



# Persimmon

Together, we make your home



## Royale Meadows

Muirhead • Glasgow



**Persimmon**

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# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

“With over 50 years of building excellence, find out more about us on page 4”



**5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Royale Meadows

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home.

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.



## Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



## Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](http://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



## Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



## 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



## Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

**Finishing Touches**  
We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.  
**Read more on page 28**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. → 2. → 3.

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. → 5. → 6.

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. → 8. → 9.

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**

### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME  
CHANGE**

### Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY  
BIRD**

### Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- ③ Choice of 2, 3 & 4-bedroom homes
- ③ Easy access to Glasgow, Edinburgh and Stirling
- ③ Nature and green spaces on the doorstep
- ③ Excellent local facilities



**Scan me!**

For availability and pricing  
on our beautiful homes  
at Royale Meadows





Muirhead • Glasgow

# Royale Meadows

Set in the town of Muirhead, just a 20 minute drive from the centre of bustling Glasgow, Royale Meadows offers a range of new two, three and four-bedroom homes.

Our Royale Meadows development is part of an exciting plan for the future of this area. Families will love living here and will benefit from brand-new community amenities, including generous open spaces, and play and leisure facilities. Despite proximity to the city and main travel routes, living at Royale Meadows you can enjoy scenic nature right on your doorstep. The development sits on the edge of the Seven Lochs Wetland Park, Scotland's largest urban nature park.

Muirhead has a range of local convenience stores, including a Co-op, several takeaways, a recreation centre, and a medical centre. The Fort Shopping Centre, 3 miles away, includes a Vue cinema, a gym, and plenty of well-known restaurants.

Other fun days out can be had at the Time Capsule Complex in Coatbridge which is 4 miles away - home to a waterpark, ice skating rink, and soft play area.

For education, Chryston Primary School and St. Barbara's Primary School are only 1.5 miles and 0.6 miles from the development respectively. Nearby Chryston High School and Our Lady's High School in Cumbernauld offer local higher education.

## Easily within reach

The M8, M80 and M73 motorways are easily accessible for journeys to Glasgow, Edinburgh, and Stirling. Even more convenient, Gartcosh train station is only 2 miles from the development, with excellent services to Glasgow Queen Street taking just 20 minutes. For travel further afield, for leisure or business, Glasgow Airport is less than 20 miles away, offering a wide range of national and international destinations.

## EXPLORE

Start exploring...

Muirhead High Street  
**0.8 miles**

Gartcosh  
**1.3 miles**

Glasgow City Centre  
**8.5 miles**

Glasgow Airport  
**17.1 miles**



Royale Meadows,  
Muirhead



## Our homes

2 bedroom

 The Portree

3 bedroom

 The Newmore

 The Ardbeg

 The Brodick

 The Kearn

 The Elgin

4 bedroom

 The Leith

 The Bothwell

 The Balerno

 The Lismore

 The Whithorn

 Affordable Housing





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

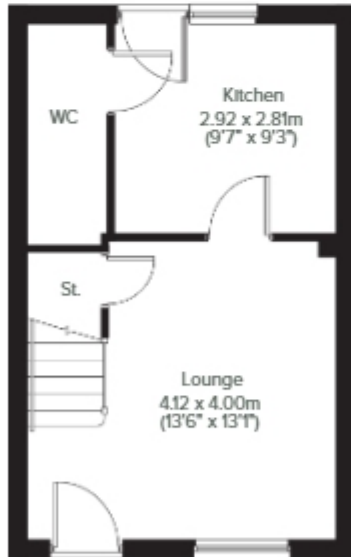


2 bedroom home

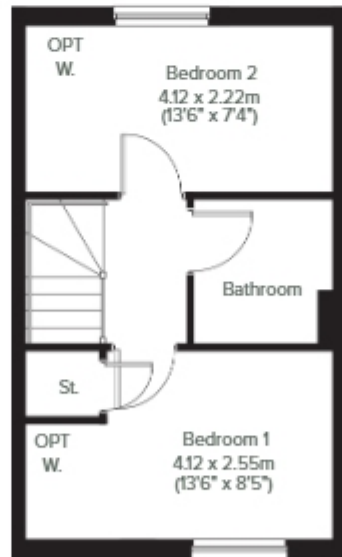
# The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, a family bathroom and a good-sized lounge. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

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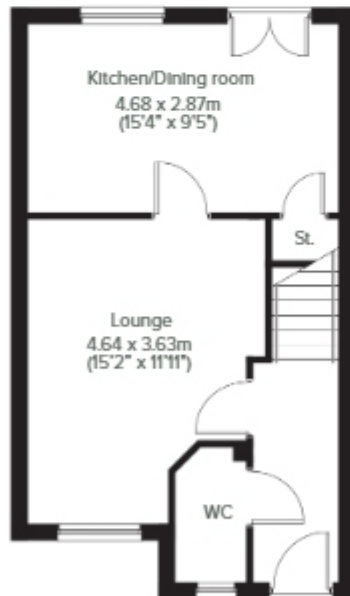


# The Newmore

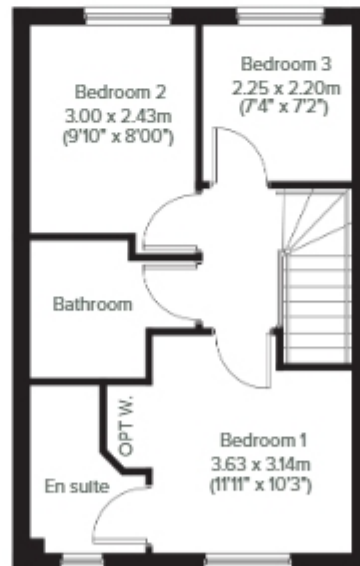
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open-plan kitchen/dining room with French doors leading into the garden, a spacious lounge and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite - and a family bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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# Window applicable if end terraced

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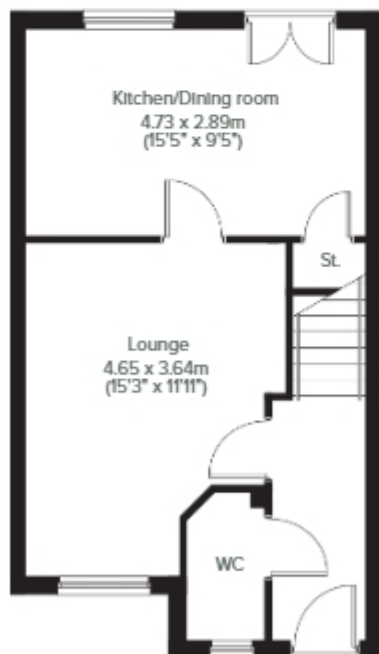


3 bedroom home

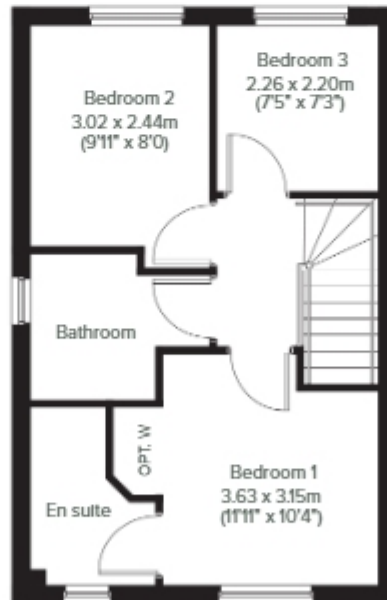
# The Ardbeg



The popular Ardbeg is a three-bedroom family home with a bright and modern open-plan kitchen/dining room with French doors leading into the garden and a spacious front aspect lounge. The downstairs WC, handy storage cupboard and en suite to bedroom one means it ticks all the boxes for practical family living.



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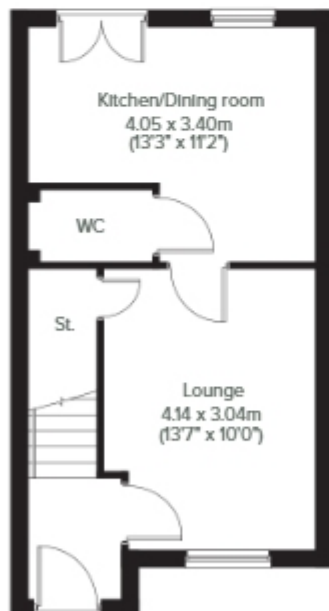


# The Brodick

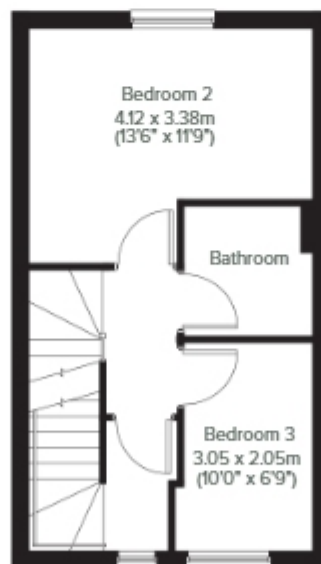
3 bedroom home



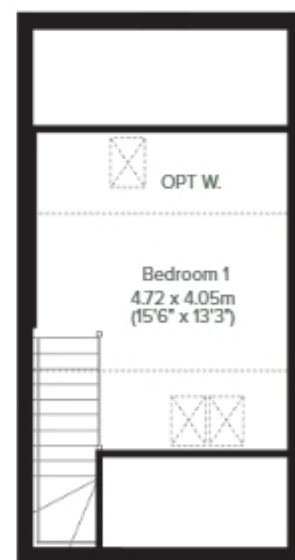
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open-plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized bedrooms and family bathroom and the second floor is home to a spacious bedroom.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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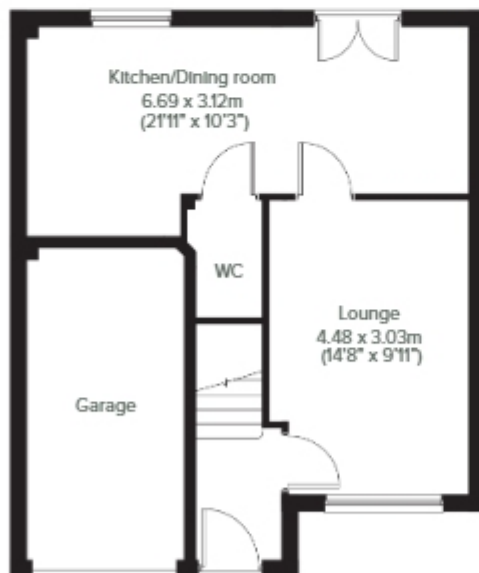


3 bedroom home

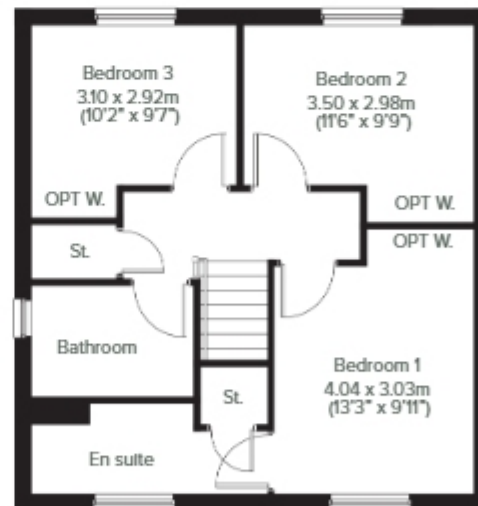
# The Kearn



Ideal for family life, the Kearn is a beautiful three-bedroom home. The open-plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and an en suite to bedroom one.



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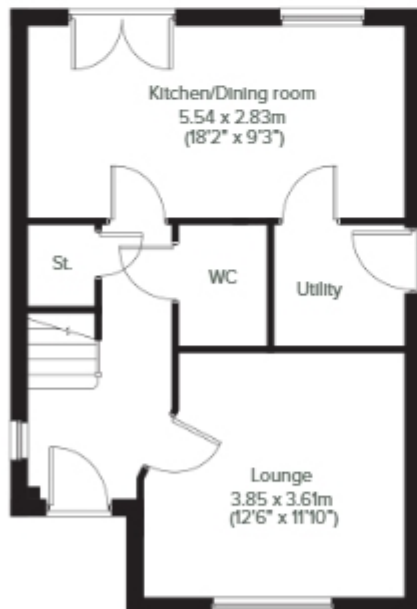


# The Elgin

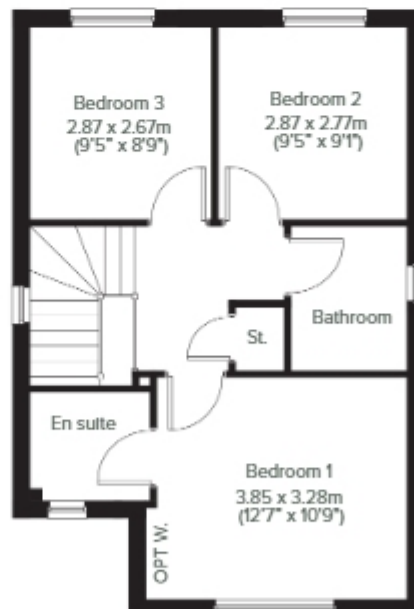
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open-plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there is a good-sized family bathroom and further storage.



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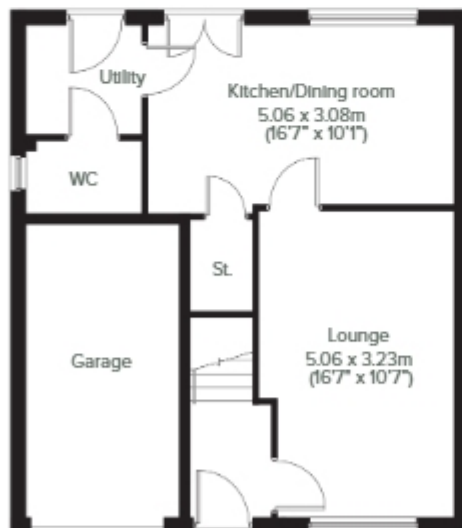


4 bedroom home

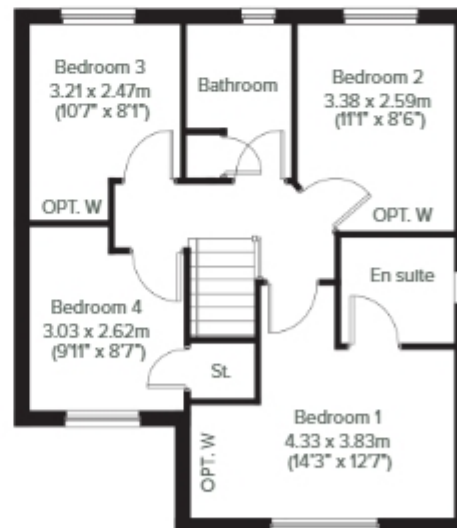
# The Leith



The Leith is a four-bedroom home offering open-plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect lounge, a downstairs utility room, WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom.



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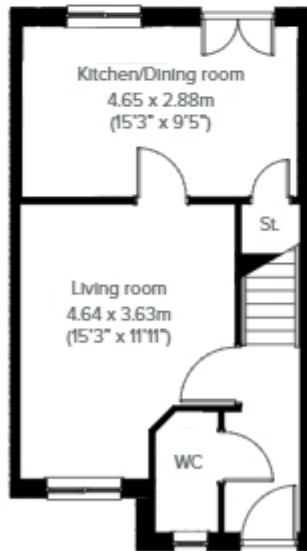


# The Bothwell

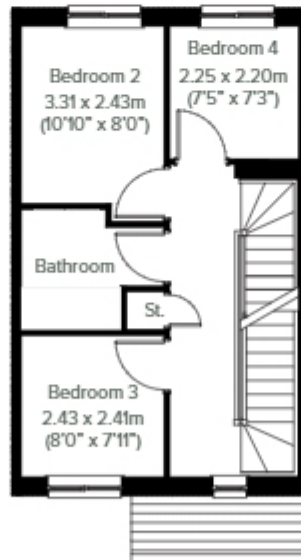
4 bedroom home



An attractive three-storey home, the Bothwell has a modern open-plan kitchen/dining room, well-proportioned living room and four bedrooms, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom plus more storage; and on the top floor there's an impressive bedroom one with en suite.



**GROUND FLOOR**



**1ST FLOOR**



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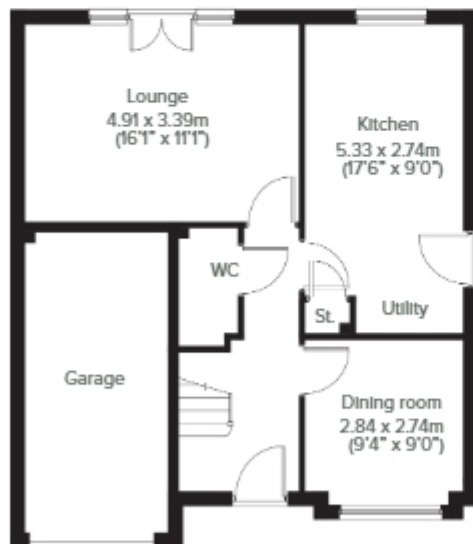


4 bedroom home

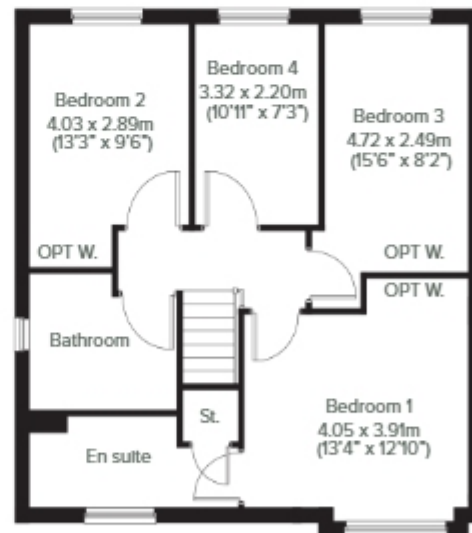
# The Balerno



Ideal for family life, the Balerno is a beautiful four-bedroom home. The open-plan kitchen/utility is spacious and bright with garden access. The lounge benefits from French doors leading to the garden. There is a separate dining room, integral garage, downstairs WC and handy storage cupboards. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



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20

EPC: B



# The Lismore

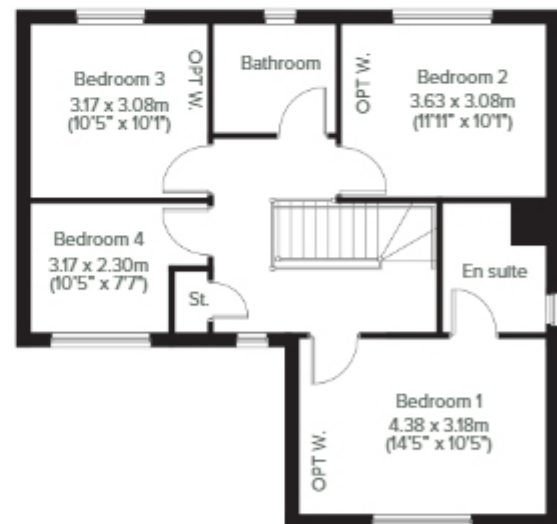
4 bedroom home



A popular family home, the Lismore ticks all the boxes. The modern and stylish open-plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned front-aspect lounge, downstairs storage cupboard, WC, garage and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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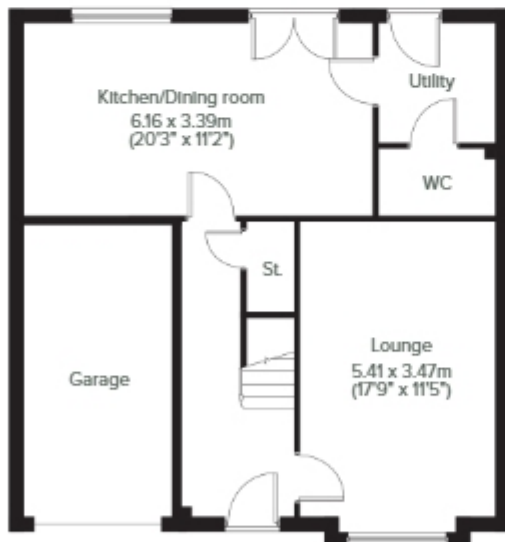


4 bedroom home

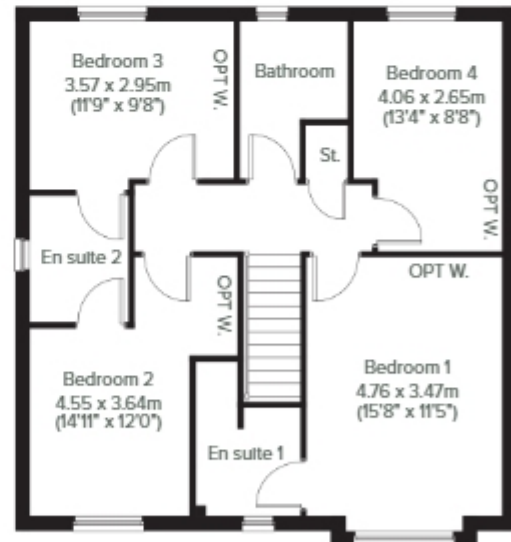
# The Whitthorn



The Whitthorn is an impressive four-bedroom detached property. The open-plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front-aspect lounge, separate utility room, storage cupboard, WC and an integral garage. Upstairs there are four good-sized bedrooms, with an en suite to bedroom one and a Jack and Jill en suite to bedrooms two and three.



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Royale Meadows

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.





## External

### Walls

Traditional cavity walls.  
 Inner: timber frame or block.  
 Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
 French doors to garden or balcony  
 (where applicable).

### Other

PV Panels.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White internal doors.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

### General

Media plate incorporating TV and telecommunication outlets to lounge.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric oven, gas hob and integrated cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Thermostatic shower to en suite.  
 Shower over bath (applicable to homes with no en suite).

### Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

### Splash-backs

1-course splash-back to WC basin /

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Multi-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

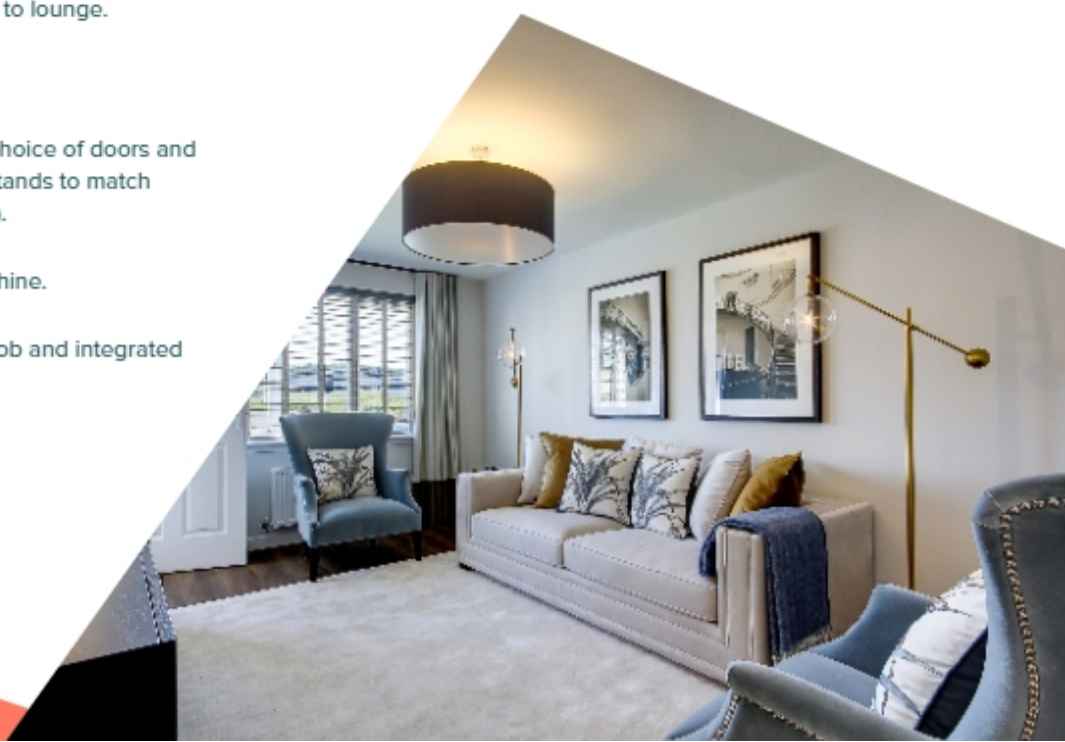
Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

**Our goal is to make your house feel like your home before you've even collected the keys.**

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

**"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."**



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)





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for a brighter future



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## Royale Meadows

Muirhead  
Glasgow  
G69 9EU

T: 0141 483 9103

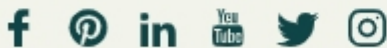
E: [royalemeadows.wsc@persimmonhomes.com](mailto:royalemeadows.wsc@persimmonhomes.com)  
[persimmonhomes.com/royale-meadows](https://persimmonhomes.com/royale-meadows)

## Head Office

Persimmon Homes West Scotland  
180 Findochty Street  
Garthamlock  
Glasgow  
G33 5EP

T: 0141 766 2600

E: [wsc.sales@persimmonhomes.com](mailto:wsc.sales@persimmonhomes.com)  
[persimmonhomes.com](https://persimmonhomes.com)



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