

WEST CRAIGS GREEN



TOWNHOUSES BROCHURE
4 BEDROOM HOMES



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THE TOWNHOUSES

West Craigs Green offers two styles of four-bedroom terraced townhouse. Each is thoughtfully designed to combine comfort, functionality and style for contemporary and flexible lifestyles. All townhouses enjoy a private garden, as well as high quality fixtures and fittings throughout as standard.





SNOWDROP

PLOTS
50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61.

SIZE
116sqm | 1248sqft

The 4-bedroom Snowdrop townhouse is available in mid and end terraced variations. Offering an abundance of flexible space over three storeys, it is perfectly suited to couples and growing families alike. The hub of the home is the sociable open plan living on the ground floor, with access to the private rear garden. On the first floor, there are 2 spacious bedrooms and a well-equipped family bathroom. On the second floor there is the principal bedroom with en-suite and a further bedroom.

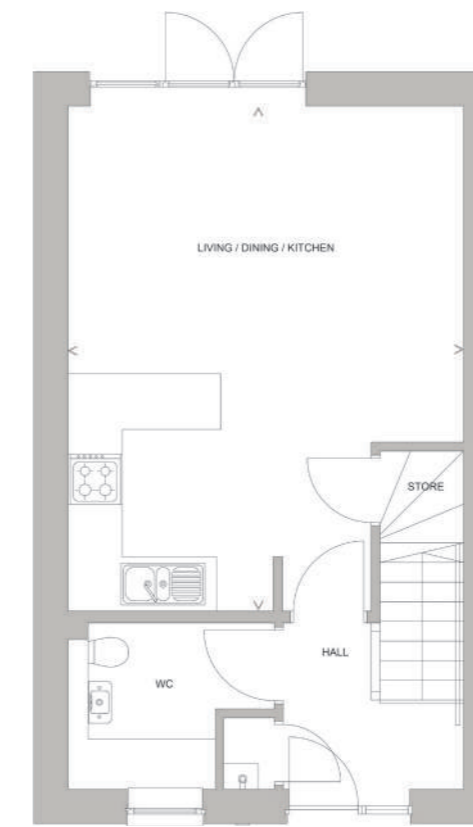
HOUSES

- **Snowdrop**
4 BEDROOM MID OR END TERRACE TOWNHOUSE
Plots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61

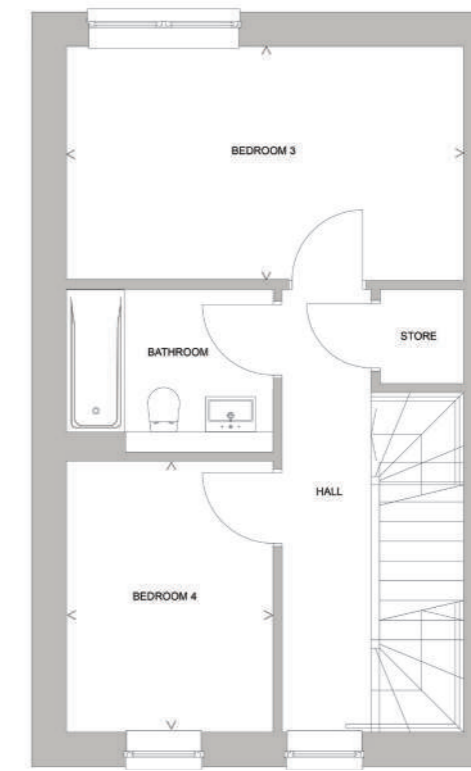
CUSTOMER NOTICE

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.

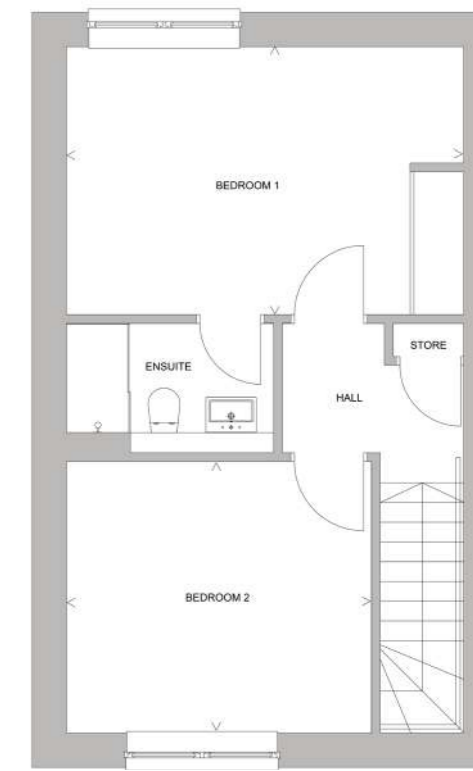




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SNOWDROP

ROOM DIMENSIONS

Kitchen / Living / Dining	4678mm x 6042mm 15'3" x 19'8"
Bedroom 1	4728mm x 3190mm 15'5" x 10'4"
Bedroom 2	3623mm x 3232mm 11'9" x 10'6"
Bedroom 3	4728mm x 2790mm 15'5" x 9'1"
Bedroom 4	2461mm x 3232mm 8'1" x 10'6"

.....
 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

- Thistle**
4 BEDROOM MID OR END TERRACE TOWNHOUSE
Plots 114, 115, 116, 117, 118, 119, 120, 121, 122



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THISTLE

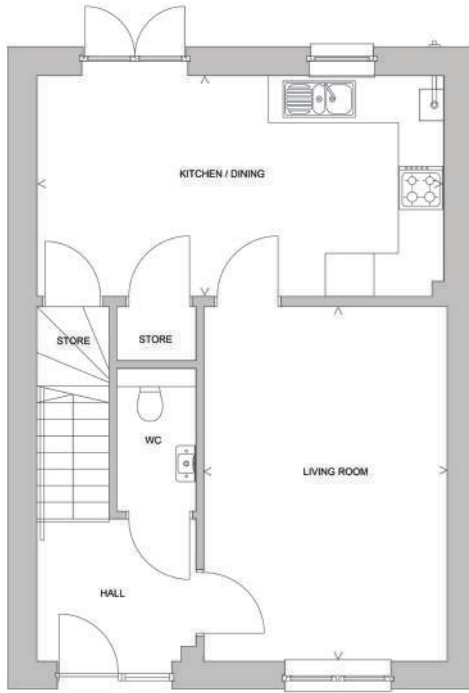
PLOTS

114, 115, 116, 117, 118, 119, 120, 121 and 122.

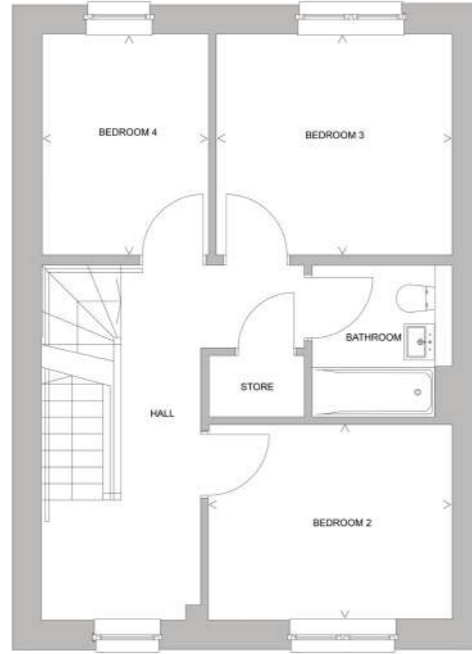
SIZE

121sqm | 1301sqft

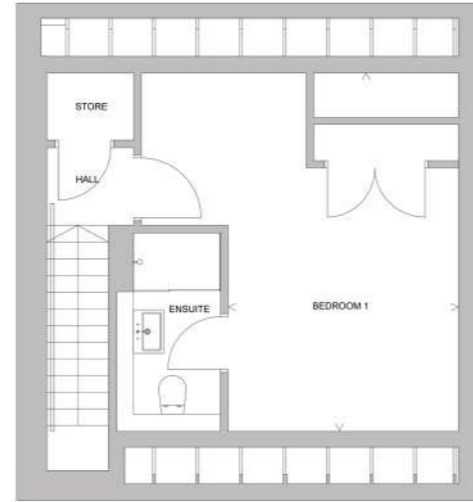
The Thistle is a generously proportioned 4-bedroom townhouse available in mid and end terraced styles. The ground floor features a spacious separate living room and large open plan kitchen and dining area, with access to the private rear garden. On the first floor you will find 3 well-appointed bedrooms, a useful storage cupboard and the family bathroom. On the second floor there is an impressive principal bedroom with en-suite.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THISTLE

ROOM DIMENSIONS

Living room	3374mm x 4915mm 11'1" x 16'1"
Kitchen / Dining	5684mm x 3061mm 18'6" x 10'0"
Bedroom 1	3009 mm x 4953mm 9'9" x 16'3"
Bedroom 2	3374mm x 2709mm 11'1" x 8'8"
Bedroom 3	3266mm x 3061mm 10'7" x 10'0"
Bedroom 4	2313mm x 3061mm 7'6" x 10'0"

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SPECIFICATION

All homes at West Craigs Green enjoy a carefully considered internal specification, featuring stylish kitchens, 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
- 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
- Generous shower enclosures

Electrical

- White sockets/light switches throughout
- Media panel with sockets to living room
- 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
- Flush round ceiling light to WC

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

External

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

*A range of choices and optional extras are 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 (August 2024).



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