

westerfield.lennoxtown.east.dunbartonshire



Welcome to Westerfield, a variety of elegant homes ranging from cottage flats to detached luxury family homes, located in Lennoxtown at the foot of the Campsie Hills, an area of great natural beauty

contemporary. tranquility. elegance. space. luxury



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Imagine a dream home in the tranquility of the countryside, but also with the amenities of the city close by.

This is no dream location. This is life in Lennoxtown where the best of both worlds is a reality you can enjoy every day!

Here at Westerfield, Clyde Homes offers you a variety of elegant homes ranging from cottage flats to detached luxury family homes. Homes suitable for couples, growing and established families, it is the perfect location for raising a family away from the hustle and bustle of the city but within easy reach of its amenities.

Space and luxury are the hallmarks of your new home. Intelligent design and craftsmanship produce flexible, family friendly layouts perfect for a modern lifestyle. At every stage of the process; from initial planning right through to the final finishing touches, we keep in mind the emotional and practical priorities of the people who will be living in our properties. We want you to be happy in your new home...



Here at Clyde Homes. we don't just build houses, we build homes. We understand that buying a new home is a momentous moment in your life in and that is why we try very hard to exceed your expectations in every way, from your very first contact with us right through to the day you move in- and beyond.

Clyde Homes Ltd was incorporated in 1992. The Company undertakes residential developments, design and construction and are registered with NHBC as both a developer and contractor for both new build and conversion/renewal. Our homes are most generously proportioned and include ample storage space allowing you a most enjoyable living environment. Of course we recognise that a nice home is more than mere space and that is why our homes are finished with an attractive range of fixtures and fittings.

From forming the foundations to the final finishes, we take every care to ensure quality of materials and workmanship in order that the product - your new home - is built to the highest of standards. We work hard to ensure that "Clyde Built" is a statement of which we can be justifiably proud.

When you choose a Clyde Home you can be sure that we will be with you every step of the way...



contemporary, tranquility, elegance, space, luxury

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Please Note: All photographs of homes and flats are of an existing similar development and not of Westerfield.



the.best.of.both.worlds

Located at the foot of the Campsie Hills, Lennoxtown is an area of great natural beauty. Homes at this tranquil development benefit from breathtaking views of the Campsie Hills and glorious surrounding countryside.

Residents can enjoy the country walks and rural attractions while local leisure facilities include horseriding, golfing, bowling and a plethora of scenic cycling tracks. Ideal for commuters, Lennoxtown is conveniently positioned within easy driving distance from Glasgow (12 miles), Stirling (22 miles) and Falkirk (19 miles).

Lennoxtown has a variety of local shops and services including a hotel, pub, health centre and a supermarket and the area is well served by a number of reputable nurseries, primary and secondary schools.





Campsies



Glasgow (12 miles)



Stirling (22 miles)



contemporary, tranquility, elegance, space, luxury



contemporary.tranquility.elegance.space.luxury



Using the finest materials, finished to the most exacting quality standards, combining the finest contemporary style with every modern requirement and traditional comfort, your new home will be an oasis of contentment and calm. Designed using the colours and textures drawn from the rich palette of nature, these light and luxurious homes will allow you to start living the life you always dreamed.

cool.calm.contemporary

Your designer kitchen will be the stylish heart of your home, a place where friends and family will want to linger. A cleverly designed space fitted with contemporary appliances giving you the perfect balance of design and technology.

what's.cooking

Bathrooms and en-suites at Westerfield have been designed to look elegantly simple with white sanitaryware and chrome fittings creating a stylish minimal look, allowing you to enjoy effortless luxury and refreshing comfort every day..

the.great.escape



Pictures are for illustration purposes only. Please consult sales negotiator for actual fixtures and fittings.



specifications

Internal Finishes

- Walls will be plasterboard finished in magnolia mat emulsion paint
- Ceilings will be plasterboard finished in white mat emulsion paint
- Facings and Skirtings will be MDF finished with white satin paint
- Internal Doors will be moulded panel pre-finished in white
- Door & General Ironmongery will be chrome finished
- Windows will be white Upvc Double Glazed with safety catches & vents
- Window Cills, Aprons and Curtain rails will be finished in white satin paint
- Floor Finishes throughout will be chipboard for carpet or floor finish by others
- Floor finishes in common circulation areas will be carpet

Kitchen Cabinetry and Kitchen Fittings

- Kitchen Units will be chosen from a modern range of pre-finished cabinets
- Worktops will be 38 thick melamine finished with concealed joints
- Sinks will be one and half bowl stainless steel with drainer
- All homes will have gas hob, electric oven and stainless steel cooker hood and Rothesay homes will additionally have integrated fridge freezer and integrated dishwasher. Additional white goods will be available to order on price variations.
- Wall tiling from approved ranges will be 450 high between worktop and underside of wall units, corners & cut edges will be finished with colour matched quarter round plastic beads.

Bathroom Cabinetry & Sanitary Ware

- All Bathroom & En Suite Cabinetry will be chosen from a modern range of pre-finished furniture with melamine tops.

- Bathroom & En Suite Sanitary Ware will be in white from a modern range of fittings.
- Bathroom & En Suite Taps & Fittings will be chrome finished
- Wall Tiling from approved ranges will be full height at showers & height at baths and 450 splashbacks elsewhere, corners & cut edges will be finished with colour matched quarter round plastic beads.
- Main Bathroom in each home will have chrome Towel Rail Radiator

Bedroom Fittings

- Each Bedroom will have fitted wardrobe with hanging rail and top shelf with doors selected from approved manufacturers range

Electrical Fittings & Appliances

- All switches and fittings will be BS industry compliant white plastic finish
- Lounges will have min. 4 double 13 amp switched sockets, TV aerial point, Telephone point and switched ceiling pendant light point.
- Main Bedrooms will have min. 3 double 13 amp switched sockets and switched ceiling pendant light point, TV aerial point & Telephone point
- Other Double Bedrooms will have 3 double 13 amp switched sockets and switched ceiling pendant light point
- Other Single Bedrooms will have 2 double 13 amp switched sockets and switched ceiling pendant light point and Telephone point
- Kitchens area will have 3 double 13 amp switched sockets, switched spur points for appliances and switched under cabinet & ceiling downlights
- Main Bathrooms will have Shaver point and switched ceiling downlights
- En Suites will have Shaver point and switched ceiling downlights
- Internal Hallway will have 1 double switched

13 amp socket, 2 two way switches and ceiling pendant light point & smoke detector.

- External Doors have wall light switched from within the home
- Fairlie Flats will have door call entry phone
- Common Lobby area at Fairlie Flats will have 1 Landlords round pin switched 13 amp socket, lighting on low energy common lighting system.

Heating System

- Gas fired wall mounted combination boiler for thermostatically time controlled central heating system approved and installed to Gas Safe standards
- Lounge Bedrooms & Hallway will have wall mounted white flush panel hot water radiators
- Main Bathroom only will have Towel Rail Radiator

Other Items

- Key Pad Security Alarm system fitted to each home
- Front Door bell to each property
- Front Door view lens to each Fairlie Flat
- Front Door Letter Flap to each home
- Flats have common parking with visitor provision

Warranty

- All properties will have NHBC Buildmark Warranty

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed as specification may be subject to change and they do not form part of any contract.

Pictures are for illustration purposes only. Please consult sales negotiator for actual fixtures and fittings.



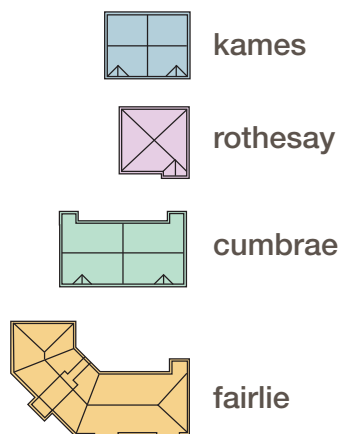
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site.plan

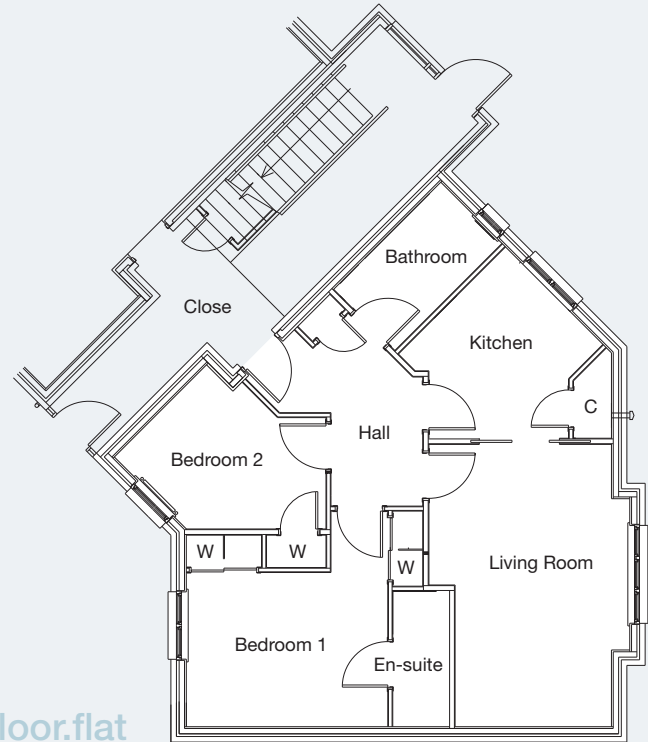




fairlie.2bedroom.flats

Room Dimensions

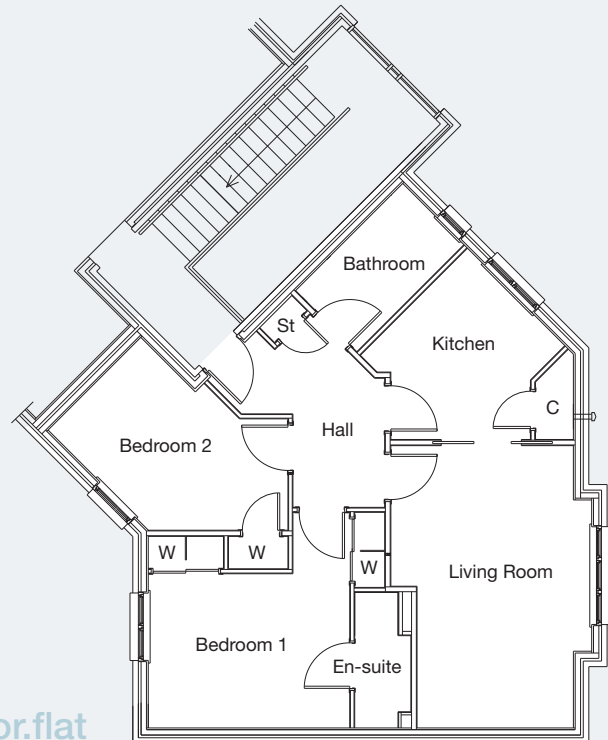
Ground Floor Flat	Metric (mm)	Imperial
Bathroom	2800 x 1600	9'2" x 5'2"
Kitchen	2800 x 2550	9'2" x 8'4"
Living Room	5220 x 3710	17'1" x 12'2"
Bedroom 1	3725 x 2850	12'2" x 9'4"
En-suite	2500 x 1040	8'2" x 3'4"
Bedroom 2	2800 x 2410	9'2" x 7'10"



ground.floor.flat

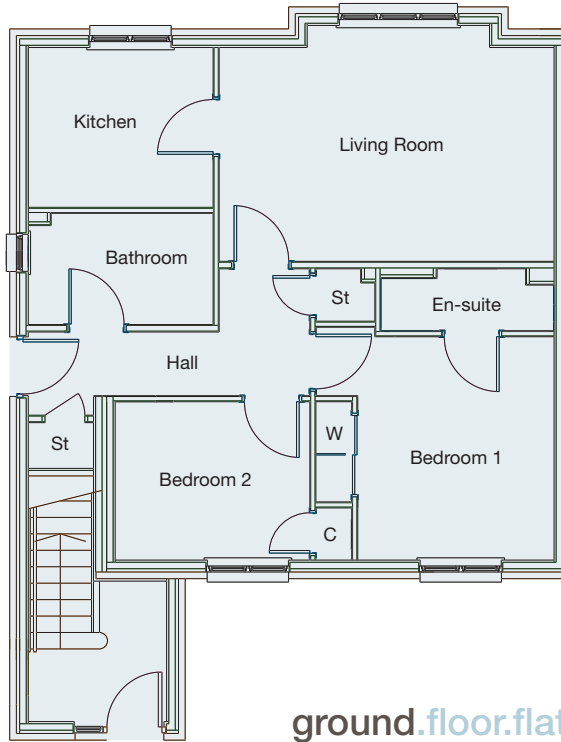
Room Dimensions

Upper Floor Flat	Metric (mm)	Imperial
Bathroom	2800 x 1600	9'2" x 5'2"
Kitchen	2800 x 2550	9'2" x 8'4"
Living Room	5220 x 3710	17'1" x 12'2"
Bedroom 1	3725 x 2850	12'2" x 9'4"
En-suite	2500 x 1040	8'2" x 3'4"
Bedroom 2	3650 x 2410	11'11" x 7'10"



upper.floor.flat

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.

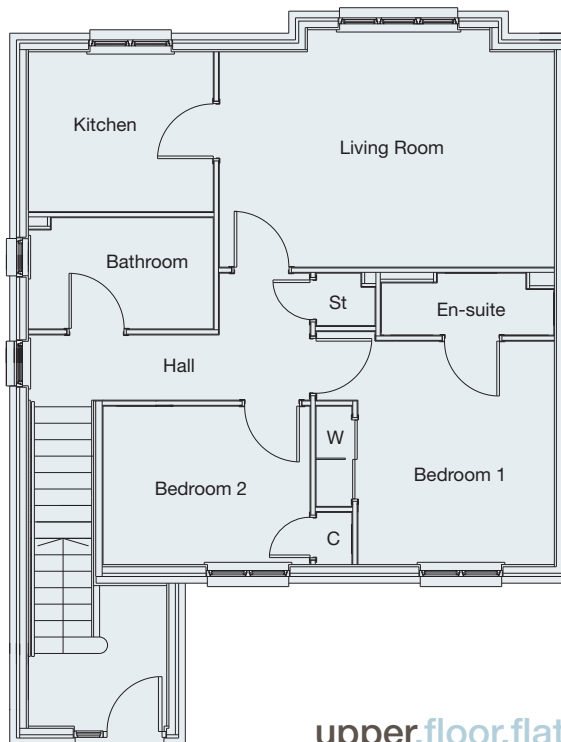


ground.floor.flat

Room Dimensions

Ground Floor Flat	Metric (mm)	Imperial
Bathroom	2830 x 1700	9'3" x 5'6"
Kitchen	2830 x 2450	9'3" x 8'0"
Living Room	5135 x 3615	16'10" x 11'10"
Bedroom 1	3425 x 3010	11'2" x 9'10"
En-suite	2655 x 950	8'8" x 3'1"
Bedroom 2	2985 x 2430	9'9" x 7'11"

cumbrae.2bedroom cottage.flats

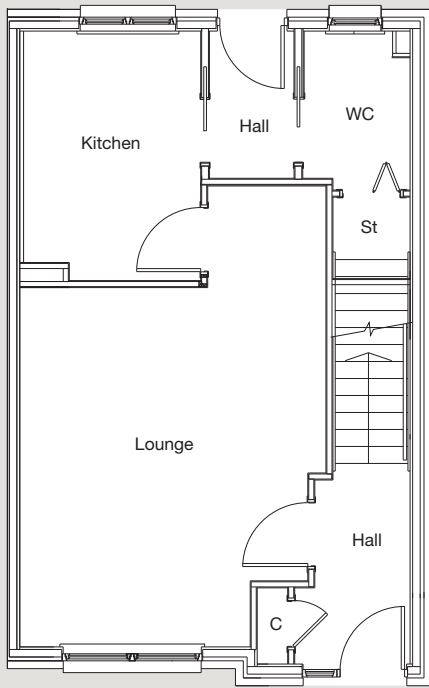


upper.floor.flat

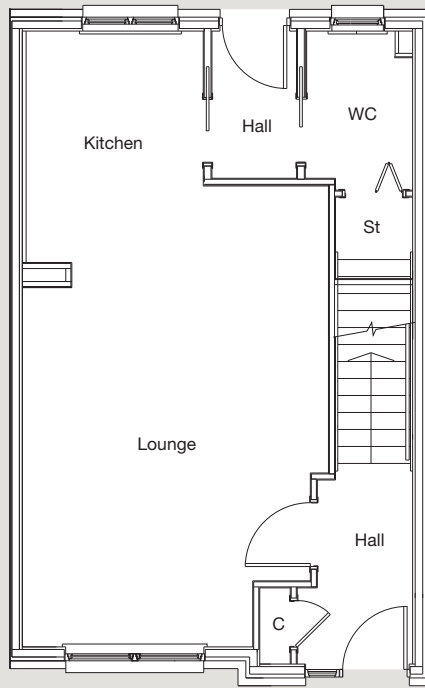
Room Dimensions

Upper Floor Flat	Metric (mm)	Imperial
Bathroom	2830 x 1700	9'3" x 5'6"
Kitchen	2830 x 2450	9'3" x 8'0"
Living Room	5135 x 3615	16'10" x 11'10"
Bedroom 1	3425 x 3010	11'2" x 9'10"
En-suite	2655 x 950	8'8" x 3'1"
Bedroom 2	3180 x 2430	10'5" x 7'11"

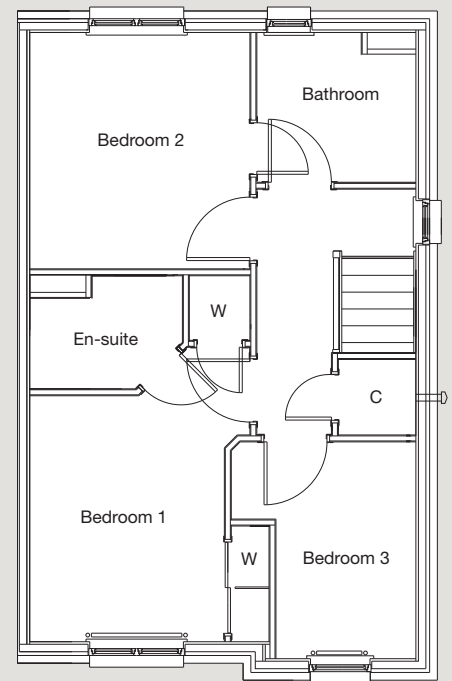
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ground.floor
closed.kitchen



ground.floor
open.plan.kitchen



upper.floor



kames.3bedroom semi.detached.homes

PLEASE NOTE: GROUND FLOOR HAS OPTION OF HAVING KITCHEN CLOSED OR OPEN PLAN

Room Dimensions

Ground Floor	Metric (mm)	Imperial
Lounge	4715 x 4020	15'5" x 13'2"
Kitchen	3275 x 2325	10'8" x 7'7"
WC	1930 x 1390	6'3" x 4'6"
Upper Floor		
Bedroom 1	3265 x 2580	10'8" x 8'5"
En-suite	2025 x 1500	6'7" x 4'11"
Bedroom 2	3150 x 2925	10'4" x 9'7"
Bedroom 3	2875 x 1855	9'5" x 6'1"
Bathroom	2100 x 1980	6'10" x 6'5"

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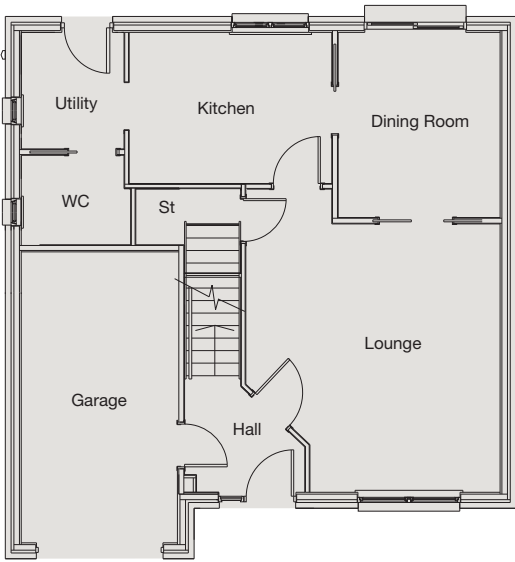


rothesay.4bedroom detached.homes

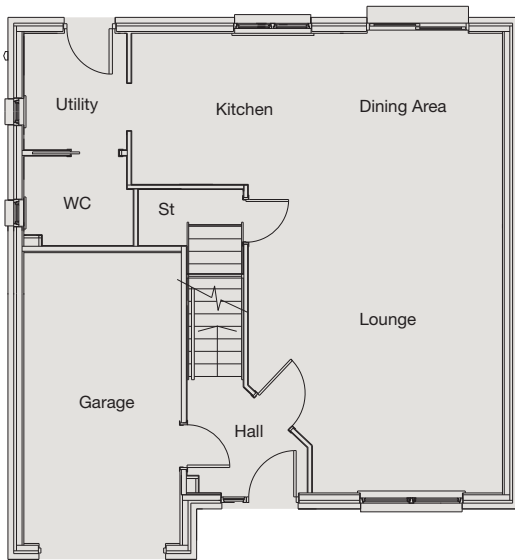
PLEASE NOTE: GROUND FLOOR HAS OPTION OF HAVING KITCHEN CLOSED OR OPEN PLAN

Room Dimensions

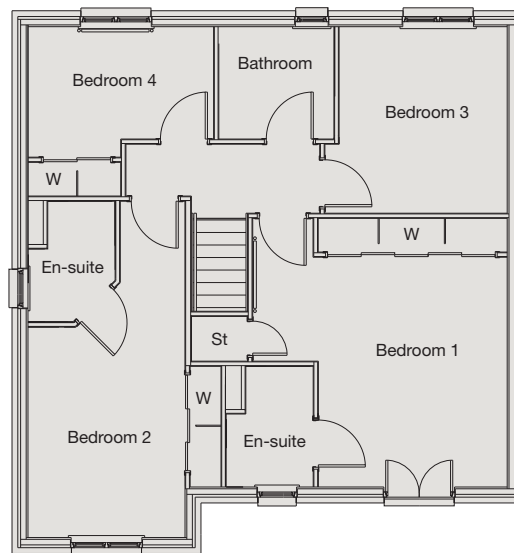
Ground Floor	Metric (mm)	Imperial
Lounge	4785 x 4530	15'8" x 14'10"
Kitchen	3610 x 2695	11'10" x 8' 10"
Dining Room	3300 x 2885	10'9" x 9'5"
Utility	2075 x 1830	6'9" x 6' 0"
WC	1930 x 1390	6'3" x 4'6"
Garage	5185 x 2755	17'0" x 9'0"
Upper Floor		
Bedroom 1	4530 x 4090	14'10" x 13'5"
En-suite	2150 x 1550	7'0" x 5'1"
Bedroom 2	3750 x 2800	12'3" x 9'2"
En-suite	2150 x 1550	7'0" x 5'1"
Bedroom 3	3320 x 3000	10'10" x 9'10"
Bedroom 4	3300 x 2325	10'9" x 7'7"
Bathroom	2050 x 2000	6'8" x 6'6"



ground.floor.closed.kitchen



ground.floor.open.plan.kitchen



upper.floor

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