



Merchant's View

Est. 2023

PHASE TWO

Life By The
Shore's Edge





Life By The Shore's Edge





McGINNIS

We recognise
that buying a
home is one of
the biggest steps
in your life.

McGinnis is one of Northern Ireland's most successful home builders.

With a reputation for the construction of high-quality new housing across the province and an award-winning track record, our family run company takes great pride in offering homes of distinction built to the highest levels of specifications.

The list of accolades and achievements McGinnis have received is a testament to our commitment to standards, innovation and customer service. The most recent being a Highly Commended in the Construction & Property Family Business category at the Eye Business Awards (2022).

Consumer
code for
home-builders

McGinnis offer additional peace of mind by adhering to the 'Consumer Code for Home Builders'.

You can download the code at:

www.nhbc.co.uk/Builders/ProductsandServices/TechZone/nhbcstandards/



Location

Merchant's View is located only minutes away from the centre of the city of Derry~Londonderry and is nestled overlooking the shore of the historic River Foyle.

A short walk from the leafy surrounds of St. Columb's Park, Merchant's View offers a unique riverside location that is both part of the city but also a sheltered haven allowing life to be lived at relaxed pace. With the revitalised Ebrington just next door offering a pick of food and drink, or a casual crossing to the city over The Peace Bridge, there is so much to enjoy and explore.

Its unique location is ideal for commuting between the major local hubs of Derry City, Limavady and Coleraine and offers every resident of Merchant's View convenient access to outdoor recreation, local businesses, high street shopping, places of worship, schools and easily accessible public transportation - including the City of Derry Airport and the city's train station.

Undoubtedly, Merchant's View offers you the perfect mix of lifestyle and location in one of the most sought - after areas of Northern Ireland.



Specification

Kitchens

- High quality units with choice of door, worktop and handles
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Recessed down lighters to ceilings

Utility Rooms

- Quality utility units with laminate work top and up-stand
- Free standing washing machine
- Stainless steel Sink

Bathroom, En-suites & WCs

- Contemporary white sanitary ware with chrome fittings
- Recessed down-lighters to ceilings

Floor covering & Tiling

- Tiled floor to kitchen/dining areas, bathrooms, en-suites and WC's
- Full height tiling to shower enclosures
- Tiles to wet areas above bath and wash hand basins
- Tiled splash back to wash hand basin in WC
- High quality carpets to hallway, lounge, bedrooms, stairs and landings

Internal Features

- Internal décor walls and ceilings painted
- Mains supply smoke detectors
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Electronic security system
- Gas central heating with combi gas boiler, providing instant hot water

External Features

- Gardens turfed and landscaped (where applicable)
- Patio area at rear
- uPVC double glazed windows and patio doors with locking system
- Outside water tap
- Close board boundary fencing to side and rear



M
V

Life By The Shore's Edge

HO
ME
GROWING

McGINNIS

Site plan

Phase 2

M Merchant's
V View Est. 2023

- The Ross**
 4 Bedroom Detached Home
Render Finish - Plots: 28, 29, 30, 33

- The Breakwater**
 2 Bedroom Bungalow
Stone Finish - Plots: 31, 32

- The Bayview**
 4 Bedroom Detached Home
Render Finish - Plots: 6, 7, 8
Stone Accent Finish - Plots: 9, 10





Render Finish



The Bayview

4 Bedroom Detached Home — 2192 sqft

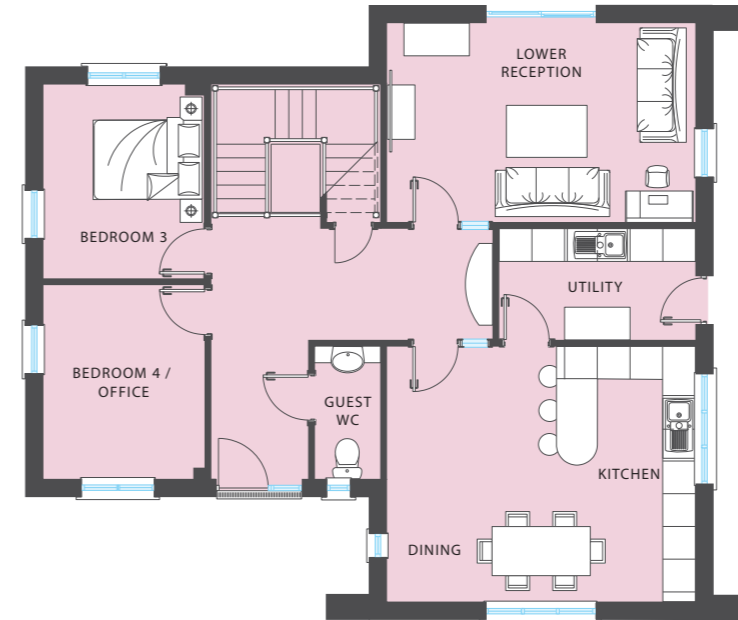
Render Finish - Plots: 6, 7, 8

Stone Accent Finish - Plots: 9, 10



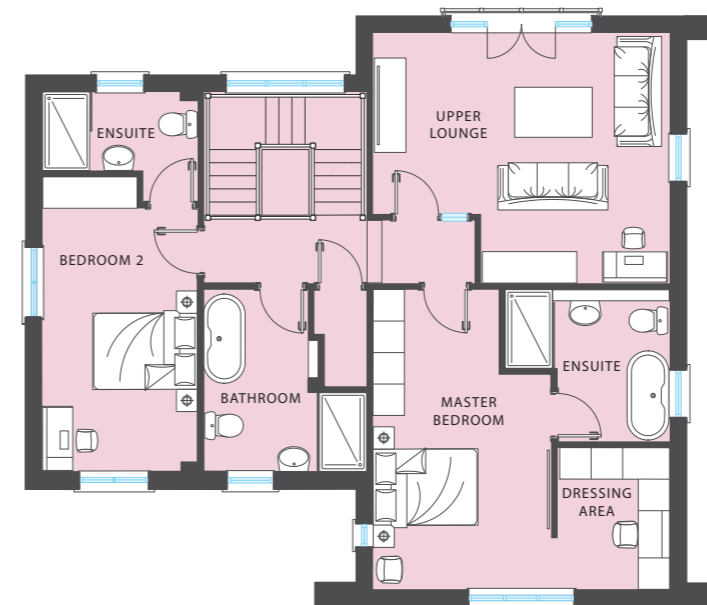
Stone Finish

The Bayview



Ground Floor

Lower Reception	5.66 × 3.65m*
Kitchen/Dining	5.66 × 4.68m*
Utility	—
WC	—
Bedroom 3	3.56 × 2.96m
Bedroom 4	3.56 × 2.96m



First floor

Upper Lounge	5.66 × 4.78*
Bedroom 1	5.72 × 3.40
Dressing Area	—
Ensuite	—
Bedroom 2	5.02 × 2.96
Ensuite	—
Bathroom	3.40 × 3.10m

*All dimensions are based on the maximum room width and length.



Render Finish

The Ross

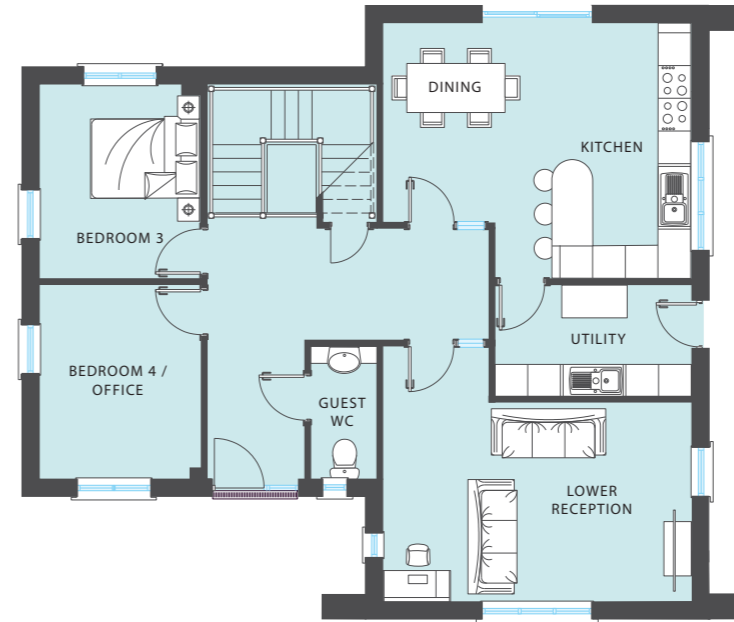
4 Bedroom Detached Home — 2192 sqft

Render Finish - Plots: 28, 29, 30, 33



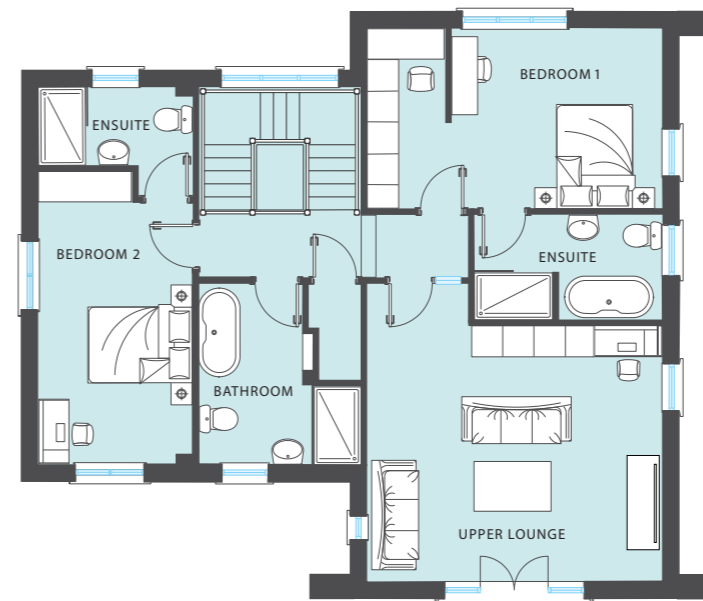
Stone Finish

The Ross



Ground Floor

Lower Reception	5.66 × 3.65m*
Kitchen/Dining	5.66 × 3.65m*
Utility	-
WC	-
Bedroom 3	3.56 × 2.96m
Bedroom 4	3.56 × 2.96m



First floor

Upper Lounge	5.66 × 4.90*
Bedroom 1	4.04 × 3.46
Dressing Area	-
Ensuite	-
Bedroom 2	5.62 × 2.96
Ensuite	-
Bathroom	3.40 × 3.10m

*All dimensions are based on the maximum room width and length.



Render Finish



The Breakwater

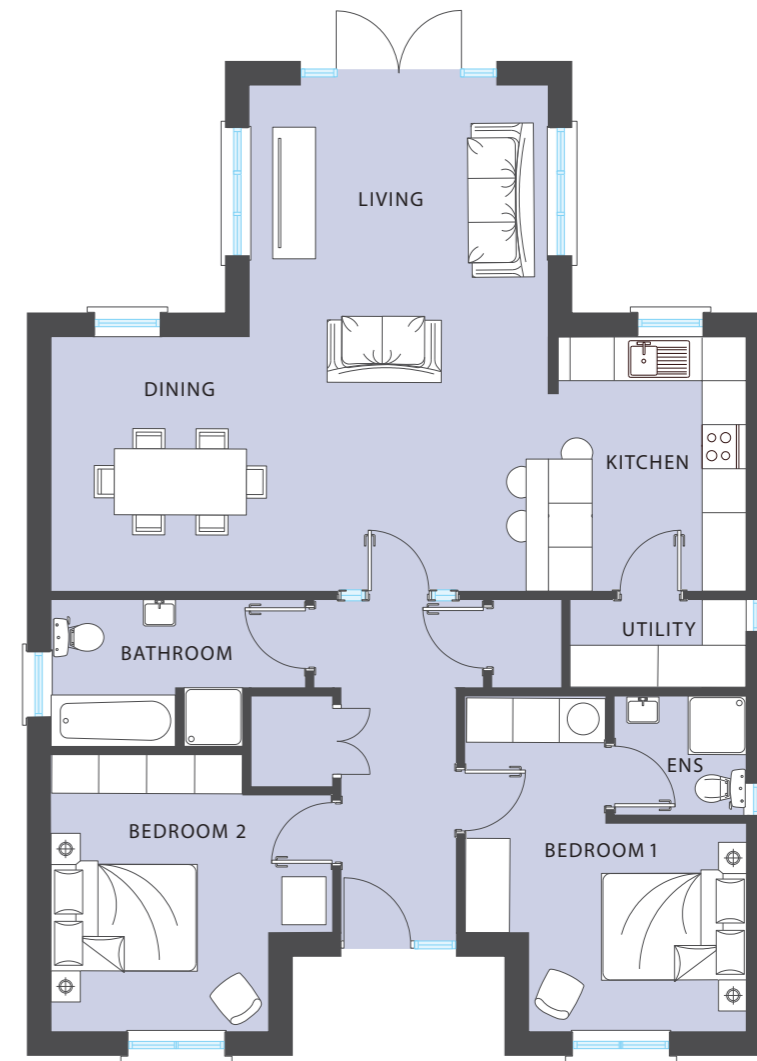
2 Bedroom Bungalow — 1064 sqft

Stone Finish - Plots: 31, 32



Stone Finish

The Breakwater



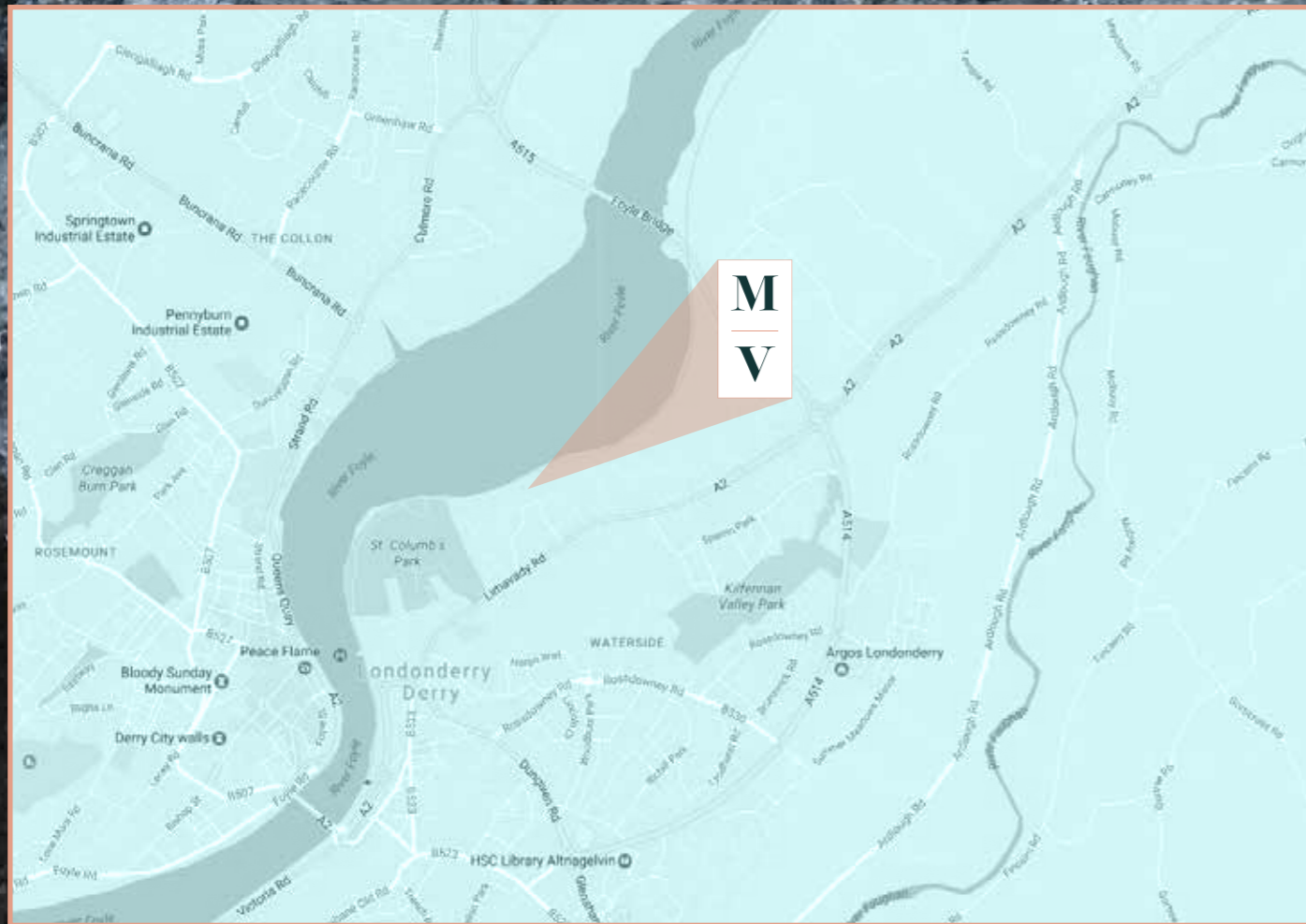
Ground Floor

Dining/Living	6.90 × 6.76m*
Kitchen	3.47 × 2.59m*
Utility	—
WC	—
Bedroom 1	4.58 × 3.84m*
Ensuite	—
Bedroom 2	3.80 × 3.78m*
Bathroom	—

*All dimensions are based on the maximum room width and length.



Life By The Shore's Edge



Location Map

Contact



The McGinnis Group
1 Campsie Business Park
Mclean Road
Eglinton
Co. Londonderry
BT47 3XX
T. 028 71 813900
E. info@themcginnisgroup.com



Donnybrook Estate Agents
21-23 Spencer Road,
BT47 6AA
T. 028 7134 3600
E. info@donnybrookestateagents.com
www.donnybrookestateagents.com





Merchant's View

Est. 2023



www.themcginnisgroup.com



www.donnybrookestateagents.com



The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as their correctness. Neither the vendor, nor any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and made to the widest and longest point.