



Eastern promise - discover how rewarding life can be at Pyrus

Pyrus is about stylish living - as well as a choice of one and two bedroom apartments and two and three bedroom terraced homes. The development is situated just two miles south-east of the city centre. When it comes to local shopping, at Pyrus that means walking just a few minutes to The Forge with a mall, market and retail park. There are also a variety of supermarkets and retail parks in the vicinity - or stock up at the monthly Farmers' Market at the Barras, selling everything from organic fruit and fresh bread to smoked salmon, honeycombs and ostrich meat.



Glasgow is a city for serious shopping - with seriously stylish venues in the pedestrianised Sauchiehall, Argyle and Buchanan Streets and in malls like Buchanan Galleries, Princes Square and the St Enoch Centre, a stunning glass structure. There is even the highly exclusive Italian Centre whether you are looking for the latest designs from Milan, or to simply enjoy a cappuccino in its pavement cafes. When it comes to eating out Glasgow is renowned for cosmopolitan cuisine in its bistros and brasseries, bars and restaurants. Find fast-food in one of Scotland's largest mall food courts or at chic eateries in fashionable Theatreland.

Parkhead has a Cineworld multi-screen cinema while the Barrowland Ballroom is one of Glasgow's premier rock venues. You will find a choice of fitness clubs in the city, including Fitness First as well as the Glasgow Club, Greens Health, Fitness - and many more. Whitehill Swimming Pool with its fitness and health suite is nearby, as is Tollcross Park Leisure Centre with its 50-metre swimming pool, dance studio, health suite with saunas and spa pool - and sports from badminton to five-a-side football. Glasgow Green is home to the People's Palace museum and cultural centre, with the beautifully restored Doulton Fountain - the largest terracotta fountain in the world - at the front, and the Victorian glasshouse Winter Gardens next door.



The Winter Gardens is the place to relax among lush ferns and exotic tropical plants, enjoy a coffee, or visit the many exhibitions and events throughout the year. The Green is also the focus for everything from the Great Scottish Run to annual fireworks display, concerts and even rowing regattas. You can even play a round of golf easily on this side of town at the nine-hole Alexandra Golf Club. And when it comes to heading out of town, at Pyrus road links are excellent with the A74 and M8 conveniently close, and Glasgow Airport 11 miles away.





development layout



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|---|---|---|---|---|---|
| Block 1
1 & 2 bedroom homes
plots 43-100 | Block 3
1 & 2 bedroom homes
plots 149-180 | Block 5
1 & 2 bedroom homes
plots 205-235 | Block 7
1 & 2 bedroom homes
plots 260-305 | The Uist
3 bedroom
end terrace house
plots 1, 4, 5, 8, 9,
12, 13, 16, 17, 20,
21, 24, 25, 30, 31,
34, 35, 38, 39 & 42 | The Cumbrae
2 bedroom
mid terrace house
plots 2, 3, 6, 7, 10, 11,
14, 15, 18, 19, 22, 23,
26, 27, 28, 29, 32, 33,
36, 37, 40 & 41 |
| Block 2
1 & 2 bedroom homes
plots 101-148 | Block 4
1 & 2 bedroom homes
plot 181-204 | Block 6
1 & 2 bedroom homes
plots 236-259 | Block 8
1 & 2 bedroom homes
plots 306-320 | | |

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Negotiator.

Key to plan. b/s Bin Store

Fantastic new homes...



Photographs depict typical Bellway interiors from previous developments

- Choice of kitchen units and worktops (subject to build programme)
- Integrated oven, hob and extractor hood
- White sanitaryware
- Choice of ceramic wall tiles (subject to build programme)
- Chrome taps
- Mixer shower (en suite only)*
- Shower over bath*
- Shower screen to bath*
- Satin chrome ironmongery throughout
- TV aerial socket in lounge
- BT socket to lounge and master bedroom
- Smoke detector
- Gas central heating throughout
- Thermostatically controlled radiators
- Window locks to all windows (except fire escape windows)
- 5 lever mortice locks to front door
- Low maintenance UPVC fascias, soffits and barge boards
- High performance double glazed UPVC windows
-  10 year warranty

Additional House Specification

- Porch light
- Front garden turfed
- Door bell and chimes
- Back door light

Additional Apartment Specification

- Integrated washer/dryer
- Audio entry system
- Landscaped communal gardens
- Carpets to communal stairs and landing

*Please refer to Sales Advisor for specific details

...with a superb specification





Computer generated image. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Negotiators for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap • Heated towel rail

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Customer Care



two great ways to help you move

Part Exchange

Buy and sell in one easy move with Bellway

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No estate agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.

Express Mover

The fast and free way to sell your home

To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.



The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will be displayed in our sales office
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home



Area Map



Local Map

Maps not to scale

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