

BRAIDLAW RISE

WEST KILBRIDE



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Welcome to Braidlaw Rise, a stunning development of 35 detached homes situated within the town of West Kilbride, where coastal living meets modern comfort and convenience. Nestled within the beautiful rolling countryside and a mere two-minute drive from the picturesque shores of the Ayrshire coastline.

Braidlaw Rise offers an attractive range of housing options in four distinct house types. Four and five-bedroom detached family homes with integral garage as well as three and four-bedroom bungalows with private driveway.

With the sea just a stone's throw away, residents can relish in the natural environment with easy reach of essential amenities.

A HISTORY OF THE AREA

A charming town on Scotland's Ayrshire coast, West Kilbride has a rich history dating back centuries.

In the 18th century, West Kilbride's economy flourished due to its handloom weaving industry, renowned for producing fine textiles and was Scotland's first accredited Craft Town.

With the opening of the Train Station in the 19th century, tourism further diversified the town's economic activities.

Today, West Kilbride is a lively coastal community that embraces its historical roots while thriving as a haven for art and culture. With its scenic seaside views, walks and cultural attractions, it continues to be a much-loved destination that honours its past while looking towards the future.

Below: Handloom.



Image: Isle of Arran



A STUNNING LOCATION

West Kilbride has plenty to offer adventure-seeking families and outdoor enthusiasts with hiking and nature walks along The Ayrshire Coastal Path which boasts breathtaking views of the Firth of Clyde and the beautiful silhouette of the Isle of Arran. Golfers can enjoy a round of 18 holes at West Kilbride Golf Club, known for its challenging links course or if tennis is your game, the courts are located within The Glen at the heart of the town.

History lovers will appreciate numerous local landmarks, including the stunning West Kilbride Parish Church and the nearby ancient castles of Hunterston and Portencross. Dalgarnen Mill, an 19th-century grain mill turned museum is also well worth a visit. Along the coast, you can visit the magnificent Culzean Castle and its lush gardens. A short drive away, Kelburn Castle and Country Centre boasts play parks, a secret forest, and the amazing graffiti castle.

*Left: Portencross Castle
Below: Coastal walks*





YOUR PLACE BY THE SEA

West Kilbride has a strong sense of community with local shops, cafes, and restaurants lining its charming Main Street. The village also hosts various events throughout the year, creating a lively and inclusive atmosphere.

The area benefits from excellent transport links, including a railway station connecting residents to Glasgow and other nearby towns, making it an attractive option for those seeking a serene coastal lifestyle with a great work-life balance.



*Left: Nearby Culzean Castle
Below: Haven Marina Largs*



THE SITE

Braidlaw Rise is a stunning development of 35 elegant family homes and bungalows situated just off Ardrossan High Road within the beautiful town of West Kilbride. The development boasts stunning views of the surrounding rolling countryside.

All of the detached properties offer an attractive specification as standard and are set within a beautiful landscaped environment.









THE BOYD

PLOTS 16, 17, 33 AND 34

The Boyd is a beautiful three-bedroom detached bungalow spanning 1,150 sq. ft. The welcoming hallway leads the way to the spacious open-plan kitchen, dining and lounge. The lounge features stunning French doors opening out to the rear garden, seamlessly merging indoor and outdoor living. The galley-style kitchen accommodates a designated utility area and side access to the garden.

The ground floor also boasts a spacious principal bedroom complete with a fitted wardrobe and en-suite. The convenient and well-placed cloakroom along with ample storage ensures a clutter-free living environment.

Completing this beautiful home, there are a further two double bedrooms located on the upper floor, accompanied by a family bathroom.



AT A GLANCE

- Three bedrooms
- Open plan living
- Principal bedroom with en-suite and fitted wardrobe on ground floor
- Fitted wardrobes to bedroom 2
- 1,150 Sq. ft

THE BOYD

PLOTS 16*, 17, 33*, AND 34

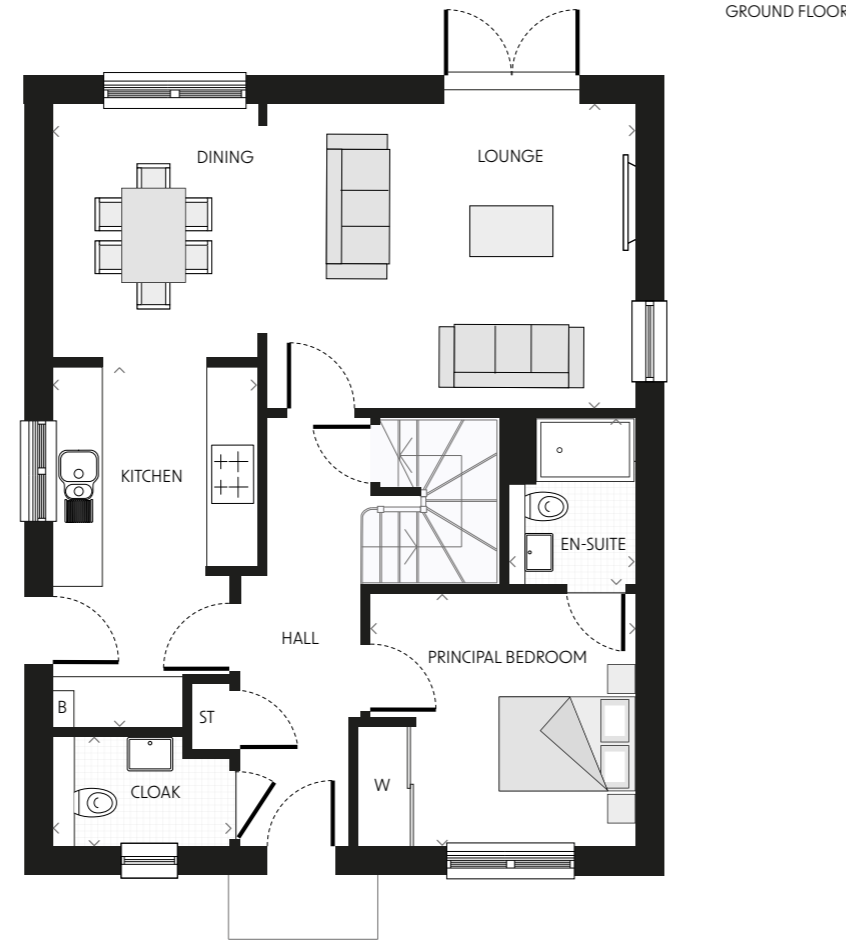
GROUND FLOOR

Lounge / Dining	7.43m x 3.87m / 24'4" x 12'9"
Kitchen	2.62m x 4.58m / 8'7" x 15'0"
Cloak	2.29m x 1.39m / 7'6" x 4'7"
Principal Bedroom	3.37m x 3.22m / 11'1" x 10'7"
En-suite	1.61m x 2.12m / 5'3" x 7'0"

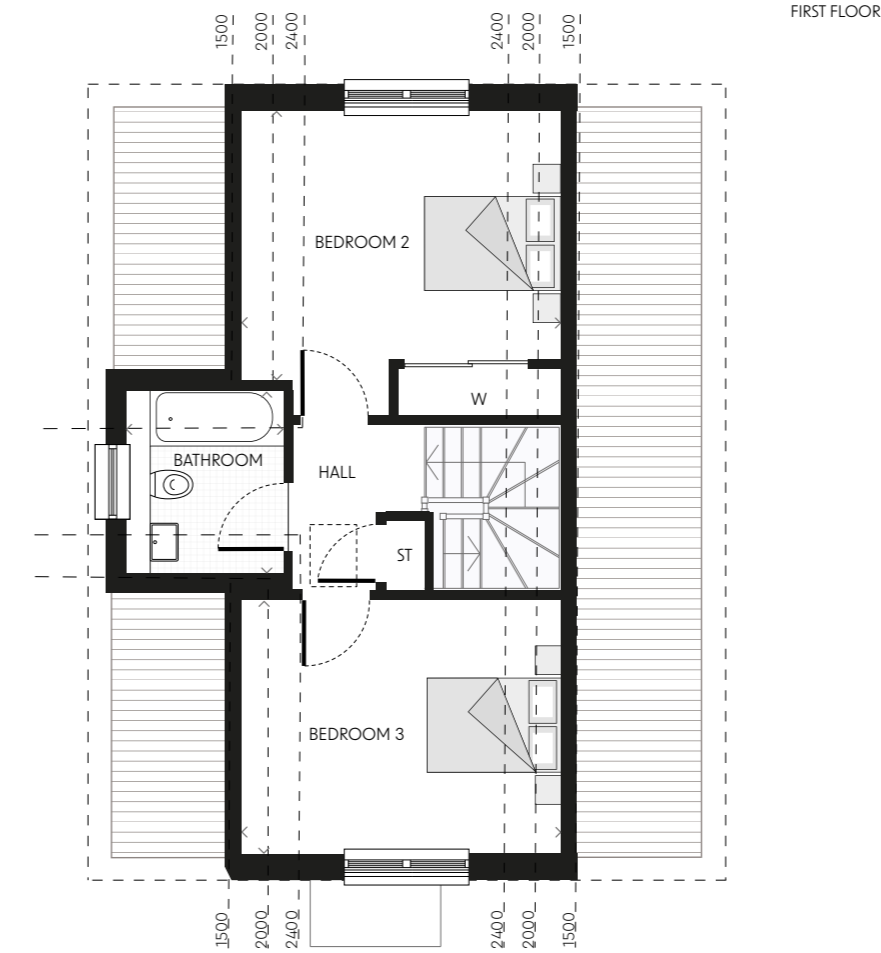
FIRST FLOOR

Bedroom Two	4.09m x 3.43m / 13'5" x 11'3"
Bedroom Three	4.09m x 3.22m / 13'5" x 10'7"
Bathroom	2.01m x 2.32m / 6'7" x 7'7"

*Handed



GROUND FLOOR



FIRST FLOOR

THE BRUCE

PLOTS 1, 5, 8, 9, 14, 15, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 35

The Bruce is an attractive four-bedroom detached bungalow. Featuring stylish French doors with views of the garden, the spacious lounge / dining room is the ideal setting for entertaining family and friends. The separate, well-appointed breakfasting kitchen is perfect for budding chefs who like to cook up a storm.

The principal bedroom boasts a luxurious four-piece en-suite, fitted wardrobe and is conveniently located on the ground floor along with an additional bedroom which offers the versatility of a study for those who work from home or studying for exams. Completing the ground floor is a convenient cloakroom, ensuring practicality and ease of living.

On the upper floor of this attractive home, a further two double bedrooms are accompanied by a family bathroom and benefits from excellent storage space.



AT A GLANCE

Four bedrooms • Separate kitchen • Principal bedroom with en-suite and fitted wardrobe on ground floor • 1350 sq. ft



THE BRUCE

PLOTS 1, 5*, 8, 9*, 14, 15*, 18, 19*, 20, 21*, 22*, 23, 24*, 25, 26*, 27, 28*, 29, 30*, 31, 32* AND 35*

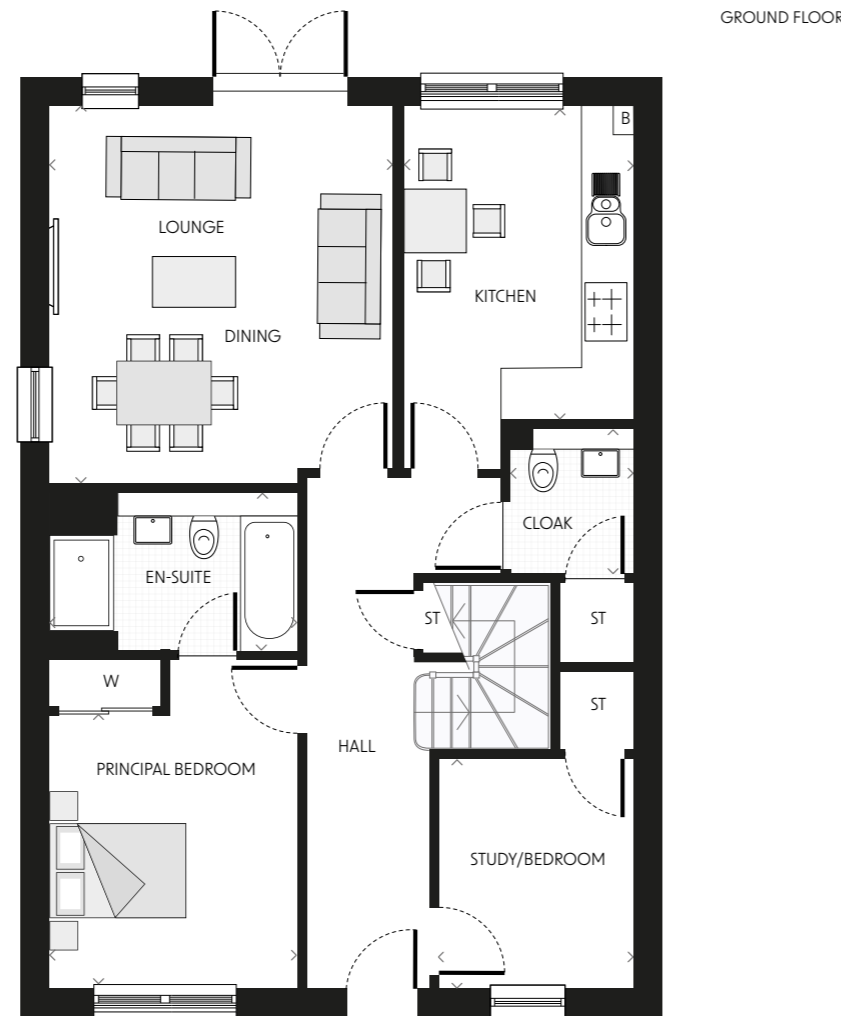
GROUND FLOOR

Lounge / Dining	4.39m x 4.82m / 14'5" x 15'10"
Kitchen	2.92m x 4.01m / 9'7" x 13'2"
Cloak	1.55m x 1.85m / 5'1" x 6'1"
Principal Bedroom	3.16m x 3.48m / 10'4" x 11'5"
En-suite	3.16m x 2.00m / 10'4" x 6'7"
Bedroom / Study	2.47m x 2.92m / 8'1" x 9'7"

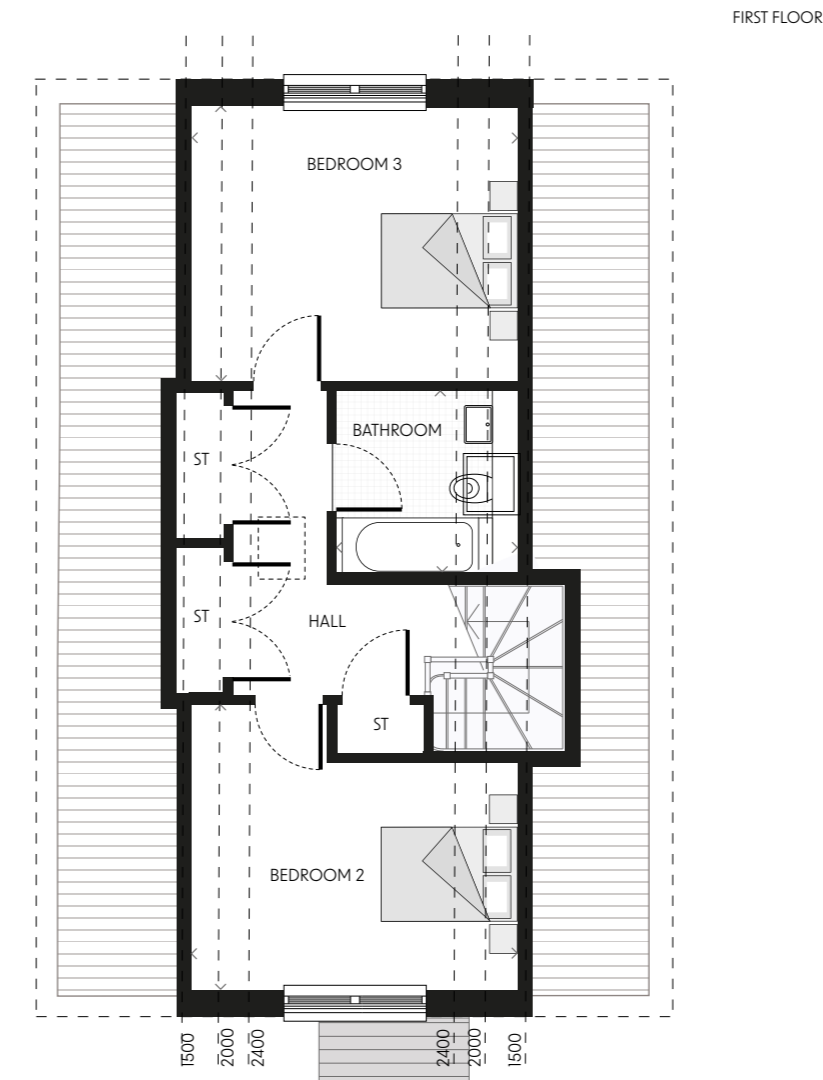
FIRST FLOOR

Bedroom Two	4.16m x 3.64m / 13'8" x 11'11"
Bedroom Three	4.16m x 3.51m / 13'8" x 11'6"
Bathroom	2.31m x 2.32m / 7'7" x 7'7"

*Handed



GROUND FLOOR

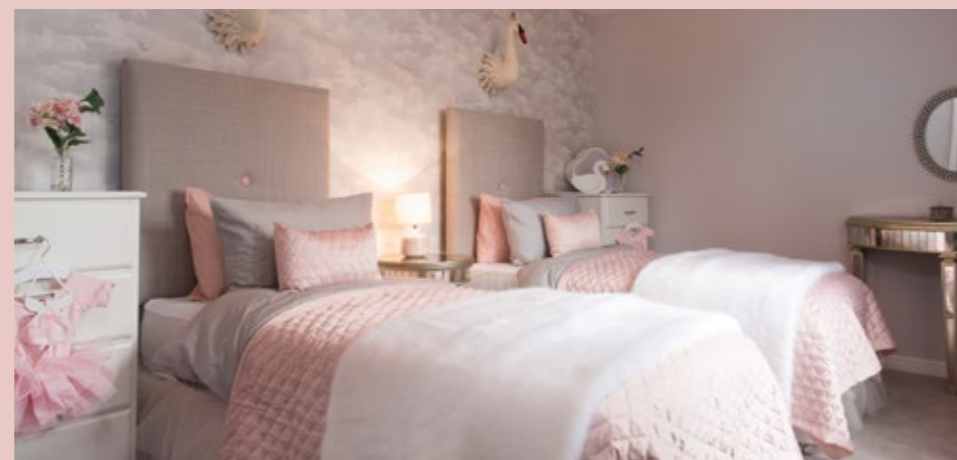
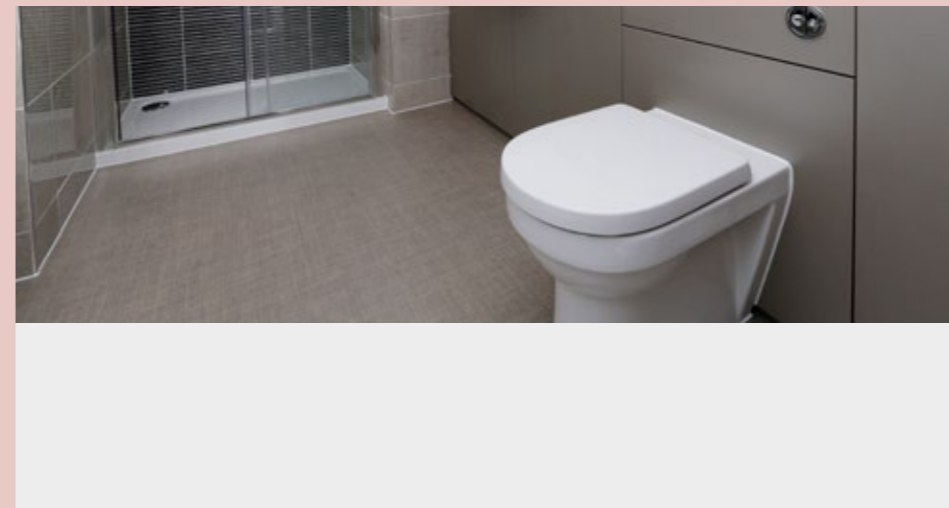


FIRST FLOOR

A hop, skip and jump away

BRAIDLAW RISE
WEST KILBRIDE

Looking onto Holy Isle from nearby Arran.





THE CROSBIE

PLOTS 3 AND 4

Designed for carefree family living, The Crosbie is an impressive four-bedroom detached home with an integral garage.

The kitchen, adorned with stylish French doors leading to the garden, stands as the heart of the home. A separate dining room, perfect for hosting more formal gatherings, adds an elegant touch. The generous lounge offers views across the front garden and a comfortable space where you can relax and enjoy with family. A convenient utility is located off the kitchen and benefits side access to the garden. Ample storage space and a cloakroom are located off the hall.

Upstairs, the impressive principal bedroom is complete with fitted wardrobes and stylish en-suite. Fitted wardrobes also benefit bedrooms two and three. Ample storage and a family bathroom complete this impressive family home.



AT A GLANCE

Four bedrooms • Kitchen • Dining Room • Utility • Principal bedroom with en-suite and fitted wardrobe
Fitted wardrobes to bedrooms two and three • Garage • 1,650 sq. ft

THE CROSBIE

PLOTS 3 AND 4*

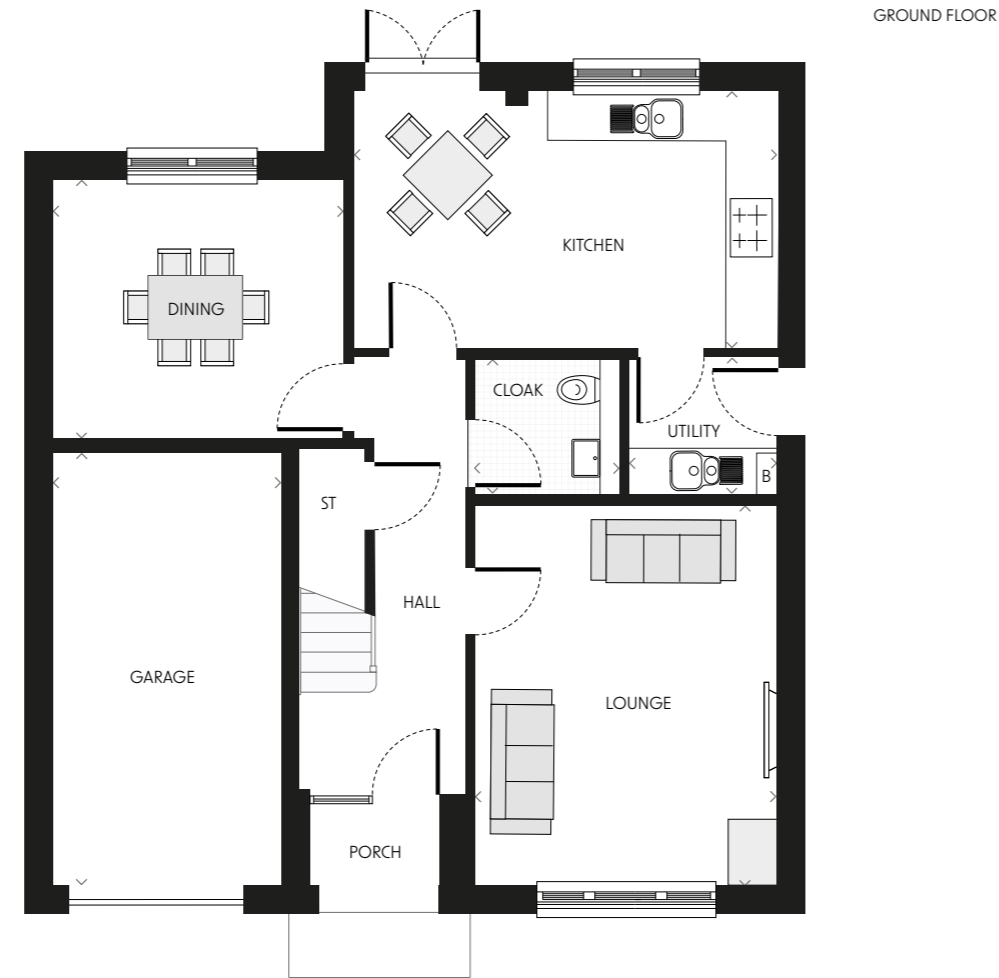
GROUND FLOOR

Lounge	3.85m x 4.86m • 12'8" x 15'11"
Kitchen	5.40m x 3.28m • 17'9" x 10'9"
Dining	3.71m x 3.30m • 12'2" x 10'10"
Utility	1.89m x 1.75m • 6'2" x 5'9"
Cloak	1.85m x 1.75m • 6'1" x 5'9"
Garage	2.92m x 5.48m • 9'7" x 18'0"

FIRST FLOOR

Principal Bedroom	3.79m x 3.65m • 12'5" x 12'0"
En-suite	2.62m x 2.00m • 8'7" x 6'7"
Bedroom Two	3.02m x 3.84m • 9'11" x 12'7"
Bedroom Three	3.33 x 3.62m • 10'11" x 11'10"
Bedroom Four	3.27m x 3.53m • 10'9" x 11'7"
Bathroom	2.40m x 2.37m • 7'11" x 7'9"

*Handed



THE STEWART

PLOTS 2, 6, 7, 10, 11, 12 AND 13

The Stewart is a remarkable five-bedroom detached family home with an integral garage. Featuring stylish French doors leading to the garden, the spacious open-plan kitchen and dining room are the hub of this home. The family room offers a comfortable space where you can relax and enjoy with family while for those more formal occasions, a separate lounge provides an elegant retreat. A convenient cloakroom and utility room are thoughtfully located off the hall and kitchen, respectively with the utility benefiting side access to the garden.

Upstairs, the impressive principal bedroom and bedroom two boast en-suites and fitted wardrobes. Bedroom three also benefits from wardrobes fitted as standard. Completing the upper floor of this remarkable home are a further two bedrooms, family bathroom and ample storage space. The Stewart epitomises the essence of contemporary family living.



AT A GLANCE

Five bedrooms • Kitchen • Family Room • Utility • Principal bedroom with en-suite and fitted wardrobe
Bedroom two with en-suite and fitted wardrobe • Fitted wardrobes to bedroom three • Garage • 2,000 sq. ft



THE STEWART

PLOTS 2*, 6*, 7, 10*, 11, 12* AND 13

GROUND FLOOR

Lounge	4.07m x 5.08m / 13'4" x 16'8"
Kitchen / Dining	5.74m x 4.52m / 18'10" X 14'10"
Family Room	3.60m x 4.54m / 11'10" x 14'11"
Utility	1.99m x 1.76m / 6'6" x 5'9"
Cloak	1.97m x 1.73m / 6'5" x 5'8"
Garage	2.92m x 5.48m / 9'7" x 18'0"

FIRST FLOOR

Principal Bedroom	4.04m x 3.40m / 13'3" x 11'2"
En-suite	1.97m x 2.35m / 6'6" x 7'9"
Bedroom Two	3.02m x 3.84m / 9'11" x 12'7"
En-suite	2.12m x 2.72m / 6'11" x 8'11"
Bedroom Three	3.07 x 4.13m / 10'1" x 13'7"
Bedroom Four	3.60m x 3.46m / 11'10" x 11'4"
Bedroom Five	2.56m x 3.69m / 8'5" x 12'1"
Bathroom	1.95m x 2.35m / 6'5" x 7'9"

*Handed



GROUND FLOOR



FIRST FLOOR

Your gateway to the isles

BRAIDLAW RISE
WEST KILBRIDE

View of Arran from nearby Largs.

SPECIFICATION

At Westpoint each of our developments are bespoke and therefore each specification is unique. As a team we spend time considering the design, aesthetic and function of our spaces and identifying suitable products to ensure that the final specification meets our exacting standards and provides you with a home to be proud of.

It is this approach and attention to detail that we believe truly sets Westpoint apart in delivering something special and exciting to the marketplace.

KITCHENS

- Contemporary Kitchen furniture with your choice of door and colour finishes
- Laminate work surface complete with matching up-stand
- Glass splashback behind hob in a choice of colours
- Stainless steel sink with feature tap
- LED lighting below wall units
- Chrome switchgear to Kitchen at high level
- Integrated appliances
 - NEFF Single multi-function oven
 - NEFF 4 zone induction hob with cooker hood
 - Indesit Fridge Freezer (70/30)
 - Indesit Dishwasher

UTILITY TO THE CROSBIE AND THE STEWART

- Laminate work surface with matching up-stand and base supports
- Stainless steel sink and tap
- Preprepared plumbing and electrics for appliances

PRINCIPAL EN-SUITE, EN-SUITE AND BATHROOMS

Principal En-suites and En-suites to Bedroom Two of the Stewart will feature the following:

- Contemporary Duravit sanitaryware with Hansgrohe brassware
- Choice of under-mount vanity unit colour - to Principal en-suite only
- Wide range of wall tiling to choose from to selected areas
- Large fitted mirror will be installed above wash hand basin to Principal en-suite only
- Shaver point - to Principal en-suite only
- Shower tray, glass sliding screen and Hansgrohe shower to Principal En-suite. Electric shower to en-suite of Bedroom Two within The Stewart
- Towel radiator - to Principal En-suite only
- Chrome down-lighters
- Carron Profile bath with white panel to The Bruce style only

BATHROOMS WILL FEATURE THE FOLLOWING

- Contemporary Duravit sanitaryware with Hansgrohe brassware
- Wide range of wall tiling to choose from to selected areas
- Towel radiator
- Chrome down-lighters
- Carron Profile bath with white panel
- Towel radiator

MODERN ESSENTIALS

- Contemporary white painted internal doors throughout with chrome ironmongery
- Choice of wardrobe door colours from selected range with complementing shelves and hanging rails
- Dulux satinwood paint finish to all woodwork
- White matt emulsion paint finish to all walls and ceilings
- High performance uPVC windows and French Doors
- Velux roof light (The Bruce only)
- Recessed chrome rimmed down-lighters to Kitchen, En-suites and Bathrooms
- BT Point to Lounge, Principal Bedroom, Bedroom / Study of The Bruce and Family Room of The Stewart (with master point in meter cupboard)
- Media plate to Lounge
- SKY Q Point to Lounge and Principal Bedroom
- High performance combination boiler with Myson compact white radiators to all locations to The Boyd, The Bruce and The Crosbie
- High-Performance system boiler with Hot Water Cylinder to The Stewart
- Smoke, heat and carbon monoxide detectors and monitors as required
- Intruder alarm
- Doorbell and chimes to front entrance
- External power point at rear of property
- External lighting to rear door with feature motion sensor coach light to front entrance
- External Tap located at Patio
- Solar PV Panels to the roof of each plot (Location based upon site position)

EXTERIOR

- High-performance u-PVC windows and French Doors
- Bespoke front and side doors with chrome ironmongery
- Front and rear gardens finished in Turf with feature tree/shrub bed (refer to landscape design drawing)
- Driveways finished in mono-blocks
- 1.8m high timber fencing to create a boundary between plots

ENERGY EFFICIENCY

- Solar PV Panels will be installed on the roof to help reduce the electrical running costs of the property
- All lighting fitted will be low energy as standard
- Smart meters fitted as standard for both gas and electricity
- All wash hand basins, taps and showers will be fitted with flow limiters to reduce water consumption
- Provision for future car charging



Welcome home

BRAIDLAW RISE
WEST KILBRIDE

One of the nearby sandy beaches.

DISTINCTLY DIFFERENT

For over 30 years, we've been building homes of the highest quality - using the finest materials and superior craftsmanship.



Every Westpoint development is designed in sympathy with the architectural character and style of its surroundings – so your new home adds to the richness of the community.

We understand that every home should be unique to its owner. That's why we offer a dedicated service with our Sales Consultant assisting you in choosing all of your finishes throughout which emphatically says it's yours - distinctly yours.

10 GREAT REASONS

You can expect many great things from our new-build homes. Here are just ten of them.

1. MODERN BUILDING STANDARDS

We invest time and resources to take your home beyond the industry standards of construction, design and energy efficiency.*

2. FIXED PRICE

The price you see is the price you pay. All without the added stress of a closing date, which is often part of the second-hand property buying process.

3. BRAND NEW HOMES

Move in and enjoy, without months of DIY. And if you purchase early in the build stage, you can select your own kitchen, bathroom tiles and paint colours.

4. DESIGNED TO SUIT YOUR LIFESTYLE

On average, 17% of the space in older properties lies unused. In a typical £200,000 house, as much as £34,000 could be going to waste. We design your new-build home to provide flexible, usable space – to fit the way you live your life.

5. SAFE AND SECURE

Your new home's structure, ventilation, sound insulation, electrical system, gas supply and fire safety are all designed to meet today's strict building standards. So be assured you and your loved ones are safe and secure.

*In line with energy efficient recommendations at time of build.

6. HIGH SPECIFICATION

We include many features in the price, such as a high-quality fitted kitchen, appliances from leading manufacturers, cloakrooms, and en-suites to Principal bedrooms.

7. ENERGY EFFICIENT HOMES

Significant financial savings every year – that is the benefit you can expect from the reduced energy bills in your new home. In fact, new homes are typically six times more energy efficient than older properties, and generate less than 60% of the CO₂ – so you are helping to preserve the environment.

8. YOUR GUARANTEES

Your Westpoint home comes with the reassurance of the National House Builders' Council (NHBC) guarantee. The standards are exacting, and detailed NHBC inspections take place as your new home is being built. Second-hand homes put the burden of repairs on you – the buyer.

9. BUILDING NEW COMMUNITIES

Our locations and designs make the most of streetscapes and landscape areas, lending instant kerb appeal and sense of place. The result is a neighbourhood where you will instantly feel welcome, and that will be equally appealing to buyers, should you ever wish to sell.

10. THE PERSONAL TOUCH

We keep in touch with you at every stage of your build, so you'll always know the progress of your new home. Our site manager will personally make sure all aspects of your new home are built to our high standards, and that it's examined at the key stages by an NHBC inspector.




For sales information on Braidlaw Rise, please telephone 0800 587 0016

For up-dates on Braidlaw Rise and other Westpoint Homes developments, please follow us on Facebook.

Directions to development
SAT NAV KA23 9DT



 /WestpointHomesScotland

The particulars herein have been prepared for the benefit of intending purchasers. However, the information contained is intended as a preliminary guide only. Westpoint Homes reserves the right to amend or vary specifications. Dimensions of rooms are measured where arrows indicate. All sizes are indicative and subject to change during construction. Nothing in this brochure shall constitute or form part of any contract. The computer generated images used in this brochure are indicative only. All measurements and distances are approximate and for guidance only. Floor plans and images are for illustration purposes and may not be to scale.

westpointhomes.net

