

The background of the cover features several embossed maple leaves. One large leaf is at the top, with two smaller ones on either side. Another leaf is on the left, and a fourth is at the bottom right. The leaves are arranged in a circular pattern around the central text.

every  
ASPECT



GOODHAM

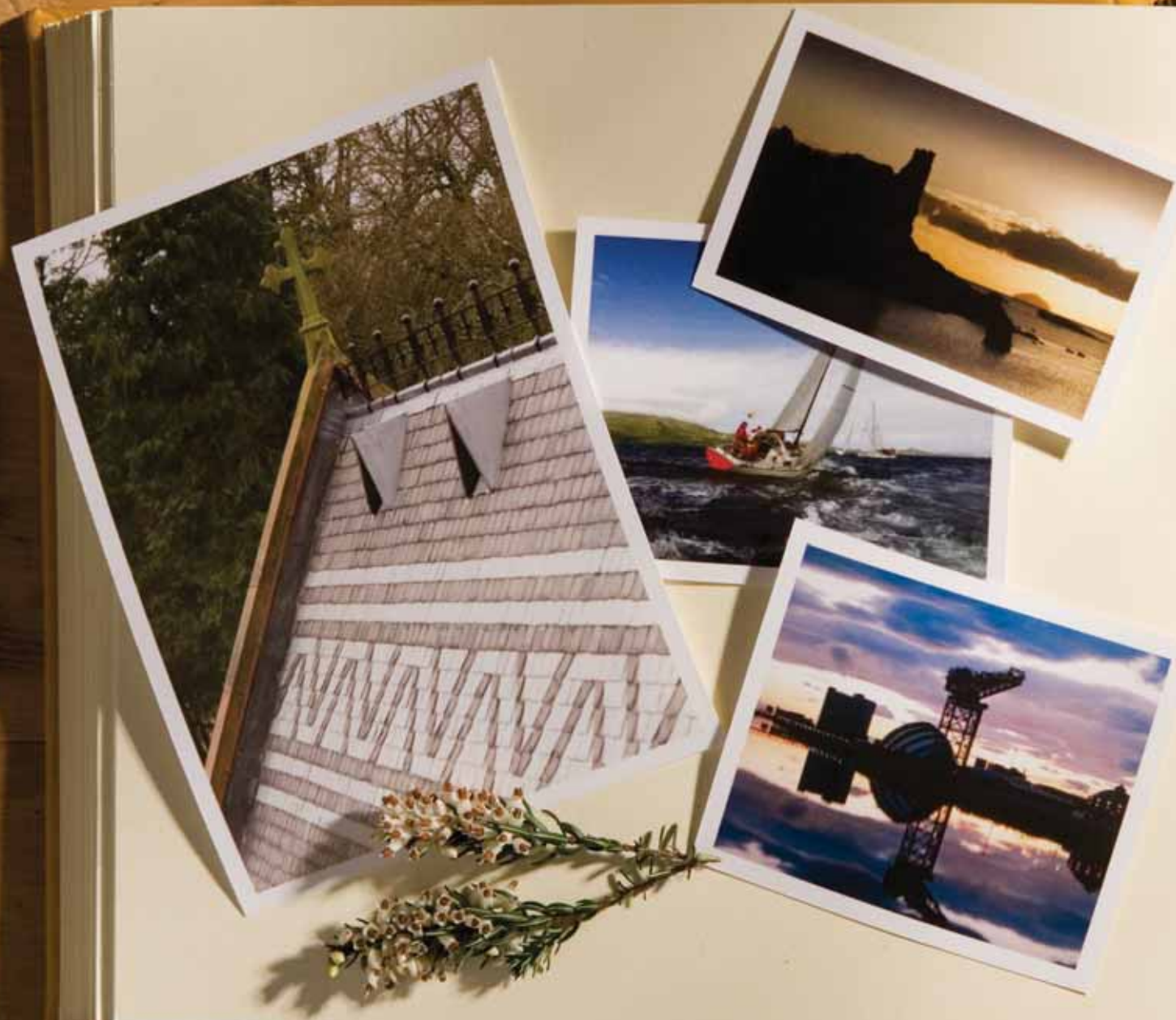
every  
ASPECT  
*of* SPACE,  
TIME &  
PEACE  
OF MIND



Embedded in the heart of South Ayrshire, on the edge of Symington village, lies Coodham. The ninety acre estate grounds, stunning lake and splendid house have for nearly two hundred years attracted immense local and national interest, both historical and horticultural. Restoration combined with the newly constructed interior is creating luxury classic contemporary living in harmony with nature. All within easy reach of business and leisure pursuits.

Every aspect designed to create space, time and peace of mind.







## OPEN ASPECT

As you approach the gated entrance you sense you are about to make a rare discovery. Winding through the ninety acre estate you capture an occasional glimpse in the distance of imposing roof sections, pink sandstone and windows glinting in the sun, and begin to realise that Coodham is altogether a very special place. The road continues and opens out to reveal rolling lawns, a spectacular lake and the splendidly restored Coodham House, the centrepiece of Coodham Estate. Stopping to catch your breath you will be moved by the splendour, the tranquillity and the calm.

The house reverberates the passion evoked from the landscape, constructed in pink sandstone quarried in Glasgow. The entrance pillars have been replicated to the exacting standards of the original. Without doubt you will sense that within the stunning exterior there will be very special apartments, luxurious in every aspect.

map:  
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## SPACE

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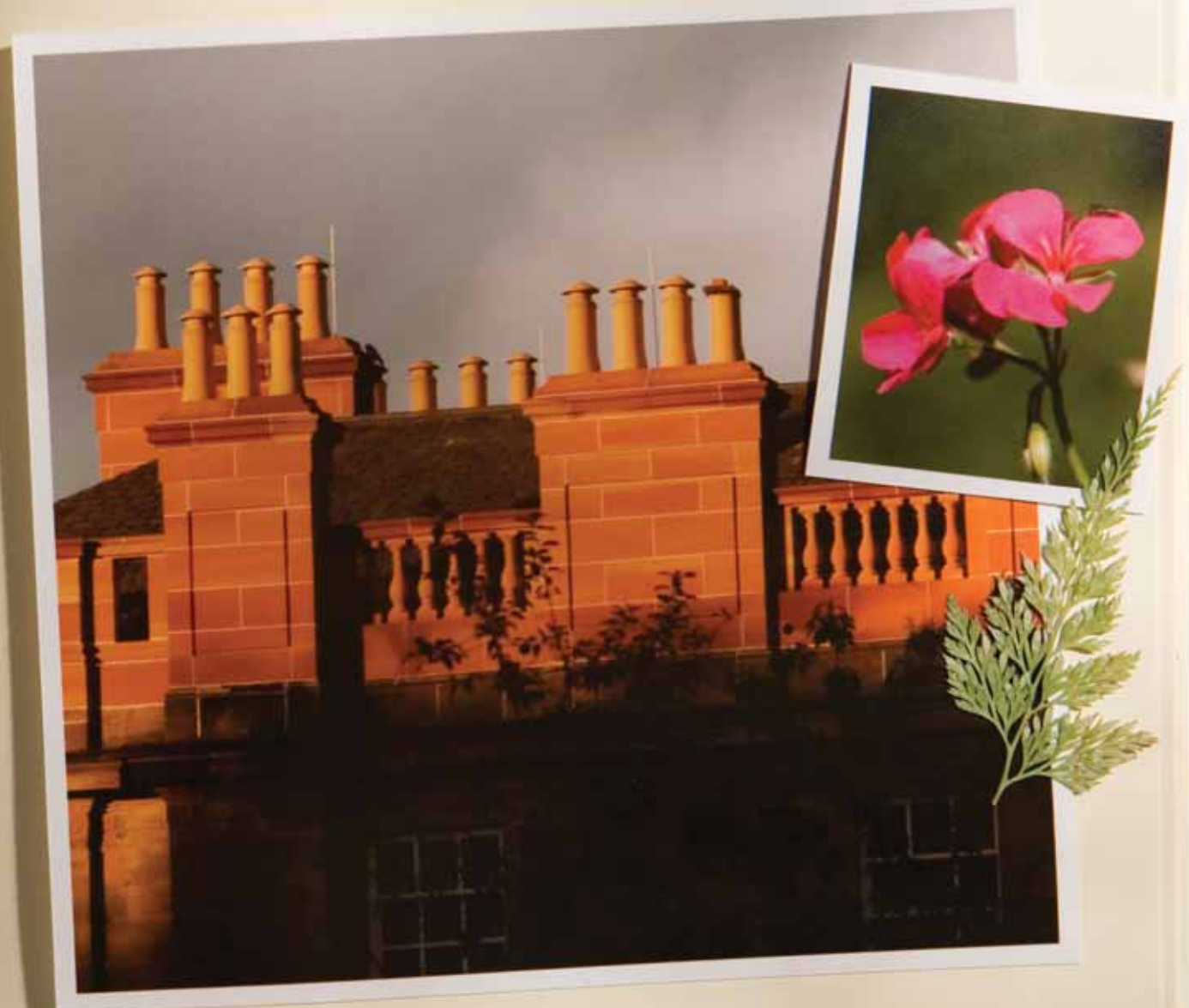


## COODHAM

## STONWORK RESTORATION

With meticulous attention to detail the original stonework has been restored or replaced with handcrafted pink sandstone, in keeping with the original splendour. Stone features that include the roof balustrade and grand pillared entrance portal have been recreated to the original specification.



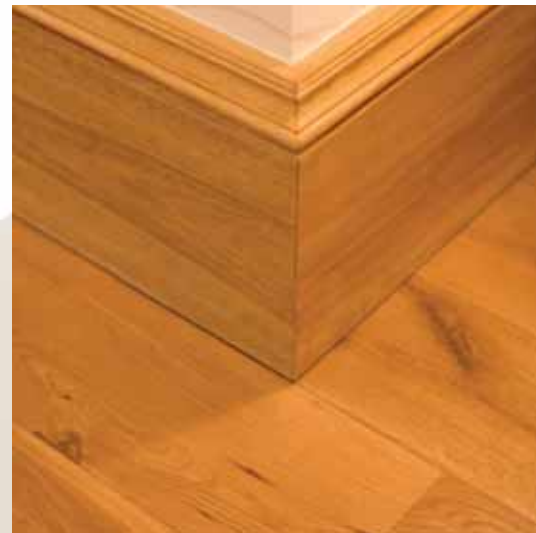


## LUXURIOUS ASPECT

It is a rare discovery to find a place that wraps itself around you, that affords so much comfort and pleasure that quite simply you just want to stay. The sumptuous immediate surroundings of the splendid interiors contain the highest standard of entirely new accommodation in harmony with the solidity of the expertly restored original stone structure.

Often a claim but rarely evidenced, Coodham truly does exceed expectations. Styled to retain the grandeur of proportions rarely found in contemporary interiors, and employing skills and materials rarely seen in today's developments, the orchestration of this project has been a labour of love in every sense. Every aspect is guaranteed to create a lasting impression; with all who visit but especially with those fortunate enough to make one of the unique apartments their home.

The luxurious state of the art interior that captures all the elements of quality, is handcrafted by a team of dedicated specialists. From the plasterwork reminiscent of Adams' finest, through to the security and privacy that is sensed as you close the oversized solid African oak panelled doors. Doors and windows individually handmade on site from finest timbers. The contemporary steel balustrade that follows the oak panelled stair curves upwards towards the source of natural light. The natural illumination that floods the central stairway further enhances the classic contemporary marble centrepiece that fills the entrance hallway.



## COODHAM

## FLOOR INSULATION FOR WARMTH AND SOUND

Sub-primo, an acoustic underlay product, is specifically designed for use beneath timber floor finishes. Its inclusion in effect reduces both airborne sound transmission and the level of impact sound transmission.

{ 02 }

## HORTICULTURAL ASPECT

You won't want to leave the luxurious interior, but will be tempted to. Tempted to stroll around the stunning lake and wander in the expansive grounds that can be viewed from every apartment. Tempted by the numerous attractions and life's necessities. Nearby championship golf courses, beaches, rolling countryside, finest restaurants, shopping and business are easily accessed. Coodham is ideally located for travelling for business and leisure. Perhaps the best thing about these excellent commuting aspects is that they will very quickly and efficiently deliver you back to Coodham.

The lake at Coodham is 1 mile in circumference and stocked with several types of fish. The lakeside woodlands are of significant horticultural status, containing a rare species of spruce. The grounds are host to many species of bamboo, and many other trees and plants, including a number from the Black Forest and California. Many of these have been there since early the nineteenth century, selected by Sir William Holdsworth.

*map:  
page 23* →


## COODHAM

## HORTICULTURAL DELIGHTS

The rare spruce, one of only two in Scotland, and the many species of bamboo are today more highly visible and accessible as a result of extensive restoration of the landscaped estate grounds. This work includes the lake and its island and walkways around the lake and through the estate grounds that extend to over 4km. These are designed to be enjoyed by everyone.

{ 03 }



## HISTORICAL ASPECT

The widow of William Fairlie built the property in 1826, and called it 'Williamfield' in honour of her late husband. The Fairlie's son James Ogilvy Fairlie takes his place in golfing history as the founder of both Prestwick golf course and the inaugural British Open.

Sir William Holdsworth took over Coodham and significantly improved the house and its surroundings. As a result Coodham became a visitor attraction and a local centre for relaxation with the public making use of the gardens for weekend walks and the frozen lake for curling and skating during the winter.

## STRUCTURAL ASPECT

The main house interior has been constructed to create four luxury apartments and two luxury duplex apartments. The East Wing, Chapel and The West Wing creating a further three very individual designer homes.

Large windows feature on all sides and over the four floors, including the lower ground floor. They flood the interior with light and reveal the exterior and prompt a sense of harmony with rural South West Scotland, and frame the picturesque sprawling open aspect extending to over ninety acres. Lawns to the rear roll down to the lakeside and planning ensures that open aspect will be retained.

## TIME

{ 04 }

## COODHAM

## REMINISCENT OF ADAM

Plasterwork and cornicing, hand finished on location create a light reflecting, stunning border to the cupola that floods the grand entrance hall and edges with a beautiful finish the spiralling stairway. Cornicing, in a range of styles, may be chosen to create a contemporary or classic finish to any room.







## LEISURE ASPECT

South Ayrshire includes a coastal network of scenic towns and villages among rolling hills and panoramic beach landscapes. These settlements echo the local pride and attention paid to the region for centuries. Symington is possibly the most sought after address. Ayr, the main town, dates back to the 12th century. Nearby Alloway was the home of Scotland's most revered poet Robert Burns.

Steeped in history, retaining charm, coastal towns and local villages today feature excellent restaurants and places of interest to explore.

The popular racecourse in Ayr is home to the Scottish Grand National and there are exceptional yachting facilities at the Marinas in Troon, Largs and Inverkip. There are many opportunities for game sports in the region with some of South West Scotland's best salmon and trout fishing available in the area's lochs and rivers.

## THE GOLF CONNECTION

Coodham is located a short drive from Scotland's famous west coast golf courses. It boasts close proximity to Barassie, Belleisle and West Kilbride. Nearby Open Qualifying courses Irvine Bogside, Glasgow Gailes and Western Gailes are considered by many to be among the finest golf courses in Scotland. And there are three championship courses; Prestwick, the original Open course, with its special connection to Coodham, Royal Troon which hosted the Open in 2004 and Turnberry which is to host the Open in 2009.

map:  
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map:  
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## COODHAM

WALL INSULATION FOR WARMTH  
AND NOISE REDUCTION

Finest Swissmade radiators with quality zone valves feature throughout. Insulation of walls ensures the warmth created by gas central heating is cost effectively retained. The Maxiboard, a high performance acoustic building board, designed to reduce the transmission of sound through walls, is fixed by a resilient framework to further enhance performance.

TRAVEL FOR BUSINESS  
AND PLEASURE

Coodham lies immediately off the A77. Glasgow city centre is just 27 miles away with access facilitated by the recently upgraded M77. Ayr is 11 miles south, with Troon just 7 miles from Coodham.

Prestwick International Airport is just 6 miles from Coodham with frequent flights daily to London and Dublin and to thirty other destinations including Rome and Paris.

Regular trains from Prestwick train station will take you to Glasgow city centre in 45 minutes, while ferries from Troon to Ireland take under two hours. Access can be gained to the Islands that lie off the West coast of Scotland from harbour towns dotted along the nearby Ayrshire coast.

Coodham is ideally located for excellent commuting for work and leisure.

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map:  
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## LOCAL AMENITIES

There are excellent amenities available in Ayr, Troon, Prestwick and Kilmarnock including good state and private schooling for all ages. Nearby Symington has a primary school, while Ayr and Glasgow are both home to some excellent private schools.



## COODHAM

## HANDCRAFTED AFRICAN OAK

Timber panelling to the entrance hall, landings and stair, deep oak skirtings and six panelled solid doors are all custom made on site from African Oak (Idigbo) that has been stored, prior to being handcrafted, in controlled refrigerated units for timber quality control. Traditional timber framed double glazed sash and case windows are also created individually. All timber is sealed with protective staining to enhance lustre and durability.

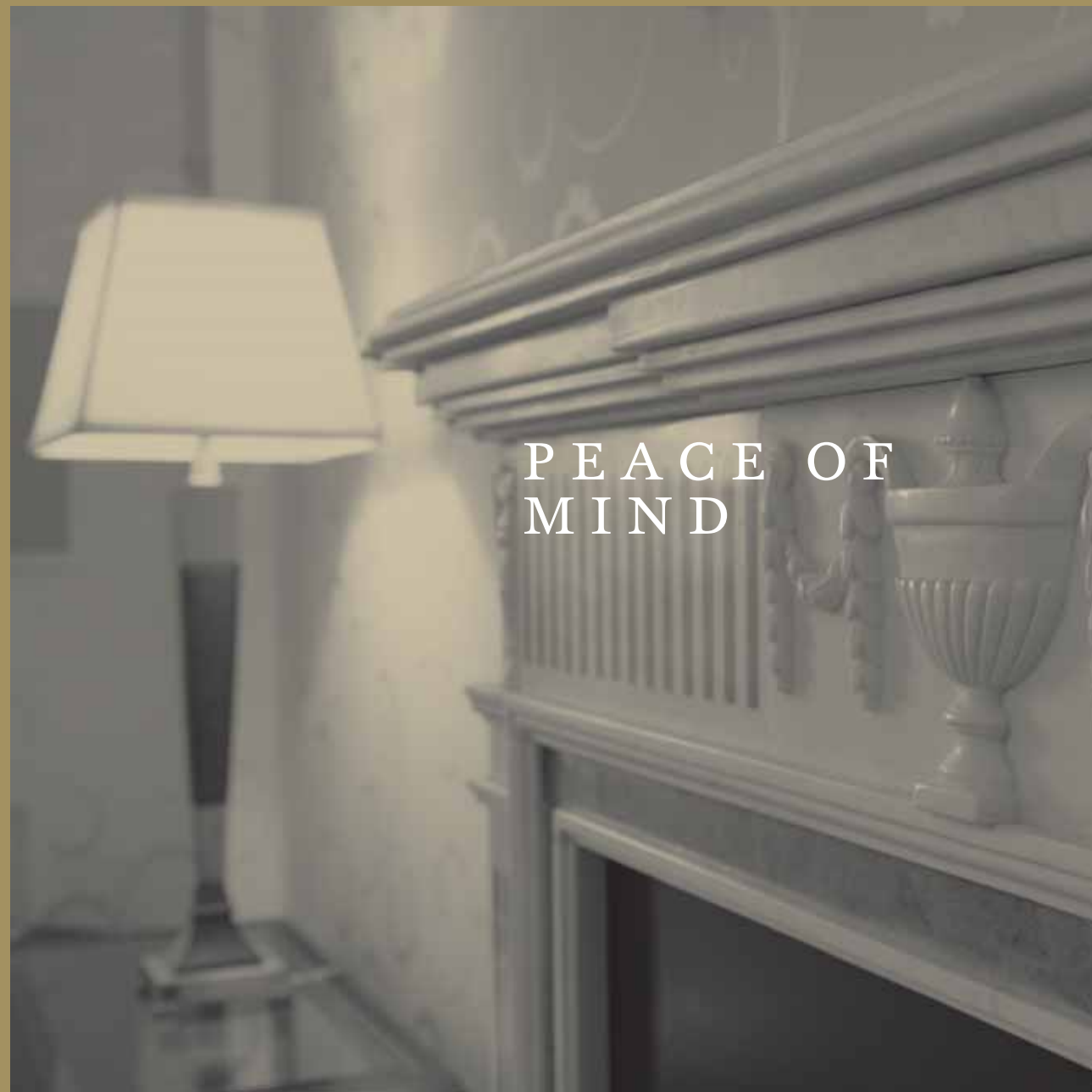


#### THE DESIGN ASPECT

The show apartment demonstrates the exceptionally high standard of construction and specification you can expect on completion.

Early purchasers may be able to choose some of the features and fittings within their apartment.

We will be happy to advise you on the options.



{07}



#### COODHAM

##### STATE OF THE ART TECHNOLOGY

Audio visual, lighting, media and security controls can be stored to create cable free living areas. A concealed satellite system delivers Sky TV to all apartments. Video/voice centralised security is designed to link from both the gated entrance and the main house entrance to individual apartments via phone and TV.





## SECURITY ASPECT

To ensure peace of mind and tranquility, the development will remain secluded and secure. The natural boundaries create a sense of safety and calm that is reinforced by restricted access. The sophisticated gated entry system to the estate will restrict vehicle access to residents and their guests. Number plate recognition technology will conveniently and automatically open the gates. When family and friends approach, cameras will provide a visual link to individual apartments via TV screens. For added security, further entry systems will be in place at the entrance to the mansionhouse – again linked to both TV and phones.

## COMFORT ASPECT

Insulation of walls ensures the warmth created by gas central heating is cost effectively retained. High performance acoustic building board, designed to reduce the transmission of sound through walls, is fixed to a resilient steel framework to further enhance performance.

Investment in insulation and specialist acoustic underlay products guarantees considerable reduction in both airborne sound transmission and the level of impact sound transmission. It affords a level of insulation and noise reduction rarely associated with new build property. The combined level of sound and heat insulation are considered second to none.

map:  
page 23 →



## COODHAM

## KITCHENS AND BATHROOMS

A choice of kitchens and bathrooms is available. Early purchasers may choose from the ranges provided.

## MAINTENANCE ASPECT

Throughout the year the grounds will be professionally managed to maintain and maximise the surrounding beauty. Likewise the building will be maintained to the highest standards. Leaving you free to simply enjoy life at Coodham; in your home, your grounds and at leisure in the surrounding area.

A draft deed of conditions is available for all prospective purchasers to view. The development will be covered by a 10 year housing warranty with Zurich Insurance.

## FUTURE PLANS

In addition to the apartments within the main house, there is currently planning consent for an additional forty four executive homes. These will be constructed within specific locations in the grounds of the estate.

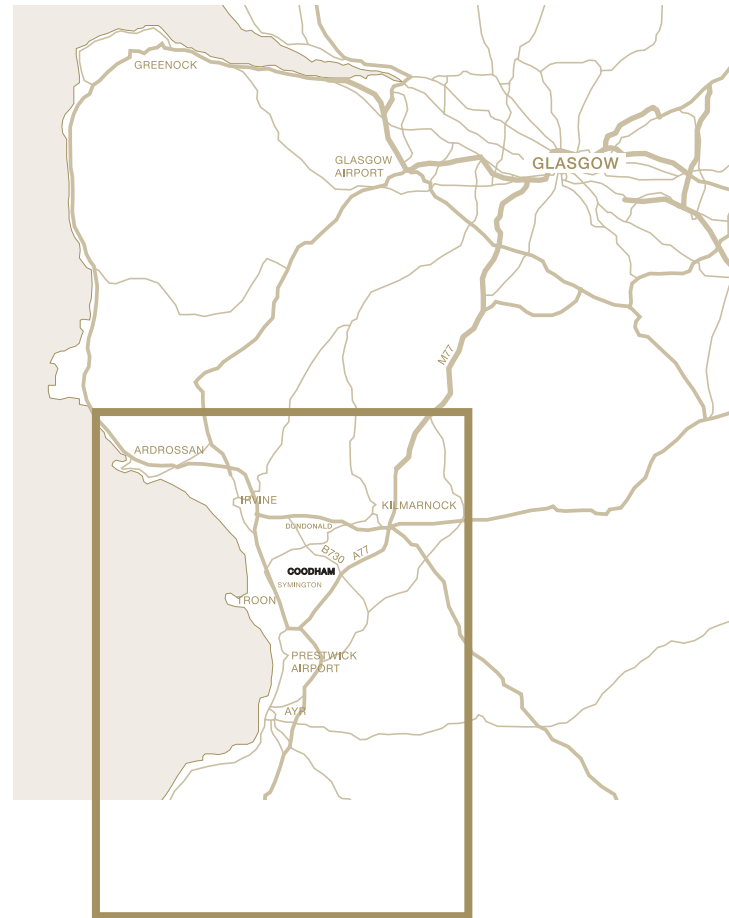
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## COODHAM

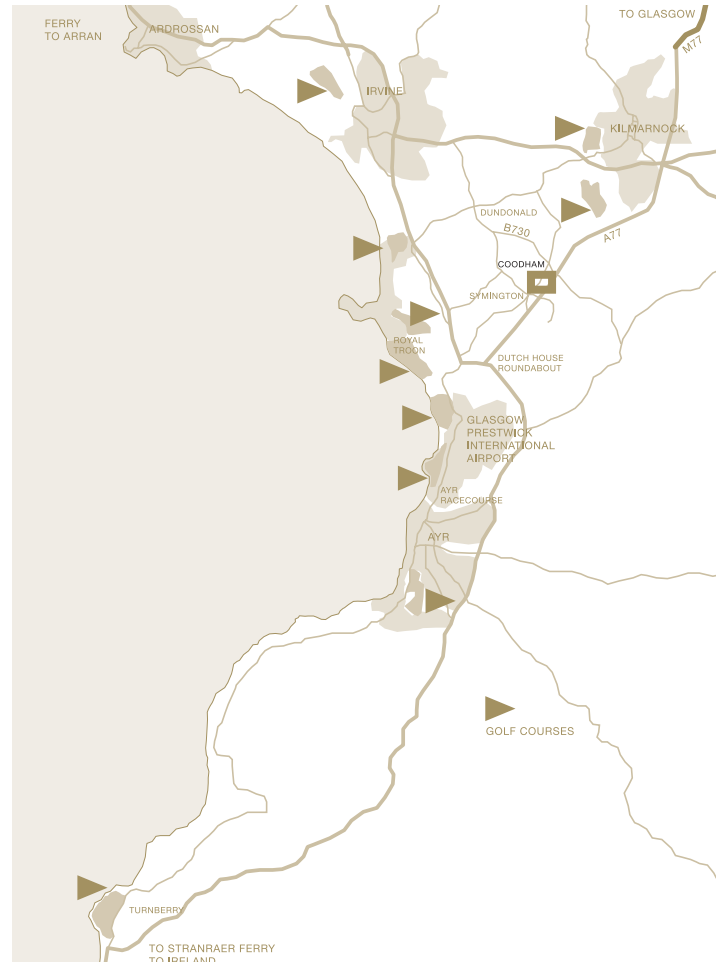
## MARBLE

A striking feature that exudes quality. Light reflecting, smooth and welcoming, Turkish marble covers the grand entrance hall in a spectacular contemporary classic design. It continues on every step of the main stairway and the landings. Within the apartments the kitchens, bathrooms and en-suites all feature Porcelanosa ceramic floor tiles. Bathrooms and en-suites also feature Porcelanosa wall tiles.



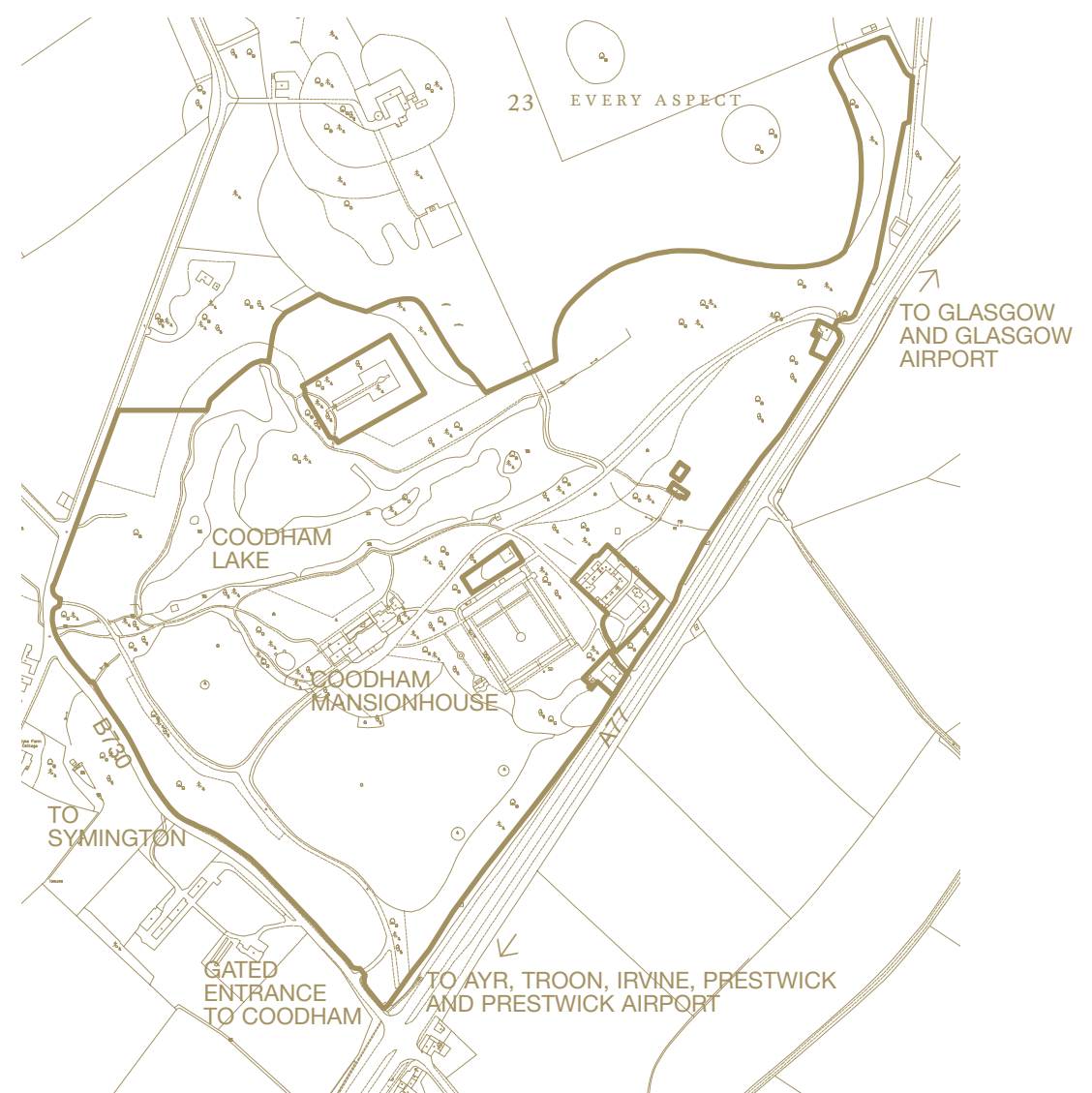
## GLASGOW

Glasgow's emerging cultural, exciting social and vibrant creative, business and shopping reputation is built on the solid foundation of this once thriving industrial and international trading port. Situated on the Clyde, Glasgow's resurgence owes as much to its city centre and riverside regeneration as it does to the demand for homes in leafy suburbs and surrounding countryside. And all this is only 27 miles drive from Coodham via the new M77. Exceptional road, rail and air communications place Glasgow at the hub of the main access routes into, out of and around Scotland. With a choice of international airports; Prestwick (less than a ten minute drive) and Glasgow, major UK cities, Europe and America are accessible by direct flights.



## SOUTH AYRSHIRE

South Ayrshire has benefited hugely from the substantial investment in the new M77 excellent road links from Glasgow. Like Glasgow, within Scotland and indeed worldwide, Ayr, Prestwick, Troon and Turnberry are all highly regarded. Each with a special place in history and of current interest. Known as the birthplace of Robert Burns and the home of golf, these attractive coastal towns are easily accessible from Coodham. As are west coast beaches and the gently rolling South Ayrshire countryside.



## DIRECTIONS TO COODHAM

From Glasgow head south on the M77, this becomes the A77. At the Bogend Toll junction turn right, with extreme caution, across the east bound carriageway onto the B730 signposted Dundonald. If approaching from the West Coast on the A77, you will turn left onto the B730. The gated entrance to Coodham is immediately on your right. To avoid crossing the Bogend Toll junction, if travelling from Glasgow, continue on the west bound carriage way for a few minutes until you reach the Dutch House roundabout, take the fourth exit onto the east bound carriageway of the A77 and turn left onto the B730 signposted Dundonald. Plans are underway for a new crossover junction at Bogend Toll. Construction is currently planned to begin in 2008.

## COODHAM CONTACT DETAILS

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## SITE PLANS

The development layout plan has been produced prior to construction. Accordingly there may be modifications to the site layout and some house types in certain plots may vary. Prior to making a purchasing decision, please consult with the selling agent for the latest information. Car parking layouts, gardens and landscaping may be subject to variation on completion of the project.

## PLANS

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The project is new build which is currently under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print, please consult with the selling agents before making a purchasing decision.

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## PRICE LISTS

Prices correct at time of printing (date). Subject to change without prior notice.

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