

 Old
Balmore
Road

BALMORE



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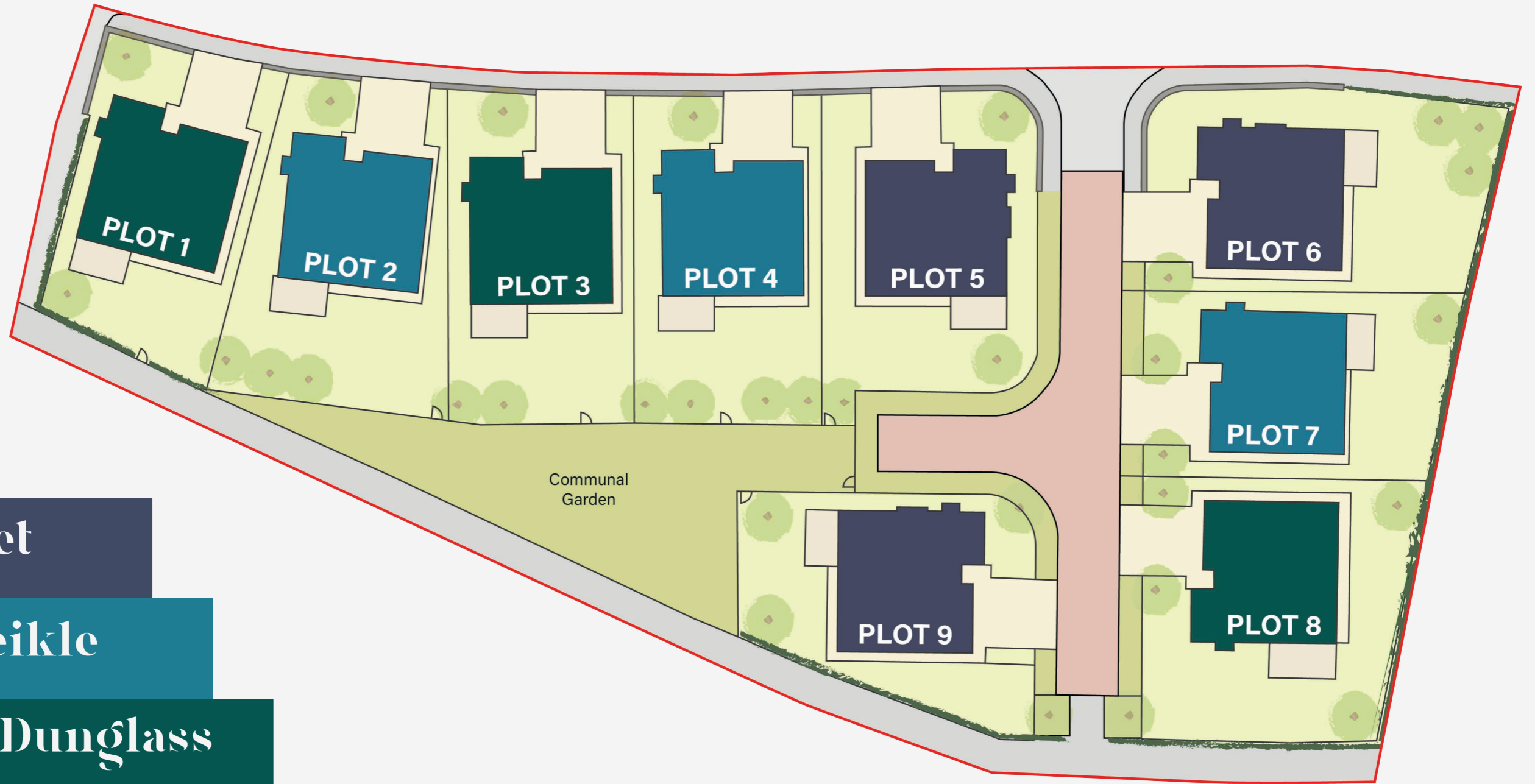
“A beautiful collection of nine luxurious family homes in the picturesque village of Balmore, East Dunbartonshire.”



**Welcome to
Old Balmore Road.**

Situated within the charming village of Balmore at the foot of the Campsies, is Old Balmore Road, a picturesque development of nine beautifully designed 5-bedroom family homes that enjoy uninterrupted views over the surrounding countryside.

Residents can enjoy a unique semi-rural location that offers both a relaxed lifestyle with excellent connections to Glasgow, Stirling and beyond.



The Lecket

The Meikle

The Dunglass



The Lecket

PLOTS 5, 6 & 9
2,910 SQ. FT

GROUND FLOOR

Lounge	16'2" x 14'8"	4.94m x 4.48m
Family Room	16'7" x 14'9"	5.06m x 4.50m
Kitchen	16'10" x 12'9"	5.13m x 3.88m
Utility	19'6" x 7'1"	5.94m x 2.16m
Bathroom	9'5" x 6'4"	2.86m x 1.94m
Garage	17'3" x 16'10"	5.26m x 5.13m

FIRST FLOOR

Bedroom 1	14'8" x 14'3"	4.48m x 4.33m
En-Suite	10'4" x 6'5"	3.14m x 1.95m
Bedroom 2	13'7" x 10'11"	3.33m x 4.15m
En-Suite	9'0" x 6'1"	2.74m x 1.85m
Bedroom 3	14'8" x 13'10"	4.48m x 4.22m
Bedroom 4	10'11" x 10'4"	3.34m x 3.15m
En-Suite	9'8" x 6'1"	2.74m x 1.85m
Bedroom 5	12'9" x 10'4"	3.89m x 3.14m
Bathroom	10'4" x 6'8"	3.14m x 2.03m



GROUND FLOOR



FIRST FLOOR





The Meikle

PLOTS 2, 4 & 7
2,910 SQ. FT

GROUND FLOOR

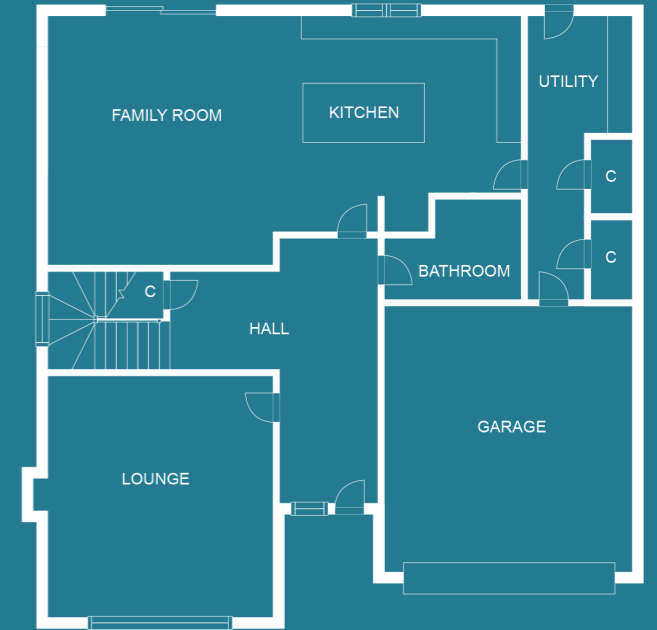
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Bathroom	10'4" x 6'8"	3.14m x 2.03m



GROUND FLOOR



FIRST FLOOR





The Dunglass

PLOTS 1, 3 & 8
2,910 SQ. FT

GROUND FLOOR

Lounge	16'2" x 14'8"	4.94m x 4.48m
Family Room	16'7" x 14'9"	5.06m x 4.50m
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Utility	19'6" x 7'1"	5.94m x 2.16m
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GROUND FLOOR



FIRST FLOOR





Specification

Kitchen & Utility

- An exclusive choice of Designer kitchen styles with Silestone quartz worktops and upstands.

Siemens appliances:

- American style free standing fridge/freezer.
- Induction hob with Wi-Fi connected ceiling extractor fan.
- Integrated oven, microwave combi oven and warming drawer.
- Integrated wine cooler.
- Integrated dishwasher.

Utility:

- Laminate work surface with sink, base storage units and Bosch washing machine and tumble drier

Bathroom & Ensuites

- Laufen sanitary ware with wall hung vanity unit, concealed cistern WC and luxury bath with overhead shower in bathroom and stone resin shower tray with screen in ensuite.
- Vado polished chrome brassware.
- Panoramic mirror with de-mister and shaver point.
- Exclusive choice of Porcelanosa ceramic wall tiles to dado height.
- Chrome towel rail heater.

Bedrooms

- Built-in wardrobes with drawer units, shelving and hanging rails in a choice of finishes.

Heating & Hot Water

- Gas central heating and hot water by high efficiency gas boiler with eco storage tank.
- Twin zone – ground and upper floor separate heating systems.
- Thermostatically controlled radiator valves.

General Finishes

- Oak finish panelled doors with polished chrome ironmongery.
- Satin white painted moulded skirtings and architraves.
- Sculptured coving to lounge and hallways.
- Ivory emulsion paint to walls with white to ceilings.

Technology

- Technology enabled properties with choice of Sky Q and BT Ultrafast Full Fibre.
- Ample sockets throughout with inbuilt USB outlets in kitchen and master bedroom.
- Downlighters to all rooms and hallways throughout.
- Television points in lounge, family room and all bedrooms.
- Intruder alarm system with remote App.
- Electronic remote controlled sectional garage doors.

Landscaping

- Professionally landscaped with trees, shrubs, and planting to front garden and communal areas.
- Paved patio area and boarded fence between rear gardens.

Energy Reduction

- Coveted 'A' rated EPC.
- Future proofed with underfloor heating on ground floor.
- Energy saving LED lighting throughout.
- Low E argon gas filled double glazing.
- Eco friendly Log Burning Stove.
- Solar photovoltaic eco panels.
- Smart meters





Local Area

Locally there are highly regarded primary schools nearby, a GP Practice, a collection of independent cafes, pubs and restaurants and a handful of excellent golf courses. The nearby towns of Bearsden and Milngavie offer a wider selection of shopping, retail, sports and hospitality facilities and are only a 5-minute drive from the development.

The countryside around Balmore is among the most beautiful to be found along Scotland's Central Belt, and the village acts as a tourist gateway to the scenic Campsie Hills. The starting point to both the revered West Highland Way and the sprawling John Muir Way are in close proximity, and the immaculately kept Mugdock Country Park is only a short drive from the development, which offer a wealth of dedicated walking routes and trails to explore.

The location of Old Balmore Road can be found by travelling North from Bearsden along the A807, following the road through Bardowie toward Torrance and along a scenic route that visits Bardowie Loch and winds through pristine farmland before reaching the development itself, which is located on the right-hand side and just off of the main road.

Throughout the West of Scotland, the name Adam (Scotland) Ltd is synonymous with exclusivity, quality and the highest standard of service in the house building industry, with many successfully completed developments in the surrounding area.

Unlike other house builders we do not have a standard house type or style, each development is individually designed and sensitive to the local neighbourhood.

We are committed to sourcing only the best quality materials in order to ensure that every Adam (Scotland) Ltd property benefits from effective heat insulation, sound proofing, fire resistance and structural integrity. All our properties exceed the latest Building Regulations in force at the time of construction.

Carefully selected materials that enhance the surrounding properties are used and by working closely with our architects we ensure that each development adds to the character of its environment.

Internally our philosophy to aspire to the highest principles of design and workmanship is carried on through. Every detail, from the sculptured coving and matching skirtings and architraves to the very latest in kitchen and bathroom design and up to the minute communication technology, is carefully considered.

Combine all these attributes with generous floor areas seldom seen in new properties nowadays and our developments really are traditional properties - with a contemporary slant.



Raising Standards. Protecting Homeowners

Adam (Scotland) LTD are NHBC registered housebuilders. The properties at Old Balmore Road are covered by the full NHBC 10 year warranty.

The images contained within this brochure are purely indicative of the finish and therefore do not form any part of any contract. Similarly, while every care has been taken in producing this brochure, descriptions, floor plans, specification and sizes/dimensions are approximate and do not form any part of any contract.

Previous Developments Include:

Whittinghame
Hyndland

Queensborough
Hyndland

Park Road
Milngavie

Crossveggate
Milngavie

South Bardowie Farm
Bardowie

Edmonstone Brae
Strathblane

Check out our website for more details:

www.adam-scotland.co.uk



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