



HIGHLINE  
HOMES

# Campsie View

2 MILNDAVIE ROAD, STRATHBLANE



2 & 3 BEDROOM LUXURY APARTMENTS  
WITH UNRIVALLED VIEWS OF THE CAMPSIE FELS



HIGHLINE  
HOMES

PRESENTS

# 4 EXCLUSIVE LUXURY APARTMENTS



## WELCOME TO CAMPSIE VIEW

Individually and architecturally designed homes occupying a commanding, elevated position with breathtaking views out to the Campsie Fells.

The bespoke apartments offer stylish, contemporary interiors, flexible accommodation with main door entrances, reception hallway, elegant lounge with bi-folding doors opening out to spectacular views, doors to private gardens/balconies, open plan dining kitchen with integrated appliances, utility room, two double, ensuite bedrooms (some with additional third bedroom) WC, private car parking, double glazing, gas central heating.



# THE LAYOUT

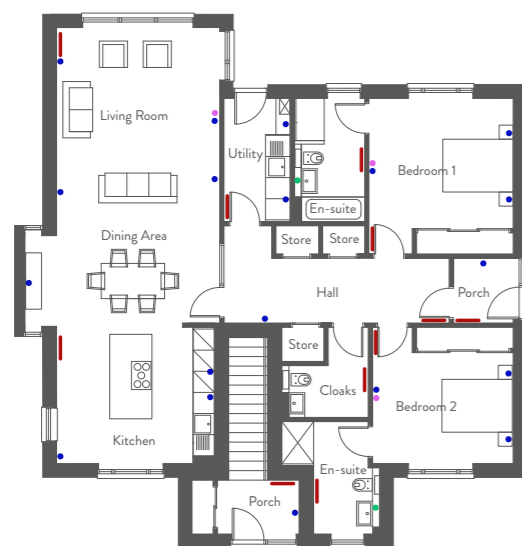


## KEY FEATURES:

- 142m<sup>2</sup> / 1538 ft<sup>2</sup> total internal area\*
- 2 or 3 bedrooms & 2 ensuites
- Open plan kitchen, dining and living room with views of the Campsie Fells
- Utility room and separate WC
- Main door entrance
- Garden space
- Car parking spaces for 2 cars



### HOUSE 1

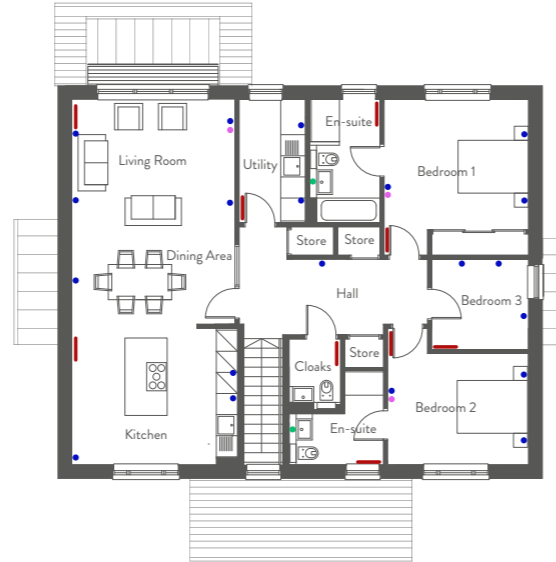


#### APARTMENT 1 GF 2 BEDROOM

142m<sup>2</sup> / 1538 ft<sup>2</sup> total internal area\*

Living Room	58m <sup>2</sup> / 624 ft <sup>2</sup>
Bedroom 1	18.9m <sup>2</sup> / 203.4 ft <sup>2</sup>
Ensuite 1	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 2	16.3m <sup>2</sup> / 175.5 ft <sup>2</sup>
Ensuite 2	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Utility	9m <sup>2</sup> / 96.9 ft <sup>2</sup>
Hall	15m <sup>2</sup> / 161.5 ft <sup>2</sup>
WC	5m <sup>2</sup> / 53.8 ft <sup>2</sup>

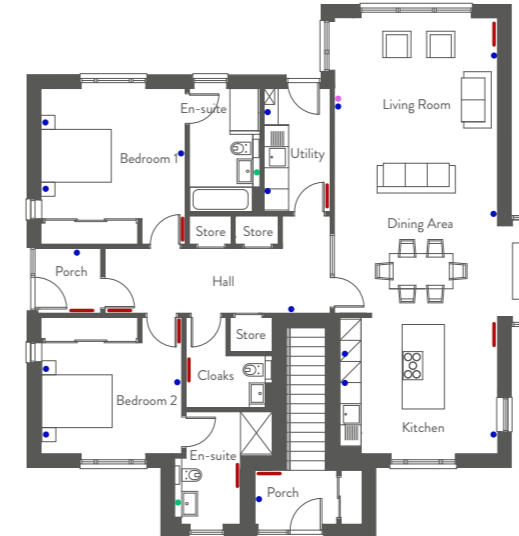
### HOUSE 2



#### APARTMENT 2 FF 3 BEDROOM

142m<sup>2</sup> / 1538 ft<sup>2</sup> total internal area\*

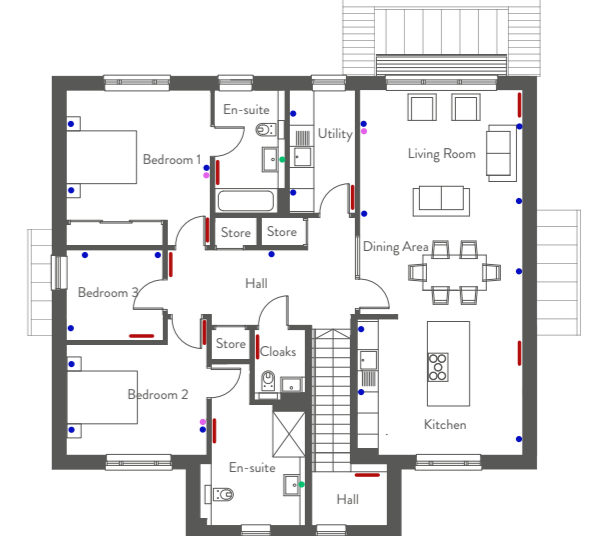
Living Room	48m <sup>2</sup> / 516.7 ft <sup>2</sup>
Bedroom 1	18.9m <sup>2</sup> / 203.4 ft <sup>2</sup>
Ensuite 1	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 2	16.3m <sup>2</sup> / 175.5 ft <sup>2</sup>
Ensuite 2	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 3	5m <sup>2</sup> / 53.8 ft <sup>2</sup>
Utility	9m <sup>2</sup> / 96.9 ft <sup>2</sup>
Hall	12m <sup>2</sup> / 129.2 ft <sup>2</sup>
WC	3m <sup>2</sup> / 32.3 ft <sup>2</sup>



#### APARTMENT 3 GF 2 BEDROOM

142m<sup>2</sup> / 1538 ft<sup>2</sup> total internal area\*

Living Room	58m <sup>2</sup> / 624 ft <sup>2</sup>
Bedroom 1	18.9m <sup>2</sup> / 203.4 ft <sup>2</sup>
Ensuite 1	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 2	16.3m <sup>2</sup> / 175.5 ft <sup>2</sup>
Ensuite 2	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Utility	9m <sup>2</sup> / 96.9 ft <sup>2</sup>
Hall	15m <sup>2</sup> / 161.5 ft <sup>2</sup>
WC	5m <sup>2</sup> / 53.8 ft <sup>2</sup>



#### APARTMENT 4 FF 3 BEDROOM

142m<sup>2</sup> / 1538 ft<sup>2</sup> total internal area\*

Living Room	48m <sup>2</sup> / 516.7 ft <sup>2</sup>
Bedroom 1	18.9m <sup>2</sup> / 203.4 ft <sup>2</sup>
Ensuite 1	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 2	16.3m <sup>2</sup> / 175.5 ft <sup>2</sup>
Ensuite 2	7.2m <sup>2</sup> / 77.5 ft <sup>2</sup>
Bedroom 3	5m <sup>2</sup> / 53.8 ft <sup>2</sup>
Utility	9m <sup>2</sup> / 96.9 ft <sup>2</sup>
Hall	12m <sup>2</sup> / 129.2 ft <sup>2</sup>
WC	3m <sup>2</sup> / 32.3 ft <sup>2</sup>

\*Total internal floor areas given are approximate. This preliminary information brochure outlines Highline Homes 'Campsie View' plans and specification as of October 2022. Dimensions and floor areas are approximate and provided for illustrative purposes only.

# FINISH & SPECIFICATION

## KITCHEN/ UTILITY

- Nobilia German kitchen. Choice of finishes and upgrades available to early reservations
- 20mm quartz worktop. Choice and upgrades available to early reservations
- Blanco stainless steel undermount sink
- AEG Fully integrated dishwasher
- AEG Built in electric single oven
- AEG 70/30 fridge freezer
- AEG Built in microwave
- AEG Induction hob with downwards extraction
- AEG Integrated 7Kg / 4Kg washer dryer with 1400 rpm
- Mechanical external extraction fan
- Switches and Sockets finished in brushed steel with white inserts
- Grid switch system for all appliances

## BATHROOM, WC & ENSUITE

- Porcelanosa standard specification wall and floor tiles
- Choice of tiles and upgrades are available through Porcelanosa for early reservations
- Fully tiled ensuites
- Half tiled WC
- Underfloor heating in ensuites
- Please see Porcelanosa specification document
- Mechanical extraction fan
- Large mirror in front of the sink in all bathrooms

## LIGHTING

- White GU10 downlights hallway, livingroom, kitchen
- Pendant lights in bedrooms
- White GU10 downlights in bathroom/ WC / Ensuite with IP65 rated
- Waterproof downlights around shower cubical

## ELECTRICAL AV

- Electrical fuse board in services cupboard
- Switches and Sockets finished in brushed steel with white inserts in livingroom and kitchen
- Switches and Sockets white gloss with white inserts upstairs
- White GU10 downlights ground floor livingroom, Kitchen and hallways
- White IP65 rated waterproof downlights in Bathroom/ WC / Ensuite
- Pendant lights in bedrooms
- Mains operated smoke alarms
- Main operated heat detector in kitchen
- Mains operated carbon monoxide detector adjacent to boiler in Kitchen
- Pre-wired Sky/Freeview TV connections in media plate in lounge
- Pre-wired Freeview TV connections in media plate in master bedroom
- Main incoming BT socket in services cupboard under the stairs
- BT socket in media plate in lounge
- Solar Panels

## WINDOWS & DOORS

- High Performance Vrogum Danish white satin wooden windows.  
Chrome ironmongery with locks
- All Windows to have clear glass.  
Ensuites have obscured frosted glass
- 5 Panel white aluminium bi-fold doors opening outwards ground floor and inwards first floor
- High performance Vrogum Danish white satin wooden front doors with 5-point locking system. Chrome letterbox and handles

## FLOORING

- Standard specification engineered brushed lacquered oak flooring throughout hall, livingroom and kitchen. Upgrades available to early reservations
- High quality/wool/soft/deep pile carpet in bedrooms. Choice available to early reservations

## HEATING SYSTEM

- Ideal Logic 35Kw gas fired combi boiler with 2 year warranty
- CenterRad Radiators
- CenterRail straight chrome towel rails to all wet rooms

## INTERNAL FINISHES

- SAM Grooved 14.5mm x 95mm facings and 14.5mm x 120mm skirtings
- Window cill boards 25mm x 245mm MDF
- Internal Doors by Finewood Ref: 990
- Contemporary polished chrome and satin chrome door handles on round rose

- Sliding wardrobe doors in bedrooms to fitted cupboards and hanging rails
- White matt emulsion finish to ceilings
- White premium Satin finish to woodwork

## EXTERNAL FINISHES

- Dunhouse Northumberland Buff natural sandstone apron and feature walls
- Dunhouse Elswick Grey natural sandstone window surrounds
- White cement render finish
- Natural slate roof
- Rainwater goods black UPVC
- Facias Boards UPVC anthracite grey
- Soffit Boards UPVC white
- Metal Dorma windows anthracite grey
- Mono block parking areas
- Blonde chipped driveway
- 1.8m wooden fence to rear
- Natural stone boundary wall to front

## WARRANTY

- FCA regulated 10 year building warranty provided by Q Assure



**THE Q POLICY**

The final specification may be subject to variation.



Kitchens by **Nobilis**

## HIGHLINE SPEC AS STANDARD

All bathrooms are fitted with **Pocelanosa** tiles and furniture including concealed valves and cisterns for a contemporary minimalist look. Kitchens and utilities are designed and supplied by **Nobilis** 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.



**Pocelanosa** floor and wall tiles in all bathrooms

**PORCELANOSA**  
TILES · BATHROOMS · KITCHENS · HARDWOOD

**nobilis**

**AEG**

# 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 Campsie View 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 Ardinning before turning left onto Milndavie Road where the properties can be found thereafter on the right hand side.





# 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.



Queen's Park Lane, Glasgow



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C O R U M

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**THE Q POLICY**

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