m x 3.30m (max)	13'4" x 10'10" (max)
Bedroom 2	3.45m x 3.08m	11'4" x 10'1"
Bedroom 3	3.46m x 3.08m	11'4" x 10'1"
Bedroom 4	3.30m x 3.02m	10'10" x 9'11"

W - Fitted wardrobe B - Boiler

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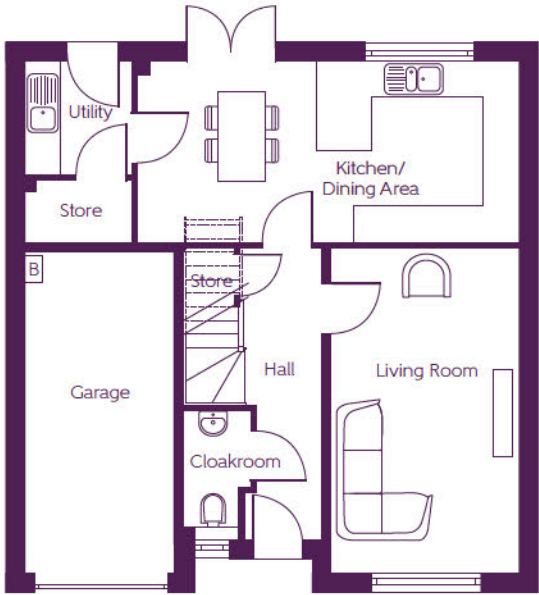
The Hayling

4 BEDROOM HOME



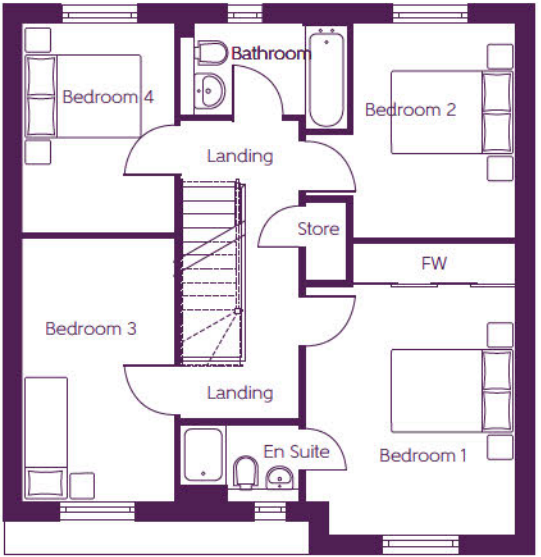
The Hayling

4 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	6.37m x 3.01m	20'11" x 9'11"
Living Room	5.42m x 3.15m	17'9" x 10'4"



First Floor

Bedroom 1	4.15m x 3.52m (max)	13'8" x 11'6" (max)
Bedroom 2	3.57m x 2.71m (min)	11'8" x 8'11" (min)
Bedroom 3	4.39m x 2.56m	14'5" x 8'5"
Bedroom 4	3.50m x 2.56m	11'6" x 8'5"

WS - Optional fitted wardrobe space W - Fitted wardrobe B - Boiler ---- - Reduced head height

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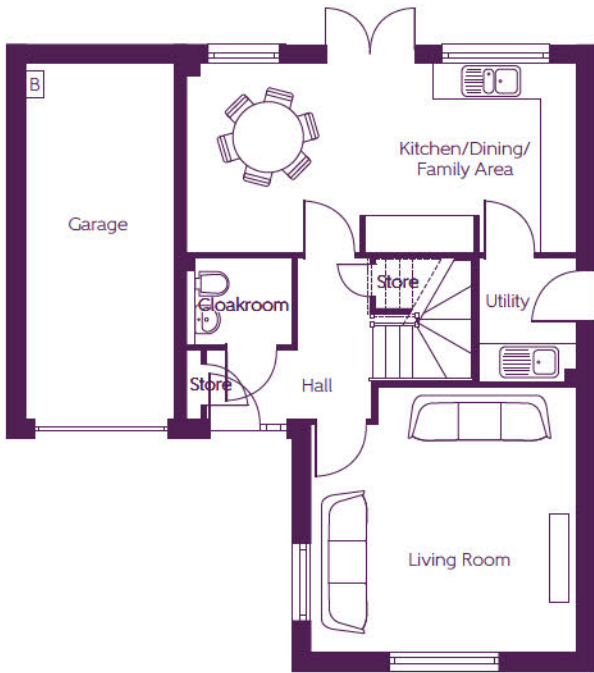


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The Woburn
4 BEDROOM HOME

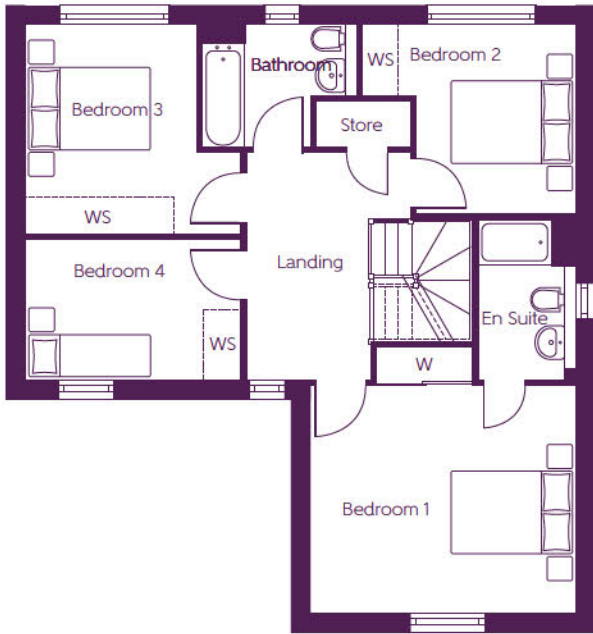


The Woburn
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family Area	6.58m x 3.14m	21'7" x 10'4"
Living Room	4.44m (max) x 4.43m (max)	14'7" (max) x 14'7" (max)



First Floor

Bedroom 1	4.44m x 3.79m	14'7" x 12'5"
Bedroom 2	3.56m (max) x 3.16m	11'8" (max) x 10'5" (max)
Bedroom 3	3.60m (max) x 3.49m	11'10" (max) x 11'5" (max)
Bedroom 4	3.60m x 2.36m	11'10" x 7'9"

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It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

Kitchens

- Integrated washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Upgrade to composite worktops
- Double oven
- Induction hob

Flooring

- Choose from carpets, vinyl, laminate, tiles or Amtico

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- BT and TV points

Miscellaneous

- Wardrobes

Choice of designer fitted kitchen*

Built in appliances including oven, hob & chimney hood*

Built-in dishwasher and fridge/freezer*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles (subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)*

Satin chrome door handles throughout*

White internal doors

TV aerial socket in lounge

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

Turf to front garden

External tap

Window locks to all windows (except fire escape windows)

5 lever BS tested mortice lock front door with glazing

Low maintenance UPVC fascias, soffits and barge boards

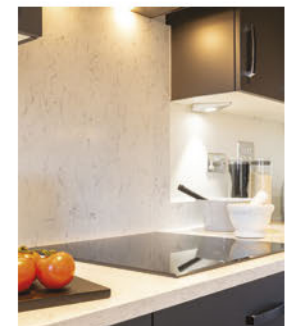
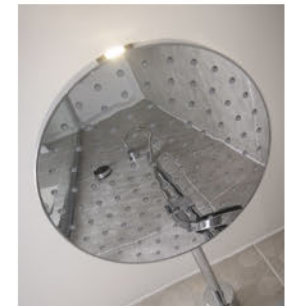
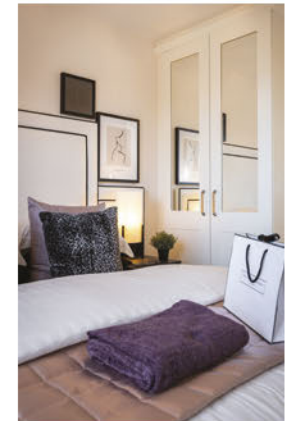
High performance double glazed UPVC windows

Photo Voltaic (solar) panels to roof*

Communal EV charging points

10 year **NHBC** warranty

* Please refer to Sales Advisor for details.

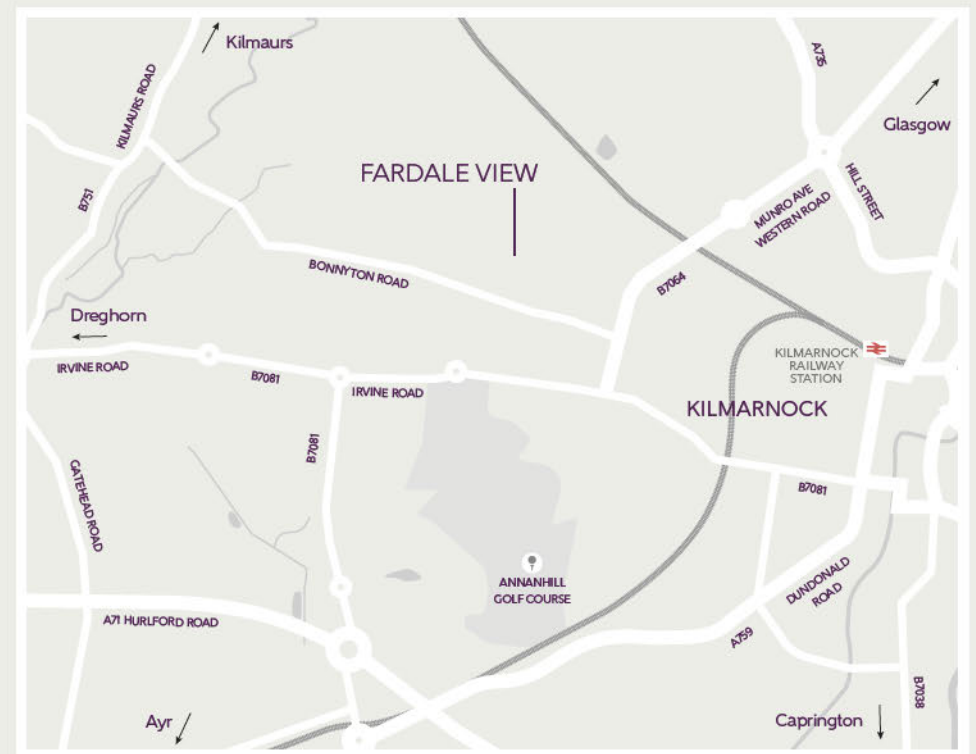


Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

10 year **NHBC** warranty

Fardale View
Off Bonnyton Road
Kilmarnock
KA1 2LG



Map not to scale.