

ANTONINE STEADING

Easter Balmuilty Farm

Plot 1

Plot 1

A Spacious Corner Steading in a Serene Setting

Welcome to Plot 1 at Antonine Steading — a truly special home forming part of this exclusive collection of just seven luxury steadings.

Perfectly positioned on a generous corner plot, this three-bedroom home offers an exceptional sense of space, privacy, and connection to the beautiful surroundings.

Designed to blend countryside calm with contemporary living, Plot 1 extends to 1,715 sq.ft and features an impressive open-plan kitchen, dining and living area, three generous double bedrooms (principal with en-suite), a stylish family bathroom, a utility room, and private outdoor space.







Spec List

The Kitchens

- Designer kitchens by Silver Birch Interiors
- 5 door ranges to choose from
- Units include soft close door/drawers as standard
- Choice of slimline 25mm laminate worktop
- Integrated Siemens oven and microwave
- Siemens 5-zone induction hob
- Hotpoint integrated dishwasher
- Hotpoint integrated fridge | freezer
- Blanco Legra kitchen sink in choice of 4 colours
- EVOline backflip power socket
- LED lights recessed into wall units supplied with "emotion" remote control Blanco Tipo utility sink

The Lounge

- Flooring included with a choice of colours
- Recessed energy efficient downlighters
- Bespoke feature media wall in living room
- Satinwood paint finish to all woodwork
- White matt emulsion paint finish to all walls and ceilings

The Bedrooms

- Fitted wardrobes in all master bedrooms
- High-quality carpets in grey
- Pendant light in principal bedroom

Bathrooms & Ensuites

- Professionally designed bathrooms by Scope Bathrooms
- Choose from brushed gold, stainless steel and matt black fixtures & fittings Rimless Laufen toilets
- Wall mounted Laufen sink & vanity units
- Choice of luxury tiling in all bathrooms & en suites
- Carron Quantum SE bathtubs
- Heated towel rails

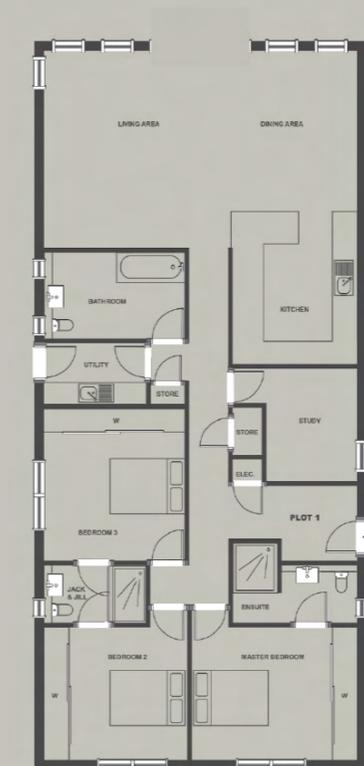
Heating & Energy Efficiency

- High-performance UPVC windows and patio doors
- Efficient downlighting throughout
- High-spec solar panels
- Energy saving insulation to walls, floors and ceilings
- Energy efficient boiler and water tank

The Outside

- Anthracite composite decking
- Bespoke front doors with quality ironmongery
- Turfed lawns in back gardens
- Treated 6ft timber fencing to back gardens
- Gravel driveways with parking for two cars
- Paved walkways

Floor Plan



Measurements

Kitchen Living	8.3m x 8.6m
Bedroom	3.6m x 4.4m
Bedroom 2	3.8m x 3.6m
Bedroom 3	3.8m x 4.2m
Utility	1.7m x 2.6m
Bathroom	3.8m x 3.2m
Study	3.1m x 2.4m

All measurements are a guide and do not form part of contract. Please consult with the developer for specific measurements.

Site Plan



Local Area

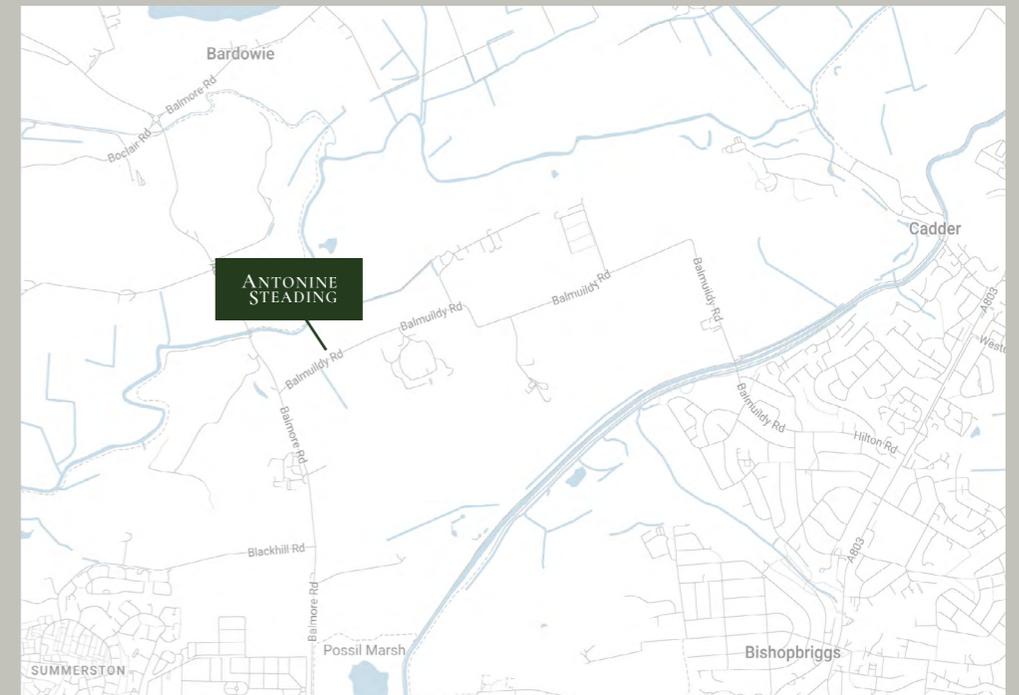
Antonine Steading combines rural tranquillity with outstanding connectivity. Scenic walks along the Forth and Clyde Canal, the trails of Mugdock Country Park, and the beauty of Loch Lomond are all close to hand.

Bishopbriggs town centre offers a range of shops, cafes, and everyday amenities, along with highly regarded local schooling – ideal for families. Bishopbriggs train station provides swift links to Glasgow Queen Street, while the nearby M80 and M8 motorways make wider travel easy.

Antonine Steading is perfectly placed for a lifestyle that balances peaceful surroundings with excellent access to city life.

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What Three Words
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