



Monument Way

ROBROYSTON, GLASGOW

A beautiful collection of three and four bedroom homes situated in the historic suburb of Robroyston.

Taylor
Wimpey

Contents



Welcome to Monument Way

With its convenient location just a few miles from Glasgow city centre, Monument Way is the perfect place to call home. Whether you're commuting to work, shopping, exploring the city's many attractions or taking the kids to school, you'll find everything you need within easy reach.

The development offers the perfect opportunity for a suburban lifestyle, and our homes have modern designs and interior layouts to suit a variety of buyers.



Love suburban life

Nestled within the suburb of Robroyston, Monument Way is surrounded by beautiful countryside, and yet is only a short commute by bus, train or car to Glasgow city centre, making this development the ideal choice if you're looking for the best of both worlds.

You'll find plenty of local amenities just a short drive from the development. There's an abundance of green open space within easy reach, including Hogganfield Park and Seven Lochs Nature & Heritage Park which are nearby and perfect for those who love to make the most of the great outdoors.

Hogganfield Loch



Littlehill Golf Course



Glasgow City Centre

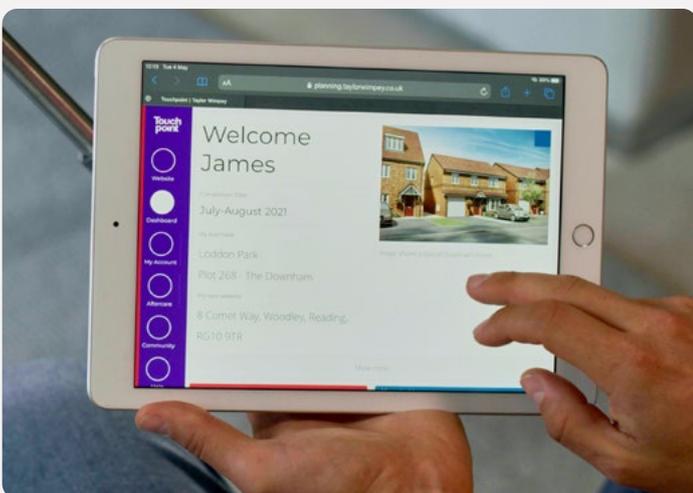


Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and standard range mixer tap (optional upgrade options available)	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected Porcelenosa range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling†	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages with curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White panel doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

External Features

Outside front & rear light with PIR	✓
Outside tap to rear garden	✓
Doorbell	✓
'Electric vehicle ready' charging cable provided (excludes plots 22-26)	✓

Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
Front door with enhanced security with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors	✓

Gardens, Paths and Drives

Front garden turfed or shrubbed†	✓
1.8m fencing with gate to enclose rear garden	✓

NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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Our homes





The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m²



GROUND FLOOR

Kitchen

2.06m x 3.30m 6' 9" x 10' 10"

Living Room/Dining Area

4.02m x 3.54m 13' 2" x 11' 8"

WC

1.80m x 1.22m 5' 11" x 4' 0"



FIRST FLOOR

Bedroom 1

4.02m x 3.59m 13' 2" x 11' 9"

Bedroom 2 (max)

4.02m x 2.40m 13' 2" x 7' 11"

Bathroom (over bath)

1.77m x 2.10m 5' 10" x 6' 11"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB15458 / May 2023



The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m²



GROUND FLOOR

Kitchen (max)	2.39m x 2.77m	7' 10" x 9' 1"
Living Room/Dining Area (max)	4.58m x 4.10m	15' 0" x 13' 5"
WC	2.39m x 1.17m	7' 10" x 3' 10"



FIRST FLOOR

Bedroom 1 (max)	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2 (max)	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3 (max)	1.92m x 3.33m	6' 4" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m²



GROUND FLOOR

Kitchen/Dining Area ^(max)

5.10m x 2.77m 16' 9" x 9' 1"

Living Room

3.18m x 4.10m 10' 5" x 13' 5"

WC

2.22m x 1.17m 7' 3" x 3' 10"



FIRST FLOOR

Bedroom 1 ^(max)

4.01m x 3.64m 13' 2" x 11' 11"

Bedroom 2 ^(max)

2.88m x 3.33m 9' 6" x 10' 11"

Bedroom 3

2.19m x 3.33m 7' 2" x 10' 11"

Bathroom ^(over bath)

1.81m x 2.00m 5' 11" x 6' 7"

En suite ^(over shower)

1.73m x 2.02m 5' 8" x 6' 8"

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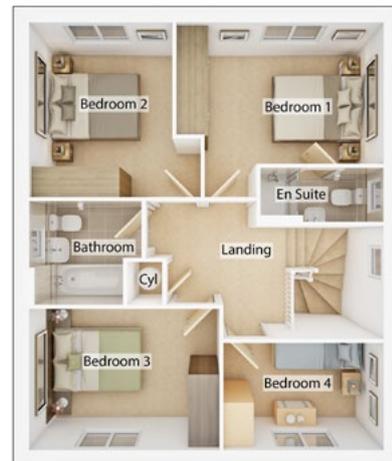
The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m²



GROUND FLOOR

Kitchen	3.07m x 3.80m	10' 1" x 12' 6"
Living Room	3.44m x 4.99m	11' 3" x 16' 4"
Dining Room	3.72m x 3.11m	12' 2" x 10' 3"
WC	1.86m x 1.16m	6' 1" x 3' 10"



FIRST FLOOR

Bedroom 1	3.97m x 2.72m	13' 0" x 8' 11"
Bedroom 2	2.74m x 3.36m	9' 0" x 11' 0"
Bedroom 3	3.65m x 2.72m	12' 0" x 8' 11"
Bedroom 4	3.07m x 2.06m	10' 1" x 6' 9"
Bathroom	2.15m x 2.02m	7' 1" x 6' 7"
En suite	2.36m x 1.05m	7' 9" x 3' 5"

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The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m²



GROUND FLOOR

Kitchen/Dining Area

8.02m × 2.66m 26' 4" × 8' 9"

Living Room

3.17m × 5.24m 10' 5" × 17' 2"

WC

2.03m × 1.10m 6' 8" × 3' 6"



FIRST FLOOR

Bedroom 1

4.28m × 3.09m 14' 0" × 10' 1"

Bedroom 2

3.18m × 3.58m 10' 5" × 11' 9"

Bedroom 3

3.68m × 2.89m 12' 1" × 9' 6"

Bedroom 4

2.58m × 2.79m 8' 5" × 9' 2"

Bathroom

2.58m × 2.20m 8' 5" × 7' 3"

En suite

2.43m × 1.58m 8' 0" × 5' 2"

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The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m²



GROUND FLOOR

Kitchen/Dining Area

8.27m x 2.80m 27' 2" x 9' 2"

Living Room

3.16m x 5.34m 10' 5" x 17' 6"

WC

2.54m x 1.14m 8' 4" x 3' 9"



FIRST FLOOR

Bedroom 1^(max)

3.78m x 3.89m 12' 5" x 13' 1"

Bedroom 2^(max)

4.39m x 2.88m 14' 5" x 9' 6"

Bedroom 3

2.65m x 3.48m 8' 8" x 11' 5"

Bedroom 4

3.19m x 2.89m 10' 6" x 9' 6"

Bathroom^(max)

2.25m x 2.34m 7' 5" x 7' 8"

En suite 1^(over shower)

2.10m x 1.81m 6' 11" x 5' 11"

En suite 2^(over shower)

2.65m x 1.73m 8' 8" x 5' 8"

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The Hughes

4 BEDROOM HOME, TOTAL 1430sq ft / 132.8m²



GROUND FLOOR

Living Room

5.26m × 3.10m 17' 3" × 10' 2"

Kitchen/Dining Room

2.98m × 6.53m 9' 9" × 21' 5"

Study

3.15m × 3.44m 8' 4" × 3' 9"



FIRST FLOOR

Bedroom 1 (max)

4.19m × 4.61m 13' 9" × 15' 1"

Bedroom 2 (max)

4.18m × 3.23m 13' 9" × 10' 7"

Bedroom 3 (max)

4.11m × 2.57m 13' 6" × 8' 5"

Bedroom 4 (max)

3.02m × 2.55m 9' 11" × 8' 4"

Bathroom

2.65m × 1.79m 8' 8" × 5' 10"

En suite (inc. shower)

2.19m × 2.71m 7' 2" × 8' 11"

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The Maxwell

4 BEDROOM HOME, TOTAL 1478sq ft / 137m²



GROUND FLOOR

Kitchen/Dining Area

8.69m x 3.07m 28' 6" x 10' 1"

Living Room

4.20m x 4.44m 13' 9" x 14' 7"

WC

1.78m x 1.12m 5' 11" x 3' 7"

Utility

1.82m x 2.14m 6' 0" x 7' 2"



FIRST FLOOR

Bedroom 1 (max)

4.20m x 4.49m 13' 9" x 14' 9"

Bedroom 2 (max)

3.39m x 3.39m 11' 1" x 11' 1"

Bedroom 3

3.26m x 3.10m 10' 8" x 10' 2"

Bedroom 4 (max)

3.09m x 3.77m 10' 2" x 12' 5"

Bathroom (over bath)

2.20m x 3.10m 7' 3" x 10' 2"

En suite (inc. shower)

1.64m x 2.72m 5' 5" x 8' 11"

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The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M²



GROUND FLOOR

Kitchen	3.93m × 3.90m	12' 11" × 12' 10"
Living Room	4.87m × 3.90m	16' 0" × 12' 10"
Dining Room	3.41m × 2.88m	11' 2" × 9' 5"
Utility ^(max)	2.83m × 2.09m	9' 4" × 6' 11"
WC	2.83m × 1.16m	9' 4" × 3' 10"



FIRST FLOOR

Bedroom 1	3.95m × 3.96m	13' 0" × 13' 0"
Bedroom 2 ^(max)	3.95m × 3.50m	13' 0" × 11' 6"
Bedroom 3 ^(max)	3.59m × 3.95m	11' 10" × 13' 0"
Bedroom 4	3.41m × 2.88m	11' 2" × 9' 5"
Bathroom ^(over bath & shower)	3.59m × 1.91m	11' 0" × 6' 3"
En suite 1 ^(over shower)	2.51m × 1.52m	8' 3" × 5' 0"
En suite 2 ^(over shower)	1.84m × 2.16m	6' 1" × 7' 1"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **0141 465 1941**.



Find out how we can get you moving with our buying schemes.



MONUMENT WAY Auchinleck Road, Robroyston, Glasgow, G33 1FQ

CONTACT US ON 0141 465 1941

Taylor Wimpey