

Dovecot Court Stirling Road, Kilsyth

*Spread your wings...*

 **DAWN**  
HOMES

...and fly

## DOVECOT COURT, KILSYTH

**Situated on Stirling Road, Kilsyth, Dovecot Court is a development comprising of 2 bedroom Apartments and 3/4 bedroom Terraced Townhouses.**

Both Apartments and Townhouses offer first class accommodation and the excellent standard of specification and attention to detail that has become synonymous with Dawn Homes. They provide for comfortable modern living and the wide selection of premier kitchens and wall tiling gives a personal touch to your home.

The Town centre of Kilsyth has a varied range of shopping facilities, bars and restaurants. Dovecot Court is within easy reach of Palace Rigg Country Park which has a childrens farm giving them the opportunity to be hands on with some of the animals. The Forth & Clyde canal runs adjacent to the south side of the town with a marina at Auchinstarry. If you are a football fan, Broadwood Stadium is approximately 3 miles from the development. Not forgetting the golfers, nearby gold clubs have excellent facilities.

Education is always a priority and this is well served with a number of local nursery, primary and secondary schools within easy reach.

There are excellent motorway and rail links from Kilsyth to Glasgow, Edinburgh, Stirling and Falkirk. Croy station is approximately 3 miles away with the express trains running twice hourly and more frequently at peak times. 12 minutes and you will be in Glasgow City Centre and approximately 40 minutes to Edinburgh City Centre.

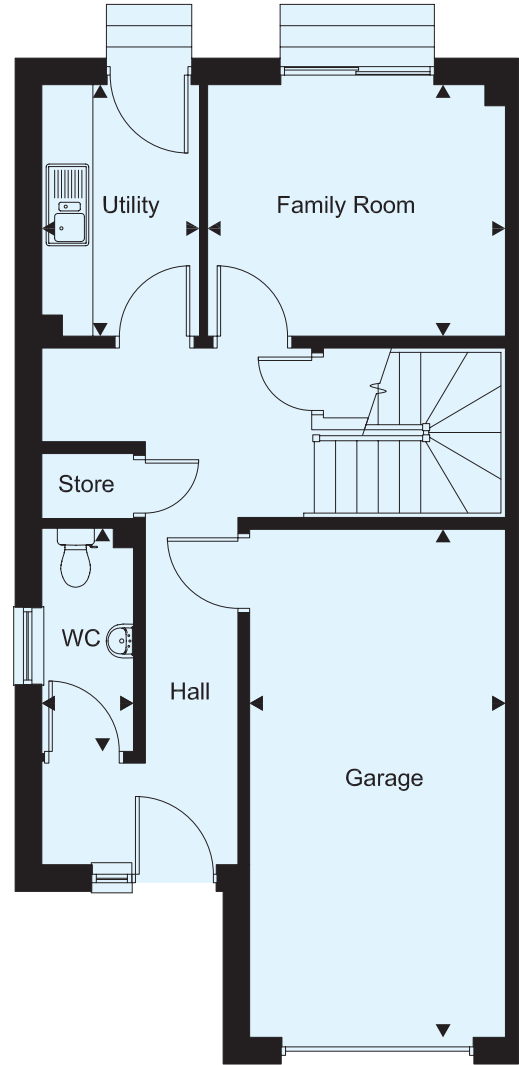


TOWNHOUSES





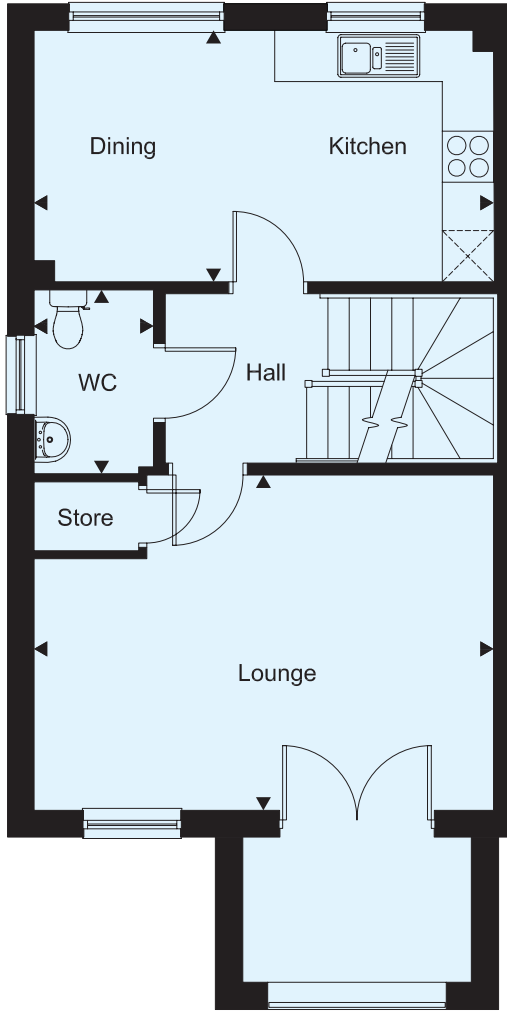
- French doors from lounge leading to balcony
- Master bedroom with walk-in wardrobe & ensuite
- Additional shower room on first floor
- Exceptional space standards



GROUND FLOOR

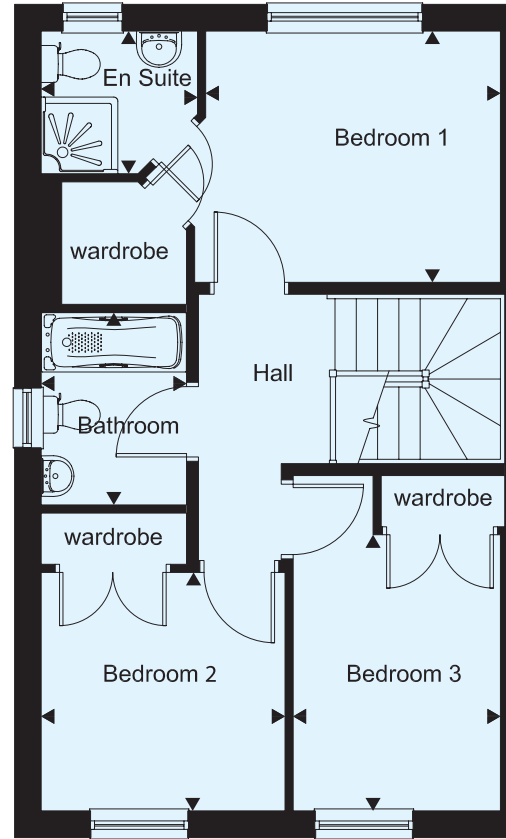
Garage	2.95m x 5.96m	9' 8" x 19' 6"
Family Room	3.49m x 2.95m	11' 5" x 9' 8"
Utility Room	1.85m x 2.95m	6' 1" x 9' 8"





### FIRST FLOOR

Lounge	5.39m x 3.94m	17' 8" x 12' 10"
Kitchen/Dining	5.39m x 2.95m	17' 8" x 9' 8"
W.C.	1.40m x 2.16m	4' 7" x 7' 1"



### SECOND FLOOR

Bedroom 1	3.46m x 2.95m	11' 4" x 9' 8"
Ensuite	1.84m x 1.85m	6' 0" x 5' 5"
Bedroom 2	2.86m x 2.80m	9' 4" x 9' 2"
Bedroom 3	2.43m x 3.24m	8' 0" x 10' 7"
Bathroom	1.70m x 2.26m	5' 7" x 7' 5"

\*Please note: the handing of townhouses may differ from this illustration. All dimensions are +/- 50mm.

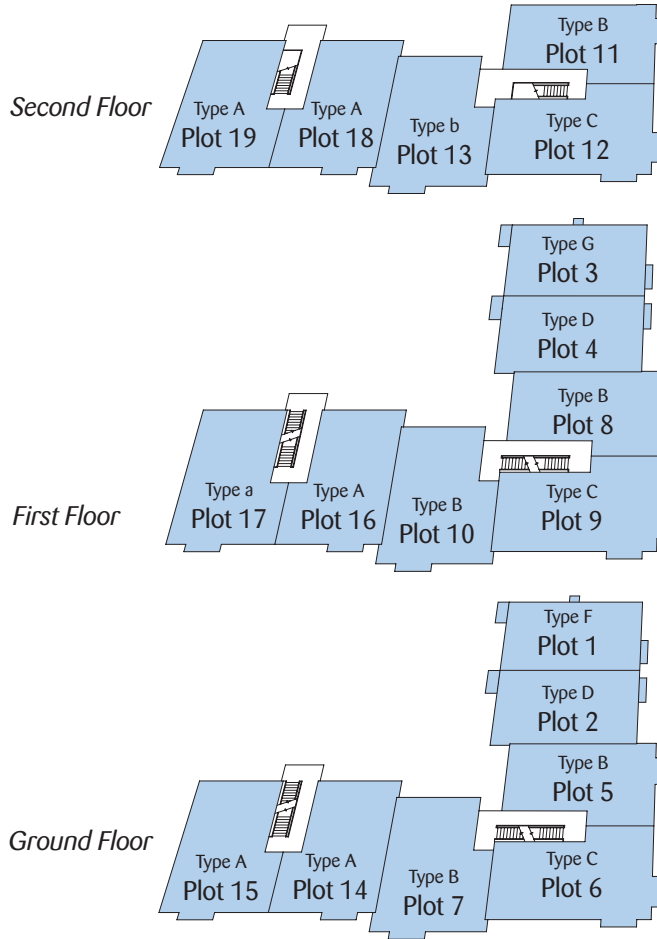
APARTMENTS



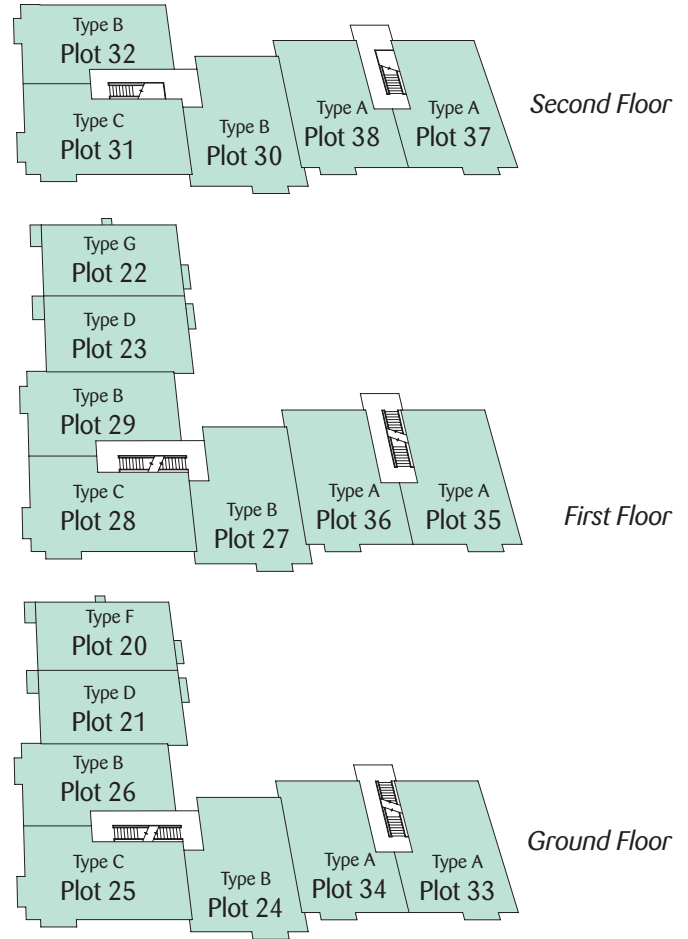




WEST BLOCK



EAST BLOCK



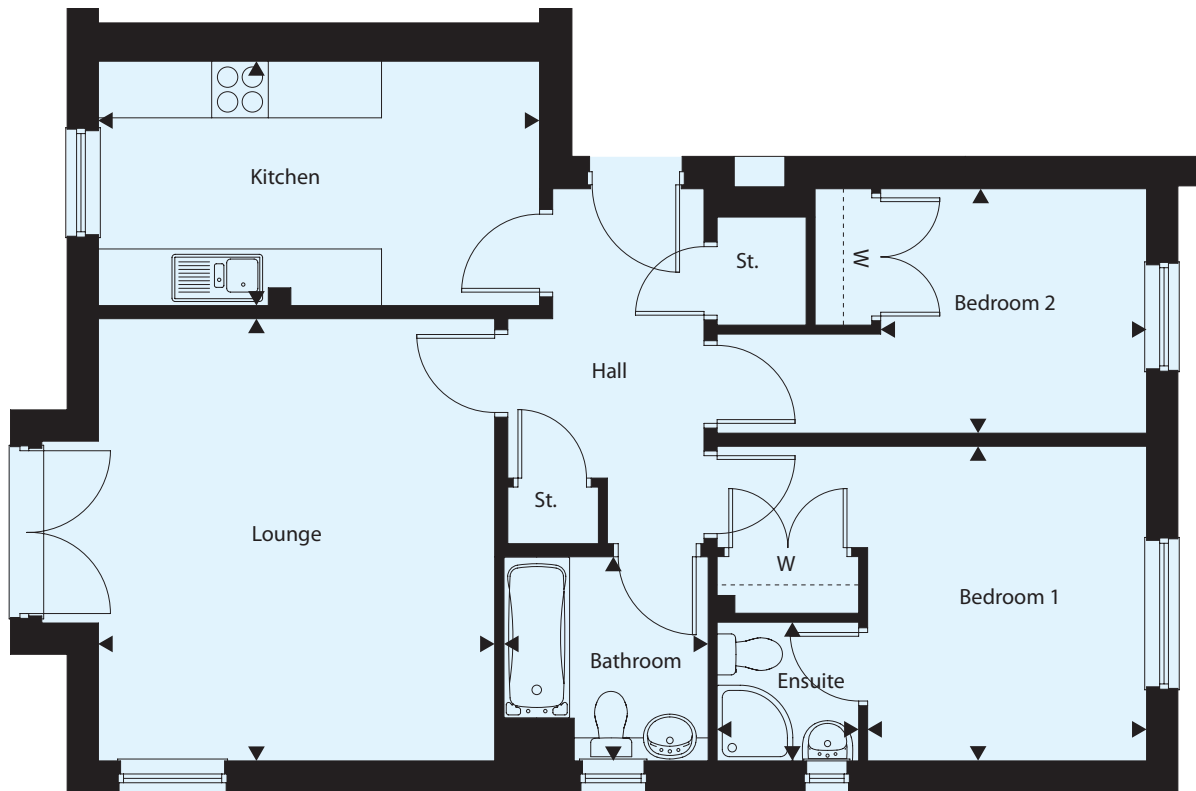
- Fitted wardrobes to both bedrooms
- Master bedroom with en-suite
- Separate kitchen with breakfast area
- Exceptional space standards

# Type A - 2 Bedroom Contemporary Apartment

TYPE A

## Dimensions

Lounge	4.67m	x	4.12m	15' 4"	x	13' 9"
Kitchen	4.67m	x	2.59m	15' 3"	x	8' 6"
Bedroom 1	3.33m	x	2.96m	10' 11"	x	9' 8"
Ensuite:	1.50m	x	1.47m	4' 11"	x	4' 10"
Bedroom 2	2.81m	x	2.57m	9' 3"	x	8' 6"
Bathroom	2.16m	x	2.16m	7' 1"	x	7' 1"

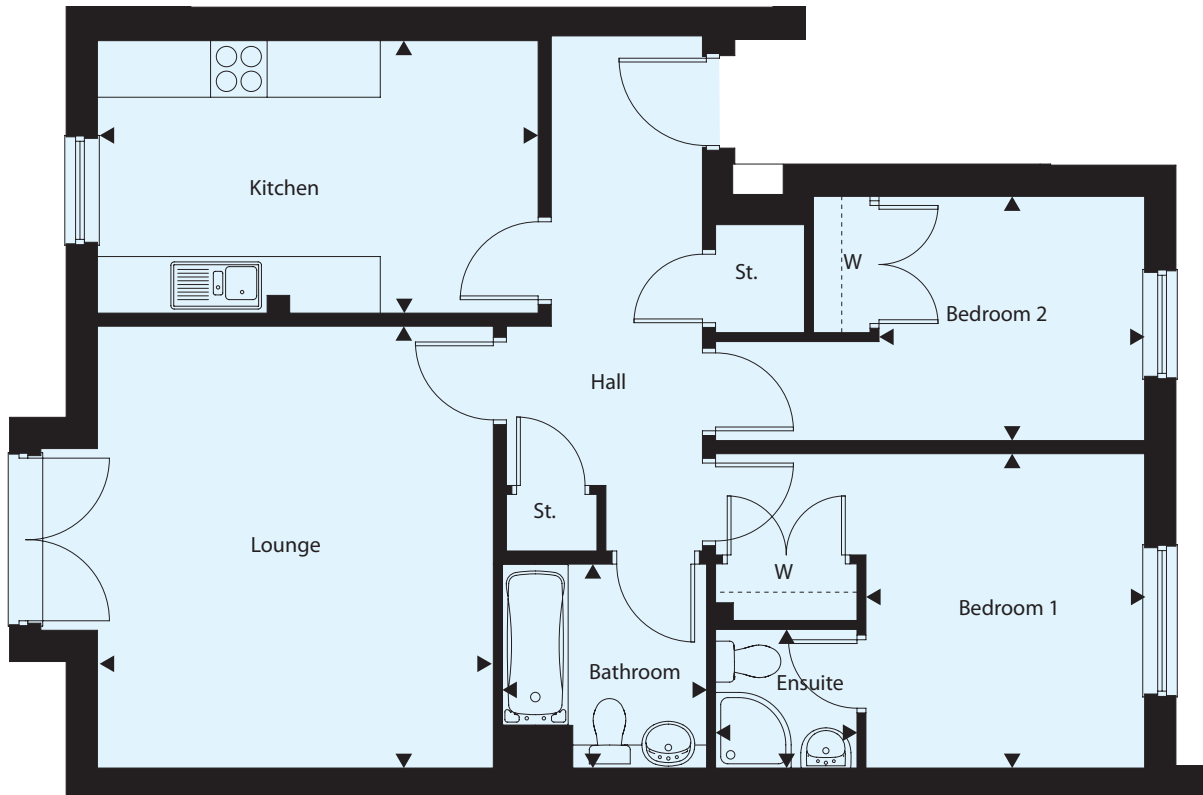


\*Please note: the handing of apartments may differ from this illustration. All dimensions are +/- 50mm.

# Type B - 2 Bedroom Contemporary Apartment

## Dimensions

Lounge	4.67m	x	4.12m	15' 4"	x	13' 9"
Kitchen	4.67m	x	2.89m	15' 3"	x	9' 5"
Bedroom 1	3.31m	x	2.96m	10' 11"	x	9' 8"
Ensuite:	1.50m	x	1.47m	4' 11"	x	4' 10"
Bedroom 2	2.81m	x	2.59m	9' 3"	x	8' 6"
Bathroom	2.16m	x	2.16m	7' 1"	x	7' 1"



\*Please note: the handing of apartments may differ from this illustration. All dimensions are +/- 50mm.

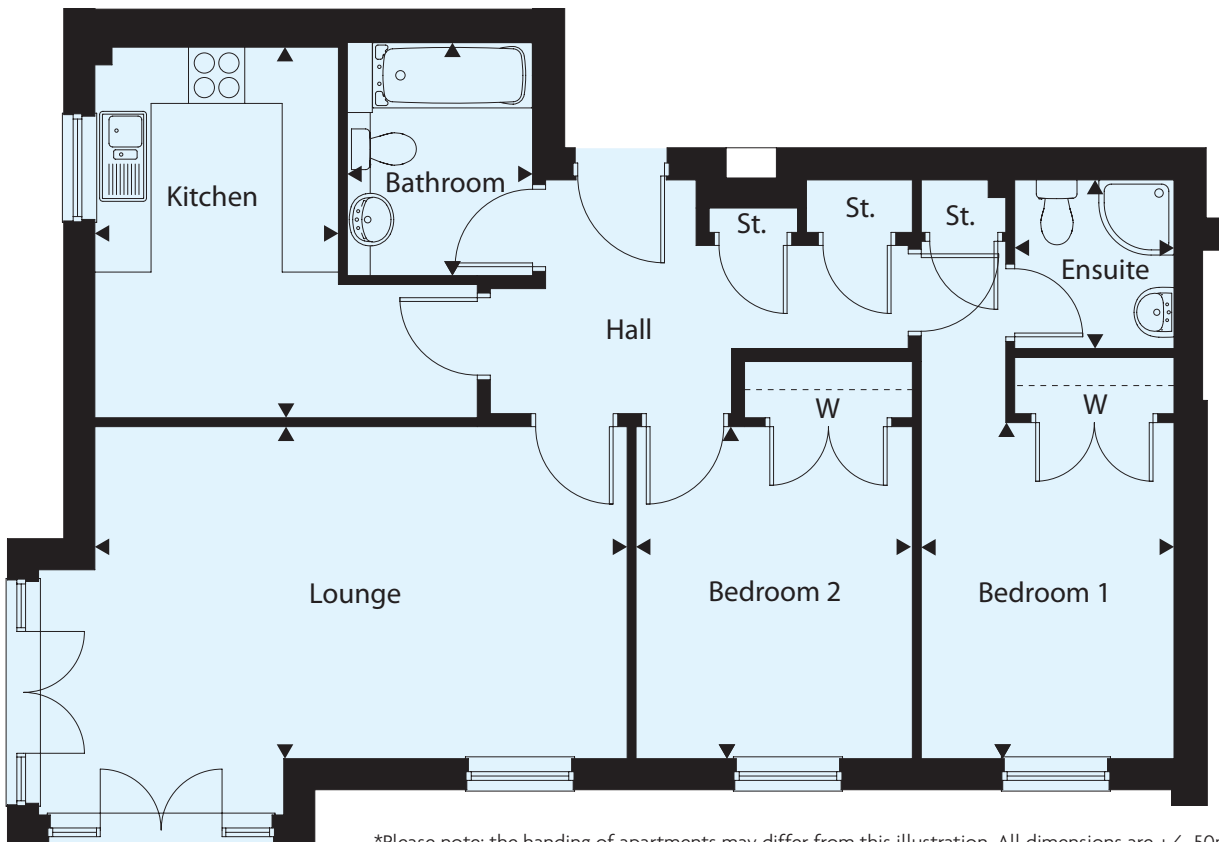
TYPE B

# Type C - 2 Bedroom Contemporary Apartment

TYPE C

## Dimensions

Lounge	5.68m	x	3.54m	18' 7"	x	11' 7"
Kitchen	3.96m	x	2.60m	12' 11"	x	8' 6"
Bedroom 1	3.59m	x	2.96m	11' 9"	x	8' 10"
Ensuite:	1.80m	x	1.70m	5' 11"	x	5' 7"
Bedroom 2	3.54m	x	2.95m	11' 7"	x	9' 8"
Bathroom	2.49m	x	1.98m	8' 2"	x	6' 6"

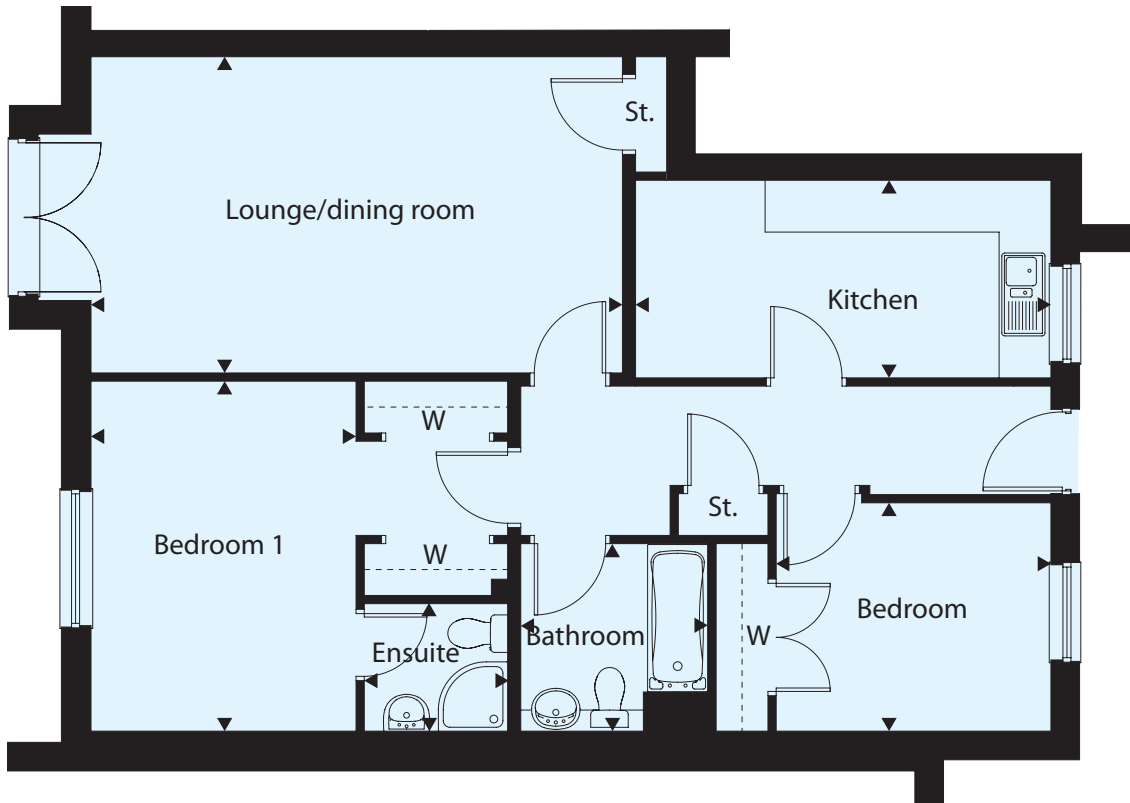


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# Type D - 2 Bedroom Contemporary Apartment

## Dimensions

Lounge	6.15m	x	3.66m	20' 2"	x	12' 0"
Kitchen	4.80m	x	2.29m	15' 9"	x	7' 6"
Bedroom 1	4.05m	x	3.07m	13' 3"	x	10' 0"
Ensuite:	1.67m	x	1.48m	5' 6"	x	4' 10"
Bedroom 2	3.18m	x	2.64m	10' 5"	x	8' 8"
Bathroom	2.17m	x	2.17m	7' 1"	x	7' 1"



\*Please note: the handing of apartments may differ from this illustration. All dimensions are +/- 50mm.

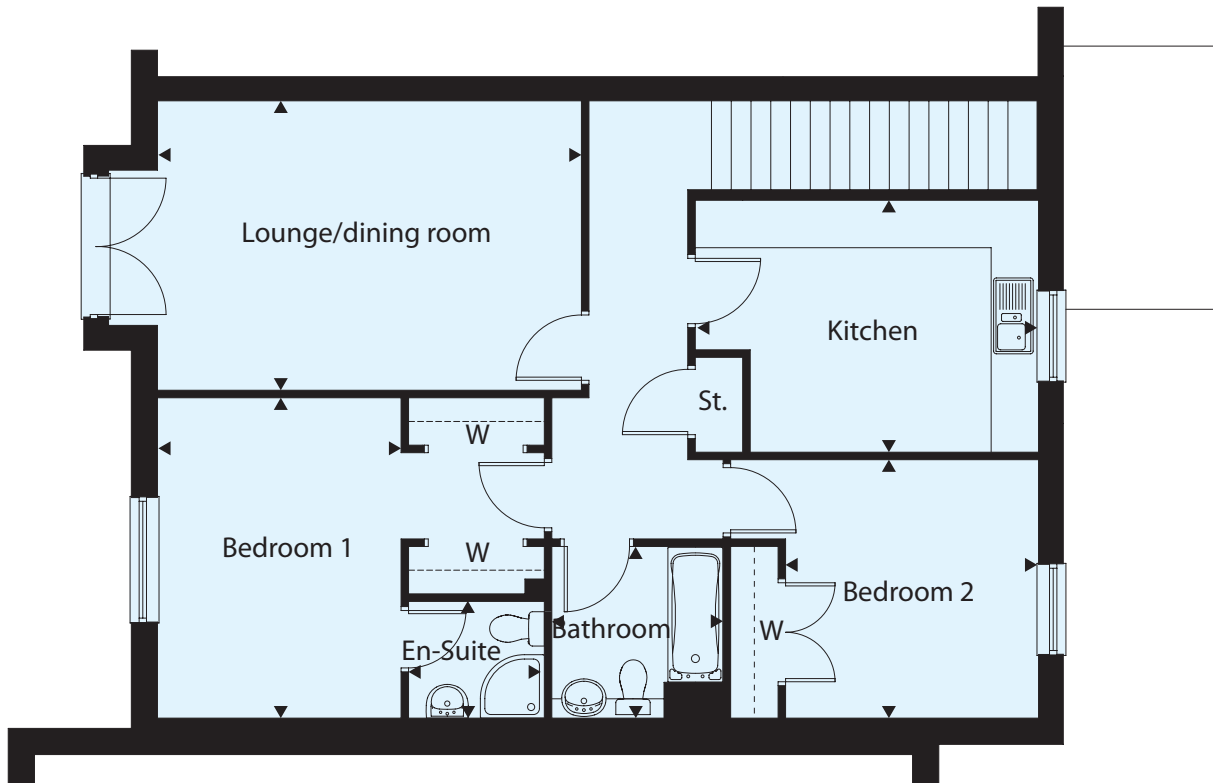
TYPE D

# Type E - 2 Bedroom Contemporary Apartment

TYPE E

## Dimensions

Lounge	5.36m	x	3.66m	17' 6"	x	12' 0"
Kitchen	4.34m	x	3.18m	14' 2"	x	10' 5"
Bedroom 1	4.05m	x	3.07m	13' 3"	x	10' 0"
Ensuite:	1.71m	x	1.48m	5' 7"	x	4' 10"
Bedroom 2	3.26m	x	3.20m	10' 8"	x	10' 6"
Bathroom	2.17m	x	2.16m	7' 1"	x	7' 1"



\*Please note: the handing of apartments may differ from this illustration. All dimensions are +/- 50mm.

# Type F - 2 Bedroom Contemporary Apartment

## Dimensions

Lounge/Dining	4.63m	x	3.89m	15' 2"	x	12' 9"
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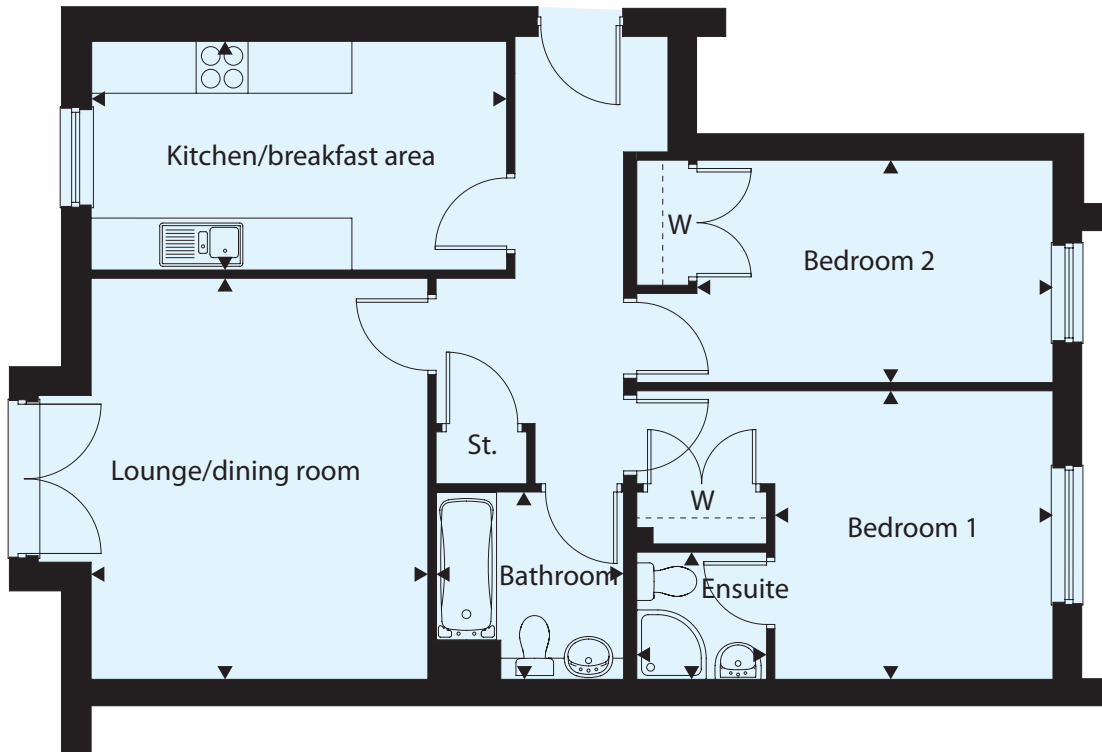
Kitchen	4.79m	x	2.64m	15' 8"	x	8' 8"
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Bedroom 1	3.33m	x	3.21m	10' 11"	x	10' 6"
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Ensuite:	1.50m	x	1.47m	4' 11"	x	4' 10"
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Bedroom 2	4.11m	x	2.57m	13' 5"	x	8' 5"
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Bathroom	2.16m	x	2.16m	7' 11"	x	7' 11"
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\*Please note: the handing of apartments may differ from this illustration. All dimensions are +/- 50mm.

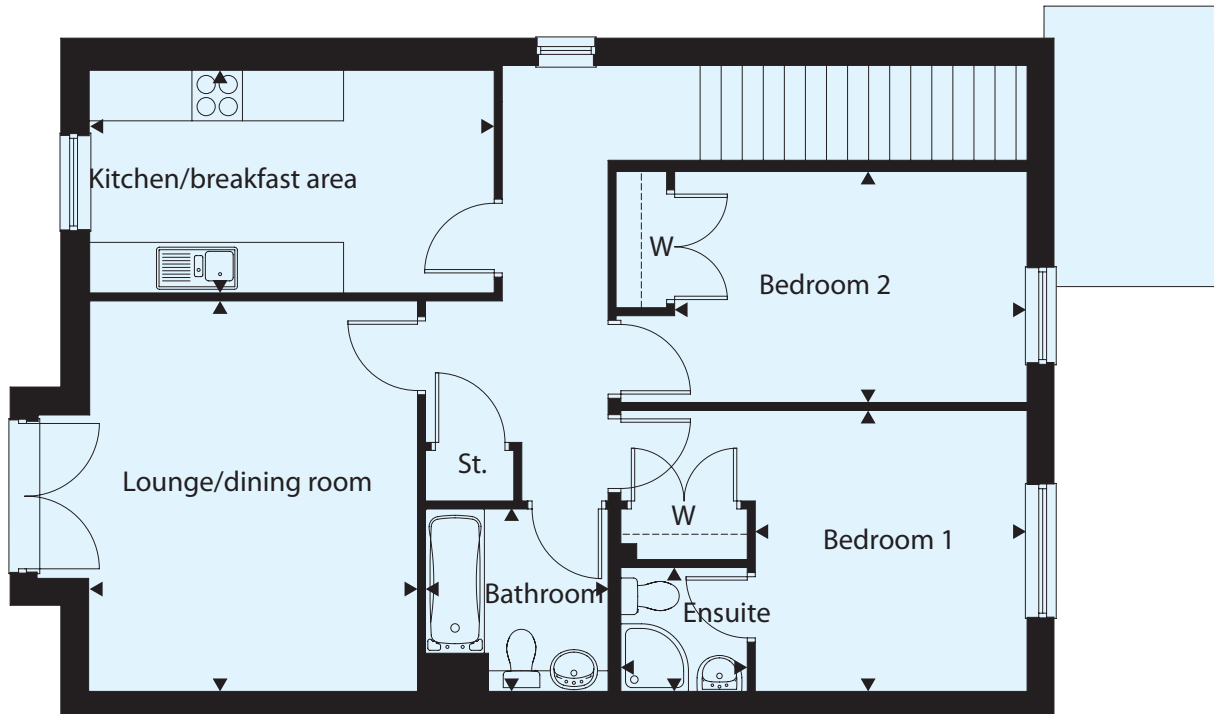


# Type G - 2 Bedroom Contemporary Apartment

TYPE G

## Dimensions

Lounge/Dining	4.63m	x	3.90m	15' 2"	x	12' 9"
Kitchen	4.80m	x	2.64m	15' 9"	x	8' 8"
Bedroom 1	3.33m	x	3.21m	10' 11"	x	10' 6"
Ensuite:	1.50m	x	1.47m	4' 11"	x	4' 10"
Bedroom 2	4.18m	x	2.74m	13' 8"	x	9' 0"
Bathroom	2.16m	x	2.16m	7' 1"	x	7' 1"



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**Dawn Homes are proud to provide an exceptional standard of specification within every home at Dovecot Court.**

We only select high quality materials to build all of our homes, giving you peace of mind that your investment is secure for the future whilst enjoying it to the full from the moment you move in.

Spacious room sizes, excellent storage and impressive finishes across all apartment and townhouse styles while always offering fantastic value for money.

**Kitchens and Bathrooms designed by Us and styled by You.**

Create your own kitchen style from our stunning range of units and worktops, all complemented by an attractive choice of ceramic wall tiling. Add some distinction to your Bathroom and En-suite by choosing stylish wall

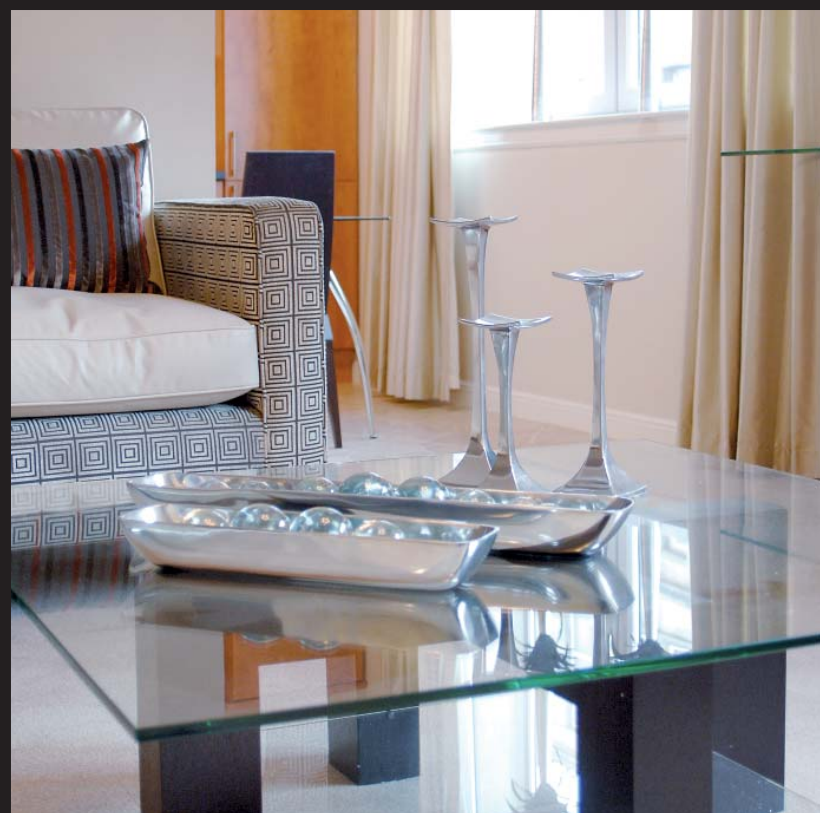
tiling from our extensive range to harmonise or contrast with our quality white sanitaryware, to form the perfect relaxing retreat.

**Quality where it really counts**

We not only pay attention to the design and style of your new home, we also make sure that all the essentials are of a similar high standard, including: high- performance double glazed windows; high efficiency boilers; thermostatically controlled radiators, highly insulated walls and mains powered smoke detectors. Add our standard 10 year NHBC warranty and you can really put your feet up and relax.

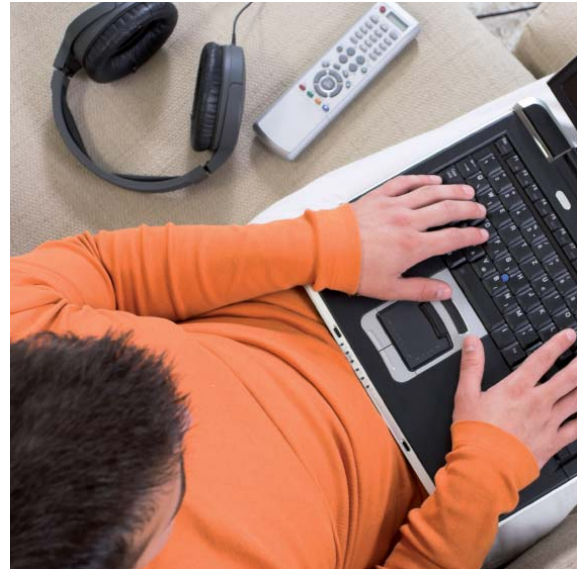
*Please see our full specification sheet for exact details across our range of new homes, or ask a Sales Advisor for more information.*

The particulars contained within this brochure are for guidance only. They have been prepared in good faith and are intended to give a fair description of the properties but do not constitute part of any offer or contract. All photographs and computer generated illustrations are indicative of the style and quality of the development and location and do not necessarily represent the actual fittings and furnishings at Dovecot Court, Kilsyth. All interested parties should consult a Sales Advisor for the most up-to-date information available.



Dawn Homes take great pride in their new homes and developments and want you to benefit from the attention to detail that we pay to the layout and design of both your home and surrounding built environment. That's why, Dawn Homes offer you the peace of mind of knowing that the development you will live in has been carefully designed in conjunction with the Association of Chief Police Officers. Jointly we have included numerous crime prevention methods, including good use of natural surveillance, the introduction of defensible spaces and the use of windows and doors which meet Secured by Design strict security standards, these features amongst others included within your development greatly assist in reducing the opportunity for crime, thus resulting in a safer and more secure environment.

Secured by Design is not a mandatory requirement for new housing developments, however Dawn Homes and the Association of Chief Police Officers want you to feel Secured by Design.





Dawn Homes are rightly proud of their achievements in the area of Sustainable Housing design and are worthy award winners in the areas of Innovation, Environment & Sustainability. That's why we want you, as a Dawn Homes customer to benefit from our research and development into the best practice delivery of new build sustainable housing.

Ecohomes is a version of the BRE Environmental Assessment Method and is the leading and most widely used environmental assessment rating for new homes and apartments, balancing environmental performance with a high quality of life and a safe and healthy internal environment. Under current legislation, an EcoHomes rating is not a statutory requirement for a housing development and should a developer choose not to enhance their design beyond the minimum requirements, it is likely that the maximum possible rating they would achieve is "Good".

Dawn Homes are delighted to bring you Dovecot Court, with an EcoHomes "Very Good" rating, ensuring that you as a new home purchaser are making your contribution to minimising the use of our depleting natural resources, whilst enhancing your living environment.

ENVIRONMENTALLY FRIENDLY

# SITE PLAN



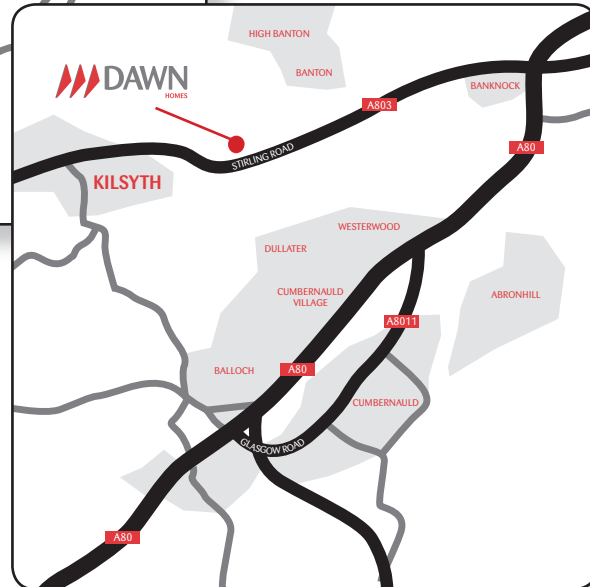
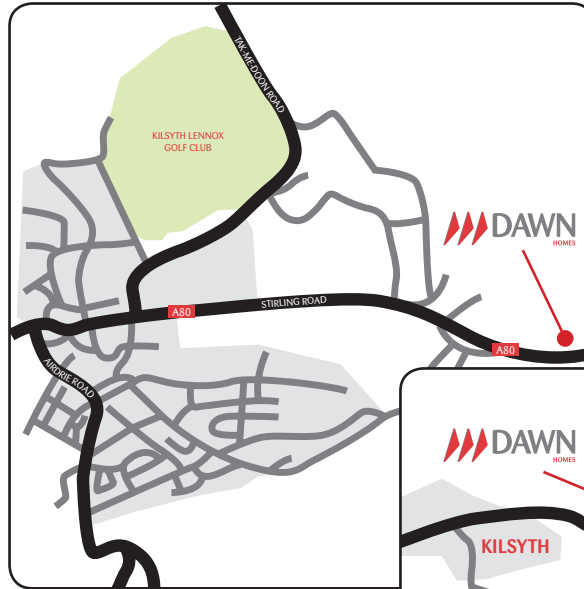


# Dovecot Court



# How to find Dovecot Court

Dovecot Court, Stirling Road, Kilsyth G65 0QD



CONSUMER  
CODE FOR  
HOME BUILDERS

NHBC

 **DAWN**  
HOMES

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