

THE SHAPE OF MODERN LIVING



REDWOOD

◆
EAST KILBRIDE
GLASGOW



Balfour Beatty
HOMES



Welcome to

REDWOOD



EAST KILBRIDE
GLASGOW



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CREATING VIBRANT COMMUNITIES

We understand that you are buying more than a home - you are investing in quality, security and peace of mind for the future.

At Balfour Beatty Homes, we use our extensive expertise to deliver high quality, modern homes designed for your family.

We are delighted to present Redwood at East Kilbride in South Lanarkshire. Located approximately 8 miles south east of Glasgow, this exciting new development offers an impressive range of three and four bedroom homes in convenient, family friendly surroundings.





ACTIVITIES ♦ AMENITIES AROUND AND ABOUT

A great place to live, East Kilbride is one of Scotland's largest towns and was the country's first designated 'New Town'. With a wide range of local amenities and the fantastic facilities of Glasgow just a short drive away, it's an ideal location for modern living.

East Kilbride is home to several parks, including the fabulous Calderglen Country Park with its beautiful woodland walks, nature trails and play areas. James Hamilton Heritage Park on the north side of the town offers fantastic watersports facilities on its manmade Loch and is overlooked by the historic Mains Castle, dating back to the 15th century. The Show Park is home to East Kilbride Thistle Football Club and the Town Centre Park provides an oasis of green open space in the heart of the town.

Sports facilities in the area include the Dollan Aqua Centre with an Olympic sized swimming pool, kids' pool, health suite and two gyms and the East Kilbride Golf Club on the north side of the town. The fabulous East Kilbride Ice Rink, located within The Hub, is a centre for ice sports including figure skating and curling, along with recreational skating.





EDUCATION

The variety and quality of local schools in East Kilbride makes Redwood a popular choice for family living.

A great selection of primary schools are within easy reach of the development, including Halfmerke Primary School and Our Lady of Lourdes Primary School.

There is also a good choice of secondary schools in the town, including St Andrew's and St Bride's High School and Calderglen High School.



WORK ♦ TRANSPORT

East Kilbride is conveniently located for travelling into Glasgow and for access to the whole of the central belt. Close to major routes including the M74 and M77, the A725 East Kilbride Expressway also provides a convenient link to the M8 for Edinburgh.

Hairmyres Station, just 1.4 miles from the development offers a fast and frequent rail service into Glasgow Central in as little as 22 minutes. Busby station is also conveniently located just 2.8 miles from the development, whilst East Kilbride station is easily accessible, just 3.2 miles away.

For travelling further afield, Glasgow and Prestwick airports are both within easy reach of East Kilbride, approximately 22 miles and 30 miles respectively by road.





SHOPPING ◆ DINING ◆ LEISURE

The popular East Kilbride Shopping Centre, made up of 6 different shopping malls, is Scotland's largest undercover shopping and leisure facility. Here you will find many of the popular High Street brands, along with a cinema, ten-pin bowling centre and a wide range of restaurants and cafés.

Silverburn, approximately 10 miles away is a stunning shopping and entertainment destination, boasting around 200 fashion favourites, independent boutiques, cafés and restaurants.

The Village, the oldest area of the town and an historic conservation area, offers a range of traditional independent shops, restaurants, cafés and pubs. Here you will also find the Old Parish Church dating back to 1775 and the popular Village Theatre which hosts a varied programme of shows and events throughout the year. Glebe Street in the heart of The Village has a strong connection with Scottish history, as the home of 'The Broons', the fictional family featured in the weekly comic strip in The Sunday Post.



Silverburn Shopping Centre, Glasgow



BALFOUR BEATTY HOMES AND CUSTOMER CARE

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- ◆ A dedicated customer care team
- ◆ A comprehensive introduction to your new home
- ◆ Dedicated customer care email service
- ◆ 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



www.consumercodeforhomebuilders.com

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WHY BALFOUR BEATTY?

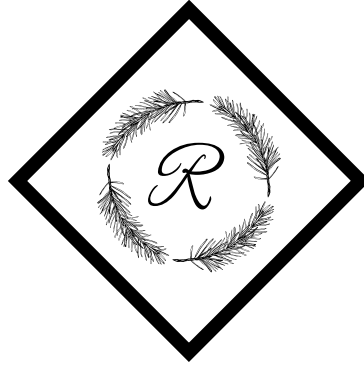
Your new Balfour Beatty home is an investment in quality design and expert engineering.

As the UK's largest infrastructure company, we design, build and maintain the structures that underpin our daily lives. For 100 years, we have created extraordinary buildings and essential services from hospitals, schools, homes and student accommodation to airports, railways, roads and power stations.

We are responsible for some of the UK's most prestigious projects, including the 2012 Olympic Aquatic Centre, London's new Crossrail system and Birmingham's state-of-the-art Queen Elizabeth hospital.

In Scotland, we are a key player in creating the infrastructure of the future. For example, we supplied power to the Highlands through the Beaulieu to Denny overhead power line and our work on the Aberdeen Western Peripheral Route improved travel and eased congestion in the region. We recently completed the impressive Holyrood student accommodation building in Edinburgh, giving students a modern, efficient living space.

At Balfour Beatty Homes we create high quality homes designed for the way you want to live.



SITE PLAN & SPECIFICATION



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SITE PLAN



The colours below represent our choice of house styles and will help you to find their location on the development plan.

- | | | | | |
|--------------------|---------------------------------|-------------------|----------------------------|----------------------------------|
| CO Colonsay | 3 bedroom home
Semi Detached | LE Lewis | 4 bedroom home
Detached | ● Affordable Housing - HA |
| CU Cumbrae | 3 bedroom home
Detached | LI Lismore | 4 bedroom home
Detached | S Show Homes |
| HA Harris | 3 bedroom home
Detached | OK Orkney | 4 bedroom home
Detached | MH Marketing Hub |
| | | | | S/S Sub Station |

The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



SPECIFICATION

Balfour Beatty Homes have carefully selected high quality materials. The specification at Redwood incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.

EXTERNAL FINISHES

- ◆ Low maintenance white UPVC double glazed windows
- ◆ Low maintenance white UPVC front doors
- ◆ Low maintenance white UPVC soffits and fascias
- ◆ White chip or Tuscan beige roughcast (plot specific*)
- ◆ Grey or red concrete roof tiles (plot specific*)
- ◆ Solar Panels

KITCHENS

- ◆ Contemporary choice of fitted kitchen units and worktops with matching upstands and under unit lighting
- ◆ Stainless steel sink with contemporary mixer tap
- ◆ Integrated gas hob
- ◆ Integrated extractor hood
- ◆ Integrated fridge/freezer to selected plots*
- ◆ Integrated dishwasher to selected plots*
- ◆ Utility cupboard to selected plots*

BATHROOMS AND EN-SUITES

- ◆ Contemporary sanitary ware with chrome finish taps
- ◆ Shower enclosure and tray to selected plots*
- ◆ Chrome towel rail and shaving point to selected plots*
- ◆ Bath with chrome mixer tap
- ◆ Wall tiling (please refer to drawings*)

CLOAKROOM

- ◆ Contemporary sanitary ware with chrome finish taps

WARDROBES

- ◆ Fitted wardrobes where applicable (please refer to drawings*)

FINISHES

- ◆ 4 panel pre-finished white doors with chrome finished door furniture

DECORATION

- ◆ Paint to walls and ceilings - white matt emulsion
- ◆ Paint to woodwork - white satin
- ◆ Stairs - white painted timber with oak balustrade to selected plots*

ELECTRICAL

Ample power, TV and telephone points are provided throughout each property - consult sales advisor for house type details

- ◆ Recessed lighting to kitchen, bathroom, cloakroom and en-suite

- ◆ White switches and sockets
- ◆ PIR lights to front and side door
- ◆ Doorbell
- ◆ Shaver point socket to bathroom and en-suite
- ◆ Smoke alarms and carbon monoxide alarm fitted
- ◆ Heat detector to kitchen
- ◆ TV point to lounge and bedroom one
- ◆ BT sockets to lounge, hall, kitchen and bedroom one
- ◆ Extractor fans to all bathrooms

PLUMBING AND HEATING

- ◆ Each home will benefit from mains gas dual zone central heating system for warmth, comfort and convenience
- ◆ Gas boiler - refer to drawings for plot specific specification*

GARAGES

- ◆ Stylish and secure up and over white doors
- ◆ Double socket and light fitting to garage

EXTERNAL

- ◆ Turf to front garden with landscaping (as per drawings*)
- ◆ Paviours to driveways
- ◆ 1.8 metre high timber palisade fence to plot boundary (refer to drawings*)
- ◆ External tap



* Please ask the sales advisor for plot specific details

This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Choices are from our pre-selected range, dependent upon stage of construction.



COLONSAY



3 bedroom semi-detached home

The Colonsay is a delightful three bedroom semi detached home with driveway parking.

Downstairs the entrance hall, with WC, leads into the open plan living space which includes generous living, dining and kitchen areas, with French doors leading to the garden. Upstairs you will find bedroom one with en-suite, bedrooms two and three and a family bathroom.



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GROUND FLOOR



Ground floor plan

Kitchen / Dining
5.25 x 3.16m / 17'3" x 10'5"

Lounge
3.11 x 4.52m / 10'2" x 14'10"

WC
2.07 x 1.65m max / 6'10" x 5'5" max

FIRST FLOOR



First floor plan

Bedroom 1
4.22 x 3.32m max / 13'10" x 10'11" max

Bedroom 2
3.26 x 3.01m max / 10'8" x 9'11" max

Bedroom 3
2.21 x 3.26m / 7'3" x 10'8"

Bathroom
1.93 x 2.20m / 6'4" x 7'3"

En-suite
2.02 x 1.88m / 6'8" x 6'2"

Floor area: 899ft² / 83.52m²

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C U M B R A E



3 bedroom detached home

The Cumbrae is an attractive three bedroom detached home with integrated garage.

The entrance hall provides access to the kitchen, WC and lounge/dining room with French doors leading to the garden. Upstairs you will find bedroom one with en-suite, two further double bedrooms and a family bathroom.



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GROUND FLOOR



Ground floor plan

Lounge / Dining
4.76 x 3.58m / 15'8" x 11'9"

Kitchen
2.61 x 3.10m / 8'7" x 10'2"

WC
2.60 x 1.13m / 8'6" x 3'9"

Garage
2.75 x 5.20m / 9'0" x 17'1"

FIRST FLOOR



First floor plan

Bedroom 1
4.77 x 3.85m max / 15'8" x 12'8" max

Bedroom 2
2.84 x 3.42m / 9'4" x 11'2"

Bedroom 3
3.60 x 2.92m / 11'10" x 9'7"

Bathroom
2.84 x 1.71m / 9'4" x 5'7"

En-suite
1.41 x 2.17m / 4'8" x 7'2"

Floor area: 995ft² / 92.47m²

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ERISKAY



3 bedroom semi-detached home

The Eriskay is a thoughtfully designed three bedroom semi-detached home with integrated garage.

The entrance hall provides access to the kitchen, cloakroom, lounge/dining with French doors leading to secure back garden. Upstairs you will find bedroom one with en-suite, two further bedrooms and a family bathroom.



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HOMES

GROUND FLOOR



Ground floor plan

Lounge / Dining
4.76 x 3.58m / 15'8" x 11'9"

Kitchen
2.61 x 3.10m / 8'7" x 10'2"

WC
2.60 x 1.13m / 8'6" x 3'9"

Garage
2.75 x 5.20m / 9'0" x 17'11"

FIRST FLOOR



First floor plan

Bedroom 1
4.77 x 3.85m max / 15'8" x 12'8" max

Bedroom 2
2.82 x 3.42m / 9'3" x 11'2"

Bedroom 3
3.60 x 2.93m / 11'10" x 9'7"

Bathroom
2.84 x 1.71m / 9'4" x 5'7"

En-suite
1.41 x 2.18m / 4'8" x 7'2"

Floor area: 995ft² / 92.47m²

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HARRIS



3 bedroom detached home

The Harris is a stylish three bedroom detached home with single detached garage.

At entry level the spacious hall provides access to the lounge, cloakroom and kitchen/dining room, with French doors leading to the secure back garden. Upstairs you will find bedroom one with en-suite and built-in wardrobes, two further bedrooms and a family bathroom.



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GROUND FLOOR



Ground floor plan

Kitchen / Dining
3.01 x 5.55m / 9'11" x 18'3"

Lounge
3.03 x 5.55m / 9'11" x 18'3"

WC
2.15 x 1.77m / 7'1" x 5'10"

FIRST FLOOR



First floor plan

Bedroom 1
3.04 x 4.25m max / 10'0" x 13'11" max

Bedroom 2
3.04 x 3.19m / 10'0" x 10'6"

Bedroom 3
3.04 x 2.38m / 10'0" x 7'10"

Bathroom
2.18 x 1.71m / 7'2" x 5'7"

En-suite
3.04 x 1.60m / 10'0" x 5'3"

Floor area: 1,020ft² / 94.85m²

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LEWIS



4 bedroom detached home

The Lewis is a stylish four bedroom detached home with integrated single garage.

On the ground floor the entrance hall leads you to a generous light and airy lounge. Adding further appeal and value to this home is a stylish kitchen/dining room with French doors leading to the secure back garden, a cloakroom and utility room. Upstairs you will find four good sized bedrooms, including bedroom one with en-suite and built-in wardrobe, bedroom two also with built-in wardrobe and a family bathroom.



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GROUND FLOOR



Ground floor plan

Kitchen / Dining / Family
6.96 x 3.55m max / 22'10" x 11'8" max

Lounge
3.85 x 5.01m max / 12'8" x 16'5" max

Garage
2.62 x 5.10m / 8'7" x 16'9"

Utility
0.70 x 1.62m / 2'4" x 5'4"

WC
1.93 x 1.12m / 6'4" x 3'8"

FIRST FLOOR



First floor plan

Bedroom 1
4.27 x 4.56m max / 14'0" x 15'0" max

Bedroom 2
3.39 x 3.83m max / 11'1" x 12'7" max

Bedroom 3
3.04 x 3.33m / 10'0" x 10'11"

Bedroom 4
2.40 x 3.40m / 7'11" x 11'2"

Bathroom
2.13 x 2.30m / 7'0" x 7'6"

En-suite
2.40 x 1.40m / 7'11" x 4'7"

Floor area: 1,244ft² / 115.60m²

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L I S M O R E



4 bedroom detached home

The Lismore is an impressive four bedroom home with integrated garage.

The spacious hallway leads to the lounge and also to the fabulous kitchen/dining room, with utility cupboard, WC and French doors leading to the garden. Upstairs you will find bedroom one, with dressing room and en-suite, along with three further double bedrooms and a family bathroom.



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GROUND FLOOR



Ground floor plan

Kitchen / Dining / Family
7.47 x 3.36m max / 24'6" x 11'0" max

Lounge
3.53 x 4.92m / 11'7" x 16'2"

Garage
2.84 x 5.30m / 9'4" x 17'5"

Utility
1.69 x 0.65m / 5'6" x 2'2"

WC
1.13 x 2.46m / 3'8" x 8'1"

FIRST FLOOR



First floor plan

Bedroom 1
3.53 x 3.62m / 11'7" x 11'11"

Bedroom 2
3.53 x 3.19m / 11'7" x 10'6"

Bedroom 3
2.84 x 3.87m / 9'4" x 12'8"

Bedroom 4
2.84 x 3.99m / 9'4" x 13'1"

Bathroom
2.15 x 2.00m / 7'1" x 6'7"

En-suite
2.20 x 1.40m / 7'3" x 4'7"

Dressing Room
1.25 x 1.40m / 4'1" x 4'7"

Floor area: 1,355ft² / 125.90m²

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ORKNEY



4 bedroom detached home

The Orkney is a stunning four bedroom home with integrated garage.

The spacious hallway leads to the lounge and also to the generously proportioned kitchen/dining room, with utility cupboard, WC and French doors leading to the garden. Upstairs you will find bedroom one, with en-suite and built-in wardrobe, bedroom two also with built-in wardrobe, two further double bedrooms and a family bathroom.



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GROUND FLOOR



Ground floor plan

Kitchen / Dining
7.77 x 4.45m max / 25'6" x 14'7" max

Living Room
3.54 x 5.24m / 11'7" x 17'2"

Garage
2.62 x 5.14m / 8'7" x 16'10"

Utility
0.70 x 1.59m / 2'4" x 5'2"

WC
1.93 x 1.13m / 6'4" x 3'8"

FIRST FLOOR



First floor plan

Bedroom 1
4.62 x 4.62m max / 15'2" x 15'2" max

Bedroom 2
2.70 x 5.25m / 8'10" x 17'3"

Bedroom 3
3.38 x 3.89m / 11'1" x 12'9"

Bedroom 4
2.70 x 3.49m / 8'10" x 11'5"

Bathroom
2.30 x 1.70m / 7'7" x 5'7"

En-suite
2.37 x 1.53m / 7'9" x 5'0"

Floor area: 1,427ft² / 132.63m²

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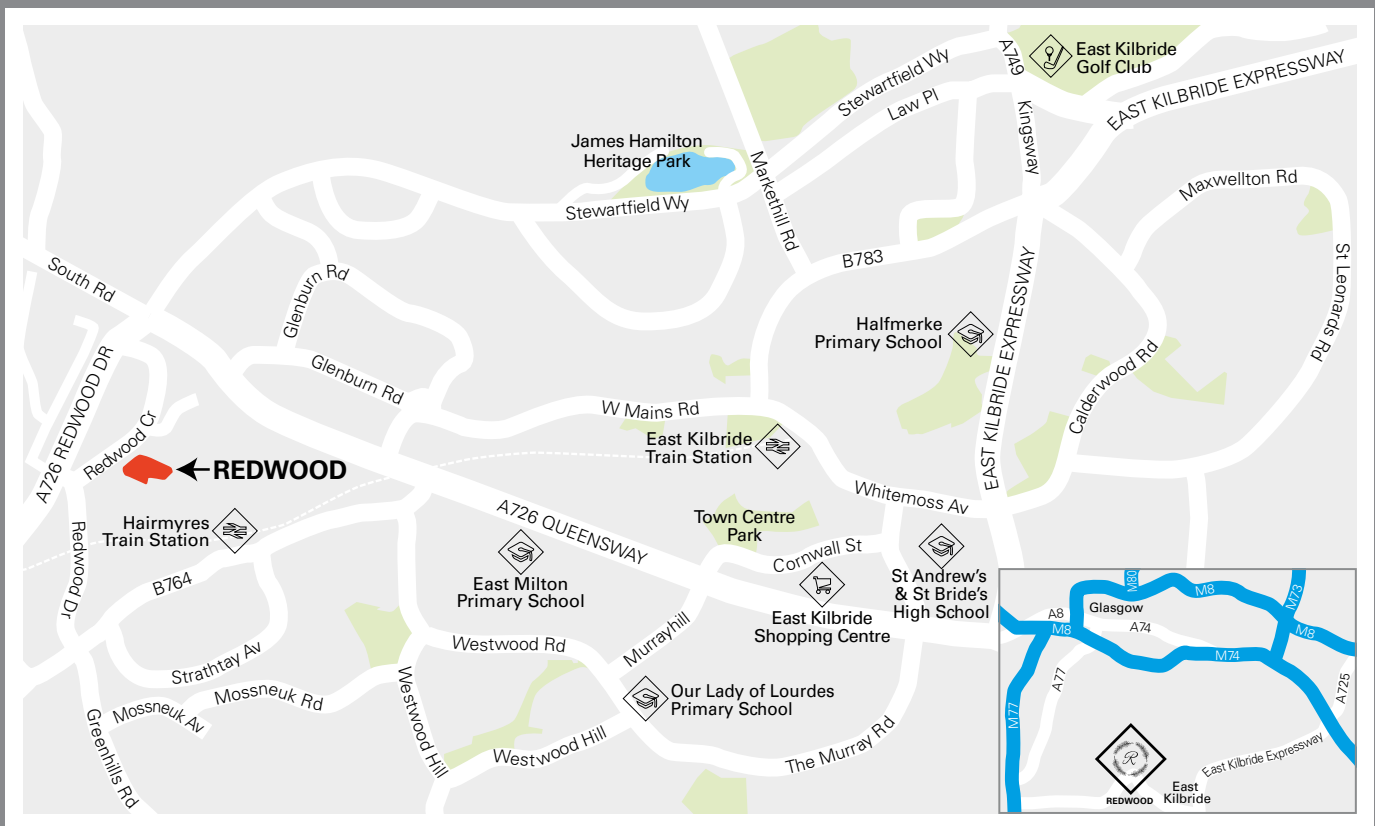
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