

# Victoria Gardens

at Somerset Road, Ayr



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FOR DAWN HOMES, THE DESIGN OF A HOME DOESN'T STOP AT THE DOOR.

Our passion for creating sustainable communities means that whether it's an exclusive countryside development or a dynamic new 'village in the city', our homes are designed to look good together and sit well within their exclusive location.

We are confident that Dawn will provide you with a home that suits you down to the ground.





VICTORIA GARDENS IS A SELECT DEVELOPMENT OF 2 BED COTTAGE FLATS AND 3 BED TERRACED VILLAS.

Every home provides first-class family accommodation, is finished to Dawn's own high specification and provides every conceivable feature for modern, comfortable living.

Ayr has three main roads servicing the town, A70, A77 & A79 acting as fast commuting links to Irvine, Kilmarnock and Glasgow and complimented by air links to European cities from Glasgow Prestwick International Airport located just two miles from Ayr.

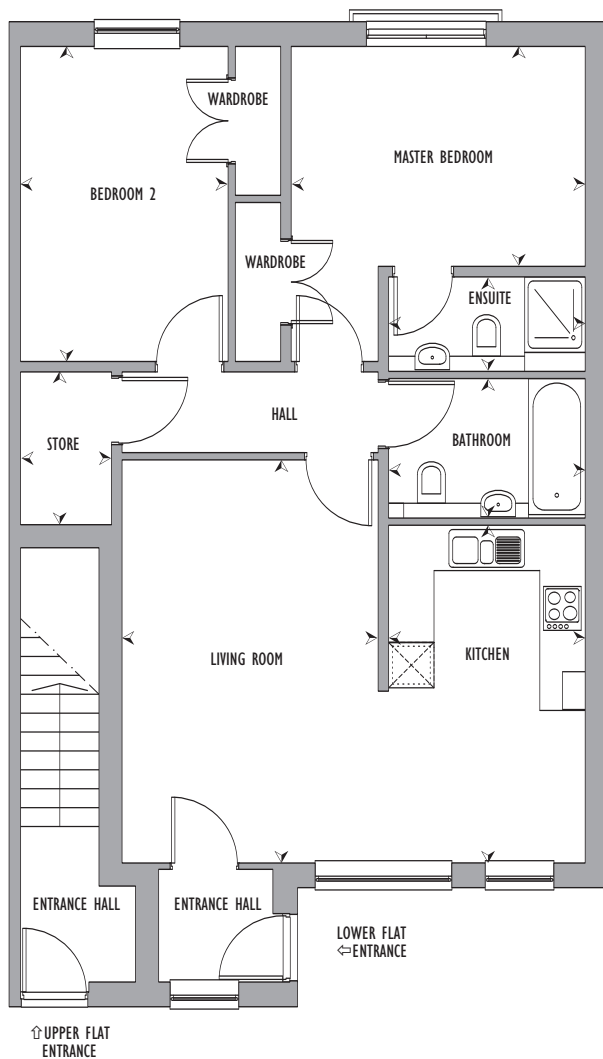
Make yourself at home in style and comfort at Victoria Gardens.

## Bute - 2 Bedroom Lower Cottage Flat



\* Image for illustration purposes only

- Contemporary open plan kitchen and living area
- Master bedroom with en-suite
- Fitted wardrobes to both bedrooms
- Exceptional space standards



Living Room	3.53m x 5.33m	11'7" x 17'6"
Kitchen	2.60m x 4.47m	8'6" x 14'8"
Store	1.20m x 2.02m	3'11" x 6'8"
Bathroom	2.6m x 1.85m	8'6" x 6'1"
Ensuite	2.60m x 1.25m	8'6" x 4'1"
Master Bedroom*	3.89m x 2.91m	12'9" x 9'7"
Bedroom 2*	2.74m x 4.17m	9'0" x 13'8"

\* Excludes wardrobe dimensions

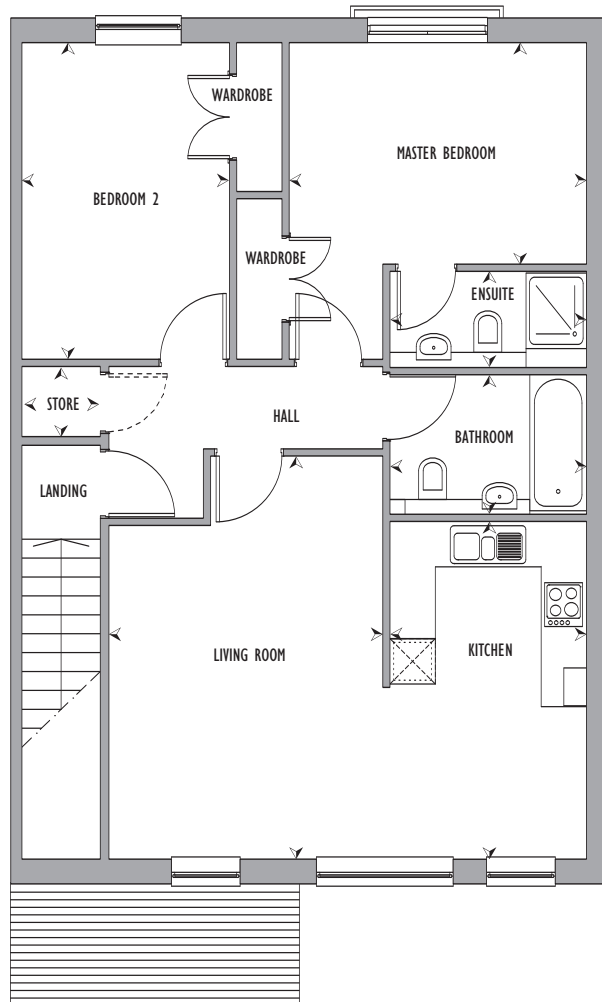
Dawn Homes reserve the right to improve the layout or specification without prior notice.  
Please consult our Sales Adviser for further details.

## Iona - 2 Bedroom Upper Cottage Flat



\* Image for illustration purposes only

- Contemporary open plan kitchen and living area
- Master bedroom with en-suite
- Fitted wardrobes to both bedrooms
- Exceptional space standards



Living Room	3.72m x 5.33m	12'2" x 17'6"
Kitchen	2.60m x 4.47m	8'6" x 14'8"
Store	1.03m x 0.93m	3'5" x 3'1"
Bathroom	2.6m x 1.85m	8'6" x 6'1"
Ensuite	2.60m x 1.27m	8'6" x 4'2"
Master Bedroom*	3.93m x 2.82m	12'11" x 9'3"
Bedroom 2*	2.75m x 4.19m	9'0" x 13'9"

\* Excludes wardrobe dimensions

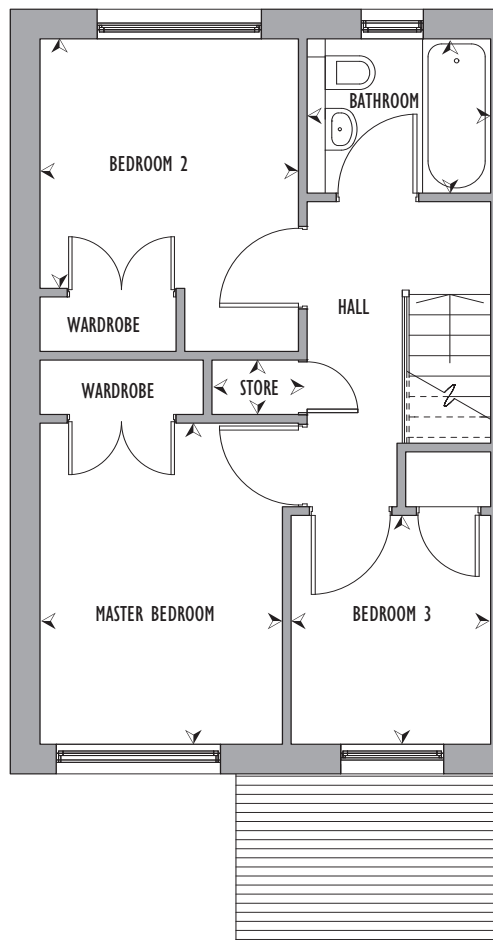
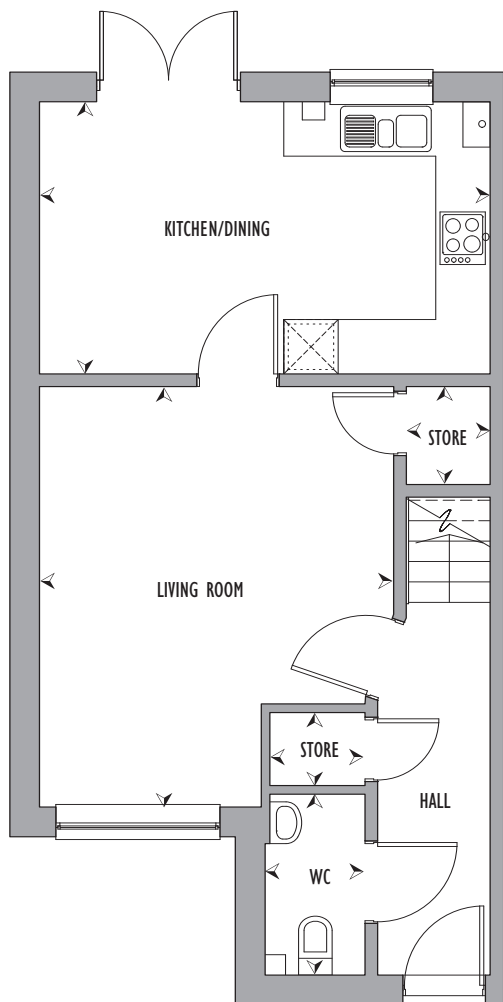
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## Islay - 3 Bedroom Terraced Villa



\* Image for illustration purposes only

- French doors from dining room leading to garden
- Excellent storage on both floors
- Modern downstairs cloakroom
- Exceptional space standards



Living Room	3.90m x 4.63m	12'10" x 15'2"
Kitchen/Dining	4.97m x 3.00m	16'4" x 9'10"
Store 1	0.92m x 1.08m	3'0" x 3'7"
Store 2	1.05m x 0.80m	3'5" x 2'8"
WC	1.10m x 1.99m	3'7" x 6'7"

Master Bedroom*	2.67m x 3.54m	8'9" x 11'7"
Bedroom 2	2.85m x 2.75m	9'4" x 9'0"
Bedroom 3	2.20m x 2.52m	7'3" x 8'3"
Bathroom	2.02m x 1.70m	6'8" x 5'7"
Store	0.95m x 0.60m	3'2" x 2'0"

\* Excludes wardrobe dimensions

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# Specification

Dawn Homes are proud to provide an exceptional standard of specification within every home at Victoria Gardens. We only select high quality materials to build all our homes, giving you the peace of mind that your investment is secure for the future whilst enjoying it to the full from the moment you move in.

Spacious room sizes, excellent storage and impressive finishes across all apartment and house styles offer fantastic value for money.

## **Kitchens and bathrooms designed by us and styled by you**

Create your own kitchen style by selecting from our stunning range of units and worktops, all complemented by an attractive choice of ceramic wall tiling. Add some distinction to your bathroom and en-suite by choosing stylish wall

tiling from our extensive range to harmonise or contrast with our quality white sanitary ware, to form the perfect relaxing retreat.

## **Quality where it really counts**

We not only pay attention to the design and style of your new home, we also make sure that all the essentials are of a similar high standard including; high-performance double-glazed windows, economical combination boilers, thermostatically controlled radiators, highly insulated walls and mains powered smoke detectors. Add our standard 10 year NHBC warranty and you can really put your feet up and relax.

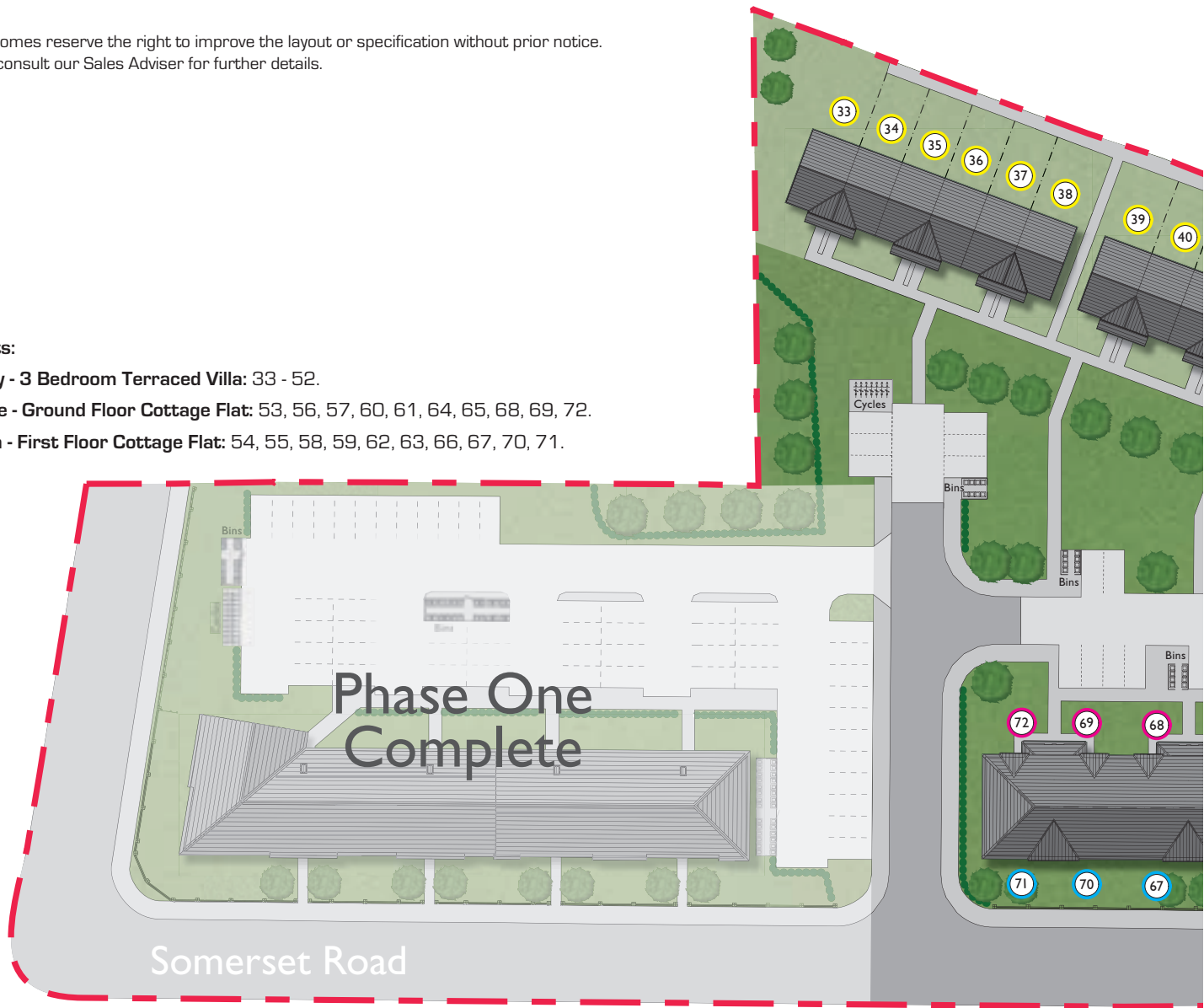
*Please see our full specification sheet for exact details across apartments and houses, or ask our Sales Adviser for more information.*

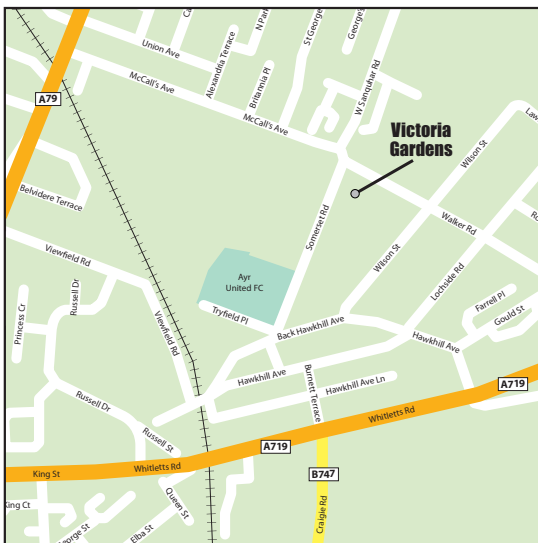
The particulars contained within this brochure are for guidance only. They have been prepared in good faith and are intended to give a fair description of the properties but do not constitute part of any offer or contract. All photographs are indicative of the style and quality of the development and location and do not necessarily represent the actual fittings and furnishings at Victoria Gardens, Ayr. All interested parties should consult the sales adviser for the most up to date information.

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**Plots:**

- **Islay - 3 Bedroom Terraced Villa:** 33 - 52.
- **Bute - Ground Floor Cottage Flat:** 53, 56, 57, 60, 61, 64, 65, 68, 69, 72.
- **Iona - First Floor Cottage Flat:** 54, 55, 58, 59, 62, 63, 66, 67, 70, 71.





**How to find Victoria Gardens**  
Somerset Road, Ayr KA8 9TG



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Somerset Road



