

Villafield
BISHOPBRIGGS

BEAUTIFULLY APPOINTED
4 & 5 BEDROOM LUXURY
HOMES



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 **DAWN**
HOMES

GREAT LOCATION

THIS WAY TO
DISCOVER MORE
ABOUT A LOCATION
THAT OFFERS
EVERYTHING

Villafield

BISHOPBRIGGS





THE HIGH STREET

Bishopbriggs is a thriving town with a population of over 25,500 people. Shopping facilities are extensive with supermarkets both in the town centre (locals still call that “the village”) and in the adjacent developments where many very well known names are to be found and where parking is both free and plentiful. There is a choice of licensed premises and restaurants as well as several fast food outlets. Residents of Bishopbriggs are fortunate in their wide range of local shopping options.

VILLAFIELD BISHOPBRIGGS. QUALITY HOMES IN SUPERB SURROUNDINGS

OUT AND ABOUT

Bishopbriggs has a full size sports centre which has been of enormous benefit to people from the area. Nearby is the Forth and Clyde canal where the towpath is very popular with walkers and cyclists. You can walk or cycle all the way to Edinburgh if you like! To the north of the town is countryside and the Campsie Hills are only a short drive away. Golf, tennis and bowling are popular and there are several football and rugby grounds.





EDUCATION

There are several primary schools and two secondary schools in Bishopbriggs and the nursery facilities are also excellent. Glasgow, with its world wide university reputation offers a very broad choice of advanced and further education and both Stirling and Edinburgh are well within daily reach offering an even wider educational selection.

Bishopbriggs is a very popular place to live and has doubled in size in forty years. Once an independent burgh it still has its own clear identity and personality with all the facilities its many locals require. It's a very bright, attractive town with a wide range of architecture. For the commuter you just can't get any closer to Glasgow while still living outside the city.

CONNECTED

From Bishopbriggs to the centre of Glasgow is a very short car journey and for those who prefer public transport there are excellent bus services. For rail travellers Bishopbriggs station is on the main Glasgow to Edinburgh line and only minutes from Glasgow's Queen Street station. The motorway links to both the north and the east of the country are near and connect with the M74 which goes all the way to the border and the M6. Glasgow airport is only a twenty minute drive.



BRIGHTER LIVING

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

VILLAFIELD OFFERS BEAUTIFULLY APPOINTED 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.

Villafield
BISHOPBRIGGS



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DEVELOPMENT PLAN

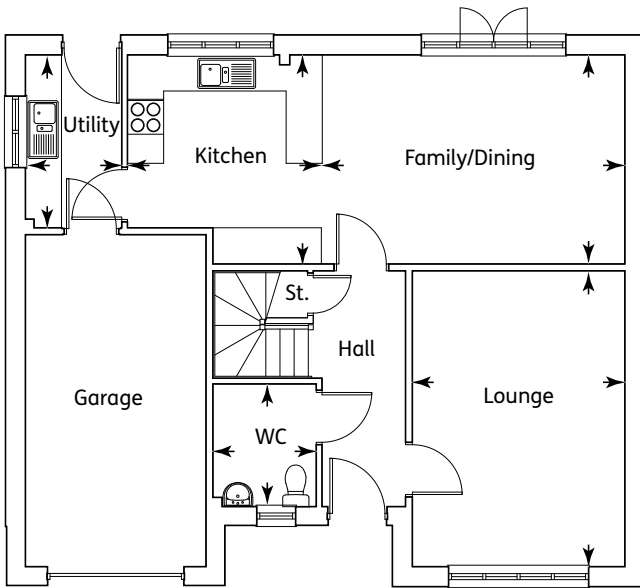
With its open green spaces, scenic backdrop, proximity to superb local amenities and a great environment where families shine, Villafield couldn't be better placed.

The leafy development offers several different house types, and all properties boast a truly impressive specification throughout.





Sat Nav ref for Villafield, Bishopbriggs is G64 2PT. When arriving turn into Asda and it's the first turning on the left.

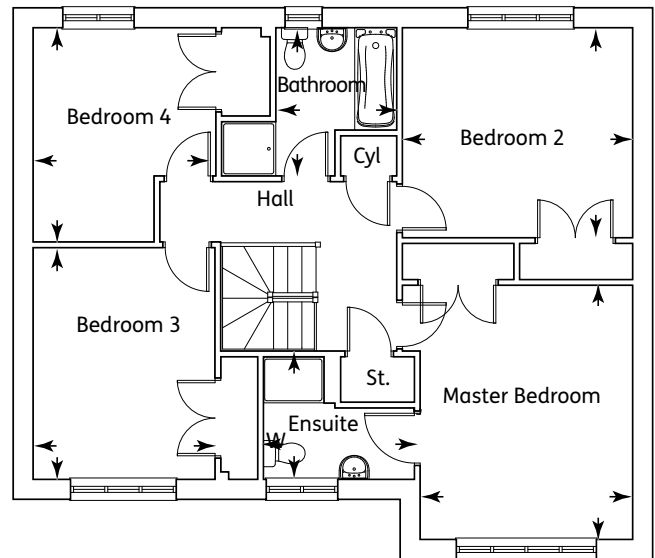


Ground Floor

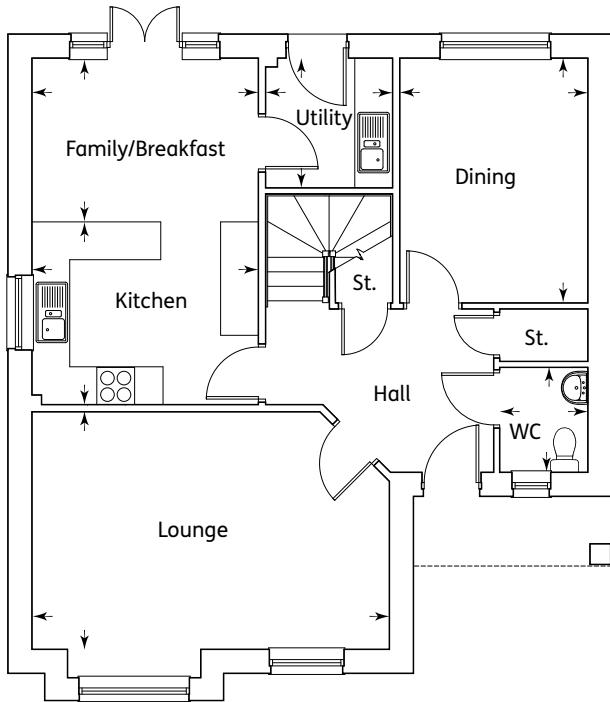
| | | |
|---------------|---------------|---------------|
| Kitchen | 3.47m x 3.47m | 11'4" x 11'4" |
| Family/Dining | 4.69m x 3.47m | 15'4" x 11'4" |
| Lounge | 4.91m x 3.43m | 16'1" x 11'2" |
| Utility | 2.87m x 1.59m | 9'5" x 5'2" |
| WC | 1.72m x 2.04m | 6'8" x 5'7" |

First Floor

| | | |
|----------------|---------------|----------------|
| Master Bedroom | 4.22m x 3.43m | 13'10" x 11'4" |
| Ensuite | 2.56m x 1.19m | 8'4" x 3'11" |
| Bedroom 2 | 3.77m x 3.49m | 12'4" x 11'5" |
| Bedroom 3 | 3.85m x 2.98m | 12'7" x 9'9" |
| Bedroom 4 | 3.56m x 2.98m | 11'18" x 9'9" |
| Bathroom | 2.01m x 2.41m | 7'11" x 6'7" |



The Dochart
4 Bedroom Home

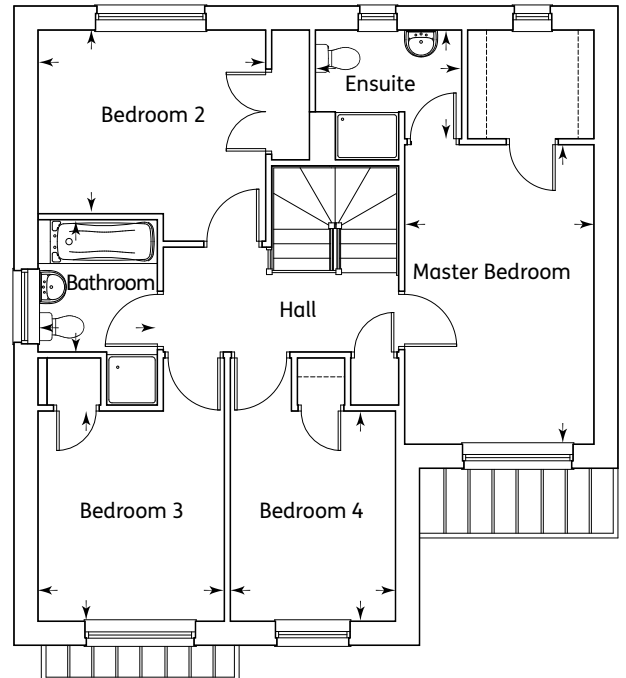


Ground Floor

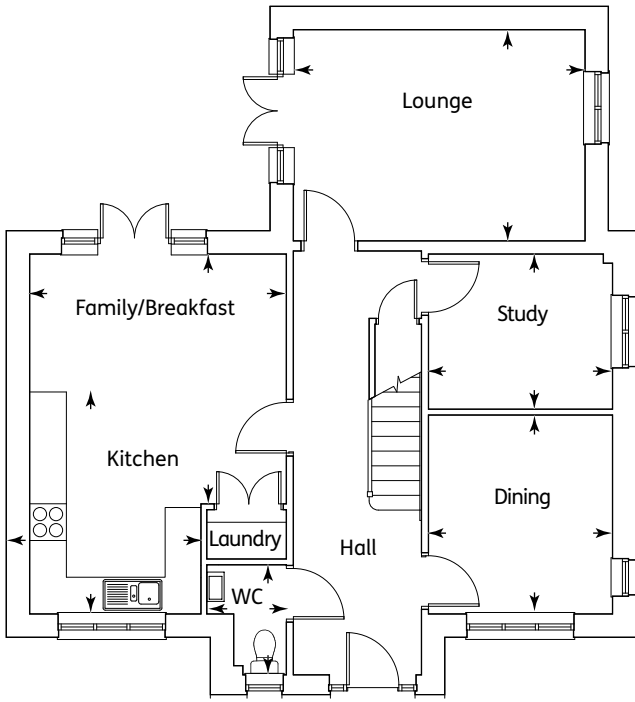
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| Kitchen | 3.59m x 2.90m | 11'9" x 9'6" |
| Family/Breakfast | 3.59m x 2.60m | 11'9" x 8'6" |
| Dining | 3.89m x 2.99m | 12'9" x 9'9" |
| Lounge | 5.68m x 3.77m | 18'7" x 12'4" |
| Utility | 2.06m x 2.02m | 6'9" x 6'7" |
| WC | 1.67m x 1.40m | 5'5" x 4'7" |

First Floor

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.75m x 3.00m | 15'7" x 9'10" |
| Ensuite | 2.32m x 1.72m | 7'7" x 5'8" |
| Bedroom 2 | 3.61m x 2.91m | 11'0" x 9'6" |
| Bedroom 3 | 2.95m x 3.34m | 10'11" x 9'8" |
| Bedroom 4 | 3.34m x 2.62m | 10'11" x 8'7" |
| Bathroom | 2.10m x 1.89m | 6'10" x 6'2" |



The Calder
4 Bedroom Home

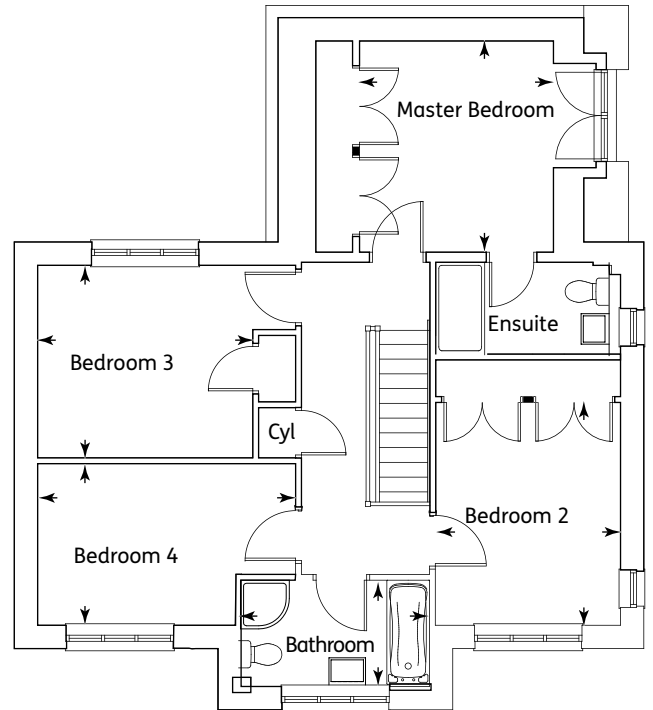


Ground Floor

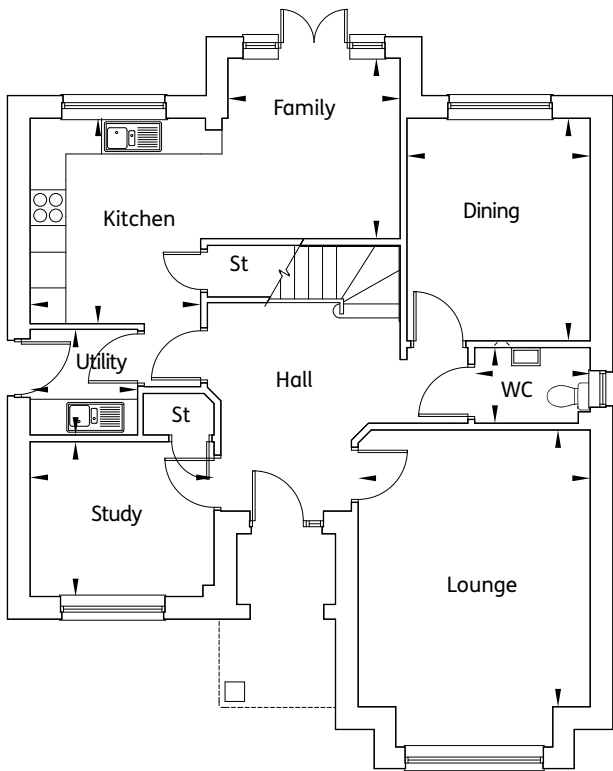
| | | |
|------------------|---------------|---------------|
| Kitchen | 3.51m x 2.81m | 11'6" x 9'2" |
| Family/Breakfast | 4.20m x 4.09m | 13'9" x 13'5" |
| Dining | 3.26m x 3.02m | 10'8" x 9'10" |
| Lounge | 4.76m x 3.45m | 15'7" x 11'3" |
| Study | 3.01m x 2.53m | 9'10" x 8'3" |
| WC | 1.81m x 1.30m | 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

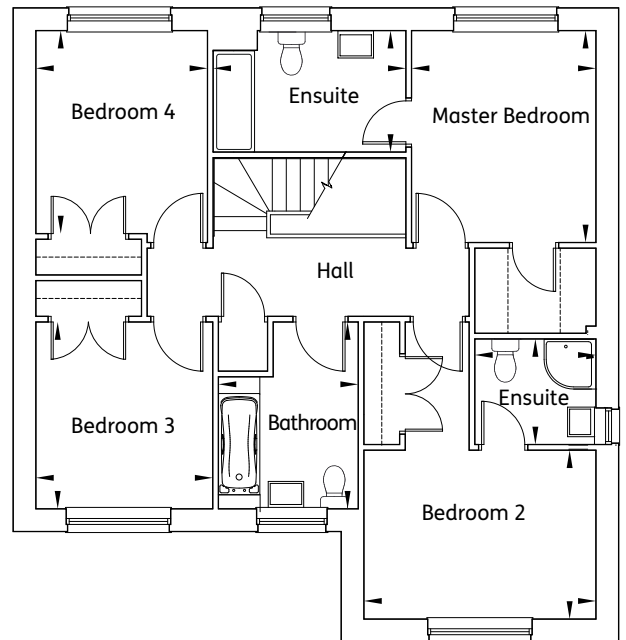


Ground Floor

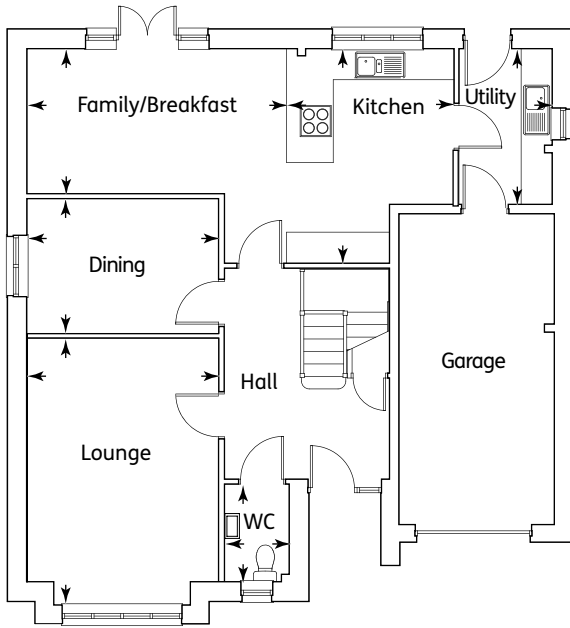
| | | |
|---------|---------------|---------------|
| Kitchen | 3.45m x 2.86m | 11'3" x 9'4" |
| Family | 3.03m x 2.89m | 9'11" x 9'6" |
| Dining | 3.74m x 3.08m | 12'3" x 10'1" |
| Lounge | 4.65m x 3.90m | 15'3" x 12'9" |
| Study | 3.09m x 2.60m | 10'1" x 8'6" |
| Utility | 1.80m x 1.77m | 5'11" x 5'10"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

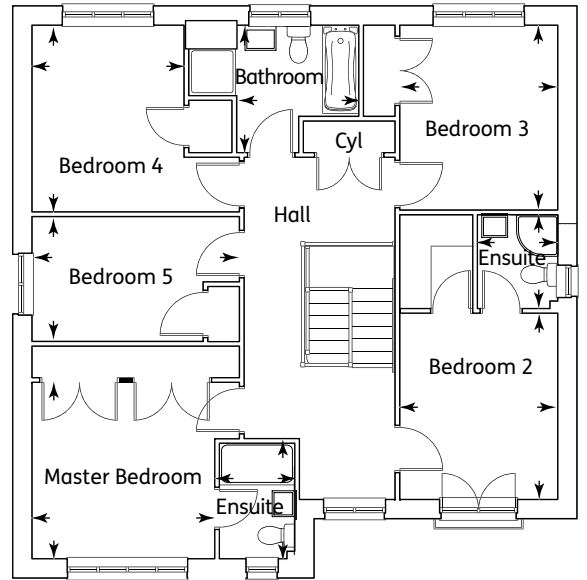


Ground Floor

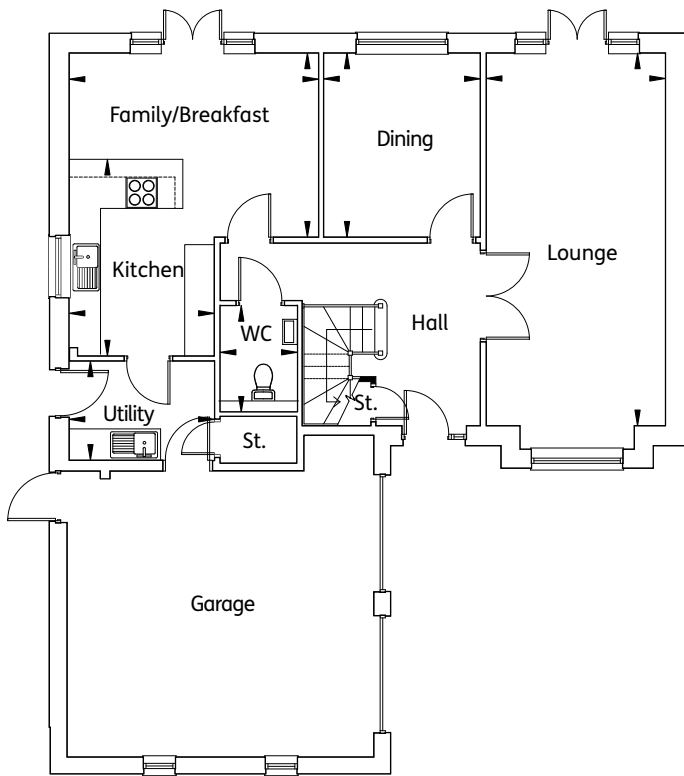
| | | |
|------------------|---------------|---------------|
| Kitchen | 4.14m x 3.23m | 13'7" x 10'7" |
| Family/Breakfast | 5.01m x 2.80m | 16'5" x 9'2" |
| Dining | 3.70m x 2.60m | 12'1" x 8'6" |
| Lounge | 4.70m x 3.70m | 15'4" x 12'1" |
| Utility | 3.00m x 1.80m | 9'10" x 5'11" |
| WC | 1.89m x 1.25m | 6'2" x 4'1" |

First Floor

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.39m x 3.52m | 11'1" x 11'1" |
| Ensuite 1 | 2.22m x 1.44m | 7'3" x 4'9" |
| Bedroom 2 | 3.59m x 3.04m | 11'9" x 9'11" |
| Ensuite 2 | 1.80m x 1.54m | 5'11" x 5'0" |
| Bedroom 3 | 3.56m x 3.04m | 11'8" x 9'11" |
| Bedroom 4 | 3.59m x 2.93m | 11'9" x 9'7" |
| Bedroom 5 | 3.99m x 2.40m | 13'1" x 7'10" |
| Bathroom | 2.45m x 2.35m | 8'0" x 7'8" |



The Kelvin
5 Bedroom Home

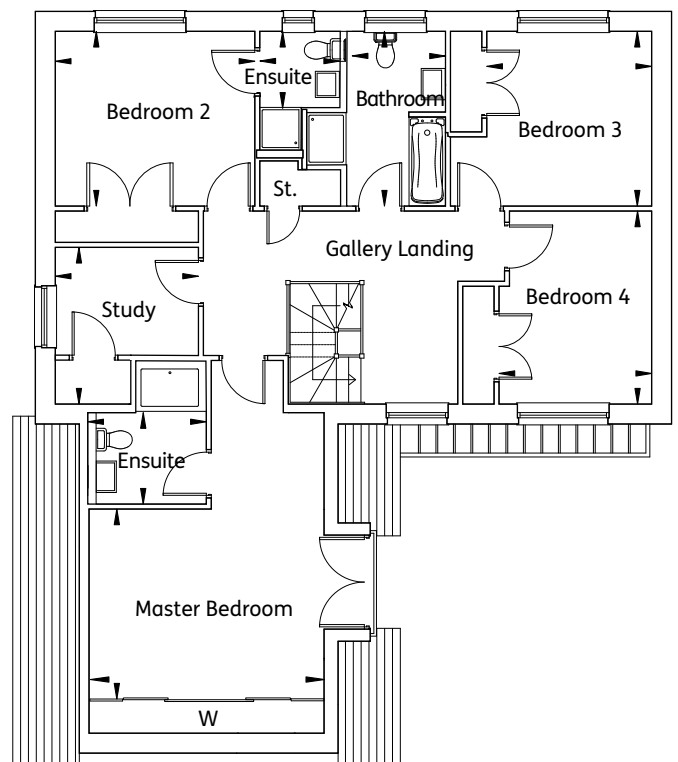


Ground Floor

| | | |
|------------------|---------------|---------------|
| Kitchen | 3.41m x 2.78m | 11'2" x 9'1" |
| Dining | 3.52m x 3.00m | 11'6" x 9'10" |
| Family/Breakfast | 4.77m x 3.52m | 15'7" x 11'6" |
| Lounge | 7.13m x 3.43m | 23'4" x 11'3" |
| Utility | 2.78m x 1.90m | 9'1" x 6'3" |
| WC | 3.01m x 1.47m | 9'10" x 4'10" |

First Floor

| | | |
|----------------|---------------|----------------|
| Master Bedroom | 4.5m x 3.6m | 14'9" x 11'10" |
| Ensuite 1 | 2.3m x 1.72m | 7'7" x 5'8" |
| Bedroom 2 | 3.82m x 3.45m | 12'6" x 11'3" |
| Ensuite 2 | 1.67m x 1.47m | 5'6" x 4'10" |
| Bedroom 3 | 3.34m x 3.15m | 10'11" x 10'4" |
| Bedroom 4 | 3.69m x 2.92m | 12'1" x 9'7" |
| Study | 3.00m x 2.74m | 9'10" x 9'0" |
| Bathroom | 3.39m x 2.56m | 11'1" x 8'4" |



The Tay
4 Bedroom Home

VILLAFIELD, BISHOPBRIGGS

External & Internal Specification

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

EXTERNAL SPECIFICATION

Elevations

Refer to drawings and External Materials Schedule

Front & Rear Doors

High performance GRP door with glazing panels

Multi point locking system, chrome ironmongery

Windows & French Doors

UPVC double glazed, colour white

Silver spacer bars, white ironmongery

Landscaping

Pavior driveway

Turfed front garden

Hedging and shrub planting selected plots, refer landscape drawing

1800mm high timber divisional screen fence

External tap

INTERNAL SPECIFICATION

Decoration

2.7m high ceiling to ground floor, 2.4m ceiling to upper floor

2.4m high ceilings throughout

Coving to lounge, dining, lower hallway and master bedroom

Emulsion finish to walls, colour magnolia

Emulsion finish to smooth ceilings, colour white

Internal Doors

Six panel internal pass doors, woodgrain finish, colour white, pre-finished

Glazed lounge door, woodgrain finish, colour white, pre-finished

Satin chrome ironmongery, lever on round rose

Wardrobes

Six panel internal pass doors with shelf and hanging rail, refer layout drawing

Kitchen

Fitted kitchen units, refer Kitchen Supplier's layouts

Stainless steel 1&1/2 bowl sink with monobloc single lever mixer tap

Fan assisted multi-function single built in oven, stainless steel finish

Five burner gas hob, stainless steel finish

Chimney style cooker hood, stainless steel finish

Island cooker hood, stainless steel finish

Under unit lighting, refer Kitchen Supplier's layouts

Ceramic wall tiling above worktops with stainless steel splashback at hob

Utility Room

Fitted kitchen units, refer Kitchen Supplier's layouts

Stainless steel single bowl sink with monobloc mixer tap

Ceramic wall tiling splashback above worktops

Bathroom

Roca sanitaryware per layout, colour white

Resin shower tray, colour white with glazed enclosure, chrome frame

Thermostatic shower with multi-spray head

Ceramic wall tiling to half wall height

Ensuite

Roca sanitaryware per layout, colour white

Resin shower tray, colour white with glazed enclosure, chrome frame

Thermostatic shower with multi-spray head

Ceramic wall tiling to half wall height, full height to shower enclosure

Cloakroom

Roca sanitaryware per layout, colour white

Chrome plated monobloc mixer to basin with pop-up waste

Ceramic wall tiling splashback at basin

Heating

Gas fired heating system with system boiler and unvented hot water cylinder

Radiators with top/end panels and thermostatic valves, refer layout

Electrical

Switched 13amp socket outlets to NHBC requirements, colour white

LED downlighters, colour chrome, refer layout

Shaver sockets in bathroom and ensuites

TV point to Lounge, Family Room and Bedrooms

BT point to Lounge, Master Bedroom & Study

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