

HOMES
by High Street



Moncrieff View

Lenzie

You know what
quality looks like.
So do we.

*And so do your
neighbours.*



Moncrieff View, Lenzie

Exceptional Design, Prime Location

With the perfect blend of modern living fused with traditional charm and stately architecture, Moncrieff View lies within the much sought-after village of Lenzie.

The former primary school offers a range of 20, two and three bedroom apartments over two buildings. Eleven of the apartments are located within the carefully restored original school house and nine are in a sympathetic new build extension.

Its unique modern-classic design marries the historic and characterful charm of this former school house. Inside, the apartments boast impressive full-height windows with many offering double height ceilings and mezzanine levels. In the new build extension, apartments benefit from either Juliet style or full balconies with a selection of ground floor apartments including private outdoor areas. The communal space has been carefully restored with the original staircase taking centre stage, encapsulated by a glazed atrium roof – set to impress upon arrival.

Surrounded by an abundance of village shops, pubs, and eateries all within walking distance as well as a busy town centre just a five-minute drive away, Moncrieff View offers a rare opportunity to enjoy spacious living in the most enviable of settings.

First *Class* Location

On your doorstep

Moncrieff View is perfectly placed for commuting. Whether it be a leisurely stroll to the local bistro, a short drive to the bustling shopping centre or an outdoor pursuit, all are within easy reach of your new home.



Shopping and Retail

The Co-operative Food
110 yards

The Regent Centre, Kirkintilloch
1.3 miles



Sport and Recreation

Lenzie Bowling Club
0.5 miles

Lenzie Golf Club
0.8 miles

Lenzie Rugby Football Club
0.3 miles

Lenzie Library
0.6 miles

Lenzie Tennis Club
0.7 miles



Travel

Lenzie Train Station
0.2 miles

Glasgow Queen Street
10 minutes – by rail

Stirling
24 minutes - by rail

Edinburgh Waverley
45 minutes - by rail



Eat and Drink

Billingtons of Lenzie
0.1 mile

The Grove Restaurant
0.2 miles

Rasoi Indian Restaurant & Delhi Express
0.3 miles

The Old Gatehouse Pub and Restaurant
0.6 miles



Health

Denbridge Dr Surgery
0.7 miles

Andrew King Optician
0.25 miles



Education

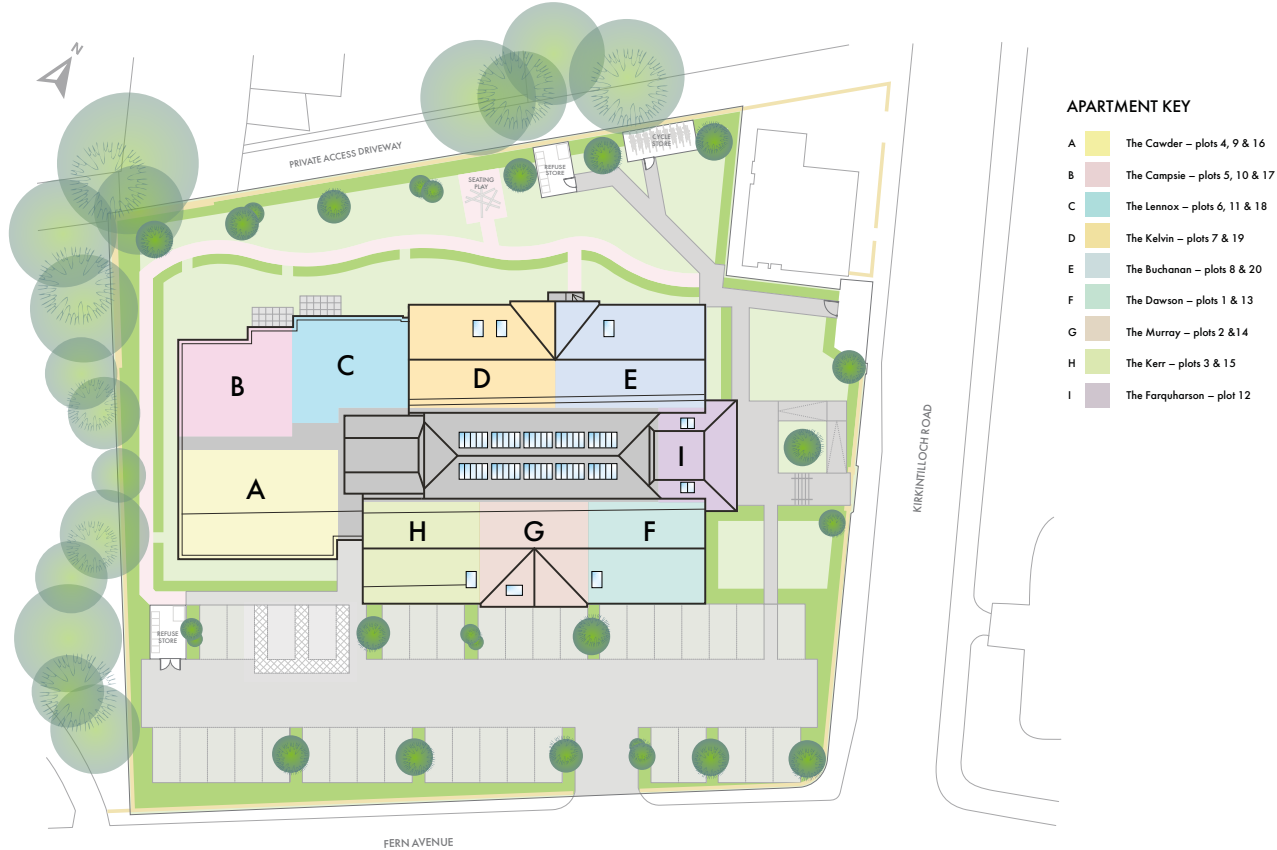
Lenzie Meadow Primary School
0.3 miles

Lenzie Academy
0.3 miles

Millersneuk Primary School
0.8 miles

Moncrieff View

Development layout.





* Room sizes stated are measured at the widest point and may vary slightly.

The Apartments

Disclaimer

Each property mentioned in this brochure (including text, photographs, artists impressions and computer generated images) on all pages is indicative and intended as a guide only. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated in this brochure are included in any sale. Any areas, measurements or distances, external and internal, referred to are approximate and are given as a guide only and may be subject to variations. Descriptions of the properties and landscaping are subjective and are used in good faith as an opinion and not a statement of fact. Information provided about the history of each property is correct to the best of our knowledge. Depending upon the stage of construction, purchasers should satisfy themselves by inspection should they have any concerns. We reserve the right at any time to change the layout, specifications, elevations and landscaping on each property and development. The information in this brochure does not constitute a contract or warranty. In accordance with the Consumer Protection from Unfair Trading Regulations in 2014 we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of your home.

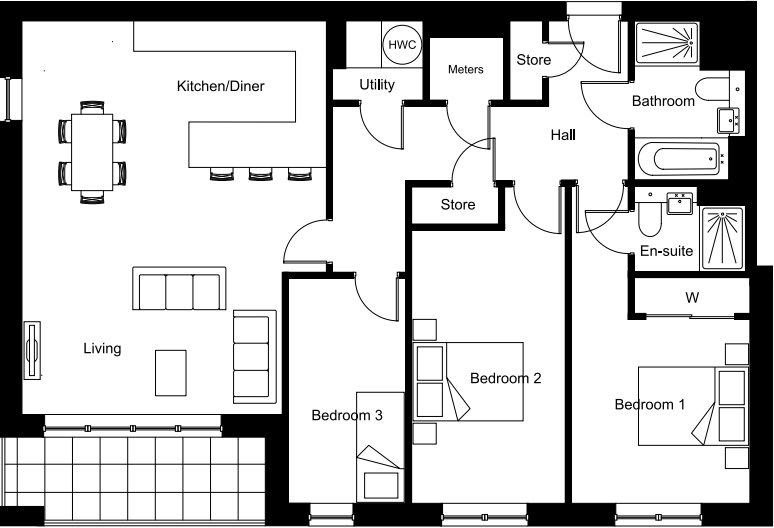
The Cawder

Three Bedroom

Plots:

- 4 - Ground Floor
- 9 - First Floor
- 16 - Second Floor

- Patio or balcony to selected plots
- New build extension



Room Dimensions

Kitchen
5.52m x 2.60 (18' 1" x 8' 6")

Living/Dining
5.52m x 4.54m (18' 1" x 14' 10")

Bedroom 1
3.32m x 3.29m (10' 10" x 10' x 9")

Bedroom 1 En-suite
2.00m x 1.55m (6' 6" x 5' x 1")

Bedroom 2
4.23m x 2.80m (13' 10" x 9' 2")

Bedroom 3
4.11m x 2.10m (13' 5" x 6' 10")

Bathroom
2.90m x 2.00m (9' 6" x 6' 6")

The Campsie

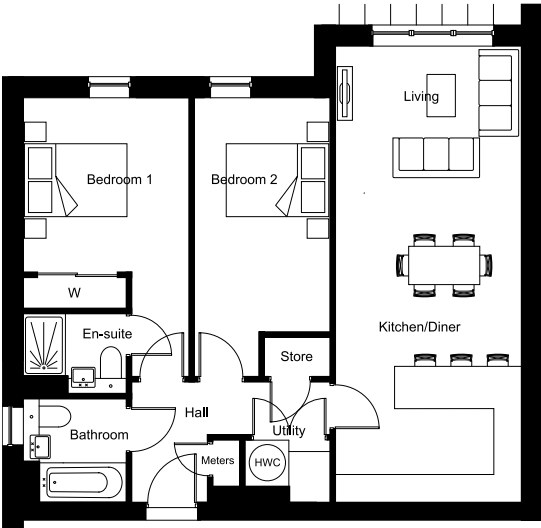
Two Bedroom

Plots:

- 5 - Ground Floor
- 10 - First Floor
- 17 - Second Floor

- Patio or Juliet balcony
- New build extension

*Shared ownership available



Room Dimensions

Kitchen

3.62m x 2.60m (11'10" x 8'6")

Living/Dining

6.27m x 3.62m 20' (6" x 11'10")

Bedroom 1

3.41m x 3.21m (11'2" x 10'6")

Bedroom 1 En-suite

2.00m x 1.55m (6'6" x 5'1")

Bedroom 2

3.85m x 2.66m (12'7" x 8'8")

Bathroom

2.00m x 2.00m (6'6" x 6'6")

The Lennox

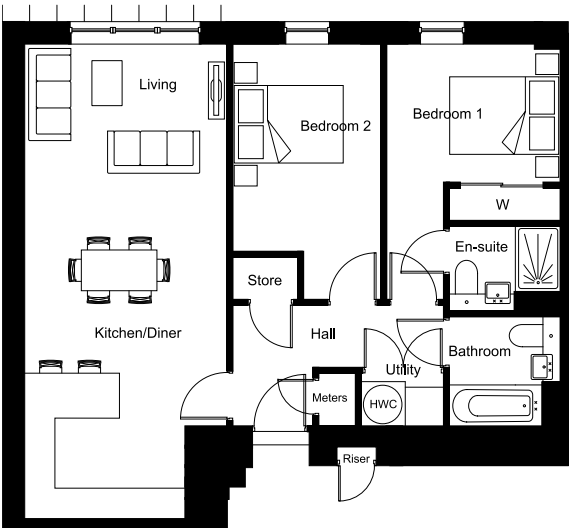
Two Bedroom

Plots:

- 6 - Ground Floor
- 11 - First Floor
- 18 - Second Floor

- Patio or Juliet balcony
- New build extension

*Shared ownership available



Room Dimensions

Kitchen

2.94m x 2.60m (9'7" x 8'6")

Living/Dining

6.08m x 3.72m (19'11" x 12'2")

Bedroom 1

3.17m x 2.53m (10'4" x 8'3")

Bedroom 1 En-suite

2.00m x 1.55m (6'6" x 5'1")

Bedroom 2

3.10m x 2.70m (10'2" x 8'10")

Bathroom

2.00m x 2.00m (6'6" x 6'6")

The Kelvin

Three Bedroom

Plots:

- 7 - Ground Floor
- 19 - Second Floor

— Original school building



Room Dimensions

Kitchen

4.3m x 2.60m (14'1" x 8'6")

Living/Dining

5.07m x 4.30m (16'7" x 14'1")

Bedroom 1

3.07m x 2.98m (10'0" x 9'9")

Bedroom 1 En-suite

2.00m x 1.55m (6'6" x 5'1")

Bedroom 2

3.24m x 2.97m (11'2" x 9'8")

Bedroom 3

6.59m x 3.48m (21'7" x 11'5")

Bedroom 3 En-suite

2.8m x 2.00m (9'2" x 6'6")

Bathroom

2.00m x 2.00m (6'6" x 6'6")

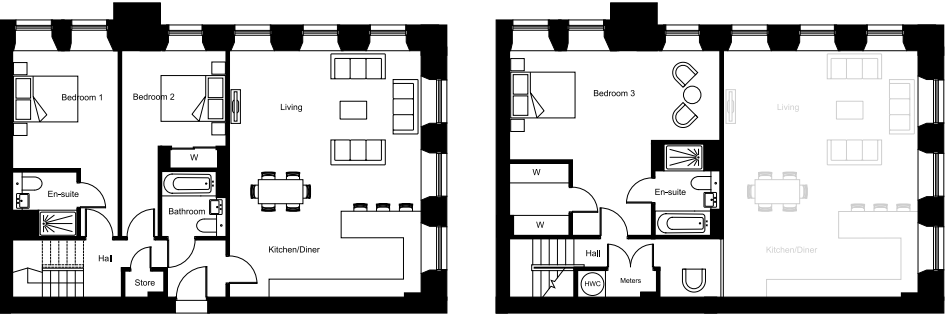
The Buchanan

Three Bedroom

Plots:

- 8 - Ground Floor
- 20 - First Floor

— Original school building



Room Dimensions

Kitchen

5.95m x 2.60m (19'6" x 8'6")

Living/Dining

5.95m x 5.02m (19'6" x 16'5")

Bedroom 1

3.27m x 2.97m (10'8" x 9'8")

Bedroom 1 En-suite

2.00m x 2.00m (6'6" x 6'6")

Bedroom 2

3.42m x 2.97m (10'7" x 9'8")

Bedroom 3

6.61m x 3.47m (21'8" x 11'4")

Bedroom 3 En-suite

2.8m x 2.00m (9'2" x 6'6")

Bathroom

2.00m x 2.00m (6'6" x 6'6")

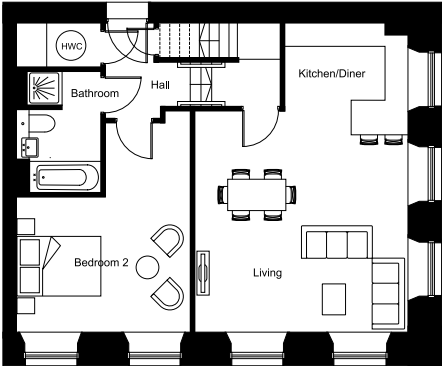
The Dawson

Two Bedroom

Plots:

- 1 - Ground Floor
- 13 - First Floor

— Original school building



Room Dimensions

Kitchen

2.92m x 2.60m (9'6" x 8'6")

Living/Dining

5.27m x 5.08m (17'3" x 16'7")

Bedroom 2

4.12m x 3.21m (13'6" x 10'6")

Bedroom 1

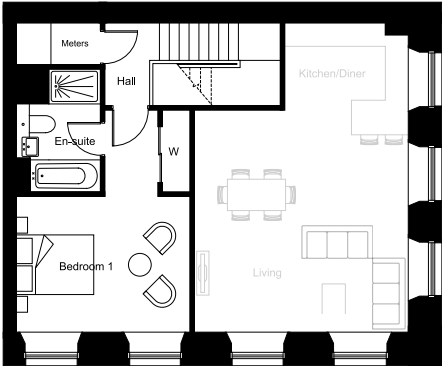
4.12m x 3.21m (13'6" x 10'6")

Bedroom 1 En-suite

2.90m x 2.00m (9'6" x 6'6")

Bathroom

2.90m x 2.00m (9'6" x 6'6")



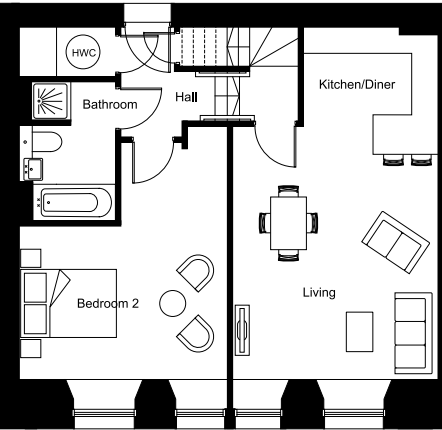
The Murray

Two Bedroom

Plots:

- 2 - Ground Floor
- 14 - First Floor

— Original school building



Room Dimensions

Kitchen

2.82m x 2.59m (9'3" x 8'5")

Living/Dining

5.28m x 4.28m (17'3" x 14'0")

Bedroom 2

4.33m x 3.19m (14'2" x 10'5")

Bedroom 1

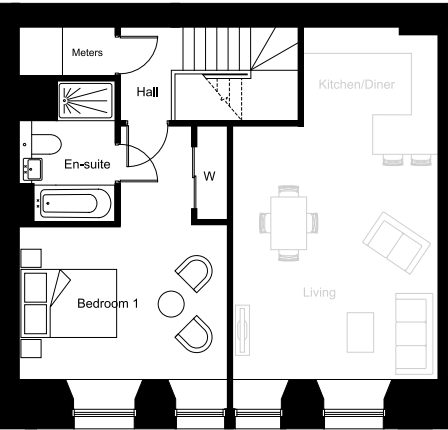
4.33m x 3.19m (14'2" x 10'5")

Bedroom 1 En-suite

2.90m x 2.00m (9'6" x 6'6")

Bathroom

2.90m x 2.00m (9'6" x 6'6")



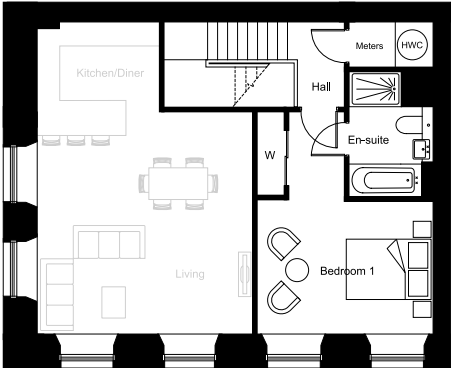
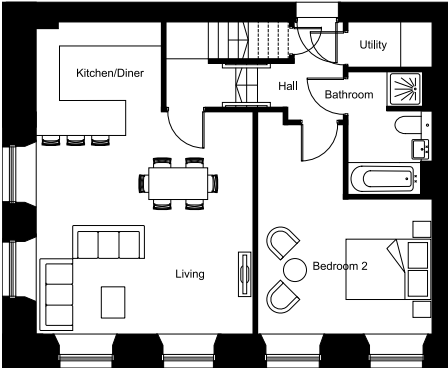
The Kerr

Two Bedroom

Plots:

- 3 - Ground Floor
- 15 - Second Floor

— Original school building



Room Dimensions

Kitchen

2.95m x 2.61m (9'8" x 8'6")

Living/Dining

5.22m x 5.10m (17'1" x 16'8")

Bedroom 1

4.12m x 3.17m (13'6" x 10'4")

Bedroom 1 En-suite

2.90m x 2.00m (9'6" x 6'6")

Bedroom 2

4.12m x 3.17m (13'6" x 10'4")

Bathroom

2.90m x 2.00m (9'6" x 6'6")

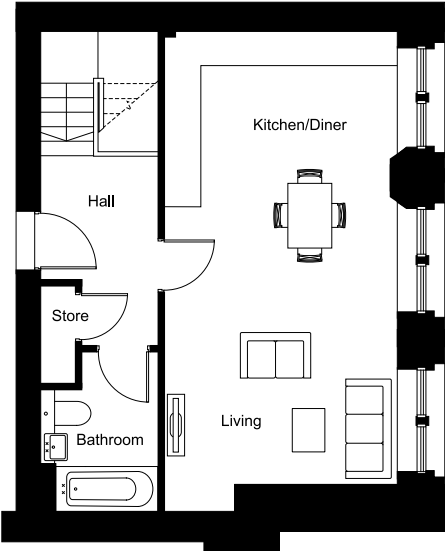
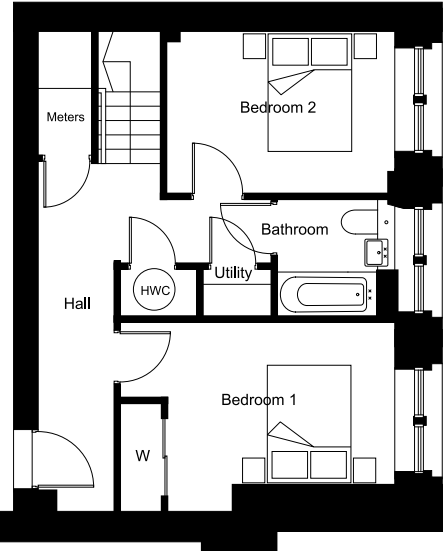
The Farquharson

Two Bedroom

Plots:

- 12 - First Floor

— Original school building



Room Dimensions

Kitchen

3.77m x 3.00m (12'4" x 9'10")

Living/Dining

5.04m x 3.77m (16'6" x 12'4")

Bedroom 1

4.65m x 3.18m (15'3" x 10'5")

Bedroom 2

3.17m x 2.72m (10'4" x 8'11")

Bathroom 1

2.63m x 2.00m (8'7" x 6'6")

Bathroom 2

2.00m x 1.87m (6'6" x 6'1")

Specification

Internal finishes

- Painted French grey horizontal panelled door
- Brushed chrome lever furniture and fittings
- Ceilings and walls in a flat finish with white matt emulsion paint
- Deep skirting and architraves with French Grey satin finish

Bathroom & En-suites

- Laufen white sanitary ware suites
- Hansgrohn chrome mixer taps
- Rainfall shower head and glass screen to master en-suite
- Thermostatic shower with riser bar to additional en-suites
- Bath shower mixer taps to main bathroom
- Chrome shaver socket to master en-suite
- Porcelanosa full height tiling to wet areas - showers and bath where overhead shower is fitted
- Porcelanosa half height tiling to WC and basin
- Porcelanosa tiled floors

Wardrobes

- Wardrobes to bedroom 1
- Wardrobe to bedroom 2 (selected plots)

Plumbing & Heating

- Electric boilers with hot water cylinder
- White radiators throughout
- Chrome heated towel rail to bathroom and en-suites

Kitchens

- A choice of traditional or contemporary kitchens dependant on build stage
- Soft-close doors and drawers
- 20mm Quartz worktops and upstands
- Glass splashback to hob
- Stainless-steel one ½ bowl sink with chrome mixer tap
- LED feature lighting to underside of wall cabinets
- Siemens built-in stainless-steel single fan oven
- Siemens built-in stainless-steel microwave
- Siemens ceramic induction hob
- Contemporary concealed extractor hood
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Plumbing provided for washing machine in utility cupboard



Communal Areas

- Glazed atrium roof light
- Feature staircase
- Lift
- Solar panels feeding lighting and power back into communal area
- Colour video entry system

Electrical

- Communal satellite dish with point in living room and master bedroom
- Telephone point to lounge
- USB point to kitchen and master bedroom
- Chrome sockets to kitchen
- LED downlights to kitchen, bathroom and en-suites
- Thermostatic heating and hot water controls
- Low-energy lighting throughout
- Security alarm system with PIR and door sensors to ground floor apartments only

Windows & External Doors

- Timber & Aluminium clad double glazed windows
- Heavyweight timber apartment door with multi-point locking system, peephole and security chain

External

- Two communal electric car charging points
- One allocated parking space per apartment
- Private Balcony with composite decking – selected plots
- Private patio to selected plots
- Communal grounds, play area and cycle store
- Maintained communal areas and grounds by management company

Warranty

- Q Assured 10 year build warranty
- Two year customer care from Homes by High Street





HOMES

by High Street

Who we are

Homes by High Street is a privately owned award winning development company working in the residential sector throughout England and Scotland. We are part of The High Street Group of companies based in the North East of England.

Homes by High Street have a number of developments including a Grade B Listed mansion house conversion and new build extension, known as Morar House, in Helensburgh. Morar House won 'Best Apartment, Scottish Highlands & Islands' at the UK Property Awards 2018. The Walled Gardens, Gosforth project was nominated at the same event and won 'Best Residential Development Tyne & Wear.

Launched in late 2013 our aim is to provide homes of the highest standard in locations you'll love developing properties our customers are proud to call home.

Find out more about our properties and projects at www.homesbyhighstreet.co.uk.

Why Us?

We're not the only company building beautiful properties in incredible locations – what makes us different is the way we do it.

Our budget doesn't go on marketing some far-fetched dream to you. It goes on what you actually get – beautifully designed homes that we're proud to have built, and are excited to share with you.

Choosing your home is a complicated decision. We'll help make it simple, we'll make it an enjoyable experience and we'll set you up in the right home, a home you will love.

Our commitment

Buying a home is completely different to buying anything else. It's all-consuming, emotionally-involving, nerve-wrecking.

We've been there – it's what makes us want to change the whole process. So we promise to do things differently: to build beautiful places that suit the life you want to live, and to be with you the whole way through the process. We won't disappear once you've got the keys, either all of our homes come with a 10 year build warranty and a two year customer care warranty. We're also governed by the Consumer Code for house builders – so you know you're in safe hands.



HOMES
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