



THE GLADES  
*at*  
BOTHWELL

## building on firm foundations

Mansion Kingdom Homes is dedicated to building exclusive homes to the highest standard of design, build and finish in prime locations throughout Central Scotland. We are a family run company that specialises in the construction of quality bespoke new build houses and custom luxury homes and we are passionate about great design, sustainability of materials and quality of construction. Our team of highly skilled professionals and proven track record ensure the highest standards that gives us the ability to deliver your bespoke dream home.

[mansionkingdomhomes.co.uk](http://mansionkingdomhomes.co.uk)

## THE GLADES *at* BOTHWELL

*- the address, the life -*

Twelve bespoke townhouses delivering the height of style in the heart of Bothwell.

## some things are worth waiting for

Here at The Glades, every space is considered. Thoughtful layouts. Intelligent design. Your new home boasts a prestigious pedigree based on the classic principles of luxury - timeless, sophisticated and understated. A modern expression of Bothwell sophistication. This is home life the way it was intended.

The Glades provide abundant space, enhanced by expansive floor-to-ceiling views. Lofty ceilings, private terraces and generous living areas elevate a sense of endless sanctuary.

Boasting four luxury bedrooms with en suite to master bedroom, gym room, cinema room, secluded garden and integral garage these are modern intelligent homes with refined qualities and impeccable standards designed for the 21st century living.





## you are where you live

The Glades at Bothwell has been designed and built to create simple, yet elegant and dynamic forms nestled within the wooded landscape at the end of Glebe Wynd. The design of the three storey townhouses creates an exciting exchange with the surrounding dwellings whilst energising residential living in this more traditional area.

The design intent was led by the idea in creating a place where nature and architecture entwine. The whole scheme is divided into four distinctive blocks offering expansive three storey, 4 bedroom spaces. The design of the individual terraces and gardens weave all the units together, binding them as a community without disturbing their privacy.



# take the inside...

*The Glades is made for more of the life you want.  
More relaxing. More laughing. More living.*

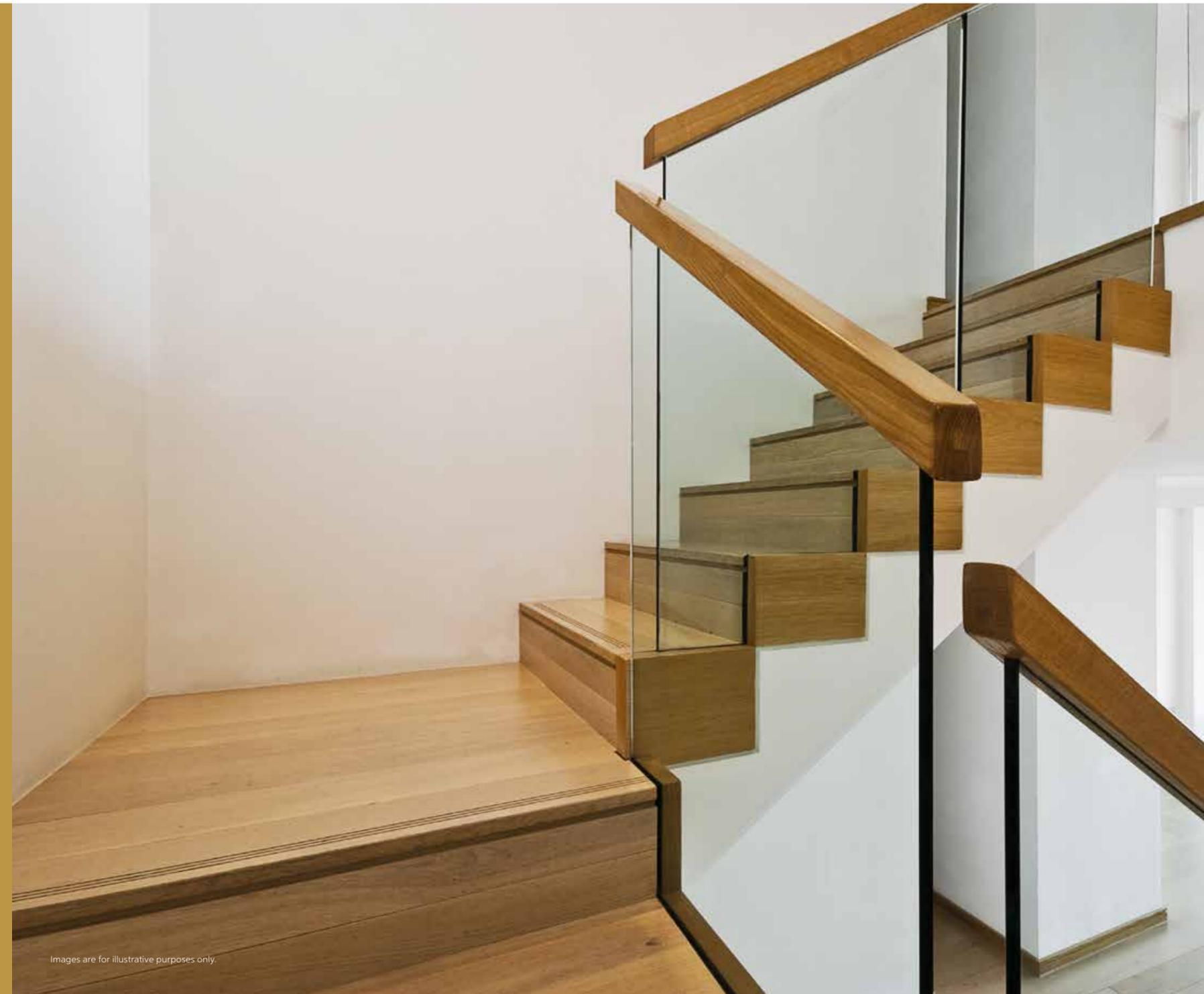
*In your new home, life flourishes inside and out. Each townhouse boasts extensive  
luxurious outside space. The ultimate luxury. Each terrace has its individual garden  
entrance which forms a transition between exterior and interior and serves as a  
viewing platform for its occupants out onto their new community.*

# ...Outside



## new levels of luxury

The focus of this unique development has been concentrated on quality, luxury and exclusivity at every stage. A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding customer expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience.



Images are for illustrative purposes only.



CGI Illustration of proposed development.

## a design for life

Your new townhouse is characterised by stylish and spacious living areas that have been tailor-made for 21st century life. Thoughtful and considered design has created distinctive spaces with a quiet and understated appeal which are flooded with natural light helping you to refresh and reinvigorate your spirit every day. Every inch of space has been maximised to create stunning interiors and outside gardens and terraces. While in each room, only the finest fixtures and fittings have been individually selected for their high performance and outstanding aesthetic.



*The Glades is where aesthetics meets high performance. Where style and sophistication combine with the heritage and tradition of quality and craftsmanship to create a new standard of living in Bothwell.*

## inspirational interiors

In line with the enduring trend for open plan living, beautifully engineered kitchens equipped with state-of-the-art appliances, seamlessly flow into dining and seating areas that are creative sociable spaces.

Designed and built to the most exacting standards, each townhouse is the perfect fusion of form and function where every element has been carefully considered. Your new kitchen is perfect for family dinners and elegant entertaining. Your bespoke designer Palazzo kitchen is lavishly appointed and provides the perfect space to entertain guests while you prepare something delicious to share.



CGI Illustration of proposed development.



## Pronorm Y Line by Palazzo

*A truly inspiring standard of handleless kitchen design with unmistakable clean lines, superior materials and architectural style.*

### THE ULTIMATE IN SLEEK MINIMALISM

The Pronorm Y-Line premium range from Palazzo sets the benchmark of today's leading design trends in modern living and interior design.

Based on the fundamental design principal of minimalism, the seamlessly integrated handle profiles, which are colour matched to the door finish, suggest a distinctively streamlined look to the furniture.

A Pronorm Y-Line kitchen is the ultimate statement in handleless kitchen design, all the while concealing precisely the storage convenience you'd expect from furniture of this standard.

[palazzokitchens.com](http://palazzokitchens.com)



CGI Illustrations of proposed development.

## bathrooms by Porcelanosa

The luxury bathrooms and en suites from Porcelanosa are a perfect sanctuary. They ensure a peaceful homecoming and offers a serene end to your hectic day. Your own private oasis to unwind and reflect on the things that really matter. A happy family makes for a happy life.

The bathroom is the place where personal care and wellness prevails. Here contemporary design and innovative and stylish finishes features clean lines, durability, high quality and subtle or bold coloration that help create a statement space.. Luxury tiling and showers, baths, bathroom furniture and accessories are all designed to be products that contribute to the reduction of water and energy consumption in the home.

[porcelanosa.com](http://porcelanosa.com)



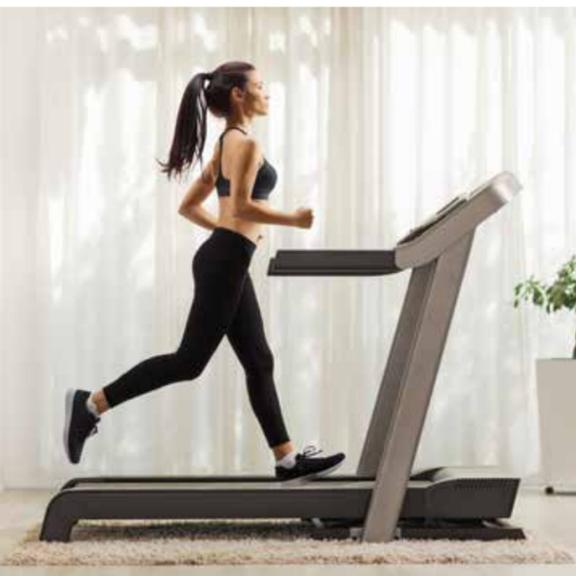
CGI Illustrations of proposed development.

*A safe haven at the end of a busy day, the bedrooms at The Glades are luxuriously large and elegantly appointed. High ceilings and space represent the epitome of luxury and convenience with main bedrooms boasting sleek en-suite shower rooms and fitted wardrobes with a feature mirrored door along with a full set of internal drawers to maximise space within your bedroom.*

# Peace and serenity



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## specification!

### Kitchen & Utility Rooms by Palazzo

- Stylish German Handleless kitchen by Pronorm
- Silestone worktops in kitchen
- Bora Pure downdraft vented induction hob
- Siemens Integral 70/30 fridge freezer
- Siemens Integral Dishwasher
- Siemens Integral Washer Dryer
- Siemens Built In Single Oven
- Siemens Built In Micro Combi Oven
- Blanco St/steel Undermounted single bowl sink
- Blanco Max Brushed Steel mixer tap
- Pop-Up Socket on Island
- LED Feature Unit Lighting

### Bathrooms, En suites & Cloakrooms by Porcelanosa

- Porcelanosa bathrooms throughout
- Underfloor heating to main Bathrooms & en-suite
- Main Bathrooms and en-suite fully Tiled
- Choice of Porcelanosa tiles

### Decoration

- Internal walls will be finished in cover matt emulsion
- Ceilings will be finished in white emulsion
- Pre-finished Portfolio Vertical walnut doors throughout
- Pre-finished Portfolio Vertical walnut glazed doors as design dictates
- Contemporary lever style handles
- White satin finish on skirtings & facings
- Pre-finished white satin & walnut staircase with glazed ballustrade
- 2.4m high doors as design dictates
- 2.7m High ceilings as design dictates
- 175mm high Skirting throughout

### Wardrobes

- Stylish fitted wardrobes with internal shelving & hanging rails
- Choice of door finishes.

### Electrical

- Ample power, TV & telephone points throughout
- Doorbell & chimes at front door entrance
- Shaver socket in bathroom & each en suite
- Downlighters to bathroom
- Chrome fittings to kitchen area
- External sockets to patio & terrace areas
- CAT6 (cabling only) fitted within the cinema, lounge, study & all bedrooms

### Security and Safety

- Alarm system to all house types as standard
- Mains-wired smoke detectors
- Battery operated CO detectors
- Front door video intercom system throughout

### Plumbing & Heating

- Central heating via efficient Air Source Heat Pump & radiator system
- Aluminium double-glazed windows & doors throughout

### Garage

- Electric garage door

### Externals

- bloc paved driveways & front paths
- Aluminium sliding doors to rear garden
- Solid Sandstone to front facade & Gable ends
- Rustic brick to rear facade
- Bloc paved driveways & front path

# right on your doorstep

A charming village within a conservation area and home to Scotland's largest and finest 13th Century castle, the village of Bothwell lies just 12 miles south east of Glasgow. Located just outside Hamilton with easy access from the M74 motorway at Junction 5.

Bothwell has a number of category 'A' listed buildings including the Castle, Bothwell Bridge and Bothwell Parish Church.

Bothwell Castle Golf Course is a flat, though challenging 18 hole golf course with a reputation for excellent greens. Nearby Strathclyde Park is the perfect destination for walkers, cyclists and water sports fans while Chatelherault Country Park is an ideal destination for woodland walks with over 10 miles of meandering paths.



Bothwell Castle

*This is a very special place to call home. Cosmopolitan, secluded and brimming with community spirit it is, quite simply, the most desirable residential area in Glasgow. No other neighbourhood is as practical as it is prestigious.*



Bothwell Castle Golf Course

Living at The Glades you can enjoy Bothwell on a plate. Fine restaurants, cafes, bars and takeaways mean you are spoiled for choice whatever the occasion or time of day.

Bothwell has a sprinkling of specialist, niche, designer and gift shops as well as some of the usual high street names along with an M&S Foodhall and Tesco a couple of miles away in nearby Uddingston.



The Cricklewood

Bothwell Bridge Hotel



Chatelherault Country Park



# city links

Life at The Glades is epitomised by its connection to the finer things in life. Your new home is perfectly placed to explore Bothwell and beyond, with easy access to Glasgow, Hamilton and East Kilbride.

You can enjoy life at your own pace knowing you are near to the vibrant energy of the city, with The Glasgow Fort Shopping Centre only 15 minutes by car, while the City Centre and the cosmopolitan West End are only 20 minutes drive.



## Go West...

*For culture, comedy and heritage you can head to the bustling West End. The bohemian heart of the city, where world class museums and award winning restaurants and cafés are the perfect way to spend some family time together. Or why not while away an evening in Finnieston enjoying everything from fine dining and cocktails to a relaxing drink with friends.*



## excellent connections

Here at *The Glades* you are both perfectly located and superbly connected. Whether by car, rail, public transport or on foot, it's easy to get to where you need to be on a daily basis. Be it for the school run, the daily commute or a peaceful weekend walk.



### By Car

Distance in miles

- Hamilton College - 1.2m
- Marks & Spencer Foodhall - 1m
- Bothwell Castle Golf Club - 1m
- St Bride's Primary School - 1m
- Tesco - 1.2m
- Uddingston Cricket & Sports Club - 1.5m
- Bothwell Castle - 1.5m
- Uddingston Train Station - 1.2m
- Vue Cinema Hamilton - 2.1m
- Uddingston Grammar School - 2.2m
- Cardinal Newman High School - 2.8m
- Strathclyde Park - 2m
- Chatelherault Country Park - 3.6m
- The David Livingstone Centre - 3.6m
- Calderglen Country Park - 7m
- Glasgow Fort - 7.7m
- East Kilbride Shopping Centre - 7.7m
- Glasgow Airport - 18.6m



### By Rail

From Uddingston Station

- Glasgow Central - 13 mins
- Edinburgh Waverley - 1hr 4mins



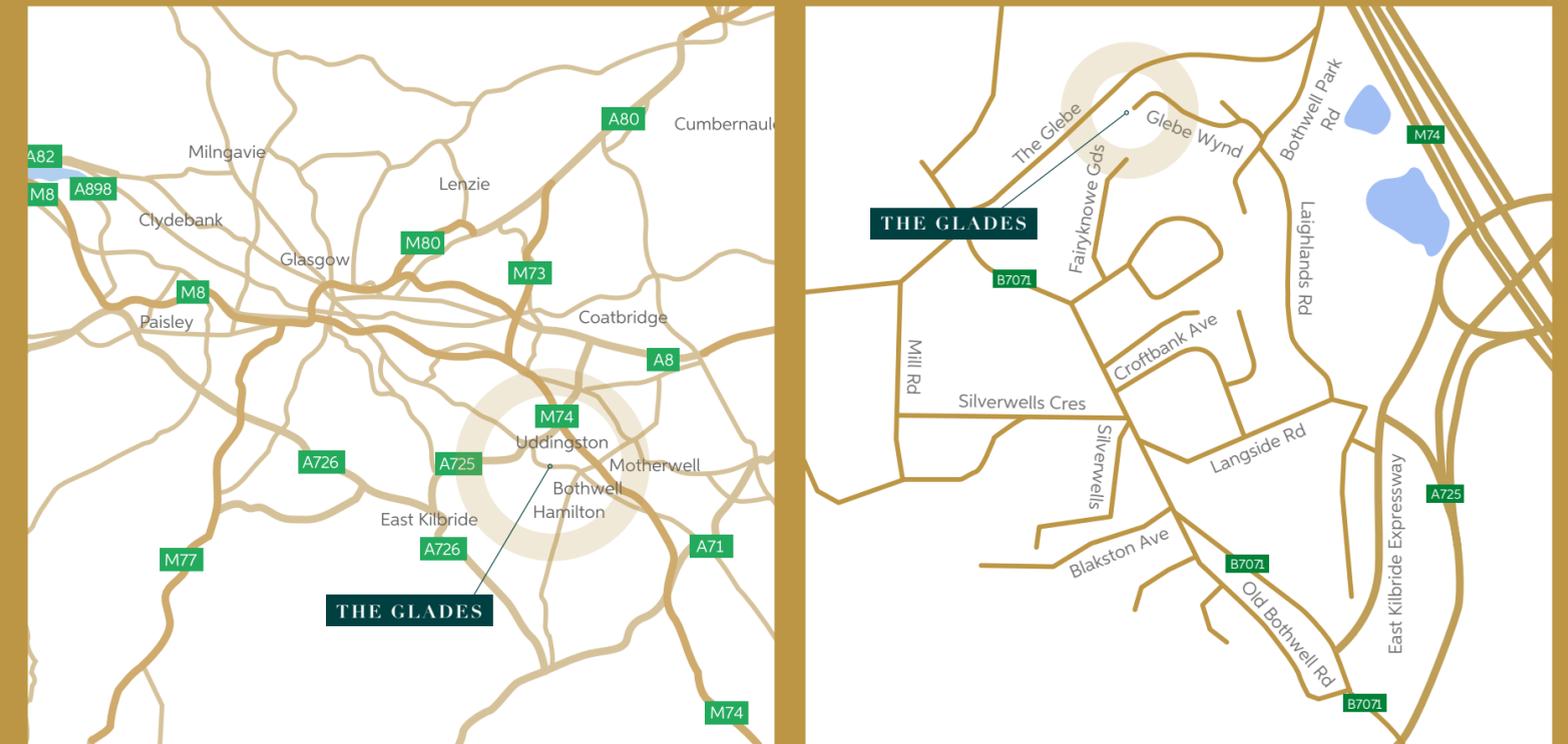
### On foot

Distance in miles

- The Cricklewood Bar & Restaurant - 0.2m
- Da Luciano Italian Restaurant - 0.3m
- Plato Greek Restaurant - 0.3m
- The Italian at Redstones - 1.5m
- The Parish Church of Bothwell - 0.5m
- Bothwell Bridge Hotel - 0.6m
- Bothwell Medical Centre - 0.7m
- Bothwell Community Hall - 0.7m
- Bothwell Bowling Club - 0.7m
- Bothwell Primary School - 0.8m
- Hamilton Park Racecourse - 0.9m

Access to the M74 is just a short distance from the development, providing you a direct link to Glasgow city centre, surrounding areas and the main route South. While Uddingston train station is a mere 1.2 miles from the development, providing you with main line access to Glasgow.

You can also enjoy a regular bus service, your closest bus stops, are a mere 5 minute walk away at Orchard Ave and St Andrews Ave giving you access to surrounding areas of South Lanarkshire & Glasgow.



## your new life awaits

The launch of The Glades at Bothwell sets a new standard for luxury living.

As impressive as the sandstone exteriors at The Glades, it's more than matched by the impressive interiors. A sense of spaciousness is the overwhelming first impression, but wherever you look, there are special details to delight. Each and every one of them has been especially considered to make your life more comfortable and luxurious.



CGI Illustrations of proposed development.



## shaped by nature

The design intent was led by the idea in creating a place where nature and architecture entwine. The whole scheme is divided into four distinctive blocks offering expansive three storey, 4 bedroom spaces. The design of the individual courtyards weave all the units together, binding them as a community without disturbing their privacy.

### Townhouse Key

#### The Willow

Townhouse **A1**  
4 Bedroom End Terraced

#### The Rowan

Townhouse **B1**  
4 Bedroom Mid Terraced

#### The Juniper

Townhouse **C1**  
4 Bedroom End Terraced

#### The Willow

Townhouse **A2**  
4 Bedroom End Terraced

#### The Rowan

Townhouse **B2**  
4 Bedroom Mid Terraced

#### The Juniper

Townhouse **C2**  
4 Bedroom End Terraced

#### The Willow

Townhouse **A3**  
4 Bedroom End Terraced

#### The Rowan

Townhouse **B3**  
4 Bedroom Mid Terraced

#### The Juniper

Townhouse **C3**  
4 Bedroom End Terraced

#### The Willow

Townhouse **A4**  
4 Bedroom End Terraced

#### The Rowan

Townhouse **B4**  
4 Bedroom Mid Terraced

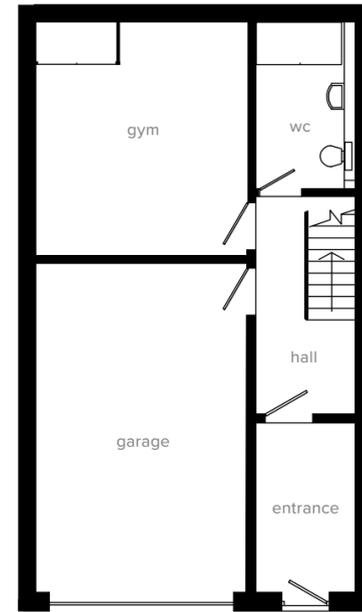
#### The Juniper

Townhouse **C4**  
4 Bedroom End Terraced



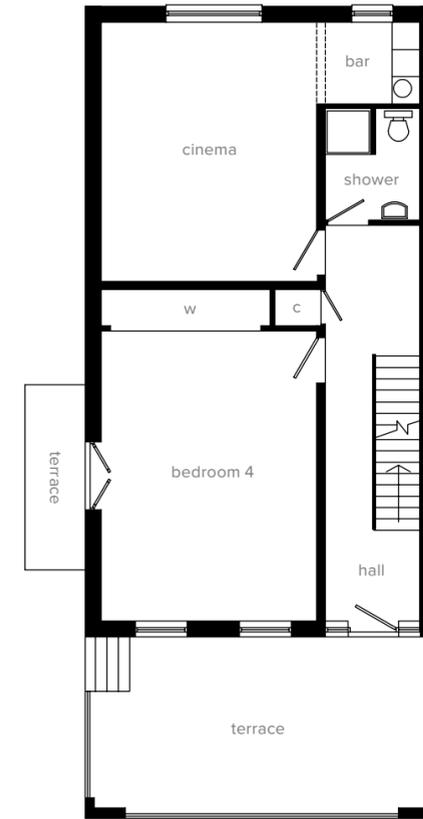
# Style A The Willow

4 Bedroom End Terrace Townhouse, complete with garage, gym room, cinema room, study, en-suite to master bedroom and bedroom terrace.



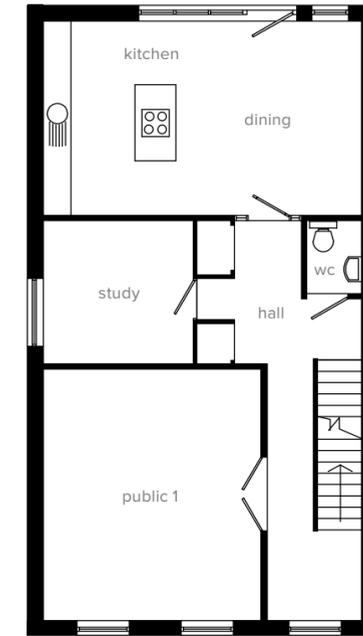
**Ground Floor**

Dimensions	Metric	Imperial
garage	7015 x 4545	23'0" x 14'10"
entrance	3605 x 2025	11'10" x 6'7"
hall	4630 x 2025	15'2" x 6'7"
gym	5035 x 4545	16'6" x 14'10"
wc	3645 x 2025	12'0" x 6'7"



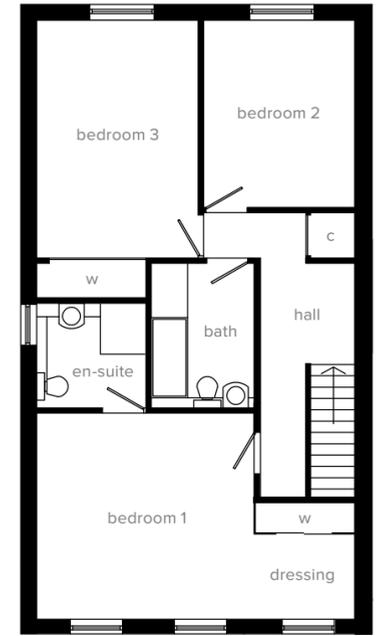
**First Floor**

Dimensions	Metric	Imperial
hall	8725 x 2075	28'7" x 6'9"
bedroom 4	6395 x 4715	21'0" x 15'5"
cinema	5775 x 4715	18'11" x 15'5"
bar	1800 x 2210	5'11" x 7'3"
shower	2445 x 2075	8'0" x 6'9"



**Second Floor**

Dimensions	Metric	Imperial
hall	8825 x 2075	28'11" x 6'9"
public 1	5525 x 4715	18'1" x 15'5"
study	3285 x 3160	10'9" x 10'4"
kitchen	4285 x 3850	14'0" x 12'7"
dining	4285 x 3075	14'0" x 10'1"
wc	1610 x 1160	5'3" x 3'9"



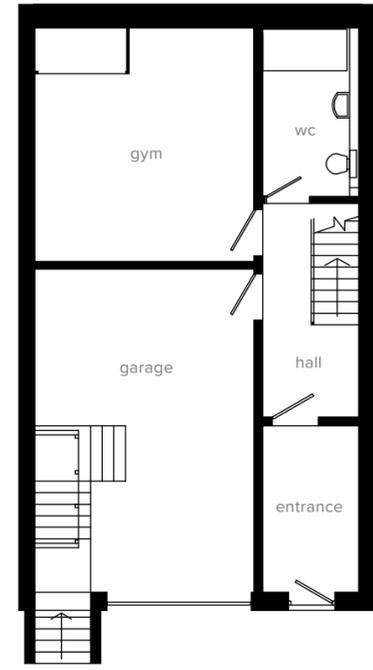
**Third Floor**

Dimensions	Metric	Imperial
hall	6265 x 2075	20'6" x 6'9"
bedroom 1*	4525 x 6925	14'10" x 22'8"
bedroom 2	4130 x 3270	13'6" x 10'8"
bedroom 3	5250 x 3540	17'10" x 7'6"
en-suite	2395 x 2315	7'10" x 7'6"
bathroom	3195 x 2255	10'5" x 7'3"

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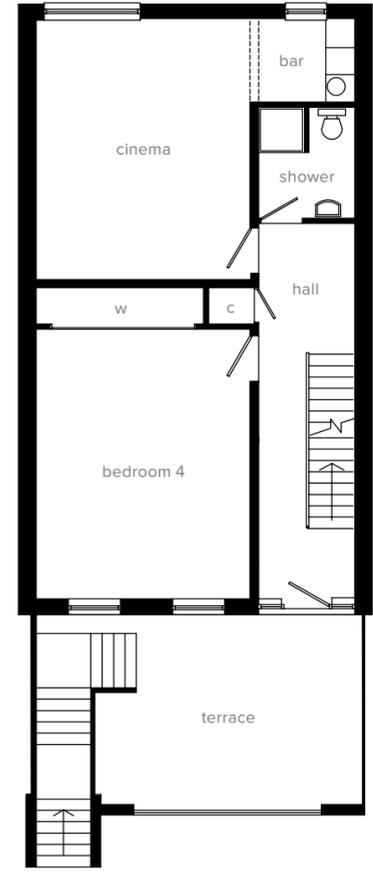
# Style B The Rowan

4 Bedroom Mid Terrace Townhouse, complete with garage, gym room, cinema room and en-suite to master bedroom.



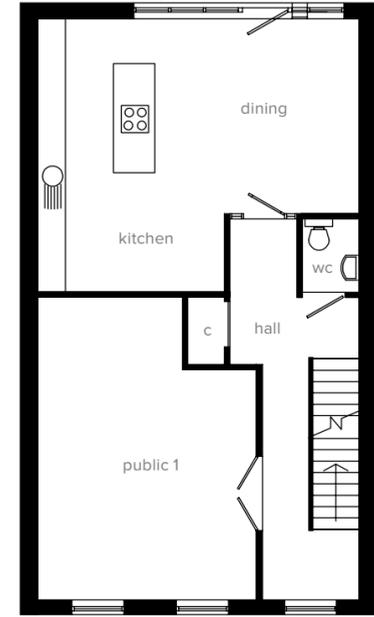
**Ground Floor**

Dimensions	Metric	Imperial
garage	7015 x 4615	23'0" x 15'1"
entrance	3605 x 2025	11'10" x 6'7"
hall	4630 x 2025	15'2" x 6'7"
gym	5035 x 4615	16'6" x 15'1"
wc	3645 x 2025	12'0" x 6'7"



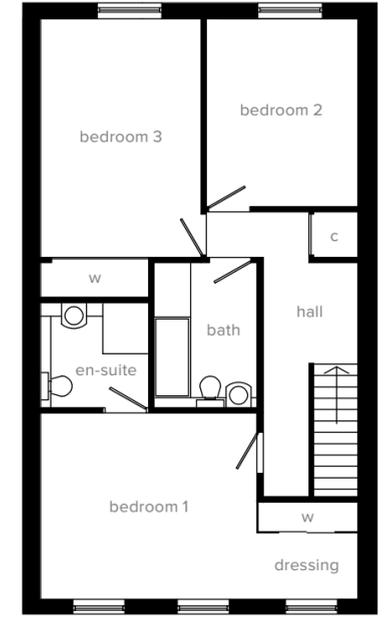
**First Floor**

Dimensions	Metric	Imperial
hall	8275 x 2075	27'1" x 6'9"
bedroom 4	5945 x 4640	19'6" x 15'2"
cinema	5775 x 4640	18'11" x 15'2"
bar	1800 x 2210	5'11" x 7'3"
shower	2445 x 2075	8'0" x 6'9"



**Second Floor**

Dimensions	Metric	Imperial
hall	8375 x 2075	27'6" x 6'9"
public 1	6575 x 4640	21'6" x 15'2"
kitchen	6000 x 3995	19'8" x 13'0"
dining	4285 x 2855	14'0" x 9'4"
wc	1610 x 1160	5'3" x 3'9"



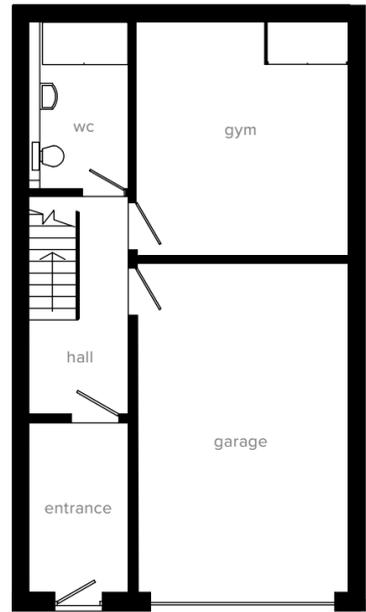
**Third Floor**

Dimensions	Metric	Imperial
hall	6265 x 2075	20'6" x 6'9"
bedroom 1*	4075 x 6850	13'4" x
22'5"		
bedroom 2	4130 x 3270	13'6" x 10'8"
bedroom 3	5250 x 3465	17'2" x 11'4"
en-suite	2320 x 2315	7'7" x 7'6"
bathroom	3195 x 2255	10'5" x 7'4"

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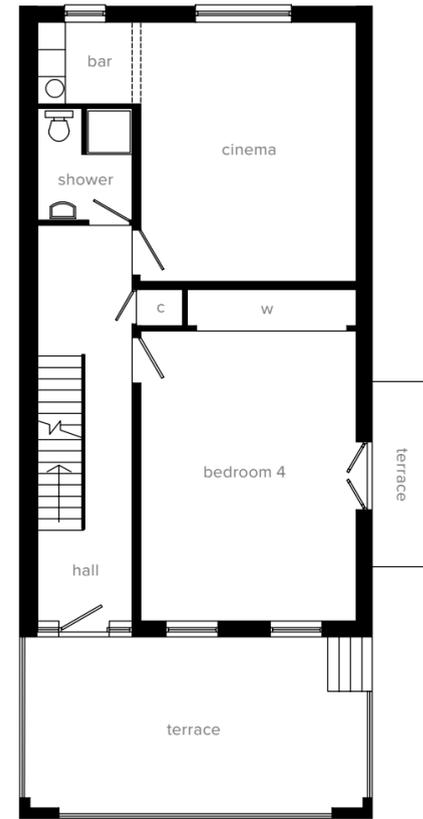
# Style C The Juniper

4 Bedroom End Terrace Townhouse, complete with garage, gym room, cinema room, study, en-suite to master bedroom and bedroom terrace.



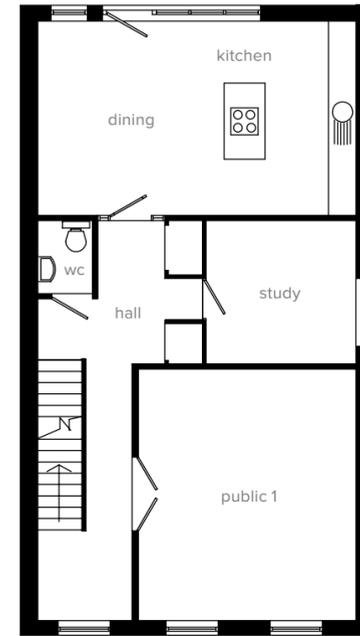
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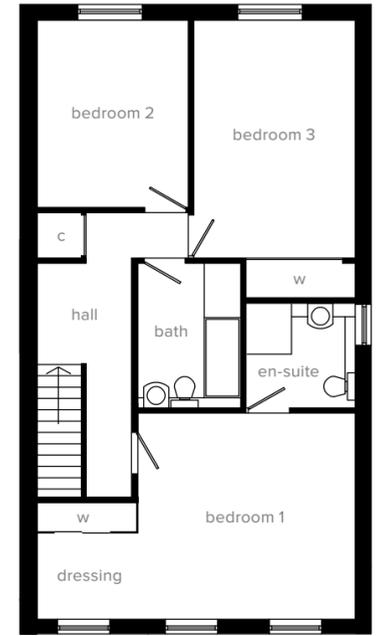
**First Floor**

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cinema	5775 x 4715	18'11" x 15'5"
bar	1800 x 2210	5'11" x 7'3"
shower	2445 x 2075	8'0" x 6'9"



**Second Floor**

Dimensions	Metric	Imperial
hall	8825 x 2075	28'11" x 6'9"
public 1	5525 x 4715	18'1" x 15'5"
study	3285 x 3160	10'9" x 10'4"
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