

WEST
CRAIGS
GREEN



VILLAS BROCHURE
3 BEDROOM HOMES



CONTENT

The Villas	04
Bluebell	06 - 09
Orchid	10 - 13
Specification	14 - 15
Get in touch	16

THE VILLAS

West Craigs Green offers a range of three bedroom homes in semi-detached, mid and end terraced styles. Perfect for first time buyers, young families, couples and downsizers, these fabulous villas have been thoughtfully designed to combine comfort, functionality and style for contemporary living. Each villa has its own private garden and convenient back court parking, as well as high quality fixtures and fittings throughout.





BLUEBELL

PLOTS

91, 94, 97, 102, 107, 108, 111, and 112

SIZE

82sqm | 881sqft

The Bluebell is a modern and stylish three-bedroom mid terraced home. On the ground floor you will find a separate living room, and an open plan kitchen and dining space with French doors out to your own private garden. Upstairs there are 3 well-proportioned bedrooms and a family bathroom.

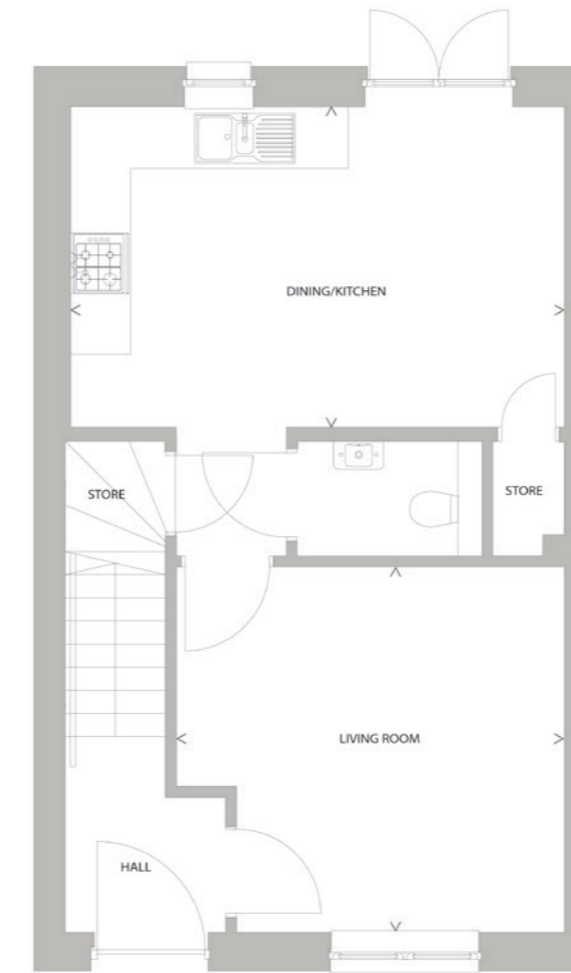
HOUSES

- **Bluebell**
3 BEDROOM MID TERRACE VILLA
Plots 91, 94, 97, 102, 107, 108, 111, 112

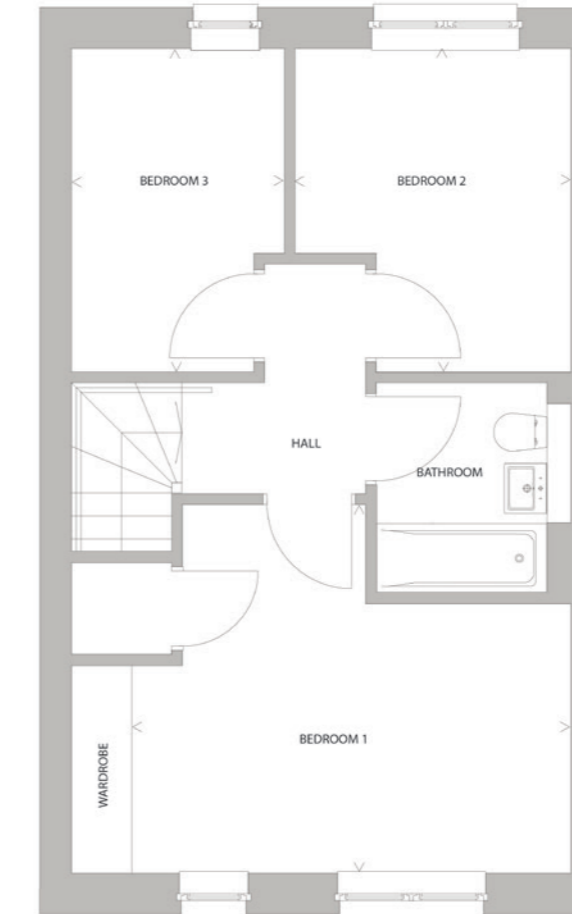
CUSTOMER NOTICE

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.





GROUND FLOOR



FIRST FLOOR

BLUEBELL

ROOM DIMENSIONS

Living room	3854mm x 3644mm 12'6" x 11'10"
Kitchen / Dining	4924mm x 3194mm 14'1" x 10'5"
Bedroom 1	4269mm x 3679mm 14'0" x 12'1"
Bedroom 2	2748mm x 3228mm 9'01" x 10'6"
Bedroom 3	2121mm x 3323mm 6'10" x 10'9"

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.

HOUSES

Orchid
3 BEDROOM SEMI-DETACHED OR
END TERRACE VILLA

Plots 84, 85, 86, 87, 88, 89, 90, 92, 93, 95,
96, 98, 99, 100, 101, 103, 104, 105, 106,
109, 110, 113



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.



ORCHID

PLOTS

84, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 98, 99,
100, 101, 103, 104, 105, 106, 109, 110 and 113

SIZE

85sqm | 920sqft

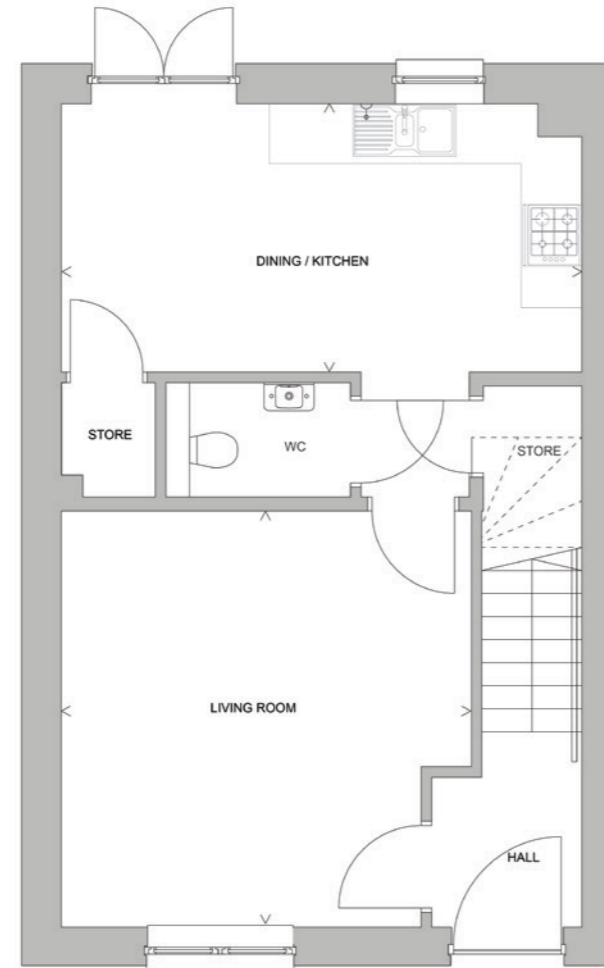
The Orchid is a fantastic 3-bedroom home available in end terraced and semi-detached styles. This property features a comfortable living room, open plan kitchen and dining area with access to the rear garden, a separate WC and two storage cupboards. Upstairs there are 3 good sized bedrooms and a family bathroom.

ORCHID

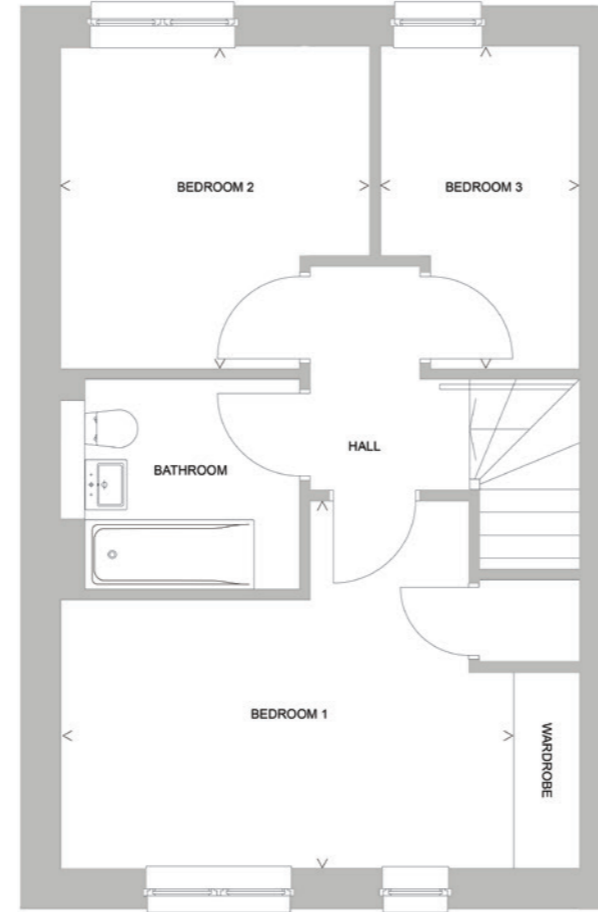
ROOM DIMENSIONS

Living room	4074mm x 4159mm	11'8" x 13'6"
Kitchen / Dining	5194mm x 2681mm	17'0" x 8'8"
Bedroom 1	4489mm x 3679mm	14'7" x 12'1"
Bedroom 2	3096mm x 3226mm	10'2" x 10'6"
Bedroom 3	1993mm x 3323mm	6'5" x 10'9"

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.



GROUND FLOOR



FIRST FLOOR



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
- Electric single fan assisted oven
- 4 burner gas hob with stainless steel splashback
- Stainless steel sink with chrome mixer tap

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
- Digital TV outlets per plans
- Fibre to home
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

Lighting

- 3 spot LED track light fitting to kitchen
- Flush round ceiling light to bathroom and en-suite
- Pendant light fittings elsewhere

Heating and Plumbing

- Single zone heating system
- Thermostatic heating control in hall and individually controlled TRVs

Decoration/Fixtures and Fittings

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Fitted wardrobes, shelf and hanging rail to principal bedroom

External

- PIR sensor to front door
- Light to side/rear entrances
- Turf or planting to front garden per landscape plans
- Rear garden rotovated

*A range of choices and optional extras is available, subject to build stage at time of reservation. Please see 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 (October 2023).



WEST
CRAIGS
GREEN

GET IN TOUCH

0131 600 0095

westcraigsgreen@crudenhomes.co.uk

www.westcraigsgreen.co.uk