



CAMPSIE VIEW

2 MILNDAVIE ROAD, STRATHBLANE



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ELEGANCE INSIDE AND OUT

Each property is as elegant inside as it is outside. Comprising of bright open living space with joining kitchens along with two generous sized bedrooms each with ensuite. There are separate WC's and utility rooms off the entrance halls. Each property has its own private garden space as well as two dedicated parking spaces.

Individually designed with two plot types, this development has been architecturally created to compliment modern living in the countryside using a slate roof with a combination of natural blond and grey sandstone along with striking white rendered walls. The contemporary interior design offers modern open plan living area and kitchen with bi-fold doors onto the breath-taking views along with two bedrooms each with ensuite.



SITE PLAN & KEY FEATURES

External:

- Stunning design combination of both buff and grey natural sandstone contrasting against beautiful white render
- Metal dormer windows with natural slate roofs
- Quality windows imported from Denmark and bi-folding doors
- Solar panels

Internal:

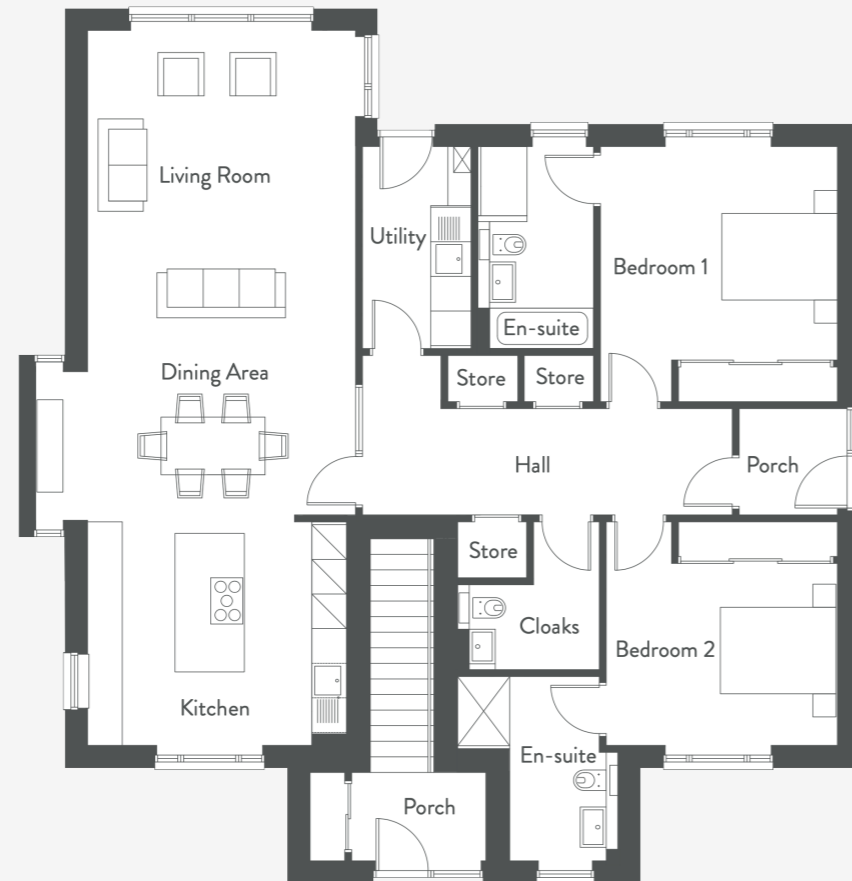
- 152m² total internal area
- 2 bedrooms
- 2 ensembles
- Open plan kitchen, dining and living room with views of the Campsie Fells
- Utility room and separate WC
- Car parking spaces for 2 cars





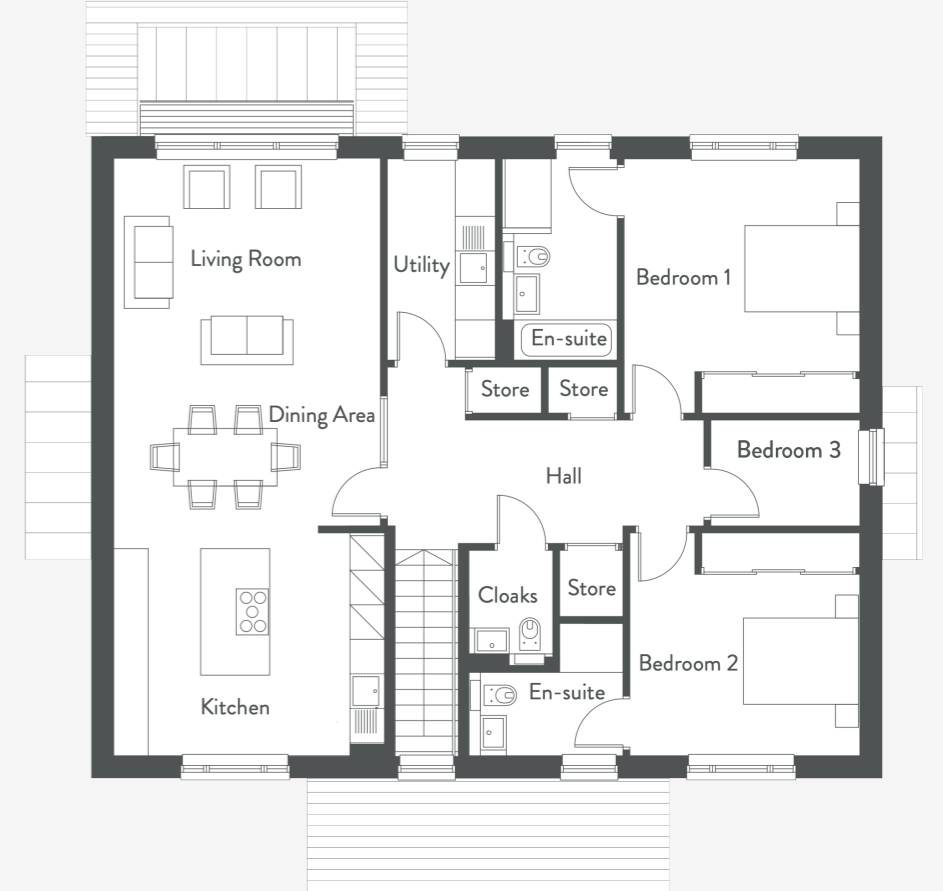
PLOT 1 GROUND FLOOR

Living Room / Kitchen	60m ²
Bedroom 1	18m ²
Ensuite	7m ²
Bedroom 2	15.5m ²
Ensuite	5.5m ²
Utility	6.5m ²
Hall	21m ²
WC	4.5m ²



PLOT 1 FIRST FLOOR

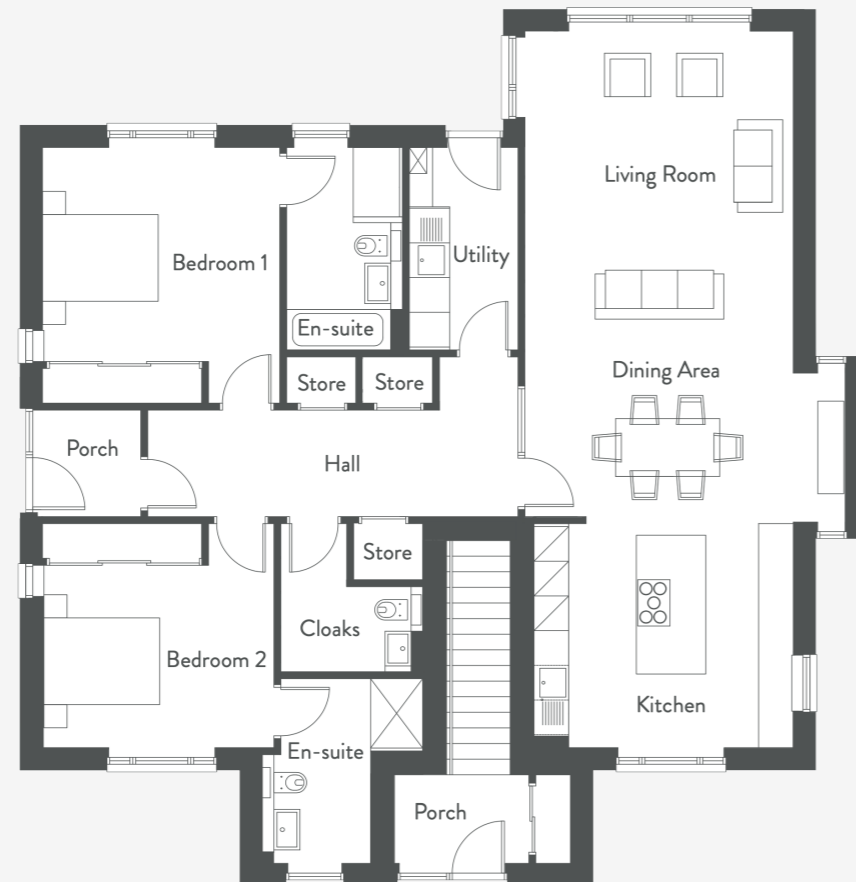
Living Room / Kitchen	60m ²
Bedroom 1	18m ²
Ensuite	7m ²
Bedroom 2	13.5m ²
Ensuite	7.5m ²
Bedroom 3	7m ²
Utility	6.5m ²
Hall	21m ²
WC	2.5m ²





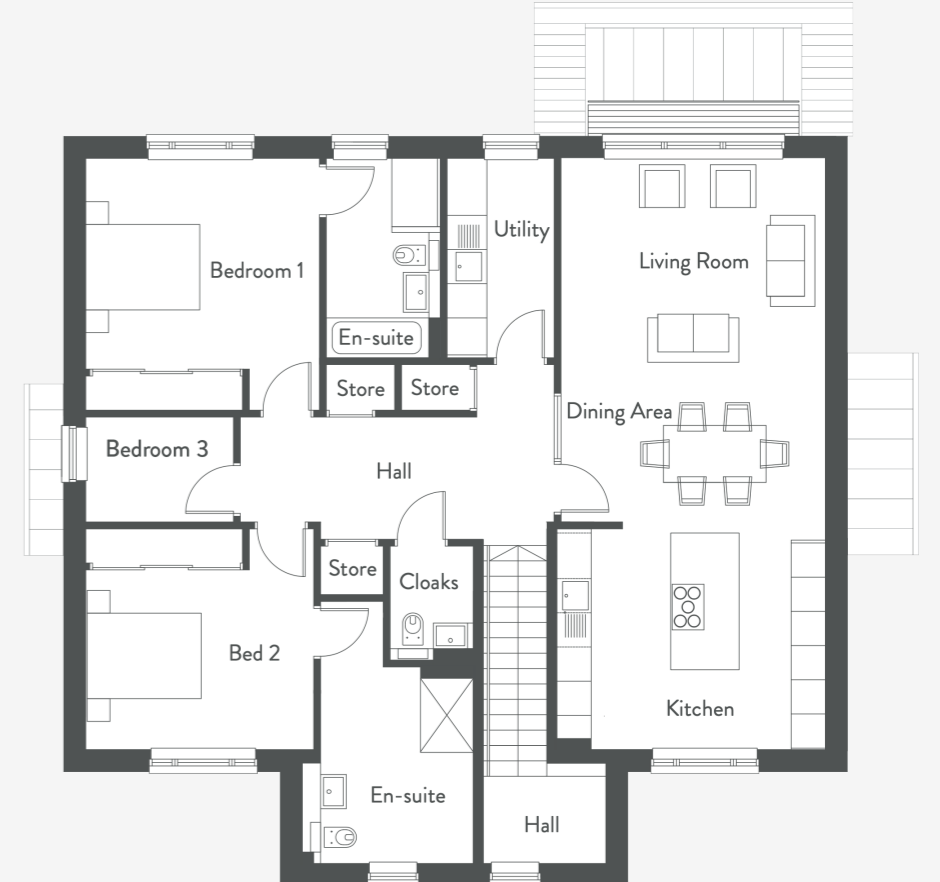
PLOT 2 GROUND FLOOR

Living Room / Kitchen	60m ²
Bedroom 1	18m ²
Ensuite	7m ²
Bedroom 2	15.5m ²
Ensuite	7m ²
Utility	6.5m ²
Hall	21m ²
WC	4.5m ²



PLOT 2 FIRST FLOOR

Living Room / Kitchen	50m ²
Bedroom 1	18m ²
Ensuite	7m ²
Bedroom 2	15.5m ²
Ensuite	10.5m ²
Bedroom 3	5m ²
Utility	6.5m ²
Hall	28m ²
WC	2.5m ²





INTERNAL SPECIFICATION

All bathrooms are fitted with Porcelanosa tiles and furniture including concealed valves and cisterns for a contemporary minimalist look. Kitchens and utilities are designed and supplied by Nobilia providing all the modern finishes and packed with German Quality. Kitchens have been installed with AEG appliances and Quooker taps providing instant boiling water straight from the sink.

Decoration

- All walls and ceilings finished with quality matt emulsion
- All woodwork painted with a satin finish
- Contemporary shadow gap skirting and facings
- Panelled internal doors
- Selected chrome and satin chrome ironmongery

Kitchen & Utility

- Nobilia Fitted Kitchen
- AEG Integrated Appliances
- Integrated Fridge Freezer
- Integrated Dishwasher
- Integrated Washer Dryer
- Integrated Oven
- Integrated Microwave
- Induction Hob

WC & Ensuite

- Porcelanosa wall and floor tiles
- Porcelanosa bathroom furniture and fittings

Wardrobes

- Fitted wardrobes in both bedrooms

Electrical

- Brushed metal sockets in kitchen and living area with white gloss elsewhere
- TV points in Livingroom and master bedroom configured for Satellite TV
- Down lights in kitchen living area, WC and ensembles with pendants elsewhere
- Smoke & CO2 Detector

Central Heating

- Ideal boiler with warranty
- Modern panelled radiators
- Chrome towel rails in bathrooms

Warranty

- FCA regulated 10 year building warranty provided by Q Assure.



PORCELANOSA
TILES / BATHROOMS / LIFESTYLE

nobilialia

AEG

*The final specification may be subject to variation.



UNRIVALLED VIEWS FROM THE COMFORT OF YOUR SOFA

Strathblane is situated in the foothills of Stirlingshire, just six miles north of Glasgow, in one of Scotland's most picturesque landscapes. The village itself is steeped in history that dates back to Pictish Britain and its backdrop of rolling hills, open plains, and flowing rivers makes it a much-coveted beauty spot.

Strathblane is well serviced with its own highly regarded primary school, GP Practice, a well-stocked supermarket and a small collection of independent cafe's, pub, and local farm shops. The nearby towns of Bearsden and Milngavie offer a wider selection of shopping, retail, sport, and hospitality facilities and are only 4 miles South of the village itself.

As mentioned, the countryside around Strathblane is amongst the most beautiful to be found along Scotland's Central Belt, and the village acts as a tourists' gateway to the scenic West Coast and Scottish Highlands. 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 5-minute drive away, all of which offer a wealth of dedicated walking routes and trails to explore.

The location of Bluerisk is conveniently located on the edge of Strathblane, and can be found by traveling North from Bearsden along the A81 following the road toward Milngavie and along a scenic route that visits Craigmaddie Reservoir and Loch Ardingning before turning left onto Milndavie Road where the properties can be found thereafter on the right hand side.





Queen's Drive Lane



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BUILDING ABOVE EXPECTATION

"Our proudest achievement is the reputation we've built for quality and attention to detail."

Philip Archer, Director

Highline Homes Ltd is a family run business, priding itself on more than 20 years' experience. Known for building luxury homes, that stand out from the rest of the marketplace the business' mission statement is 'surpass expectation and create for tomorrow.'

Our team of innovative designers and experienced craftsmen create contemporary homes using the highest quality of materials. All our new homes benefit from an insurance backed 10 year warranty, providing buyers with reassurance that their home and lifestyle is protected.



Grosvenor Terrace



Pitt Street

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The CGI's of the interior are for illustrative purposes only – layout, finishes, fixtures and fittings may vary. All dimensions are approximate. The developer shall continually review the specification of the product and reserves the right to amend. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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