# Blair Gardens

Homes for New Supply Shared Equity (NSSE) Sale

***Properties available:***
***2-Bed Ground Floor Cottage Flat: £180,000***
***2-Bed First Floor Cottage Flat: £185,000***



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ACHA
argyll community housing association

# About NSSE

Argyll Community Housing Association, in partnership with Callum Williamson Ltd, is developing 8 NSSE homes at Blair Gardens, Blairvadach. The homes are built using high-quality materials and incorporate high levels of insulation and energy efficient air source heat pumps.

New Supply Shared Equity (NSSE) provides an opportunity to purchase a brand-new home without having to fund the entire purchase price.

The homes for NSSE sale in this phase of development will allow eligible buyers to purchase an equity stake from 60% up to 80%.

You can visit the Scottish Government website for more information.



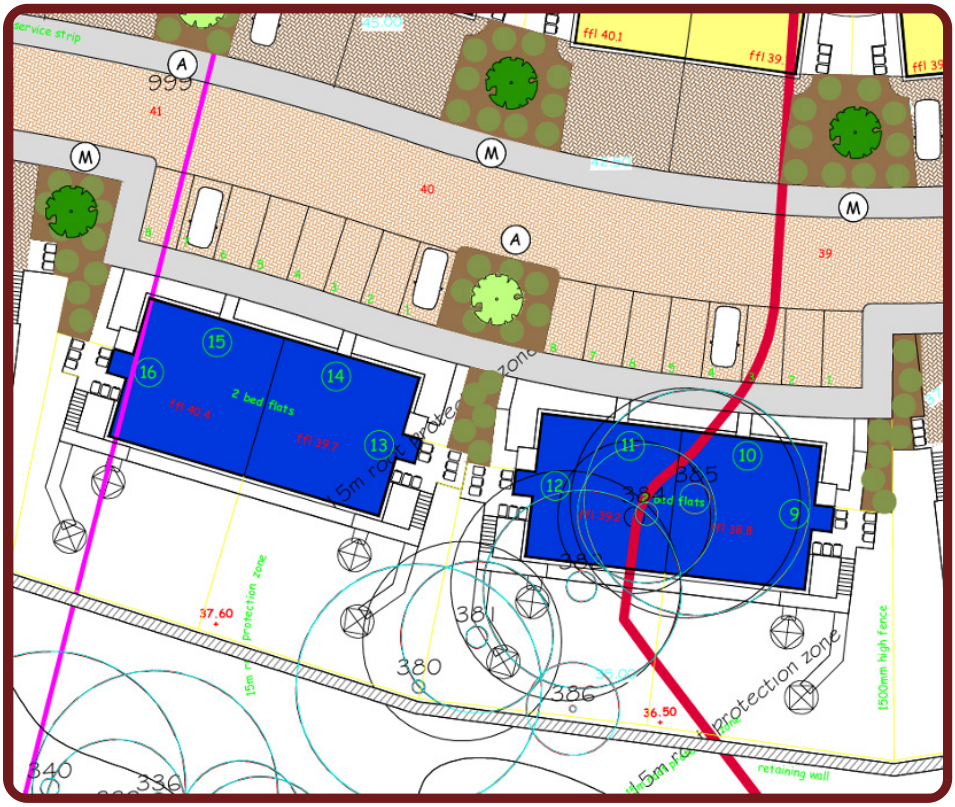

## Property Features

- Cottage flats
- 10-year NHBC warranty
- Energy efficient
- Rear garden
- High spec Ponnighaus kitchen
- Electric Vehicle charging points

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# Location




Blair Gardens is a mixed tenure development that includes 8 cottage flats for sale through the Scottish Government's New Supply Shared Equity (NSSE) scheme.

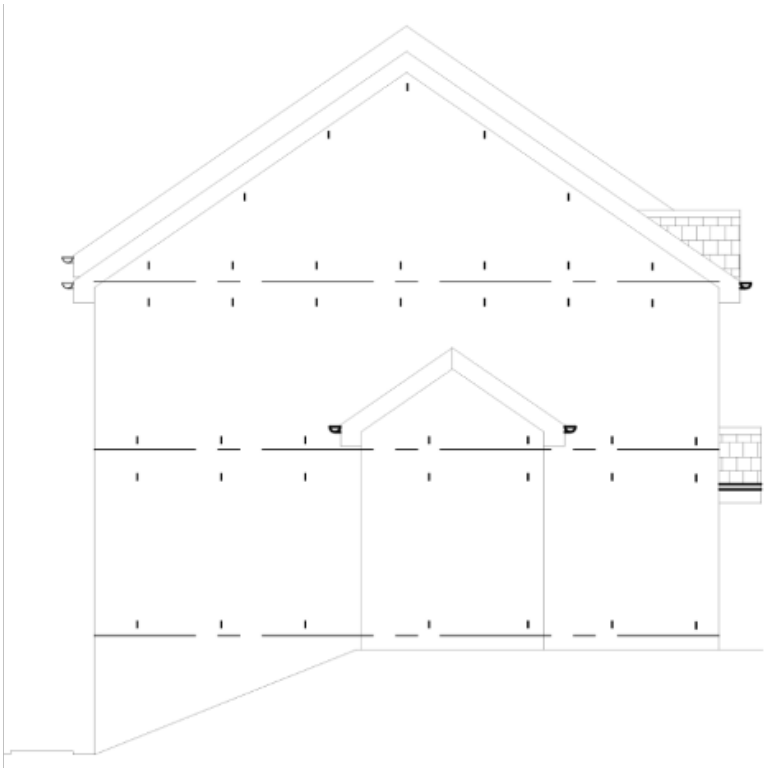
| Property | House type | Tenure |
|---|---|---|
| Plot 9 | 2 Bed 4 Person Ground Floor Cottage Flat | NSSE |
| Plot 10 | 2 Bed 4 Person First Floor Cottage Flat | NSSE |
| Plot 11 | 2 Bed 4 Person First Floor Cottage Flat | NSSE |
| Plot 12 | 2 Bed 4 Person Ground Floor Cottage Flat | NSSE |
| Plot 13 | 2 Bed 4 Person Ground Floor Cottage Flat | NSSE |
| Plot 14 | 2 Bed 4 Person First Floor Cottage Flat | NSSE |
| Plot 15 | 2 Bed 4 Person First Floor Cottage Flat | NSSE |
| Plot 16 | 2 Bed 4 Person Ground Floor Cottage Flat | NSSE |

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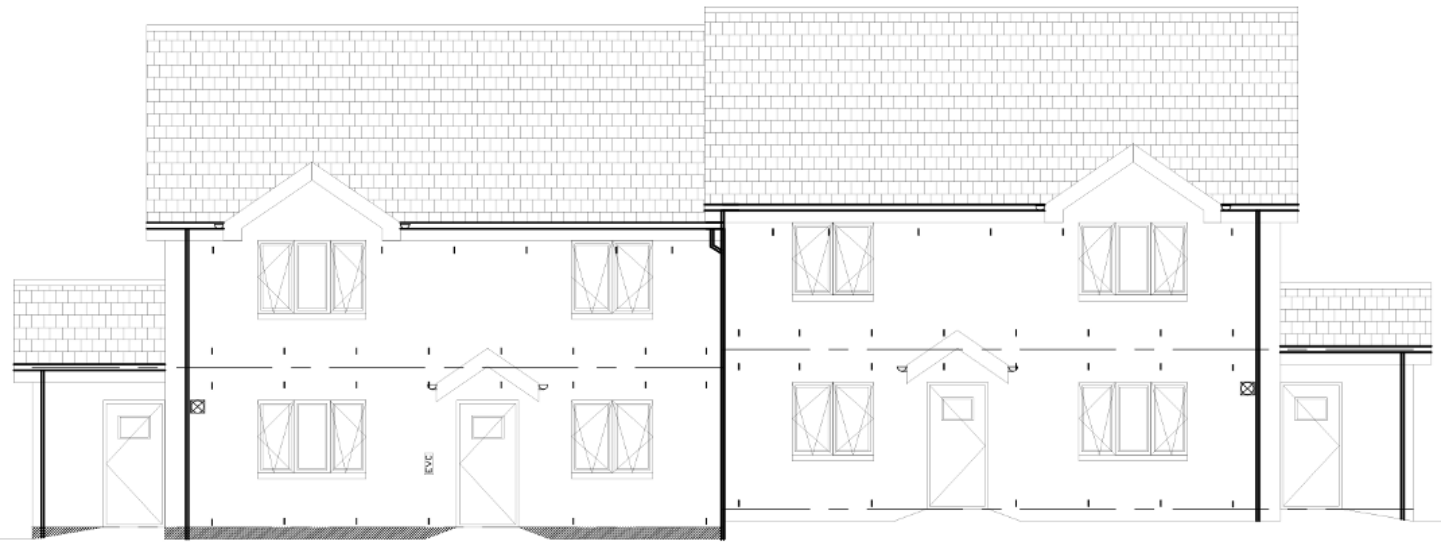
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# Elevations

Plots 9-12, 2 bed Cottage
Flats for sale at £180,000 and £185,000 from 60% share available for eligible purchasers.



## Side Elevation

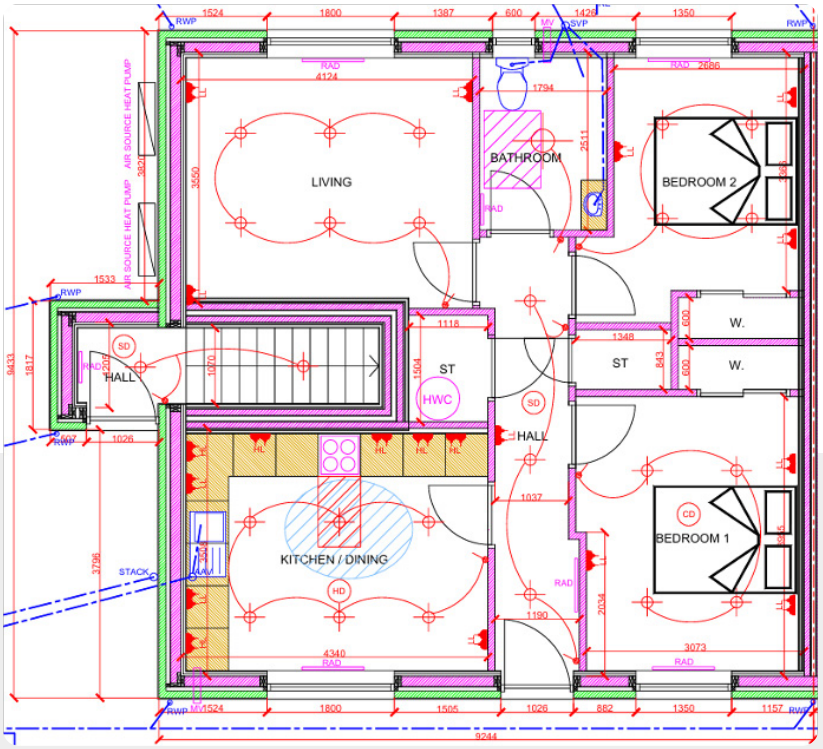


## Front Elevation

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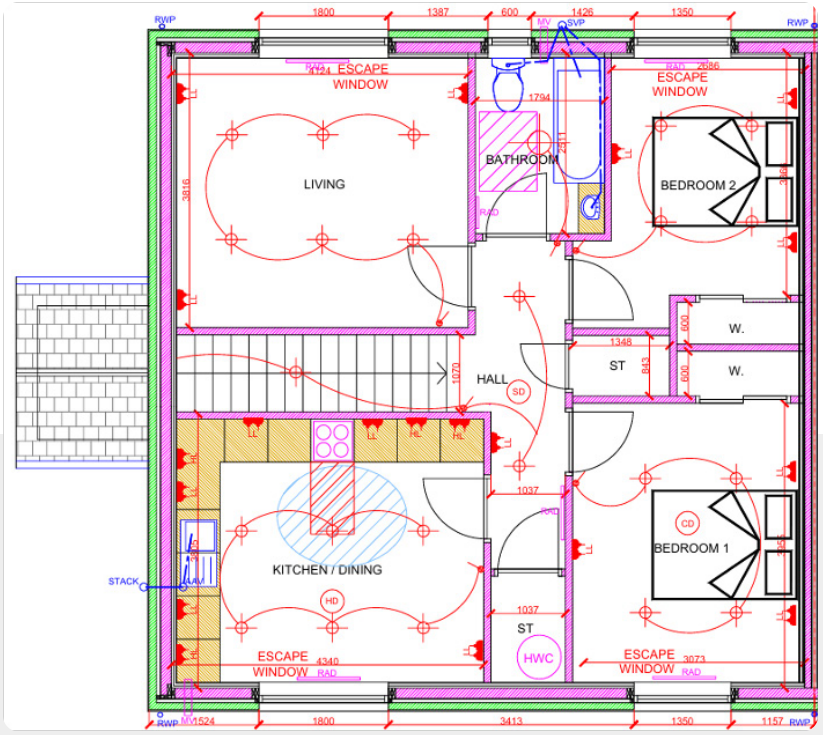
# Layout




## Ground Floor Flat Layout

***For sale at: £180,000***

60% share:  £108,000
80% share: £144,000




## First Floor Flat Layout

***For sale at: £185,000***

60% share:  £111,000
80% share: £148,000

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# Specification

## Kitchen

- Fully fitted Ponnighaus kitchen featuring soft close mechanisms on drawers, self closing soft close doors and cutlery inserts.
- Teka stainless steel inset kitchen sink and swivel chrome tap.
- Spaces for oven, fridge-freezer and washing machine.

## Bathrooms

- 1700mm bath with quarter turn chrome taps and an over bath thermostatic mixer shower.
- White porcelain toilet.
- White porcelain wash hand basin with quarter turn chrome taps.

## Heating

- Heating is provided via energy efficient Air Source Heat Pump unit.

## Decoration

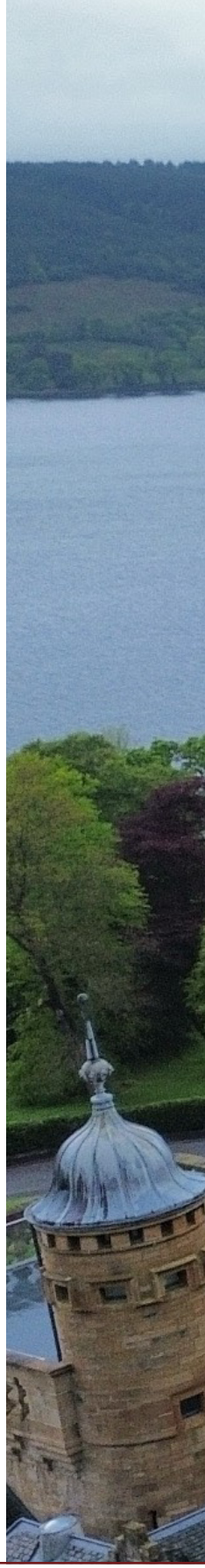
- Internal walls ceilings are finished in white emulsion, with gloss white skirtings and door facings.
- Contemporary internal doors fitted with satin finished handles.
- Large white pad light switches are installed throughout and white sockets and switches are fitted to all areas.

## Electrical

- Ample power sockets fitted throughout.
- TV and telephone sockets fitted.
- Pendant lighting provided to all rooms with the exception of bathrooms, which have LED bulkheads and kitchens, which have downlighters.

## External Areas

- Paths to front door and to bin store, with bins, at rear garden.
- Electrical Vehicle (EV) charging point installed
- Rotary dryer provided in rear garden.



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# Further information about NSSE

These houses will be available for sale under the Scottish Government's New Supply Shared Equity Scheme, which is available to first-time buyers.

**Priority will be given to:**

- people aged over 60
- social renters (people who rent from the council or a housing association)
- disabled people
- members of the armed forces
- veterans who have left the armed forces within the past two years
- widows, widowers and other partners of service personnel for up to two years after their partner lost their life while serving

The NSSE scheme is also available to people who have previously owned a home and have experienced a significant change in circumstances – for example, a marital breakdown.

## Want to find out more?

*If you would like further information please call Argyll Community Housing Association on 01546 605920 or email Argyll Community Housing Association on: housing.lomond@acha.co.uk or visit www.acha.co.uk*

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