

Burngreen Brae

KILSYTH

BEAUTIFULLY APPOINTED
3, 4 & 5 BEDROOM HOMES



www.dawn-homes.co.uk

 **DAWN**
HOMES

GREAT LOCATION

THIS WAY TO
DISCOVER MORE
ABOUT A LOCATION
THAT OFFERS
EVERYTHING

Burngreen Brae

KILSYTH





THE HIGH STREET

Kilsyth is not in any sense a new town; as a Burgh its origins go back to 1620. It is no surprise therefore that shopping choice in the town is wide and well developed. Residents in and around Kilsyth have a real selection of privately owned retail shops as well as two supermarkets. Unless you feel like a trip to the city there is little need to leave this delightful centre. With so many shops owned by families there is a warm, welcoming atmosphere everywhere you go.

KILSYTH. A WELCOMING COMMUNITY AT IT'S HEART

OUT AND ABOUT

One of the very first "Walkers are Welcome" towns in the country, Kilsyth offers superb walking and cycling both locally and connecting to the world famous West Highland Way. In terms of interesting places, right on your doorstep you have the Antonine Wall, a World Heritage Site and the Forth & Clyde Canal, opened in 1790 and recently restored. Within easy reach are rock climbing, sailing, angling and golf.





EDUCATION

There is a good selection of primary and secondary education from five years of age to university entrance level. When school students reach that stage they are geographically very well placed to choose from Scotland's many quite excellent seats of further education in Glasgow, Stirling and Edinburgh. In addition to the state schools several private sector establishments are well within easy daily access.

With four hundred years of history Kilsyth is a town with its own distinctive personality. Like any other country town life here is at your own pace but just a short drive away you have the major centres of Glasgow, Edinburgh and, even closer, historic Stirling. This pleasant town, in such attractive countryside, is the ideal setting for your new Dawn home.

CONNECTED

Although it is surrounded by countryside, Kilsyth is not remote. Quite the opposite. Good road and long established bus links connect to Stirling, Edinburgh and Glasgow and in nearby Croy there is a mainline station on the important Glasgow to Edinburgh rail link. For car owners the road connections across Scotland and the rest of the UK are extensive and both Glasgow and Edinburgh airports are within a 40 minute drive.



BRIGHTER LIVING

This way to find out all about what Dawn Homes have in mind for your new home

BURNGREEN BRAE OFFERS BEAUTIFULLY APPOINTED 3, 4 & 5 BEDROOM HOMES





As part of the Dawn Group, which was founded in 1972, Dawn Homes has grown into one of the country's largest independent property groups. Today, we offer some of the brightest homes across Central Scotland and Ayrshire.



We pride ourselves in providing the highest quality homes, with a customer service to match. From reservation through to the day you move in, and beyond, our Directors and staff will be on hand to help you every step of the way.

Our Customer Care is second to none - we provide fast, efficient service, seven days a week, and for up to two years after you have moved into your new home.

Burngreen Brae
KILSYTH
















Burngreen Brae
KILSYTH

DEVELOPMENT PLAN

With its large open green spaces, unique setting and proximity to superb local amenities, Burngreen Brae couldn't be more family friendly. The leafy development offers several different house types, and all properties boast a truly impressive specification throughout.

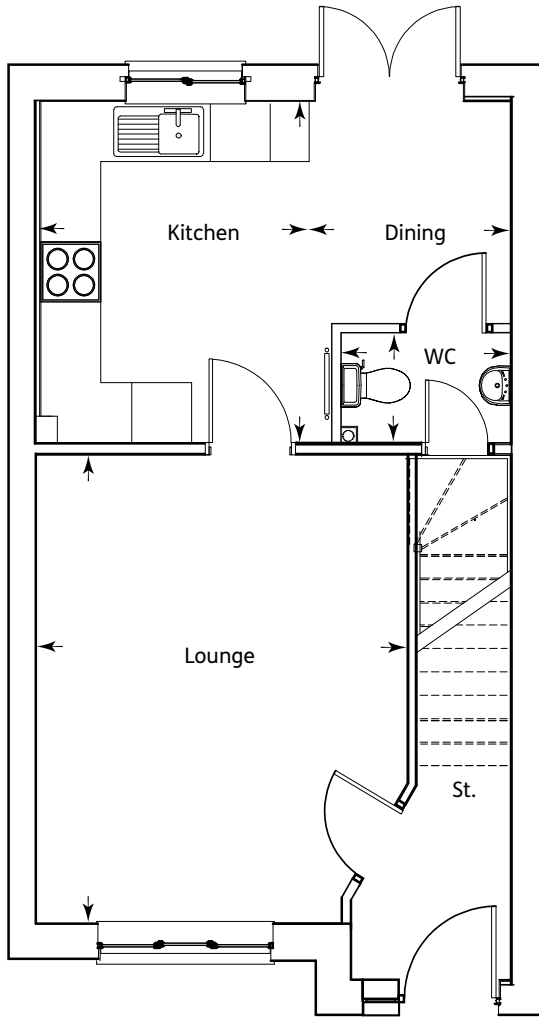




- Esk 
- Carrick 
- Leith 
- Leven 
- Annan 
- Etive 
- Dochart 
- Lauder 
- Tweed 
- Spey 
- Eden 
- Deveron 
- Tay 

Sat Nav ref for Burngreen Brae,
Kilsyth is G65 0QD.

The Esk – 845 sq ft 78.5 sqm

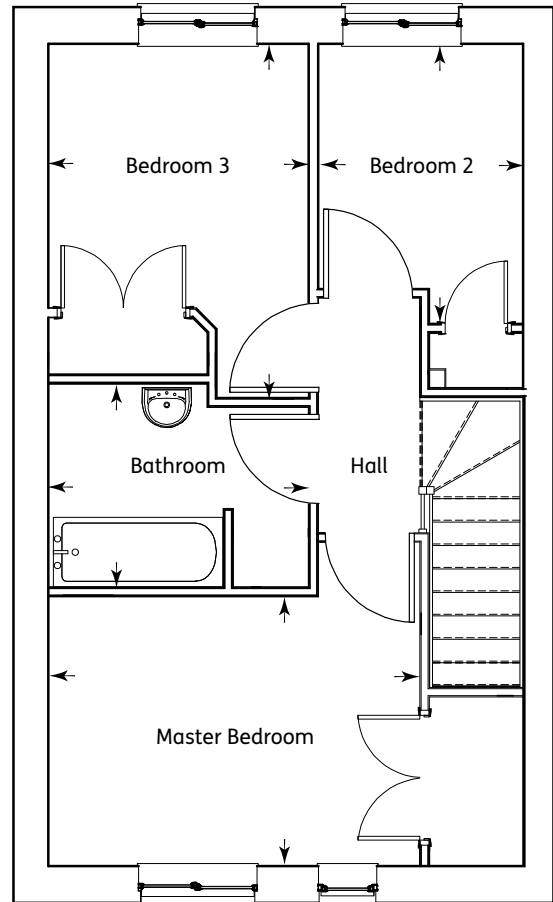


Ground Floor

Kitchen	2.92m x 3.42m	9'6" x 11'2"
Dining	2.22m x 1.79m	7'3" x 5'10"
Lounge	4.7m x 3.67m	15'4" x 12"
WC	1.1m x 1.7m	3'7" x 5'7"

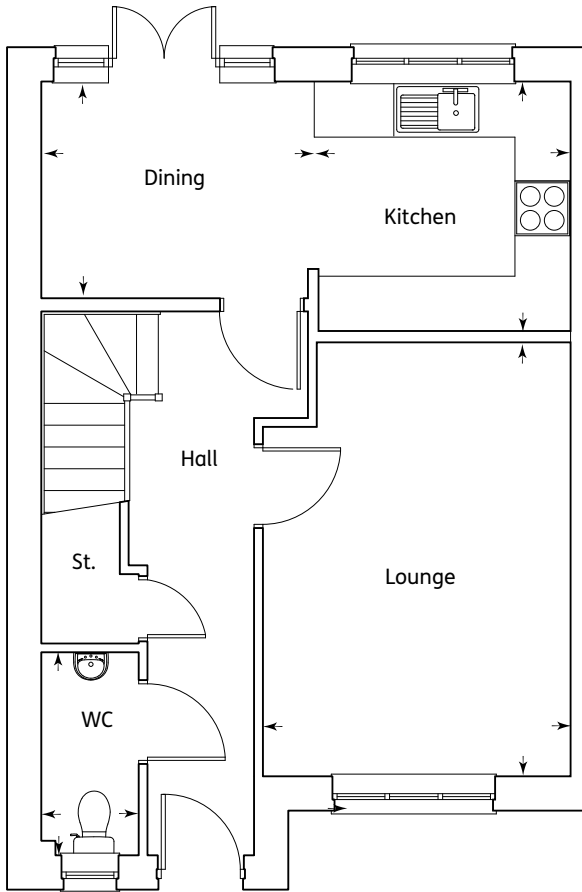
First Floor

Master Bed	3.69m x 2.7m	12'1" x 8'10"
Bathroom	2.03m x 2.56m	6'8" x 8'4"
Bed 2	2.65m x 2.56m	8'8" x 8'4"
Bed 3	2.8m x 2.05m	9'2" x 6'9"



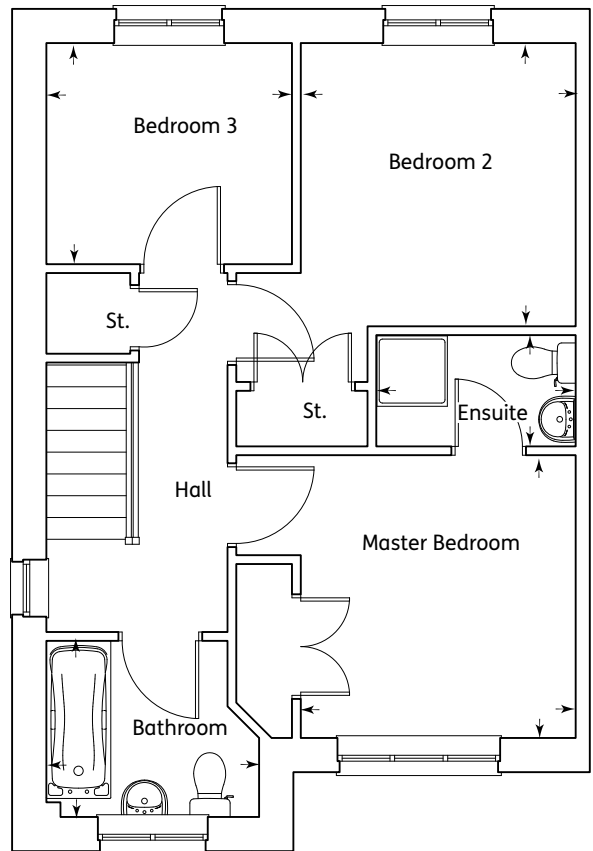
The Esk
3 Bedroom Home

The Carrick – 963 sq ft 89.5 sqm



Ground Floor

Kitchen	2.76m x 2.69m	9'1" x 8'10"
Dining	2.94m x 2.33m	9'8" x 7'8"
Lounge	4.68m x 3.31m	15'4" x 10'10"
WC	2.19m x 1.05m	7'2" x 3'5"



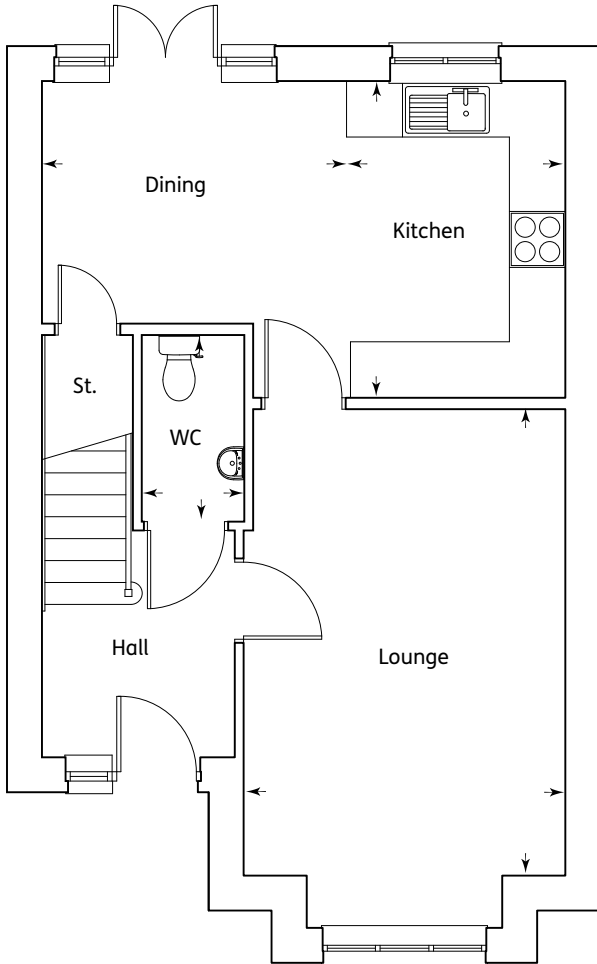
First Floor

Master Bedroom	3.05m x 2.96m	10'0" x 9'8"
Ensuite	2.16m x 1.20m	7'1" x 3'11"
Bedroom 2	3.05m x 2.96m	10'0" x 9'8"
Bedroom 3	2.64m x 2.38m	8'8" x 7'10"
Bathroom	2.29m x 1.90m	7'6" x 6'3"



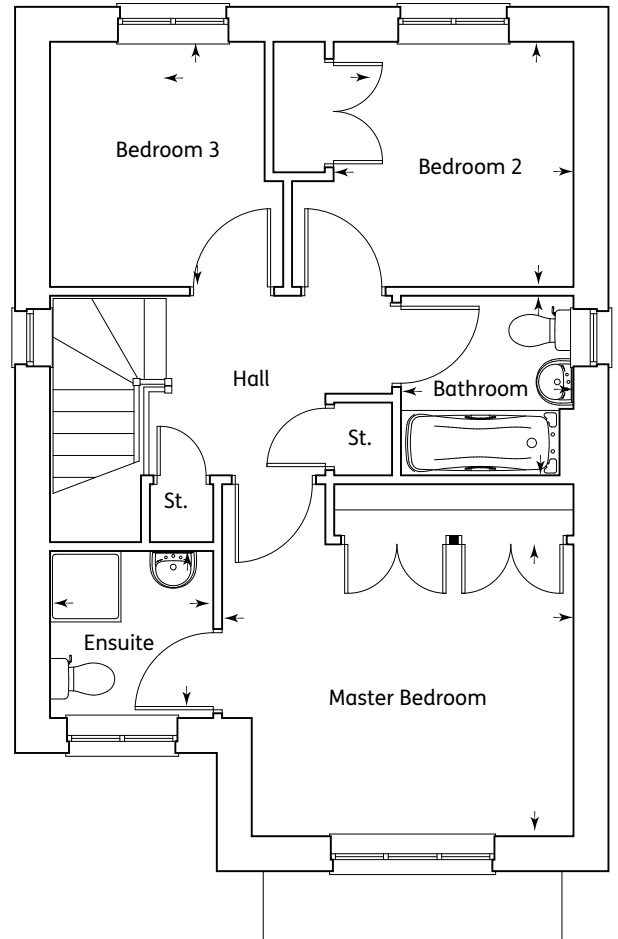
The Carrick
3 Bedroom Home

The Leith – 981 sq ft 91.2 sqm



Ground Floor

Kitchen	3.39m x 2.36m	11'11" x 7'8"
Dining	3.26m x 2.60m	10'8" x 8'6"
Lounge	5.00m x 3.45m	16'4" x 11'3"
WC	2.00m x 1.10m	6'7" x 3'7"



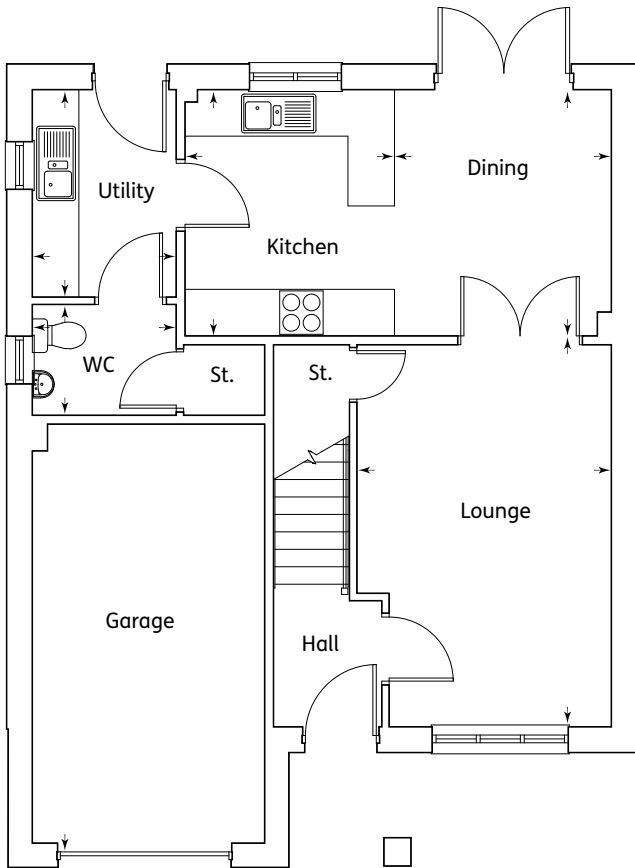
First Floor

Master Bedroom	3.45m x 3.12m	11'3" x 10'3"
Ensuite	1.79m x 1.75m	5'10" x 5'9"
Bedroom 2	2.62m x 2.57m	8'7" x 8'5"
Bedroom 3	2.62m x 2.30m	8'7" x 7'6"
Bathroom	1.92m x 1.84m	6'4" x 6'0"



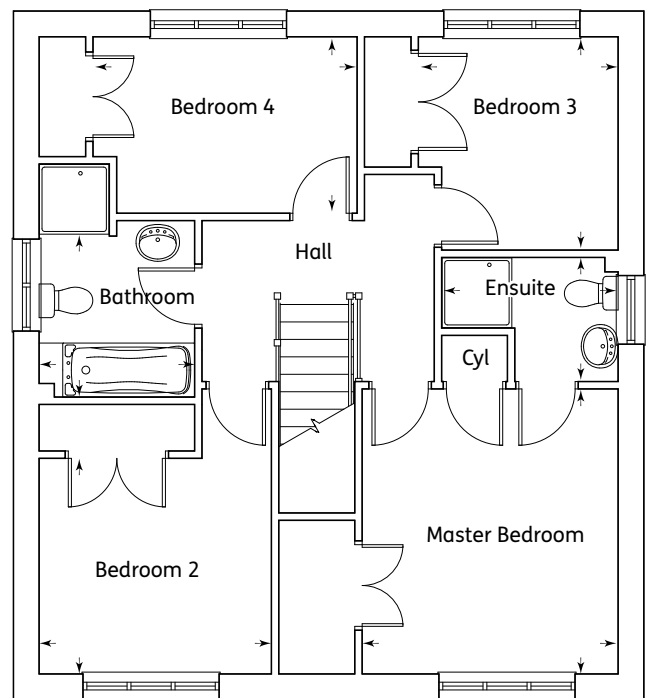
The Leith
3 Bedroom Home

The Leven – 1200 sq ft 110 sqm



Ground Floor

Kitchen	2.70m x 3.17m	8'10" x 10'5"
Dining	2.80m x 3.17m	9'2" x 10'5"
Lounge	3.28m x 4.93m	10'9" x 16'1"
Utility	1.85m x 2.67m	6'1" x 8'9"
WC	1.85m x 1.43m	6'1" x 4'8"

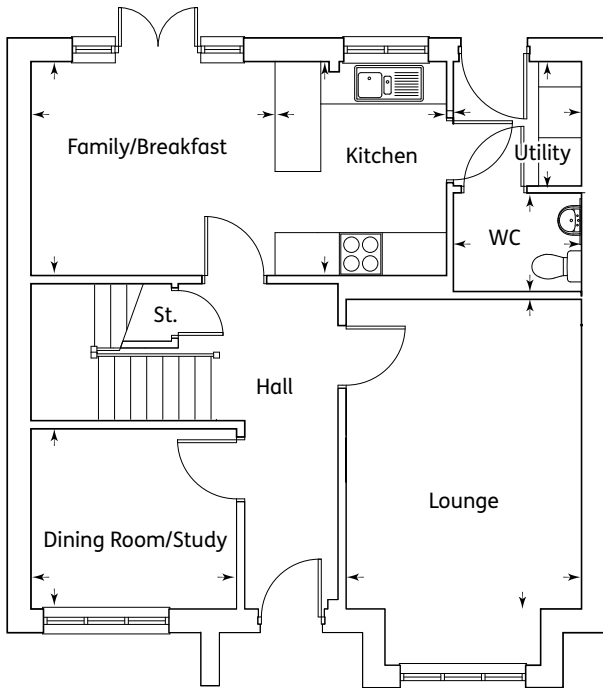


First Floor

Master Bedroom	3.30m x 3.67m	10'10" x 12'0"
Ensuite	2.27m x 1.60m	7'5" x 5'3"
Bedroom 2	2.99m x 2.78m	9'10" x 9'1"
Bedroom 3	2.57m x 2.75m	8'5" x 9'0"
Bedroom 4	3.40m x 2.27m	11'2" x 7'5"
Bathroom	2.00m x 2.72m	6'7" x 6'9"



The Leven
4 Bedroom Home

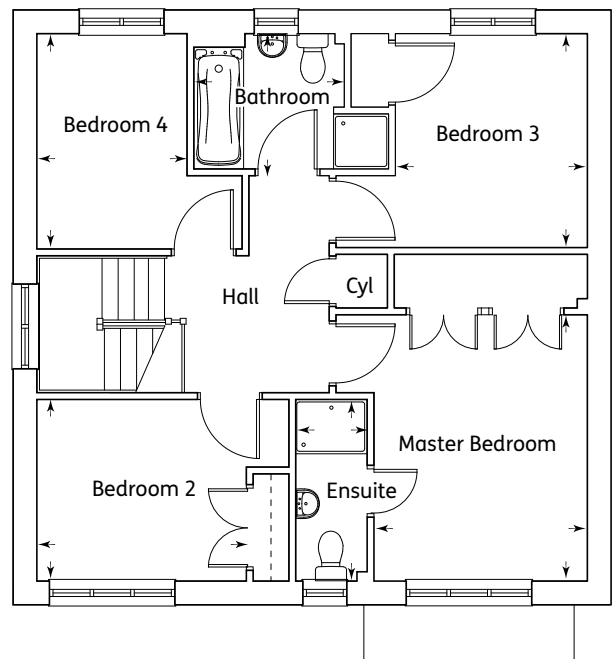


Ground Floor

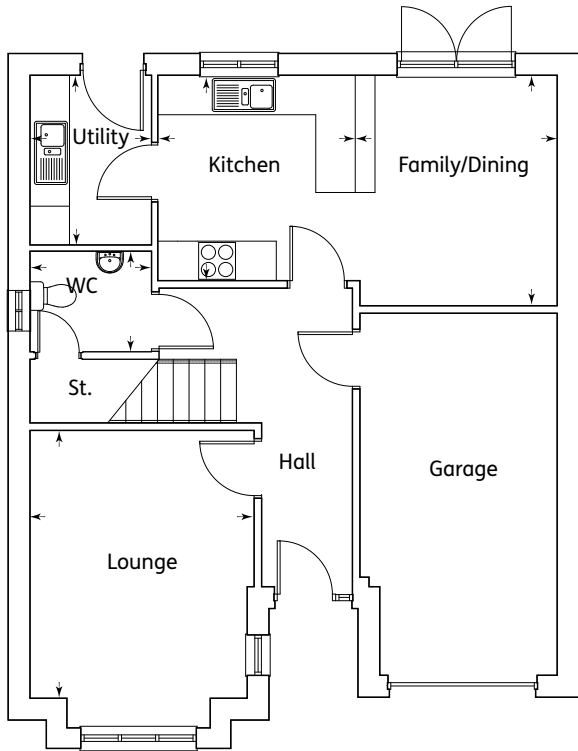
Kitchen	2.40m x 2.99m	7'10" x 9'9"
Family/Breakfast	3.40m x 2.99m	11'2" x 9'9"
Lounge (excluding bay)	3.29m x 4.39m	10'9" x 14'4"
Dining Room/Study	2.87m x 2.47m	9'5" x 8'1"
Utility	1.79m x 1.59m	5'10" x 5'3"
WC	1.79m x 1.43m	5'10" x 4'8"

First Floor

Master Bedroom	2.98m x 3.72m	9'9" x 12'2"
Ensuite	1.00m x 2.49m	3'3" x 8'2"
Bedroom 2	2.93m x 2.49m	9'7" x 8'2"
Bedroom 3	2.68m x 2.99m	8'9" x 9'9"
Bedroom 4	2.10m x 3.01m	6'10" x 9'10"
Bathroom	2.10m x 1.89m	6'11" x 6'2"



The Annan
4 Bedroom Home

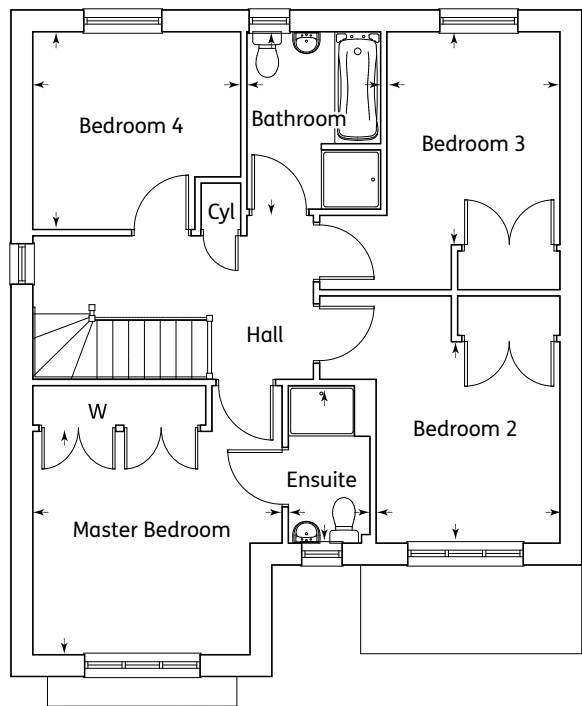


Ground Floor

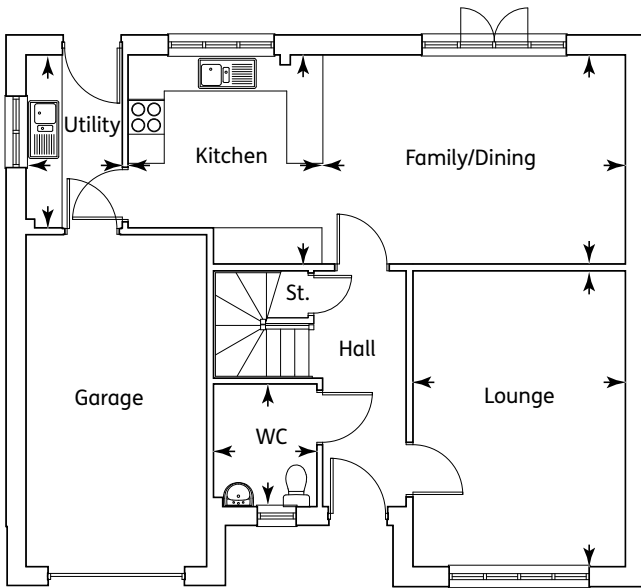
Kitchen	3.07m x 3.00m	10'1" x 9'10"
Family/Dining	3.50m x 3.06m	11'5" x 10'0"
Lounge	4.36m x 3.41m	14'3" x 11'2"
Utility	1.85m x 2.00m	6'0" x 10'2"
WC	1.85m x 2.11m	6'0" x 6'11"

First Floor

Master Bedroom	3.69m x 3.41m	12'1" x 11'2"
Ensuite	1.24m x 2.39m	4'1" x 7'10"
Bedroom 2	2.79m x 3.06m	9'2" x 10'0"
Bedroom 3	2.63m x 3.24m	8'7" x 10'7"
Bedroom 4	3.16m x 3.00m	10'4" x 9'20"
Bathroom	2.03m x 2.70m	6'8" x 10'0"



The Etive
4 Bedroom Home

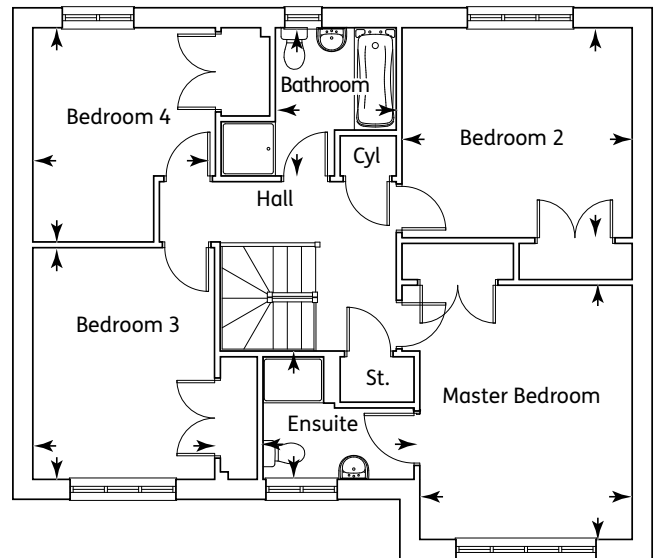


Ground Floor

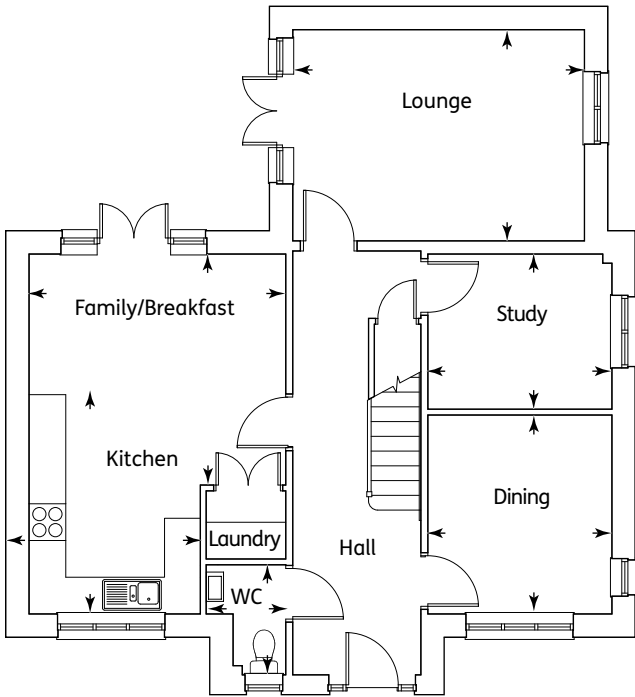
Kitchen	3.22m x 3.47m	10'7" x 11'4"
Family/Dining	5.02m x 3.47m	16'5" x 11'4"
Lounge	3.52m x 4.91m	11'6" x 16'1"
Utility	1.60m x 2.87m	5'3" x 9'5"
WC	1.72m x 2.03m	5'7" x 6'8"

First Floor

Master Bedroom	3.53m x 4.22m	11'6" x 13'10"
Ensuite	2.50m x 2.04m	8'2" x 6'8"
Bedroom 2	3.82m x 3.48m	12'6" x 11'5"
Bedroom 3	3.02m x 3.85m	9'10" x 12'7"
Bedroom 4	3.02m x 3.55m	9'11" x 11'8"
Bathroom	2.01m x 2.46m	6'7" x 8'1"



The Dochart
4 Bedroom Home

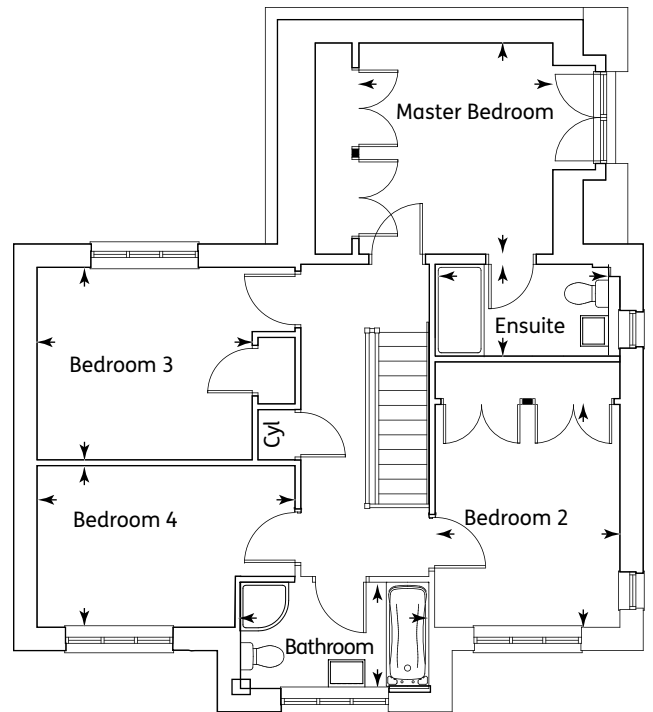


Ground Floor

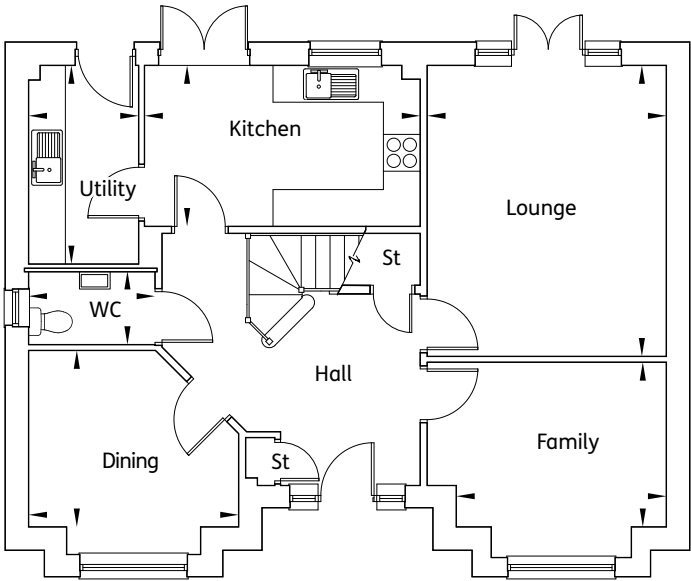
Kitchen	3.51m x 2.81m	11'6" x 9'2"
Family/Breakfast	4.20m x 3.70m	13'9" x 12'1"
Dining	3.26m x 3.02m	10'8" x 9'10"
Lounge	4.76m x 3.45m	15'7" x 11'3"
Study	3.01m x 2.53m	9'10" x 8'3"
WC	1.81m x 1.30m	5'11" x 4'3"

First Floor

Master Bedroom	3.45m x 3.17m	11'3" x 10'4"
Ensuite	3.02m x 1.50m	9'10" x 4'11"
Bedroom 2	3.64m x 3.02m	11'11" x 9'10"
Bedroom 3	3.53m x 3.14m	11'6" x 10'3"
Bedroom 4	4.21m x 2.64m	13'9" x 8'8"
Bathroom	3.07m x 1.74m	10'0" x 5'8"



The Lauder
4 Bedroom Home

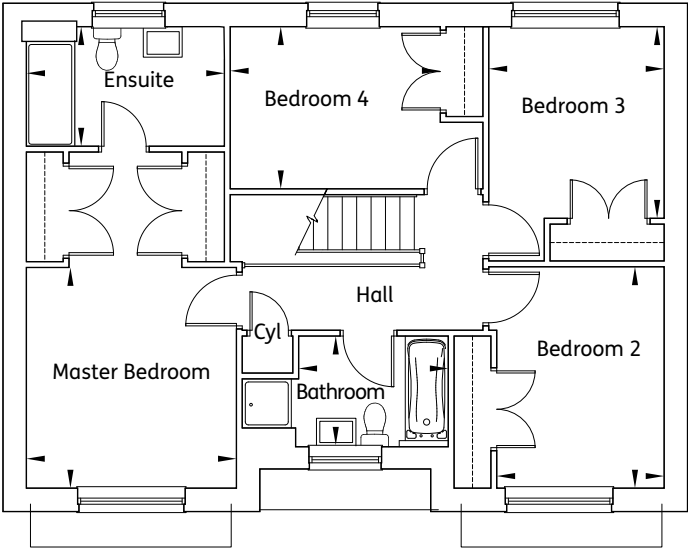


Ground Floor

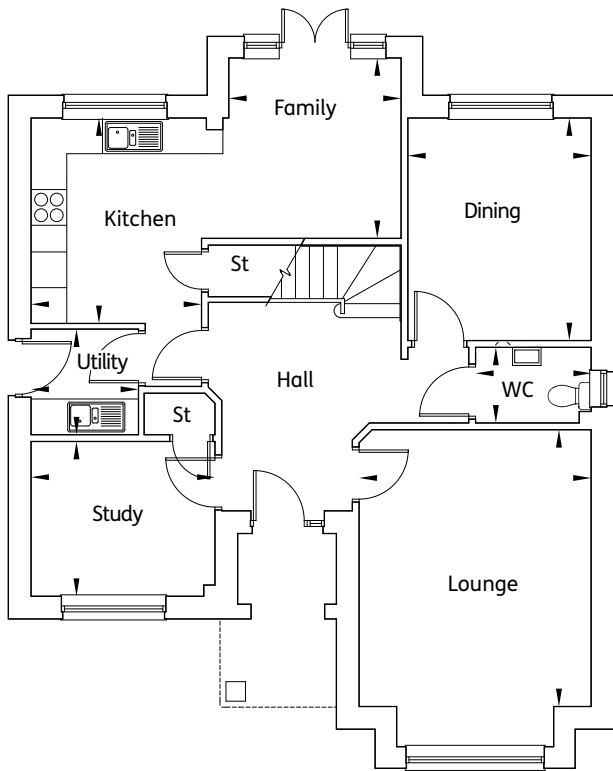
Kitchen	4.50m x 2.62m	14'8" x 8'7"
Utility	3.24m x 1.79m	10'7" x 5'10"
Family	3.42m x 2.68m	11'2" x 8'9"
Dining	3.42m x 2.87m	11'2" x 9'5"
Lounge	4.74m x 3.90m	15'6" x 12'9"
WC	2.06m x 1.20m	6'9" x 3'11"

First Floor

Master Bedroom	3.60m x 3.42m	11'9" x 11'2"
Ensuite	3.23m x 1.95m	10'7" x 6'5"
Bedroom 2	3.61m x 2.73m	11'10" x 8'11"
Bedroom 3	3.12m x 2.86m	10'3" x 9'4"
Bedroom 4	3.42m x 2.64m	11'2" x 8'8"
Bathroom	2.44m x 1.80m	8'0" x 5'11"

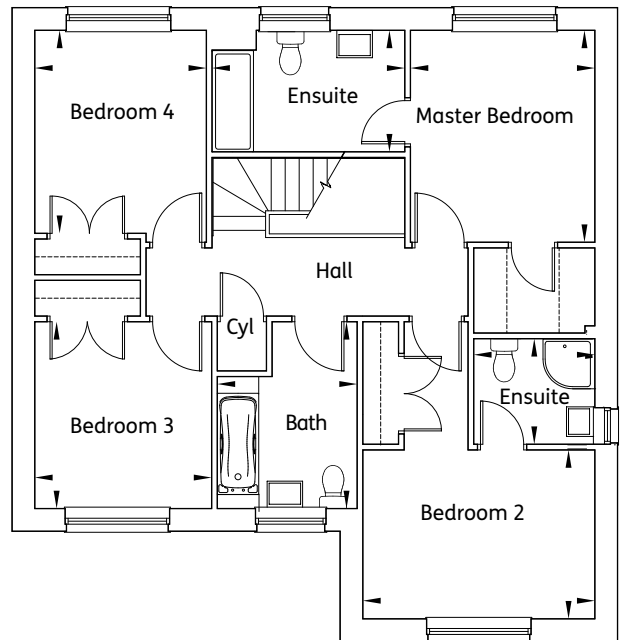


The Tweed
4 Bedroom Home



Ground Floor

Kitchen	3.45m x 2.86m	11'3" x 9'4"
Family	3.03m x 2.89m	9'11" x 9'6"
Dining	3.74m x 3.08m	12'3" x 10'1"
Lounge	4.65m x 3.90m	15'3" x 12'9"
Study	3.09m x 2.60m	10'1" x 8'6"
Utility	1.80m x 1.77m	5'11" x 5'10"
WC	1.94m x 1.28m	6'4" x 4'2"

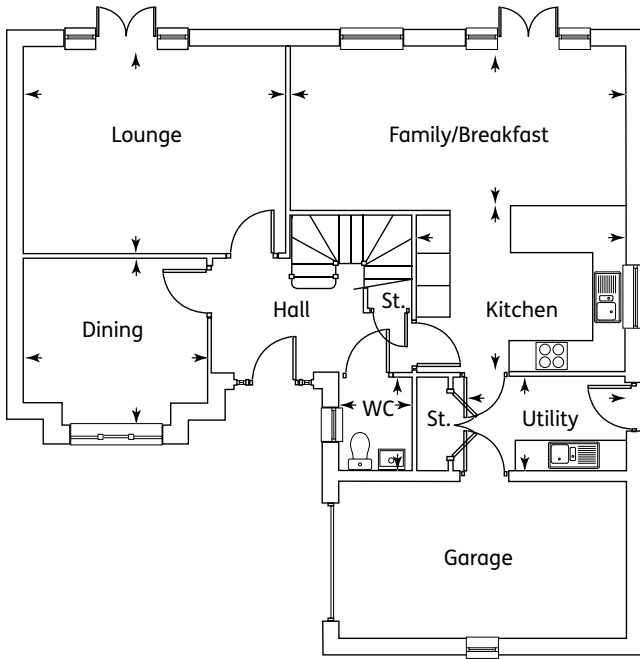


First Floor

Master Bedroom	3.56m x 3.10m	11'8" x 10'2"
Ensuite 1	3.24m x 2.04m	10'7" x 6'8"
Bedroom 2	3.90m x 2.84m	12'9" x 9'3"
Ensuite 2	2.03m x 1.77m	6'8" x 5'10"
Bedroom 3	3.14m x 2.97m	10'3" x 9'9"
Bedroom 4	3.41m x 2.88m	11'2" x 9'5"
Bathroom	3.14m x 2.35m	10'3" x 7'8"



The Spey
4 Bedroom Home

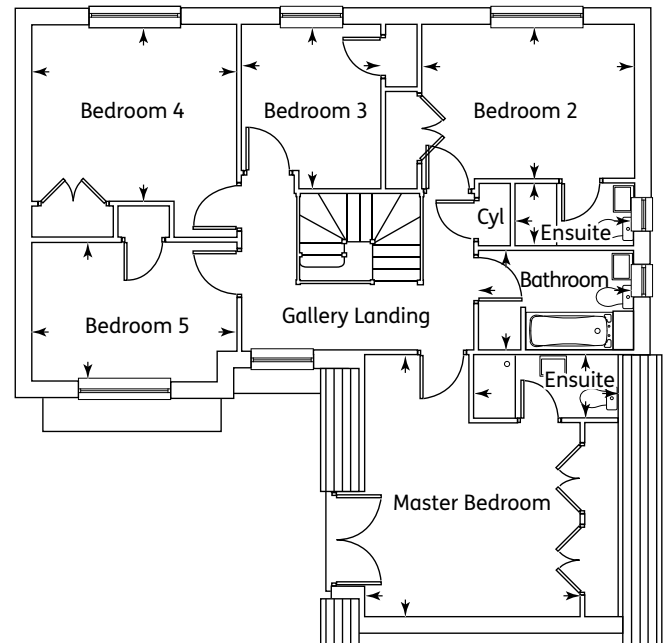


Ground Floor

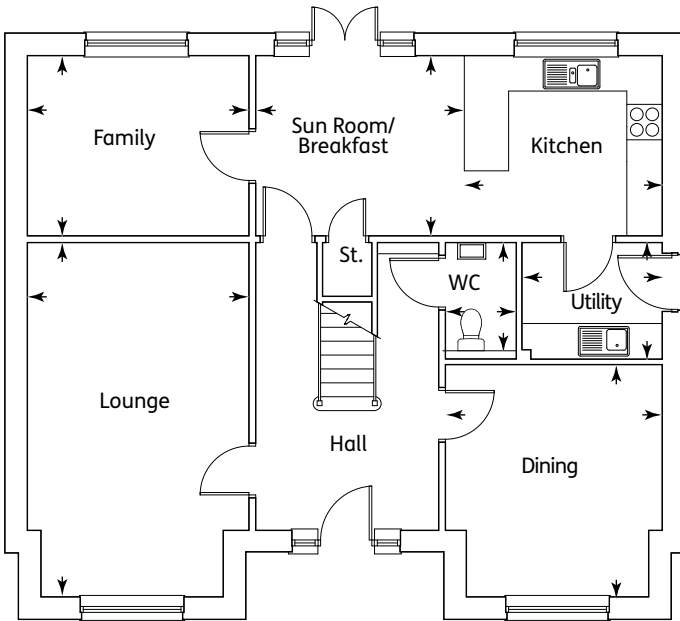
Kitchen	3.10m x 3.97m	10'2" x 13'
Dining	3.48m x 2.74m	9' x 11'5"
Family/Breakfast	6.4m x 3.1m	20'11" x 10'2"
Lounge	4.99m x 3.93m	12'10" x 16'4"
Utility	3.2m x 1.8m	5'11" x 10'6"
WC	1.35m x 1.8m	4'5" x 5'11"

First Floor

Master Bedroom	4.1m x 3.69m	13'5" x 12'1"
Ensuite	2.74m x 1.20m	8'11" x 3'11"
Bedroom 2	4.04m x 2.91m	13'3" x 9'6"
Ensuite	2.25m x 1.20m	3'11" x 7'4"
Bedroom 3	2.67m x 3.12m	8'9" x 10'2"
Bedroom 4	3.89m x 3.36m	12'9" x 11'
Bedroom 5	3.89m x 2.63m	12'9" x 8'7"
Bathroom	2.95m x 1.90m	9'8" x 6'3"



The Eden
5 Bedroom Home

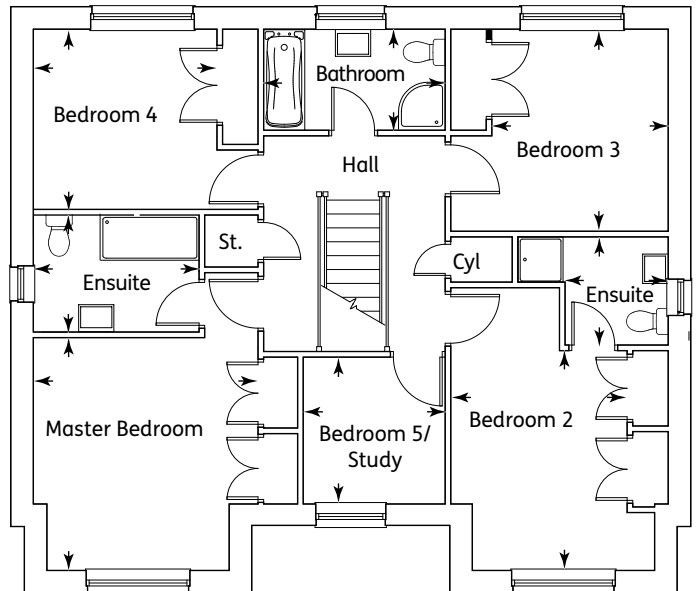


Ground Floor

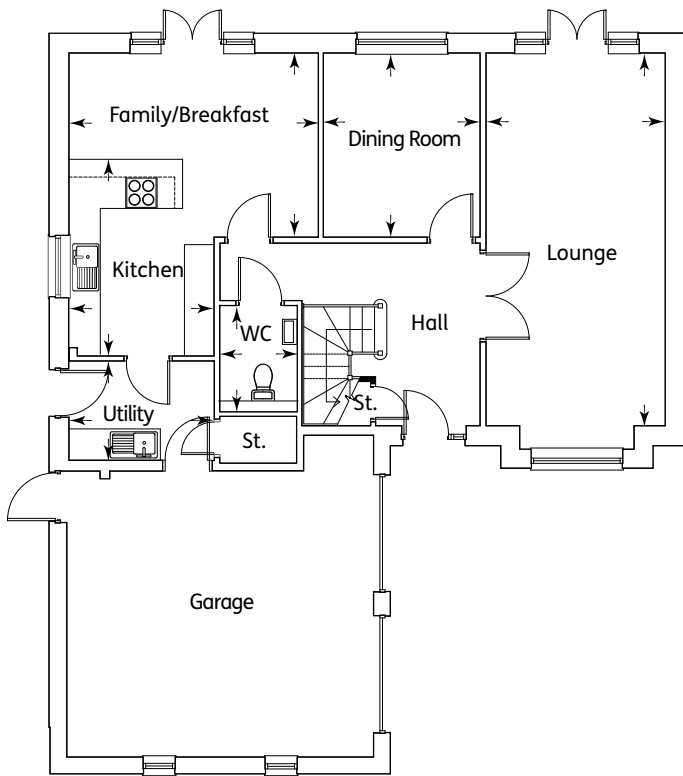
Kitchen	3.35m x 3.05m	10'11" x 10'0"
Sun Room/Breakfast	3.53m x 3.05m	11'7" x 10'0"
Family Room	3.75m x 3.05m	12'3" x 10'0"
Dining	3.93m x 3.67m	12'10" x 12'0"
Lounge	6.00m x 3.75m	19'7" x 12'3"
Utility	2.37m x 1.97m	7'9" x 6'5"
WC	1.96m x 1.20m	6'5" x 3'11"
(Detached Garage)		

First Floor

Master Bedroom	3.94m x 3.80m	12'11" x 12'5"
Ensuite 1	2.80m x 1.98m	9'2" x 6'6"
Bedroom 2	3.72m x 2.98m	12'2" x 9'9"
Ensuite 2	1.83m x 1.75m	6'0" x 5'8"
Bedroom 3	3.42m x 2.98m	11'2" x 9'9"
Bedroom 4	3.11m x 3.05m	10'2" x 10'0"
Bedroom 5/Study	2.48m x 2.40m	8'2" x 7'10"
Bathroom	3.07m x 1.71m	10'1" x 5'7"



The Deveron
5 Bedroom Home

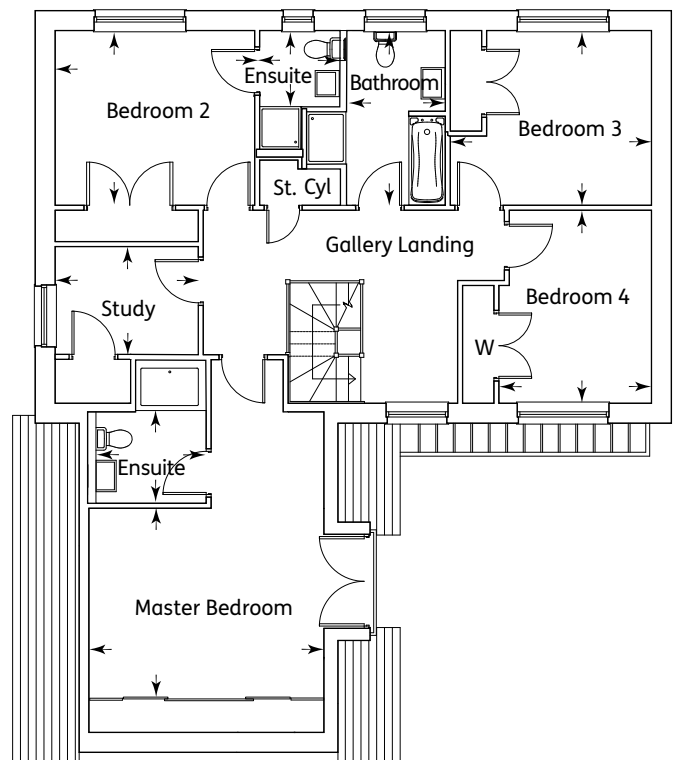


Ground Floor

Kitchen	3.76m x 2.79m	12'4" x 9'1"
Dining Room	3.53m x 3.00m	11'7" x 9'9"
Family/Breakfast	4.78m x 3.53m	15'8" x 11'7"
Lounge	7.15m x 3.43m	23'5" x 11'3"
Utility	2.79m x 1.95m	9'1" x 6'5"
WC	1.82m x 1.46m	5'11" x 4'9"

First Floor

Master Bedroom	4.5m x 3.6m	14'9" x 11'9"
Ensuite 1	2.3m x 1.70m	7'6" x 5'7"
Bedroom 2	3.84m x 3.0m	12'7" x 9'10"
Ensuite 2	1.57m x 1.47m	5'2" x 4'10"
Bedroom 3	3.35m x 3.16m	11'0" x 10'4"
Bedroom 4	3.7m x 2.93m	12'1" x 9'7"
Study	2.75m x 2.52m	9'0" x 8'3"
Bathroom	3.35m x 1.88m	11'0" x 6'2"



The Tay
4 Bedroom Home

BURNGREEN BRAE, KILSYTH

External & Internal Specification

KEY ✓ - Standard C - Customer Choice (subject to build stage)

EXTERNAL SPECIFICATION

Elevations

	Esk	Carrick	Leith	Leven	Annan	Etive	Dochart	Lauder	Tweed	Spey	Eden	Deveron	Tay
Roughcast finish to external walls (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Facing brick base course & feature walling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Windows & French Doors

UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

INTERNAL SPECIFICATION

Decoration

2.4m high ceilings throughout	✓	✓	✓	✓	✓	✓	✓						
2.7m high ceilings to ground floors. 2.4m high to upper floor								✓	✓	✓	✓	✓	✓
Emulsion finish to walls (colour magnolia)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coving to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓					
Coving to Lounge, Dining Room, Lower Hall and Master Bedroom									✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal Doors

Six panel internal pass door, woodgrain finish (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lounge to have Glazed Door									✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Wardrobe doors

Master bedroom - Pass doors with internal shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Other Bedrooms - Pass doors with internal shelf and hanging rail (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Kitchen

Fitted kitchen units (per Kitchen Supplier's layout)	C	C	C	C	C	C	C	C	C	C	C	C	C
Stainless steel 1½ bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher and fridge freezer										✓	✓	✓	✓
Bosch Stainless steel fan assisted built-under single oven	✓	✓		✓	✓	✓	✓						
Bosch Stainless steel fan assisted eye level built in single oven			✓					✓	✓	✓	✓	✓	✓
Bosch Stainless steel gas/electric hob with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	n/a	✓	n/a
Stainless steel canopy style cooker hood	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	✓
Ceramic wall tiling above worktops	C	C	C	C	C	C	C	C	C	C	C	C	C

Utility Room

Fitted kitchen units (per Kitchen Supplier's layout)	n/a	n/a	n/a	✓	✓	✓	✓	n/a	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	n/a	n/a	n/a	✓	n/a	✓	✓	n/a	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling above worktops	n/a	n/a	n/a	C	C	C	C	C	C	C	C	C	C

Bathroom

Twyford's Energy E100 Sanitary ware as per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (Chrome frame)	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	n/a	n/a	C	C	C	C	C	C	n/a	C	C	C
Chrome plated monobloc mixer to WHB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated bath mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C	C	C	C	C	C

En suite

Twyford's Energy E100 Sanitary ware as per layout (colour white)	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (Chrome frame)	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	C	C	C	C	C	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	n/a	✓	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated electric shower with multi-spray head	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Chrome plated monobloc mixer to basin	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	n/a	C	C	C	C	C	C	C	C	C	C	C	C

WC

Twyford's Energy E100 Sanitary ware as per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated pillar taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling splashback at basin	C	C	C	C	C	C	C	C	C	C	C	C	C

Heating

Gas fired heating system with combination boiler and room stat	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓
Radiators with thermostatic valves (per layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heated Towel Rail to Bathroom & Ensuite									✓	✓	✓	✓	✓

Electrical

Pendant light fittings to all rooms (unless otherwise specified)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to Lounge & Master Bedroom (& Family Room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to Lounge, all Bedrooms (& Family Room, where applicable)									✓	✓	✓	✓	✓
BT point to Lounge and Master Bedroom (& Study where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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