

# WEST CRAIGS GREEN



**APARTMENT BROCHURE**  
1, 2 & 3 BEDROOM APARTMENTS

**cruden** HOMES  
Firm foundations, flexible living





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APARTMENTS

- Block A  
Plots 1-16
- Block B  
Plots 17-49
- Block C  
Plots 62-83



CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.



## THE APARTMENTS

West Craigs Green features a range of desirable one, two and three-bedroom apartments. The open plan living, dining and kitchen areas in each carefully considered layout are designed with comfort and style in mind and include high quality fixtures and fittings throughout as standard. Many apartments offer impressive private balconies and enjoy west facing aspect over green open space – a prime location for sunset views.



1 BEDROOM APARTMENT

# APARTMENT TYPE A

**BLOCK A**

- Ground Floor Plots 1 & 10
- First Floor Plots 4 & 12
- Second Floor Plots 7 & 15

**BLOCK B**

- Ground Floor Plots 17
- First Floor Plots 20 & 31
- Second Floor Plots 23 & 34
- Third Floor Plots 26 & 37

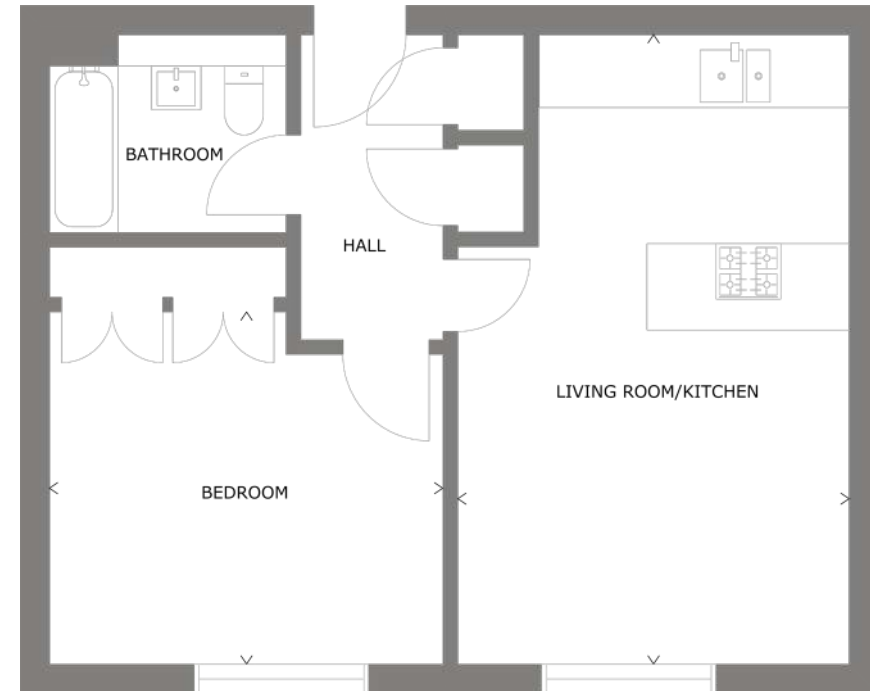
**BLOCK C**

- Ground Floor Plots 62
- First Floor Plots 65
- Second Floor Plots 68
- Third Floor Plots 71

**INTERNAL FLOOR AREA**

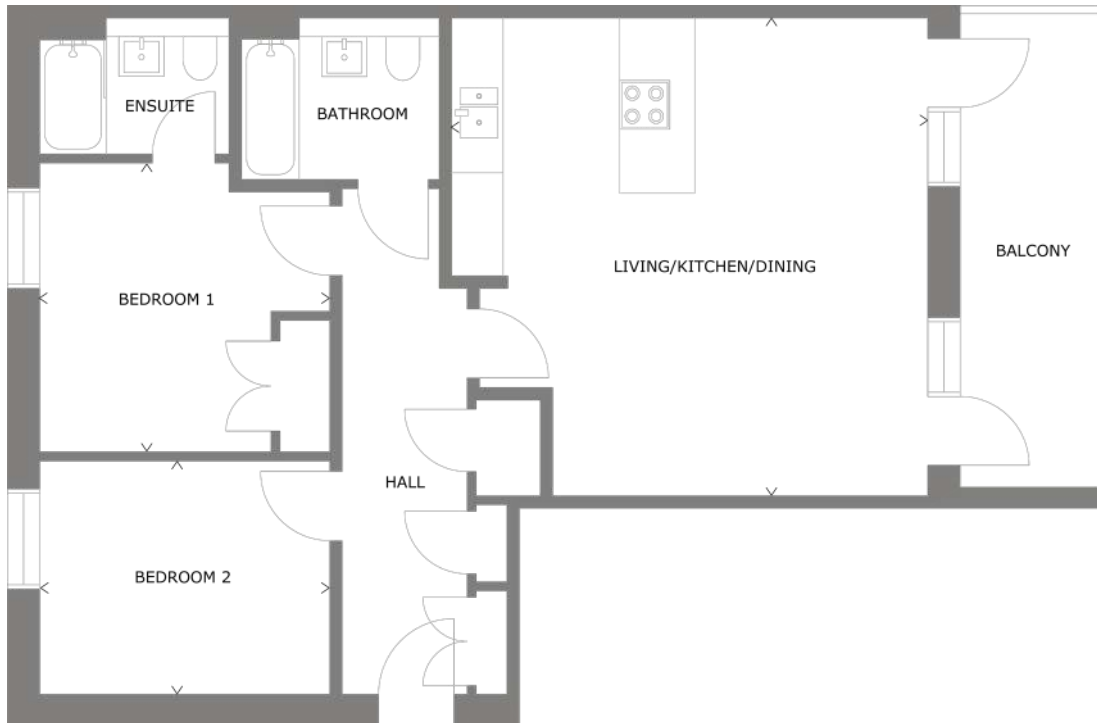
52.7sqm | 568sqft (Ground Floor Only); 53.3sqm | 574sqft

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply. Floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.



**ROOM DIMENSIONS**

Living Room/Kitchen	4.10m x 6.43m	13'4" x 21'11"
Bedroom	4.05m x 3.68m	13'3" x 12'1"



**ROOM DIMENSIONS**

Living/Kitchen/Dining	5.71m x 5.74m	18'8" x 18'8"
Bedroom 1	3.48m x 3.47m	11'5" x 11'4"
Bedroom 2	3.48m x 2.80m	11'5" x 9'2"
Balcony	1.78m x 5.76m	5'10" x 18'10"

2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE B**

**BLOCK A**

- Ground Floor Plots 2 & 9
- First Floor Plots 5 & 11
- Second Floor Plots 8 & 14

**BLOCK C**

- Ground Floor Plots 63 & 73
- First Floor Plots 66 & 75
- Second Floor Plots 69 & 78
- Third Floor Plots 72 & 81

**INTERNAL FLOOR AREA**

75sqm | 802sqft

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## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE C

### BLOCK A

First Floor Plots 3 & 13

Second Floor Plots 6 & 16

### BLOCK B

First Floor Plots 19

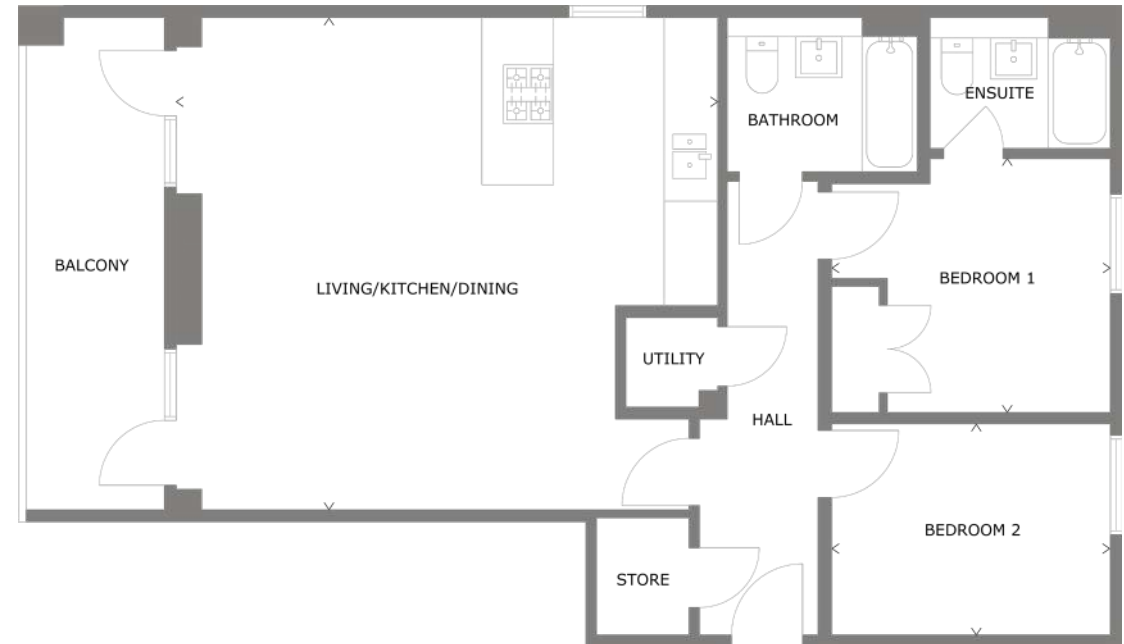
Second Floor Plots 22

Third Floor Plots 25

### INTERNAL FLOOR AREA

81sqm | 869sqft

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### ROOM DIMENSIONS

Living/Kitchen/Dining	6.51m x 6.21m	21'4" x 20'4"
Bedroom 1	3.52m x 3.20m	11'6" x 10'6"
Bedroom 2	3.52m x 2.66m	11'6" x 8'9"
Balcony	1.78m x 6.51m	5'10" x 21'4"





#### ROOM DIMENSIONS

Living/Kitchen/Dining	5.16m x 5.53m	16'9" x 18'1"
Bedroom 1	4.47m x 3.25m	14'7" x 10'8"
Bedroom 2	4.47m x 2.30m	14'7" x 7'6"
Balcony	2.20m x 5.61m	7'2" x 18'5"

## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE D

#### BLOCK B

Ground Floor	Plots 18
First Floor	Plots 21
Second Floor	Plots 24
Third Floor	Plots 27

#### INTERNAL FLOOR AREA

70sqm | 756sqft

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## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE E

### BLOCK B

Ground Floor	Plot 28
First Floor	Plots 30
Second Floor	Plots 33
Third Floor	Plots 36

### INTERNAL FLOOR AREA

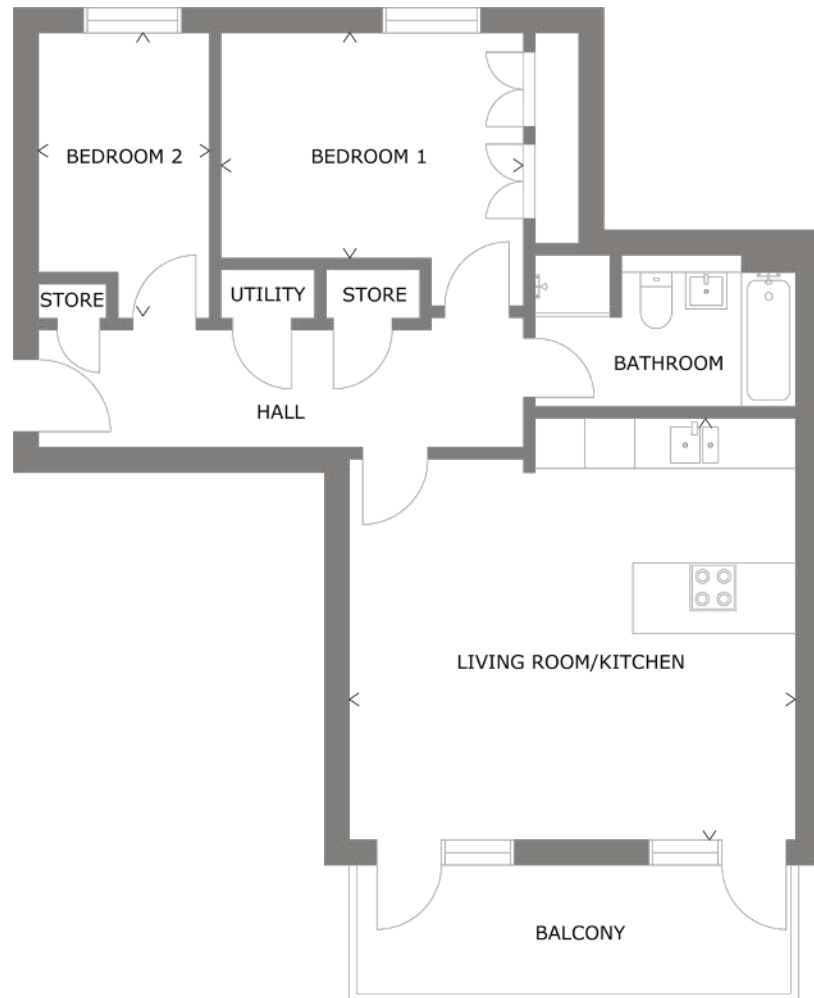
87sqm | 936sqft

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### ROOM DIMENSIONS

Living/Kitchen/Dining	5.34m x 6.68m	17'5" x 21'9"
Bedroom 1	2.91m x 3.58m	9'6" x 11'9"
Bedroom 2	4.67m x 3.49m	15'3" x 11'5"
Balcony	1.78m x 6.62m	5'10" x 21'9"



**ROOM DIMENSIONS**

Living Room/Kitchen	5.72m x 5.39m	18'8" x 17'7"
Bedroom 1	3.88m x 2.89m	12'9" x 9'6"
Bedroom 2	2.20m x 3.65m	7'3" x 12'0"
Balcony	5.52m x 1.64m	18'1" x 5'5"

2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE F**

**BLOCK B**

- Ground Floor Plots 29
- First Floor Plots 32
- Second Floor Plots 35
- Third Floor Plots 38

**INTERNAL FLOOR AREA**

72sqm | 775sqft

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## 3 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE G

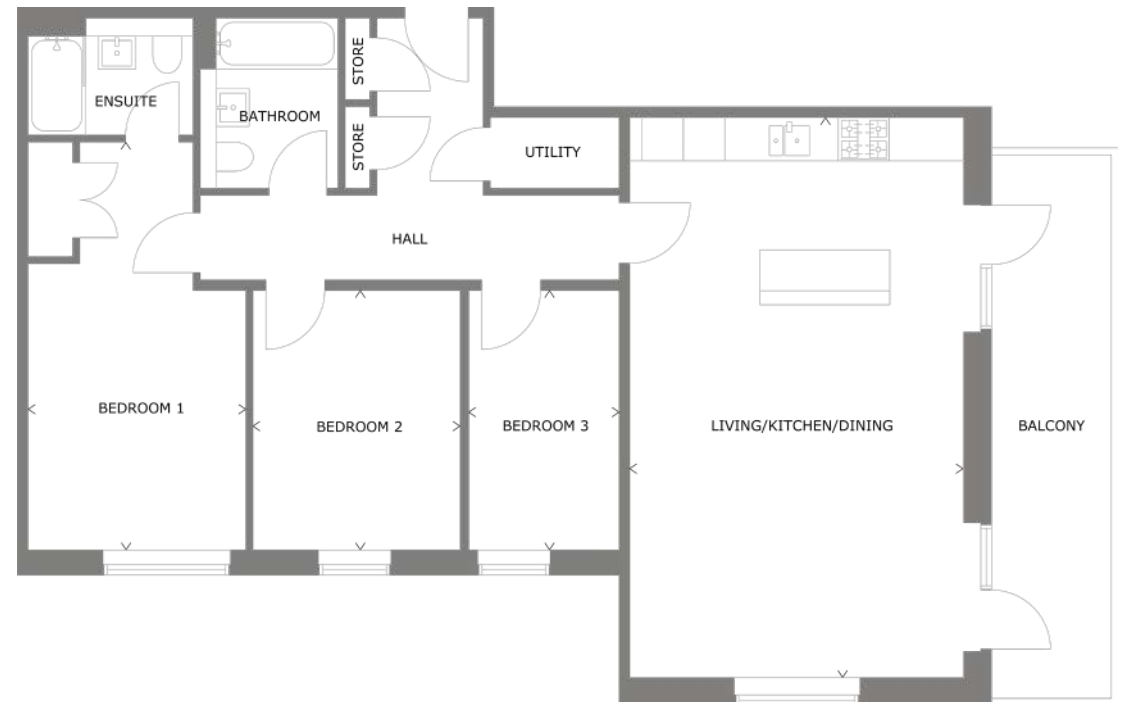
### BLOCK B

Ground Floor	Plot 39
First Floor	Plots 41
Second Floor	Plots 44
Third Floor	Plots 47

### INTERNAL FLOOR AREA

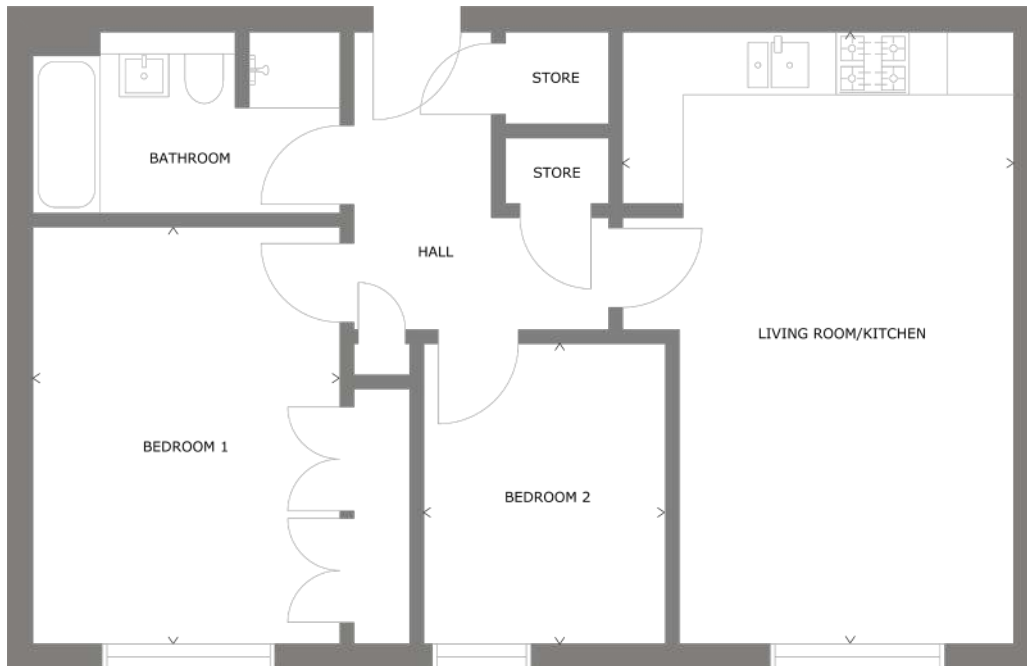
98sqm | 1055sqft

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### ROOM DIMENSIONS

Living/Kitchen/Dining	4.71m x 7.90m	15'5" x 25'9"
Bedroom 1	3.08m x 5.72m	10'1" x 18'8"
Bedroom 2	2.93m x 3.66m	9'7" x 12'0"
Bedroom 3	2.12m x 3.66m	6'11" x 12'0"
Balcony	1.78m x 7.83m	5'10" x 25'8"



2 BED APARTMENT

# APARTMENT TYPE H

**BLOCK B**

- Ground Floor Plots 40
- First Floor Plots 42
- Second Floor Plots 45
- Third Floor Plots 48

**BLOCK C**

- First Floor Plots 76
- Second Floor Plots 79
- Third Floor Plots 82

**INTERNAL FLOOR AREA**

66.5sqm | 716sqft (Ground Floor Only); 67sqm | 722sqft

**ROOM DIMENSIONS**

Living Room/Kitchen	3.53m x 6.43m	11'6" x 21'1"
Bedroom 1	3.25m x 4.38m	10'8" x 14'5"
Bedroom 2	2.58m x 3.17m	8'5" x 10'5"

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## 3 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE J

### BLOCK B

First Floor	Plots 43
Second Floor	Plots 46
Third Floor	Plots 49

### INTERNAL FLOOR AREA

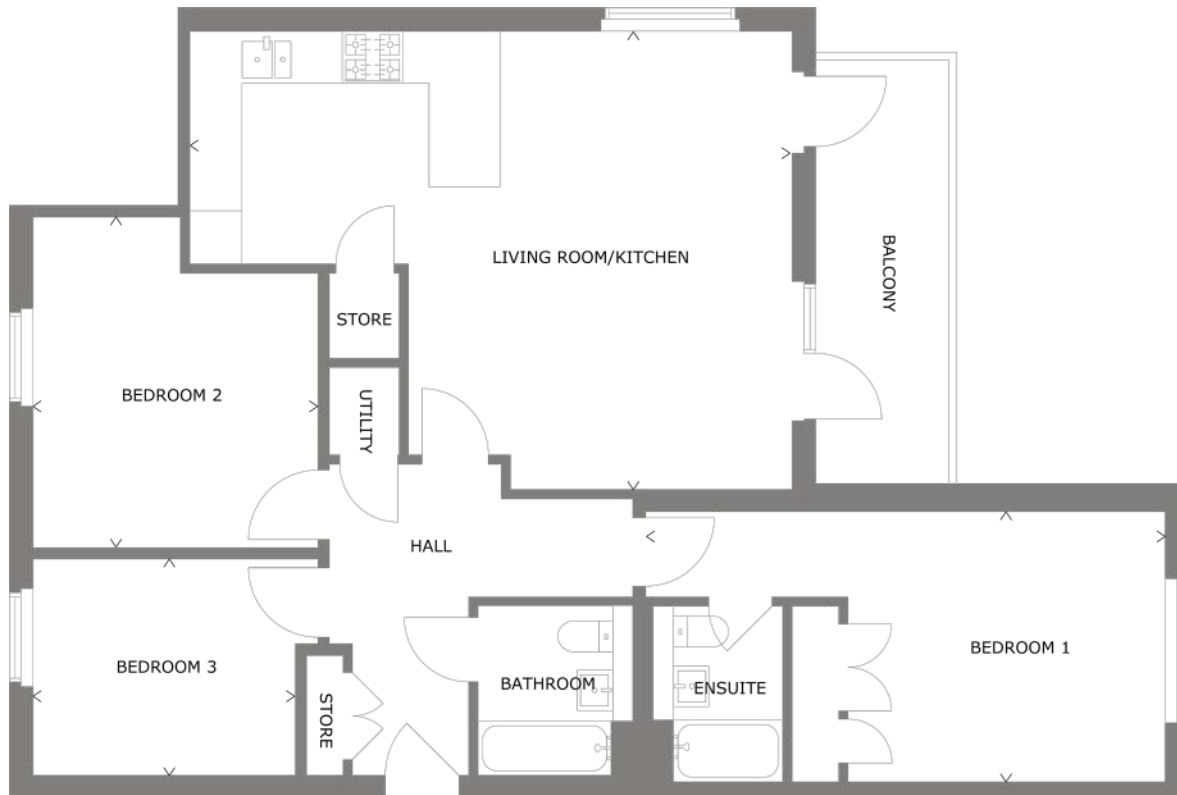
88sqm | 947sqft

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### ROOM DIMENSIONS

Living/Kitchen/Dining	5.76m x 5.87m	18'9" x 19'3"
Bedroom 1	3.52m x 3.20m	11'5" x 10'5"
Bedroom 2	3.52m x 2.85m	11'5" x 9'2"
Bedroom 3	3.15m x 2.43m	10'3" x 7'10"
Balcony	1.78m x 6.17m	5'10" x 20'3"



## 3 BEDROOM APARTMENT WITH TERRACE APARTMENT TYPE K

### BLOCK C

Ground Floor Plots 74

### INTERNAL FLOOR AREA

104sqm | 1123sqft

### ROOM DIMENSIONS

Living Room/Kitchen	7.72m x 5.78m	25'3" x 19'3"
Bedroom 1	6.72m x 3.41m	22'0" x 11'2"
Bedroom 2	3.68m x 4.26m	12'1" x 13'10"
Bedroom 3	3.39m x 2.80m	11'2" x 9'2"
Balcony	1.64m x 5.41m	5'5" x 17'9"

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## 2 BEDROOM APARTMENT WITH BALCONY APARTMENT TYPE L

### BLOCK C

First Floor	Plots 64
Second Floor	Plots 67
Third Floor	Plots 70

### INTERNAL FLOOR AREA

78sqm | 836sqft

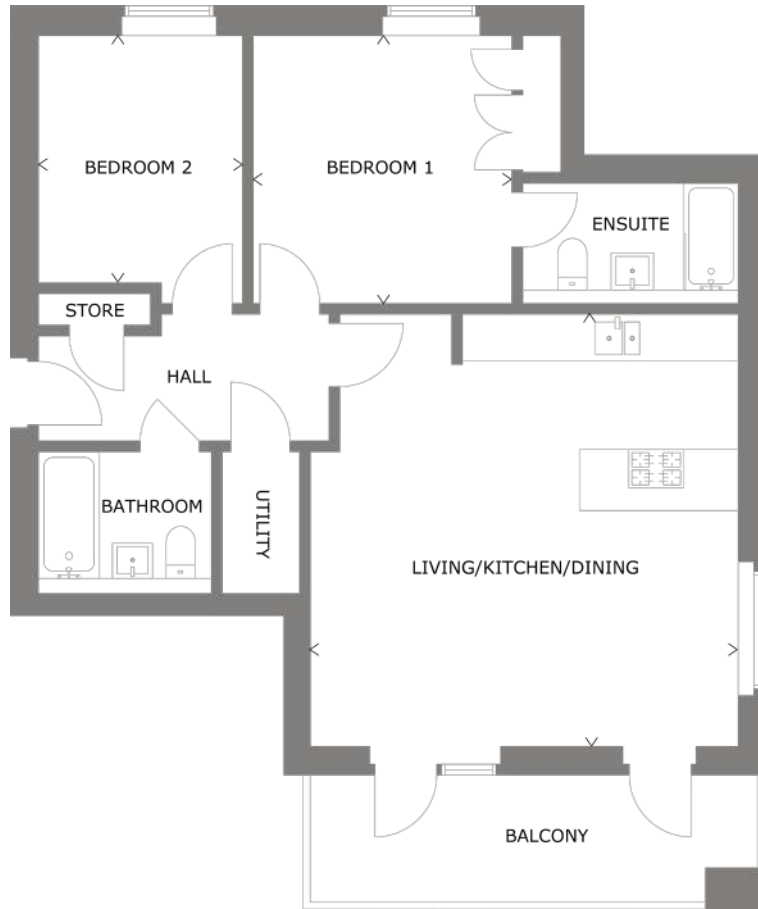
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### ROOM DIMENSIONS

Living/Kitchen/Dining	5.53m x 5.87m	18'2" x 19'3"
Bedroom 1	4.41m x 2.95m	14'6" x 9'8"
Bedroom 2	3.40m x 3.61m	11'2" x 11'10"
Balcony	1.78m x 6.17m	5'10" x 20'3"





**ROOM DIMENSIONS**

Living/Kitchen/Dining	5.87m x 5.93m	19'3" x 19'5"
Bedroom 1	3.55m x 3.68m	11'8" x 12'1"
Bedroom 2	2.80m x 3.39m	9'2" x 11'2"
Balcony	1.78m x 6.17m	5'10" x 20'3"

2 BEDROOM APARTMENT WITH BALCONY  
**APARTMENT TYPE M**

**BLOCK C**

- First Floor      Plots 77
- Second Floor   Plots 80
- Third Floor     Plots 83

**INTERNAL FLOOR AREA**

80sqm | 866sqft

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# SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring kitchens with integrated appliances, ceramic tiling and chic white sanitaryware. What's more, we offer a range of finishes and optional extras\*, allowing you to personalise your new home.

## Kitchen

- A range of contemporary door fronts
- Laminate worktop with upstand
- Integrated fridge/freezer
- Integrated washer dryer
- Stainless steel sink with drainer
- Electric stainless steel single fan assisted oven
- 4 burner gas hob
- Stainless steel chimney hood
- Stainless steel splashback to hob

## Bathroom/En-suite

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath where no en-suite

## Electrical

- White sockets/light switches throughout
- Media panel with sockets to living area
- Digital TV outlets as per plans
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

## Lighting

- Pendant light fittings to lounge, bedrooms and hall
- 3 spot LED track light fitting to kitchen
- White matt downlights to bathroom/en-suite

## Heating and Plumbing

- Combi gas boiler
- White radiators
- Single zone heating system
- Thermostat/controller in hall

## Decoration/Fixtures and Fittings

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery

\*A range of choices and optional extras is available, subject to house type build stage at time of reservation. Please speak to the sales advisor for further information.

# WARRANTY

Homeowners at West Craigs Green can enjoy the reassurance provided by a company with over 80 years' experience of delivering high-quality new homes across Scotland and, of course, each new home benefits from a two-year builder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand new appliances, and freedom from having to replace expensive components like windows or roofs when you move in.

# CUSTOMER NOTICE

The plans, computer generated images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are intended to provide an indication of the finish of a typical property or street scene. They do not necessarily represent the exact finish of a particular property on this development. For specifics, please speak to the sales adviser for the most up-to date information. Whilst every effort has been made to ensure the accuracy of this brochure, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to amend property types and consequently this brochure does not constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (February 2024).



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## GET IN TOUCH

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