

Ellingwood

Robroyston, Glasgow

A collection of 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



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A perfect place to call home

Comprising a stunning collection of 3, 4 and 5-bedroom homes and boasting easy access to good local amenities and proximity to Glasgow, Ellingwood is sure to appeal to a wide audience of buyers including families, first time buyers and professionals. Commuters will benefit from excellent transport links in the area by road, rail and bus.

Built across a variety of styles and to the high Bellway standard, these homes present a variety of design features including open-plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms.



Everything is on your doorstep at Ellingwood

This development of 3, 4 and 5-bedroom homes enjoys an enviable location in the well-connected suburb of Robroyston, only 3 miles north-east of cosmopolitan Glasgow city centre. The M80 located close by to the development means accessing the national road network could not be easier. The M80 linking to the M8 provides a direct route into Glasgow itself with onward journeys to Paisley and beyond. Travelling eastwards the M80 provides routes to Falkirk, whilst the M8 links to Edinburgh. Robroyston train station is within easy walking distance of the development. For those requiring international travel, Glasgow airport is around a 20 minute journey by car.

Locally, residents of Ellingwood will find an excellent range of amenities, with day-to-day conveniences within easy reach of home. A major supermarket is just a few minutes from the development at Robroyston Retail Park where residents will also find a number of other amenities including a gym offering a scheduled programme of weekly classes.



The vibrant city of Glasgow is just a 10 minute journey by car from home and presents an unrivalled array of attractions along with breath-taking architecture and a collection of award-winning restaurants. As Scotland's largest city, Glasgow is well known for its stylish and cosmopolitan atmosphere, boasting a compelling arts scene with critically-acclaimed art galleries, museums and world-renowned live music venues.

A short drive from the development is the Seven Lochs Wetland Park, an exciting new Green Network project with the aim to become Scotland's largest urban nature park. Ideal for those who enjoy an active lifestyle, the park comprises 20 square kilometres of woodlands, greenery and lochs. With miles of walking and cycling routes, not to mention the fascinating Provan Hall, one of Glasgow's oldest buildings, the park provides an enchanting range of things to see and do.

Robroyston Park is also situated close by to Ellingwood. This local nature reserve covers about 50 hectares of land. The variety of habitats including wetland, heathland, grassland and woodland makes the park the perfect place to spot the rich diversity of wildlife which calls the park home.

For outdoor sporting activities, Scotland is the home of golf. The Crow Wood Golf Course, a beautiful parkland course that offers a fair test to golfers of all abilities, is around 10 minutes by car from the development.

For families, there is a good selection of well-regarded schools in the area. Residents will find a number of both primary and secondary schools within close proximity. An esteemed selection of further education facilities can be found within easy reach of Ellingwood.



Excellent local amenities and transport links with close proximity to Glasgow, Ellingwood is ideally located.

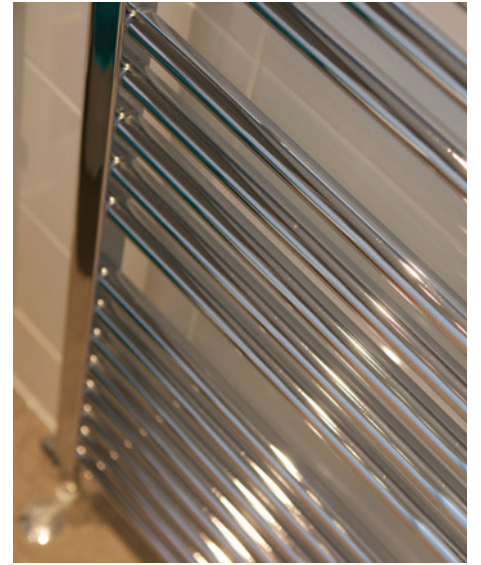




Computer generated image.

Discover a range of house styles
with 3, 4 or 5 bedrooms.
Each home at Ellingwood is
finished to our exacting standards.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Granite or silestone worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler*
- ~ Washing machine
- ~ Under-unit lighting

Security:

- ~ Intruder alarms

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Miscellaneous:

- ~ Fencing to rear garden
- ~ Turf to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas

Tiling:

- ~ Full and half-height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail
- ~ Electric shower

All items subject to build stage.

*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

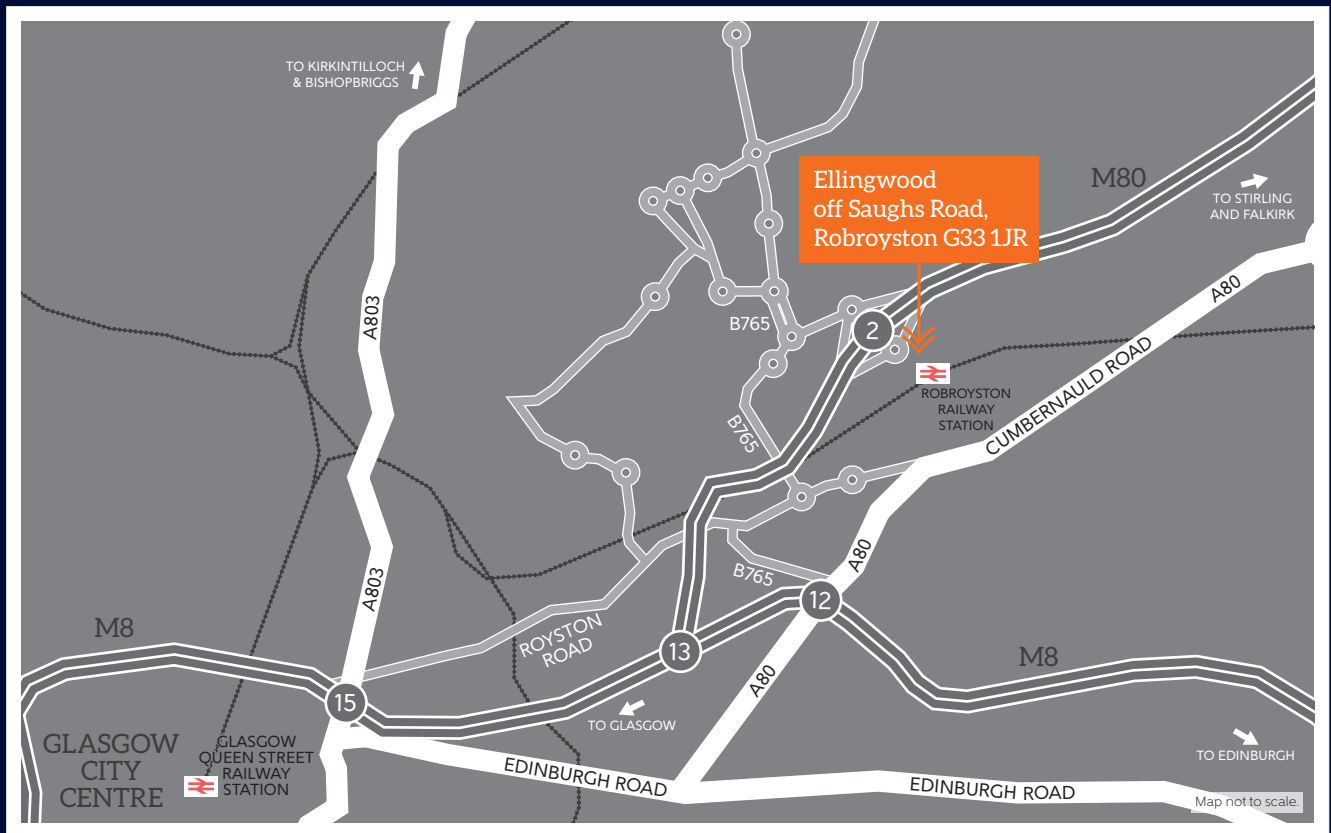
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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