

Kirkhill Mews



GREENLEES ROAD, CAMBUSLANG



A select development of 12 three and four bedroom homes in the popular South Lanarkshire suburb of Cambuslang



Sidon
Developments Ltd

IF YOU'RE LOOKING FOR A BRIGHT NEW BEGINNING
FOR YOU AND YOUR FAMILY, THEN KIRKHILL MEWS
COULD BE THE PERFECT ANSWER.



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Please Note: Images are for illustration purposes only.



IF YOU'RE LOOKING FOR A BRIGHT NEW BEGINNING FOR YOU AND YOUR FAMILY, THEN KIRKHILL MEWS COULD BE THE PERFECT ANSWER. ADJACENT TO KIRKHILL GOLF COURSE, KIRKHILL MEWS IS A SELECT DEVELOPMENT OF 12 THREE AND FOUR BEDROOM HOMES IN THE POPULAR SOUTH LANARKSHIRE SUBURB OF CAMBUSLANG.

However you want to live, Kirkhill Mews is the place for you. Your new home has been thoughtfully designed and built to ensure that contemporary family living can be enjoyed to the full. Imaginative layouts and stylish features combine to create luxury family spaces, where you and your family can flourish and grow. Built with an unfailing attention to detail, it enjoys a designer kitchen boasting integrated appliances and bathrooms featuring top of the range, stylish fixtures and fittings. Using the finest materials, finished to the most exacting quality standards, combining the finest contemporary style with every modern requirement and traditional comfort. Your precious outside space has been treated with the same attention to detail resulting in generous family sized gardens perfect for family fun.





Cambuslang

CAMBUSLANG IS AN IDEAL LOCATION TO LIVE, WORK AND RELAX. CREATING AN 'AWAY FROM IT ALL' FEELING WITHOUT REALLY BEING OUT OF TOUCH. WITH EXCEPTIONAL RAIL AND ROAD CONNECTIONS, IT'S POSSIBLE TO BE IN CENTRAL GLASGOW WITHIN JUST 15 MINUTES FOR WORK OR LEISURE. KNOWN AS 'THE LARGEST VILLAGE IN SCOTLAND' CAMBUSLANG IS LOCATED JUST SOUTH OF THE RIVER CLYDE, AND AROUND 6 MILES SOUTH-EAST OF THE CENTRE OF GLASGOW.

The town enjoys a variety of local golf clubs, including Kirkhill right on your doorstep and parks all nearby, as well as a vibrant and bustling town-centre to cater for your everyday needs. There are several nurseries nearby including Station House Nursery, Westburn Nursery and 3 Bears Nursery. Local primary schools include Cairns Primary School, St Cadoc's Primary, whilst secondary schools include Cathkin High School, Stonelaw High School and Trinity High. East Kilbride and Kingsgate Retail Parks are just a few short miles away for big name stores, shopping and even ice skating while Glasgow has much much more to offer. World class restaurants, cafes, museums, art galleries, shopping and live music all make the city an exciting place to be day or night...

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Living the good life...

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. Comfort, style and convenience are all on offer here.

Clean and serene...

Bathrooms and en-suites at Kirkhill Mews have been designed to look elegantly simple with white sanitaryware, chrome fittings and integrated fitted vanity furniture creating a stylish minimal look. Allowing you to enjoy effortless luxury and refreshing comfort every day.

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Specification

Kitchen

- Stylish fitted and custom designed kitchens with integral appliances.
- High quality appliances include stainless steel oven, gas hob, cooker hood, microwave, fridge freezer and dishwasher.
- Wall tiles to the underside of kitchen units provide a splash back.

Bathrooms and Ensuites

- Contemporary white bathroom suites by Porcelanosa.
- Full height wall tiles, by Porcelanosa, are fitted to bathrooms and ensuites.
- Bathrooms and ensuites are finished with floor tiling as standard.
- Chrome heated towel rails are standard.
- Shaver sockets are provided.

Electrical

- Smoke and heat detectors are mains wired as standard.
- Telephone points to hall, lounge and Master Bedroom.

Heating

- Gas fired central heating system with thermostat controlled performance radiators.
- Thermostat controlled underfloor heating to bathrooms and ensuites.
- Combi Boiler.

General

- Solid oak style internal doors as standard.
- UPVC windows.
- Wardrobes are oak panelled.
- Ironmongery will be chrome plated.
- Ceilings are finished with white emulsion paint.
- Walls are finished with magnolia or similar emulsion paint.
- White gloss paint to skirtings and facings throughout.
- Landscaping completed to front and rear gardens in accordance with the development plan.
- 10 year Guarantee from NHBC or equivalent.



Kirkhill Mews



BLOCK A - FIRST FLOOR PLAN



BLOCK A - GROUND FLOOR PLAN



BLOCK B - FIRST FLOOR PLAN



BLOCK B - GROUND FLOOR PLAN



Please Note: these floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also, some plots may be handed. Please speak to your sales advisor.



Block A House 1

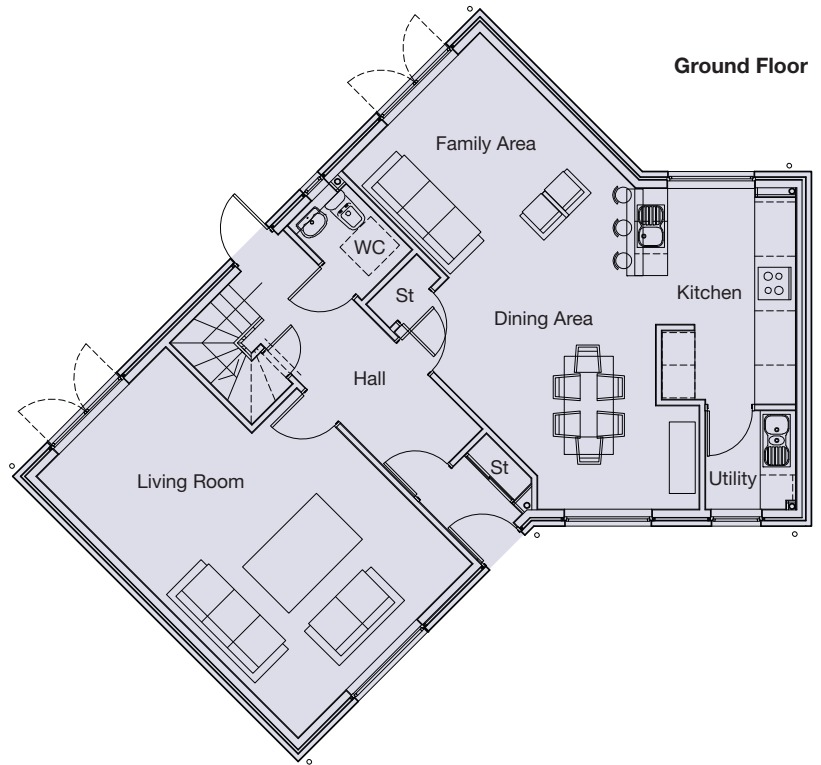
Room Dimensions

Ground Floor

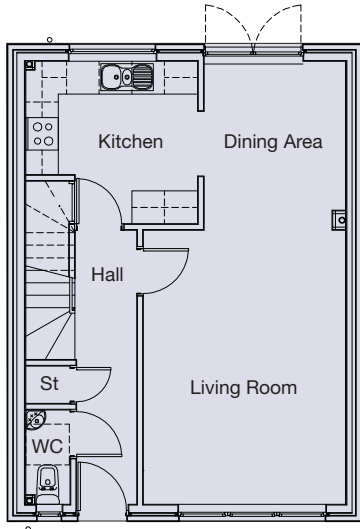
Living Room	4.40m x 6.50m
Family Room	3.50m x 2.70m
Kitchen	2.70m x 3.80m
Dining Area	4.90m x 4.00m
Utility	1.81m x 1.83m
WC	1.30m x 1.95m

First Floor

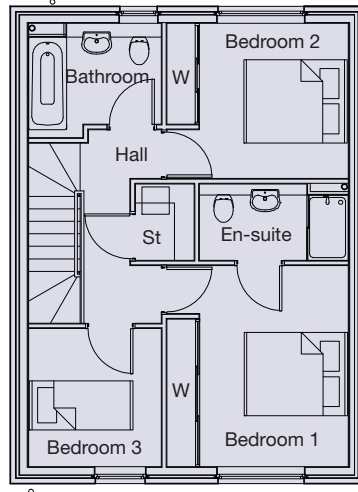
Bedroom 1	4.90m x 3.50m (at widest point)
Dressing Room	1.99m x 2.13m
En-suite	1.85m x 2.13m
Bedroom 2	4.93m x 3.20m
En-suite	2.23m x 2.37m
Bedroom 3	3.39m x 3.20m
Bedroom 4	3.30m x 3.13m
Bathroom	2.07m x 2.00m



Block A Houses 2, 4 & 6



Ground Floor



First Floor

Room Dimensions

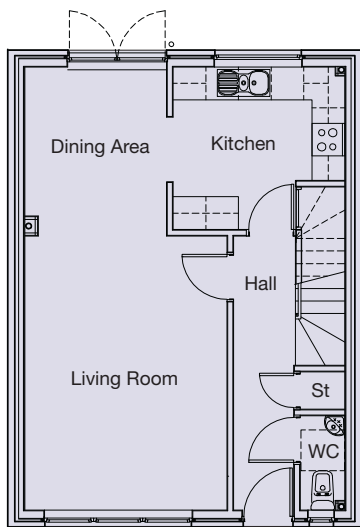
Ground Floor

Living Room	3.75m x 5.06m
Dining Area	2.64m x 3.10m
Kitchen	3.19m x 2.94m
WC	0.85m x 1.76m

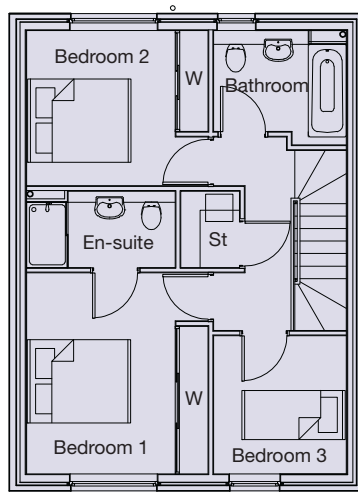
First Floor

Bedroom 1	2.77m x 3.72m
En-suite	2.77m x 1.42m
Bedroom 2	2.70m x 2.88m
Bedroom 3	2.50m x 2.56m
Bathroom	2.48m x 2.13m

Block A Houses 3 & 5



Ground Floor



First Floor

Room Dimensions

Ground Floor

Living Room	3.75m x 5.06m
Dining Area	2.64m x 3.10m
Kitchen	3.14m x 2.94m
WC	0.85m x 1.76m

First Floor

Bedroom 1	2.77m x 3.72m
En-suite	2.77m x 1.42m
Bedroom 2	2.70m x 2.88m
Bedroom 3	2.50m x 2.56m
Bathroom	2.48m x 2.13m

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Block A House 7

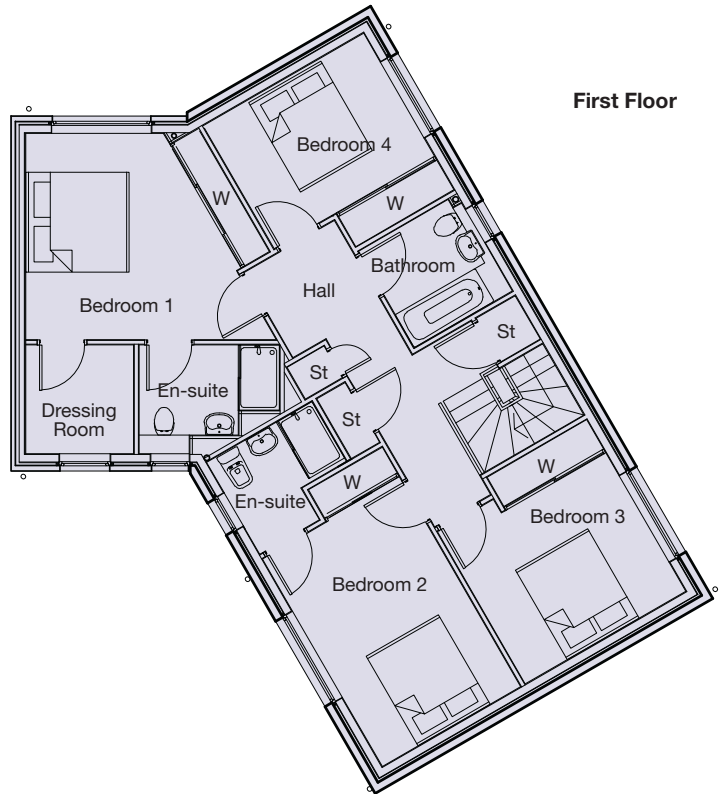
Room Dimensions

Ground Floor

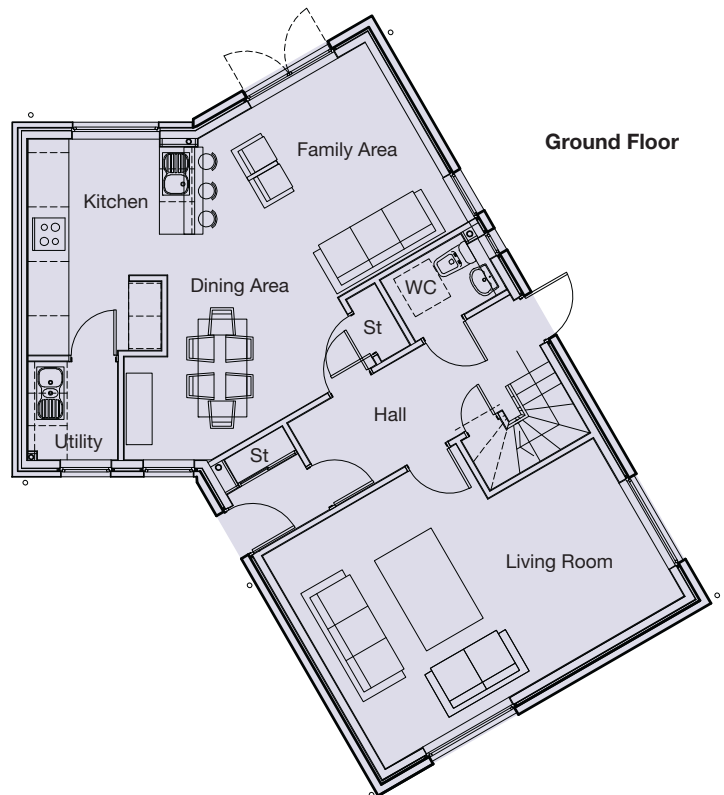
Living Room	6.37m x 4.50m (at widest point)
Dining/Family Room	5.70m x 5.00m (at widest point)
Kitchen	3.15m x 3.95m
Utility	1.68m x 1.92m
WC	2.00m x 1.33m

First Floor

Bedroom 1	3.70m x 3.80m (at widest point)
Dressing Room	2.02m x 2.03m
En-suite	2.60m x 2.03m
Bedroom 2	2.98m x 4.38m
En-suite	2.20m x 1.98m
Bedroom 3	3.31m x 3.21m
Bedroom 4	3.30m x 2.64m
Bathroom	2.10m x 2.30m



First Floor



Ground Floor

Block B House 8

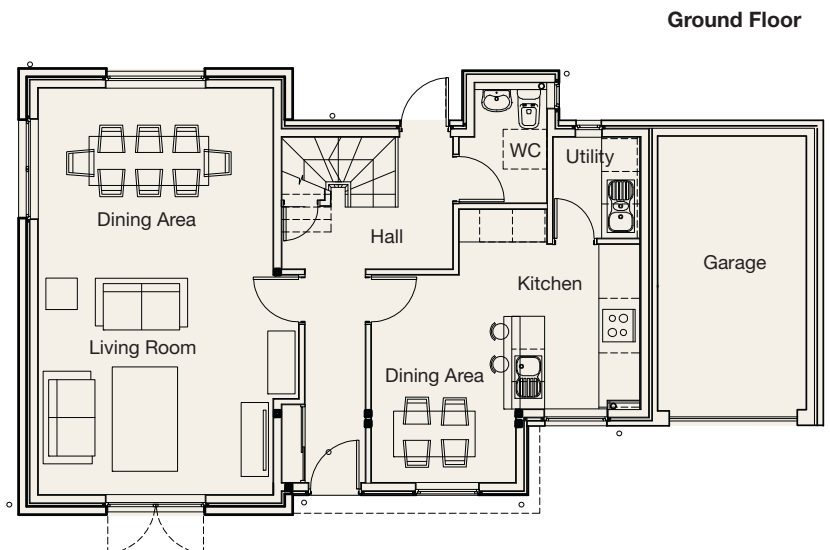
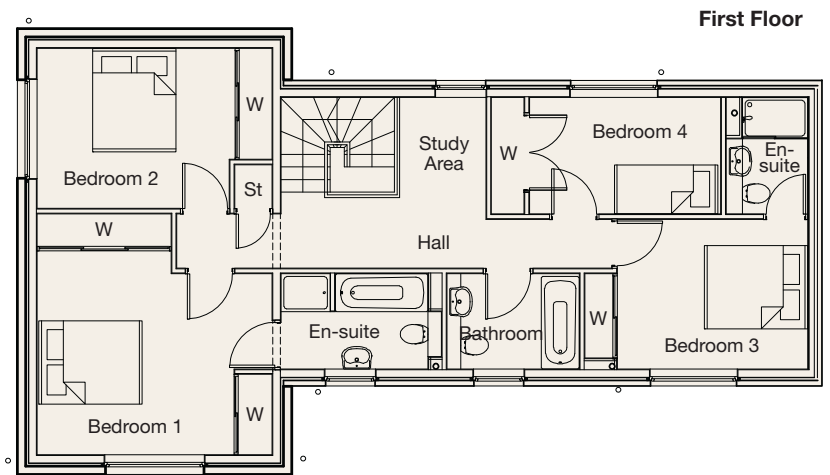
Room Dimensions

Ground Floor

Living Room	4.35m x 4.10m
Dining Area	4.35m x 3.45m
Kitchen	2.36m x 3.00m
Utility	1.63m x 1.97m
WC	1.30m x 2.20m
Garage	2.86m x 5.62m

First Floor

Bedroom 1	4.34m x 3.80m
En-suite	2.70m x 1.80m
Bedroom 2	3.60m x 3.00m
Bedroom 3	3.46m x 2.76m
En-suite	1.54m x 2.17m
Bedroom 4	3.40m x 2.20m
Study Area	1.20m x 2.24m
Bathroom	2.46m x 1.70m



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Block B Houses 9 & 11

First Floor

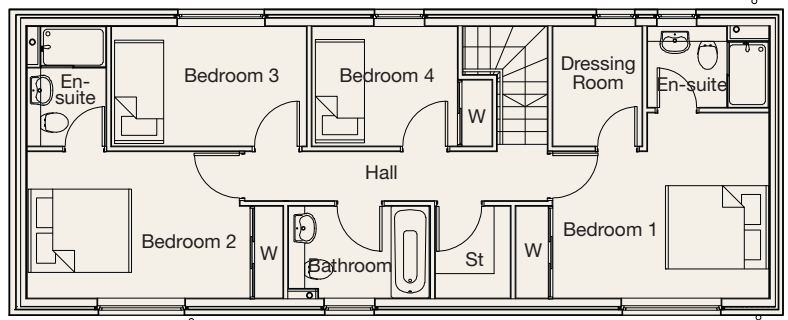
Room Dimensions

Ground Floor

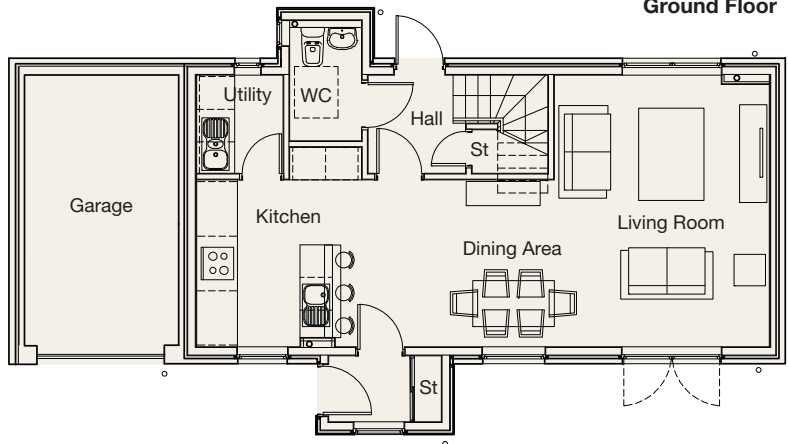
Living Room	3.95m x 5.00m
Dining Area	3.50m x 3.10m
Kitchen	2.90m x 3.10m
Utility	1.60m x 1.80m
WC	1.80m x 2.20m
Garage	2.86m x 5.62m

First Floor

Bedroom 1	3.95m x 3.40m (at widest point)
En-suite	2.27m x 1.50m
Dressing Room	1.67m x 2.20m
Bedroom 2	4.00m x 2.72m
En-suite	1.46m x 2.29m
Bedroom 3	3.61m x 2.29m
Bathroom	2.60m x 1.70m
Bedroom 4	2.70m x 2.79m

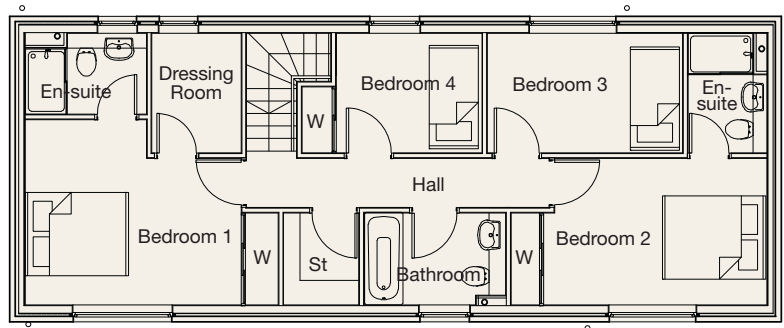


Ground Floor

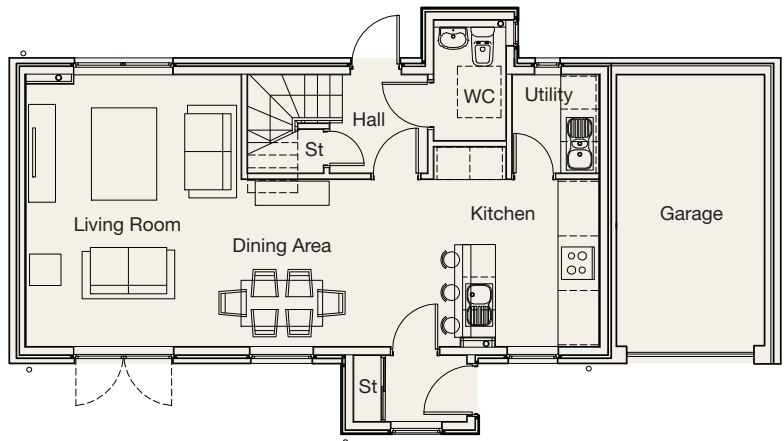


Block B House 10

First Floor



Ground Floor



Room Dimensions

Ground Floor

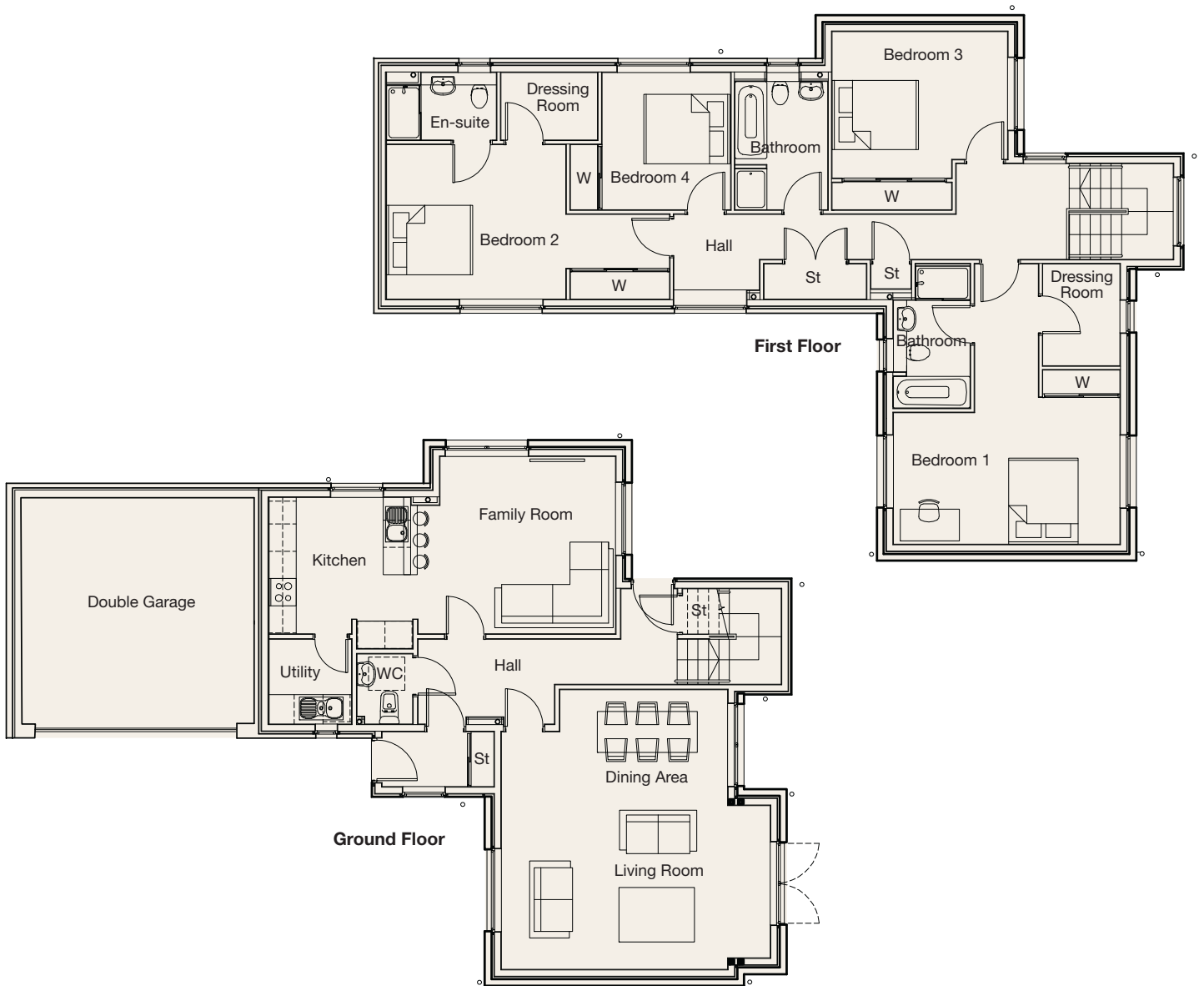
Living Room	3.95m x 5.00m
Dining Area	3.50m x 3.10m
Kitchen	2.40m x 3.10m
Utility	1.60m x 1.80m
WC	1.80m x 2.20m
Garage	2.86m x 5.62m

First Floor

Bedroom 1	3.95m x 3.40m (at widest point)
En-suite	2.27m x 1.50m
Dressing Room	1.67m x 2.20m
Bedroom 2	4.00m x 2.72m
En-suite	1.46m x 2.29m
Bedroom 3	3.61m x 2.29m
Bathroom	2.60m x 1.70m
Bedroom 4	2.70m x 2.29m

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Block B House 12



Room Dimensions

Ground Floor

Living Room	5.90m x 3.60m
Dining Area	4.90m x 2.50m
Family Room	4.30m x 3.40m
Kitchen	3.30m x 3.00m
Utility	1.80m x 1.89m
WC	1.30m x 1.59m
Garage	5.80m x 5.61m

First Floor

Bedroom 1	4.40m x 3.10m
En-suite Bathroom	1.72m x 3.20m
Dressing Room	1.70m x 2.27m
Bedroom 2	3.90m x 3.43m
En-suite	2.46m x 1.50m
Dressing Room	2.10m x 1.50m
Bedroom 3	3.85m x 3.20m
Bedroom 4	2.86m x 3.10m
Bathroom	2.07m x 2.90m

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