



# Beeches Gate

Retirement apartments in Craigieburn Park, Aberdeen



McCarthy & Stone  
*Signature* COLLECTION

# Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Beeches Gate is a contemporary Retirement Living development of 44 one and two bedroom apartments, exclusively designed for the over 60s.

At Beeches Gate you can enjoy those little 'luxuries', like having a walk in wardrobe. Every two bedroom apartment has an ensuite bath or shower room off the main bedroom – and you'll notice the clever room design that makes the most of the natural light.

The contemporary design extends to the outdoor space that many of the apartments enjoy. On the ground floor all apartments have a patio or covered terrace, while on the upper floors, selected apartments boast large balconies and others feature Juliet balconies and French doors.

Your new apartment gives you so much more than just a stunning new home. We've paid attention to the things that matter to you most. There's a House Manager, a lounge for socialising and you'll appreciate that maintenance, such as the development gardening and window cleaning, is covered in the service charge. It really is life made easier.

*"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."*

John Henley, Homeowner - Pitlochry







# Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With a sleek, contemporary façade, surrounded by landscaped gardens, Beeches Gate has been designed to complement the leafy Aberdeen suburb of Craigiebuckler, located within easy reach of all that Aberdeen has to offer.

The quality of your new home extends to energy efficiency. Our developments are energy efficient with a heat recovery system helping to keep your apartment at a consistent temperature and features like double glazing and insulation, giving you respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having beautiful en-suite guest accommodation with TV and tea and coffee making facilities available at a modest charge<sup>^</sup> for your friends and family to stay in, and your well behaved pet is welcome to join you in your apartment too. Ask your Sales Consultant for more details.

The development also features a mobility scooter store and charging points and private car parking on site\*. The luxurious lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>Typically £25 per night. \*Subject to availability.



\*Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.



## Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service<sup>†</sup> when you move to help you put up some shelves or hang curtains.



# Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry room, a lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



*"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."*

Barbara Smith, Homeowner - Hyde





Peace of mind is provided by your House Manager





## Apartment features at Beeches Gate

### General

- Double glazing
- Balconies to selected apartments
- Walk in wardrobe in main bedroom
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

### Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Electric heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

### Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment





## Development features

- Lounge for socialising with audio visual equipment
- House Manager
- Sun room
- Roof terrace
- Guest suite
- Lifts to all floors
- Landscaped garden
- Mobility scooter charging point\*
- Car parking available on site to resident permit holders (ask sales consultant for more details)



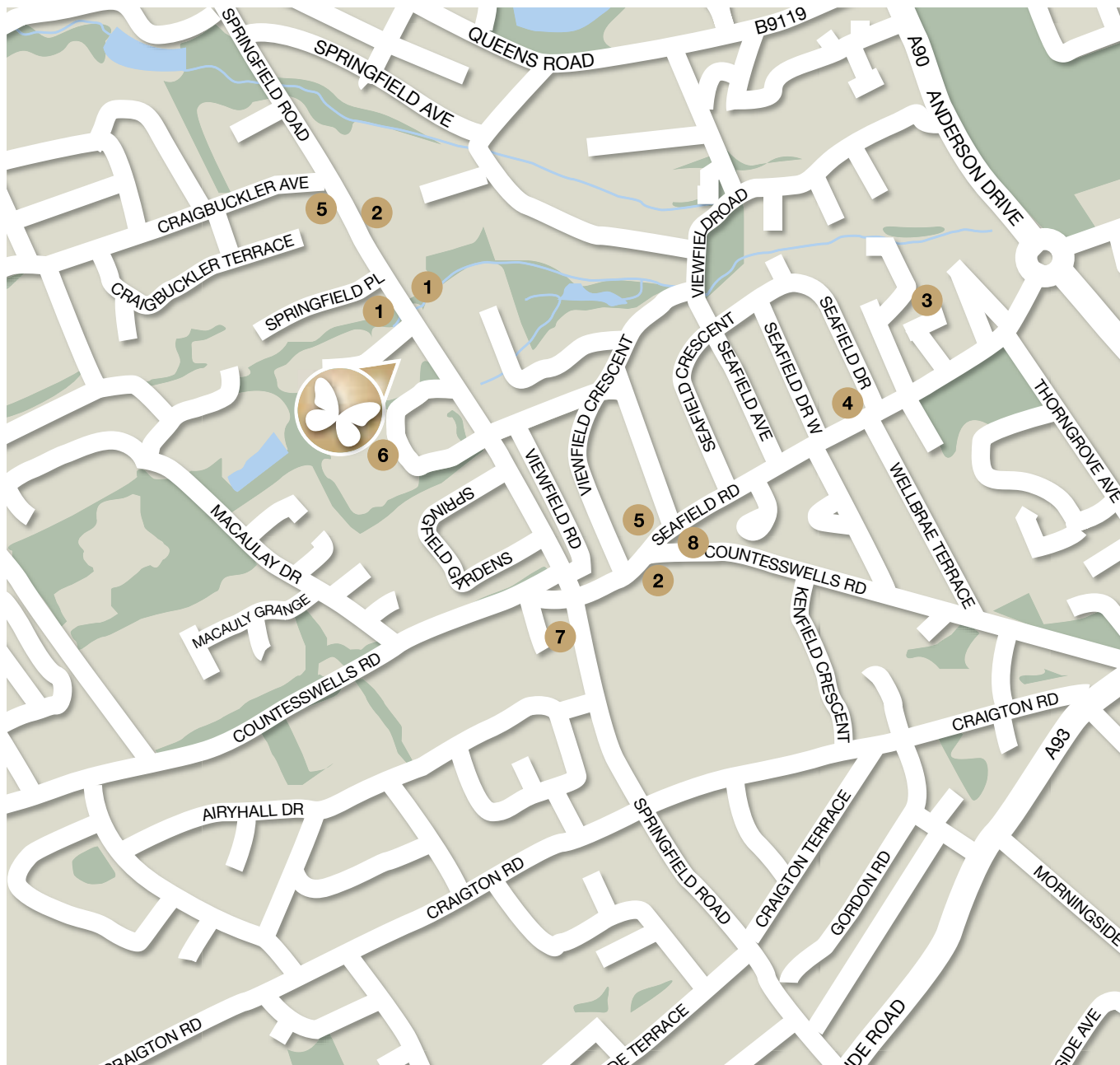
Guest suite

\*Subject to availability.



## Beeches Gate

- 1 Bus Stop
- 2 Convenience Store
- 3 Dental Surgery
- 4 Doctors Surgery
- 5 Hair & Beauty Salon
- 6 Health Club
- 7 Library
- 8 Post Office







Union Street, Aberdeen

# Life in Aberdeen

Set on the north-east coast of Scotland, Aberdeen is Scotland's third city and widely known as the oil capital of Europe. Its booming business sector, excellent public transport links, vast array of shopping options, the variety of architectural and cultural attractions and a beautiful white sandy beach all combine to make Aberdeen one of the most desirable places to live in Scotland.

Craigiebuckler, a charming residential suburb, is located around two miles south west of the city centre. The area is popular with families and is characterised by its pleasant tree lined streets, open space and parkland. In particular, Hazelhead Park nearby is a popular attraction of the area, with 180 hectares of wooded parkland, perfect for walkers, plus two golf courses, pitch 'n' putt, football fields, rose gardens, a maze and café. The area is home to a variety of shops and facilities including a library, post office, convenience store, health club and hair and beauty salon.



Bandstand in Duthie Park



Aberdeen Beach

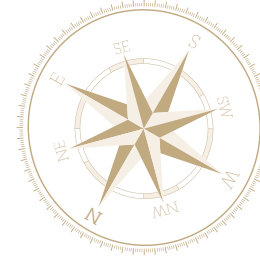


Kings College

## Next steps...

**To register your interest or to find out the latest on Beeches Gate call us on 0800 919 132.**

# Development Overview



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- Kit - Kitchen
- L - Lift
- MSS - Mobility Scooter
- St - Stairs
- S - Store

Site & Upper Ground Floor



First Floor



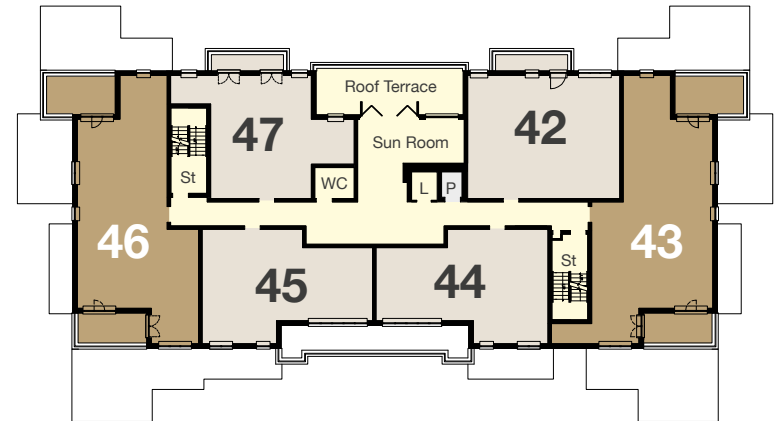
Second Floor



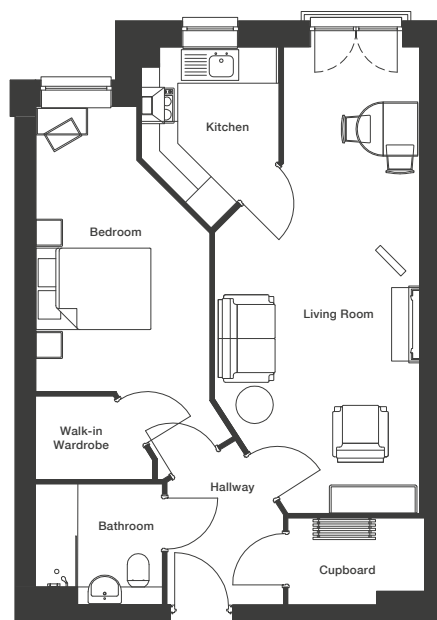
Third Floor



Fourth Floor

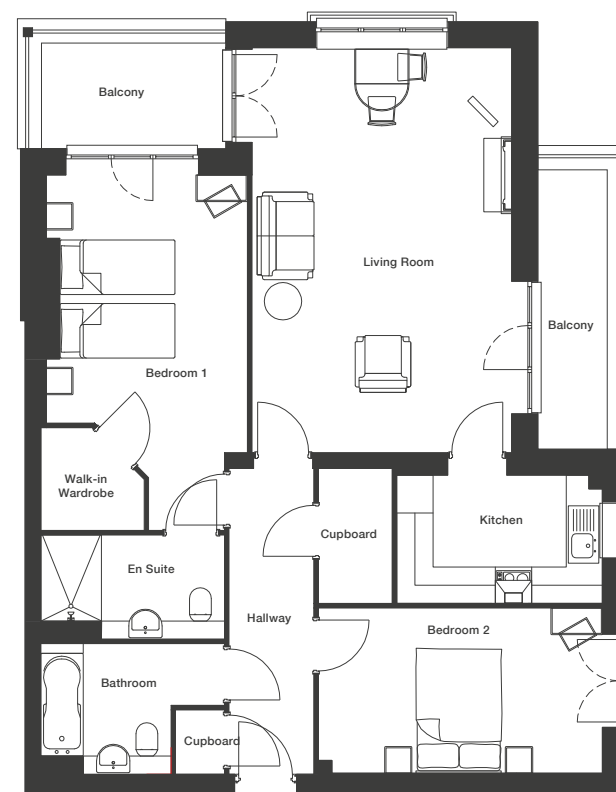


## Typical one bedroom apartment



Living Room (Max.)	25'4" x 11'1"	(7710mm x 3390mm)
Kitchen (Max.)	9'10" x 7'5"	(3005mm x 2270mm)
Bedroom (Max.)	15'6" x 9'5"	(4715mm x 2785mm)
Bathroom (Max.)	6'11" x 6'7"	(2100mm x 1995mm)

## Typical two bedroom apartment



Living Room (Max.)	22'0" x 14'1"	(6695mm x 4290mm)
Kitchen (Max.)	11'2" x 6'11"	(3400mm x 2120mm)
Bedroom 1 (Max.)	13'5" x 10'11"	(4100mm x 3320mm)
Bathroom (Max.)	7'1" x 7'1"	(2160mm x 2150mm)
Bedroom 2 (Max.)	15'5" x 8'11"	(4695mm x 2730mm)
Ensuite (Max.)	5'8" x 10'0"	(1720mm x 3037mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.



# How to find Beeches Gate

Craigieburn Park, Aberdeen AB15 7SQ

Tel: 0800 919 132

## Entering Aberdeen from the south

- Follow the A90 across the Bridge of Dee, joining South Anderson Drive.
- Take the second exit at the next two roundabouts.
- When you reach the traffic lights turn left onto Great Western Road.
- Follow the road as it becomes North Deeside Road, then at the traffic lights turn right into Springfield Road.
- Drive for approximately 0.7 miles – you will find Beeches Gate on the left hand side, adjacent to the Hilton Treetops Hotel.



McCarthy & Stone

*Signature* COLLECTION

*Our Signature Collection features  
exclusive retirement apartments in some  
of the UK's most desirable locations*

To find out more, call us on **0800 919 132** or visit **[www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)**

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### We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, 11,000 Academy Park, Gower Street, Glasgow G51 1PR • Tel: 0141 420 8300

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