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Maltings Wynd

 **clyde**
PROPERTY

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A unique collection of 78 sustainably constructed three and four bedroom townhouses, designed by Scotland's leading architects to offer versatile, contemporary accommodation with A-rated energy efficiency credentials.

Designed in Glasgow by award-winning architects Stallan Brand & Ann Nisbet with energy saving influences from Carbon Futures, all homes at Maltings Wynd in DUNDASHILL offer flexible, exciting living spaces and have been carefully considered to meet the demands of modern, city centre living.

A partnership between igloo and Housing Growth Partnership is delivering Phase Two of DUNDASHILL, called Maltings Wynd. These homes - a mix of 3 and 4-bedroom townhouses - are for sale and provide an opportunity for contemporary, low carbon, urban living. Construction started in January 2023 and will finish in Spring 2025, with first handovers from early Spring 2024.



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The Master Plan

The masterplan envisages DUNDASHILL as a new place to live defined by landscaped streets and paths that stitch together spaces for the new community to enjoy, from play areas, shared gardens and viewing platforms to street art murals and a new central square.

West of Scotland Housing Association is delivering Phase One, 90 mid-market rental apartments, being built to Passivhaus standard. This development will complete in 2023.

Maltings Wynd is Phase Two of the development and will deliver A-rated three and four-bedroom townhouses, providing a rare opportunity for contemporary, low carbon, urban living. Construction started in January 2023 and will finish in Spring 2025, with first handovers from early Spring 2024.

Future phases will be shaped and delivered by the partners involved, firmly in the belief that the best places are built at different times, by different developers using different architects. Plans for temporary use of these development plots are being considered too.



DEVELOPMENT

Ann Nisbet Studio
Architecture-Research-Design

Stallan-Brand

With a choice of bespoke designs from award winning Glasgow based practices Stallan Brand and Ann Nisbet Studio, Maltings Wynd homes at DUNDASHILL exemplify crafted architecture offering a range of open plan layouts, garden spaces and views. Lower carbon footprints come as standard with each home having a heat pump and solar panels.



Stallan-Brand

■ Type 1 ■ Type 2 ■ Type 5

■ Four bedroom - Dual Aspect Terrace

We champion transformational design.
With an understanding of place, we promote
intelligent architecture and urban design,
striving for simple solutions to complex projects.



Ann Nisbet Studio

Architecture-Research-Design

■ Type 3 ■ Type 4 ■ Type 6

Ann Nisbet Studio is a Scottish Architecture and Design Studio specialising in Rural Architecture and Master Planning, Residential Projects, Community Engagement Projects and Installations.



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Maltings Wynd

Maltings Wynd is the name of this phase of the DUNDASHILL development, being built on what is known as Plot 4A of the DUNDASHILL masterplan.

DUNDASHILL is one of the most exciting developments in Scotland. Situated at the Northern edge of Glasgow's bustling city centre, within walking distance of Buchanan Street - a stunning new destination which will develop into a multi-generational neighbourhood that offers immediate access to amenities.

Formed above the Forth & Clyde canal with it's superb network of tow paths which lead to the West End of Glasgow - this is an optimum position for those who wish to walk, cycle, run or E-scooter to places of work & institutions of study.

If you are still commuting throughout West Central Scotland by electric car for business - DUNDASHILL is handy for gaining rapid access to the M8 motorway.

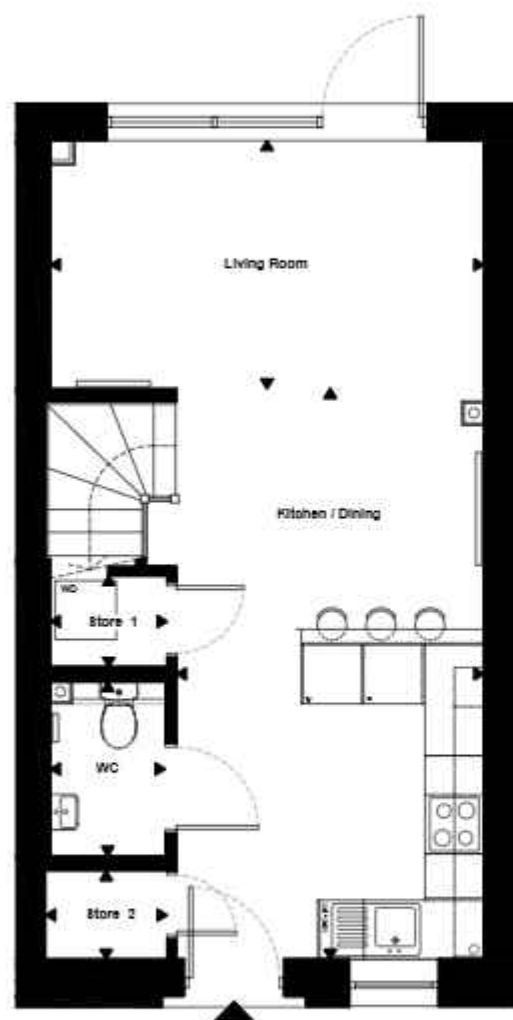


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Type 1 Townhouse 3 Bedroom

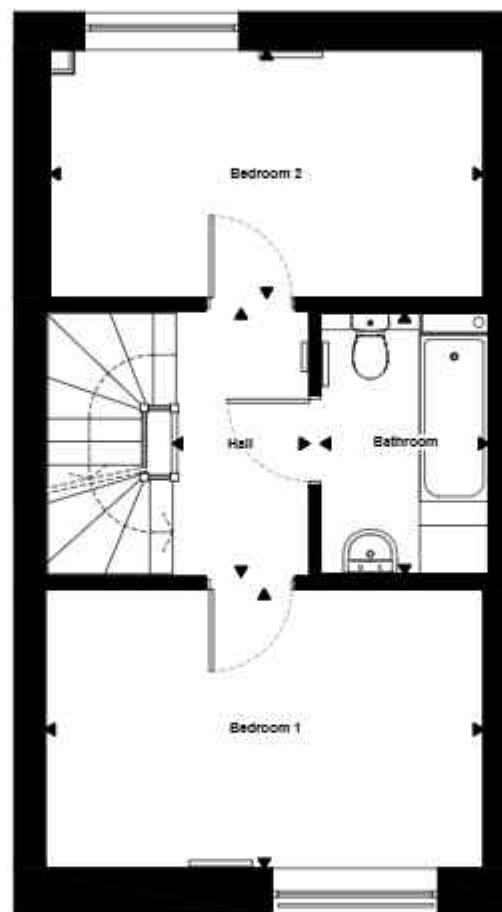
At a Glance

- Designed by Stallan Brand
- Open plan living, kitchen and dining
- South facing roof terrace
- Air source heat pump and solar panels
- Family bathroom
- Breakfast bar to the kitchen
- Allocated parking (EV enabled)



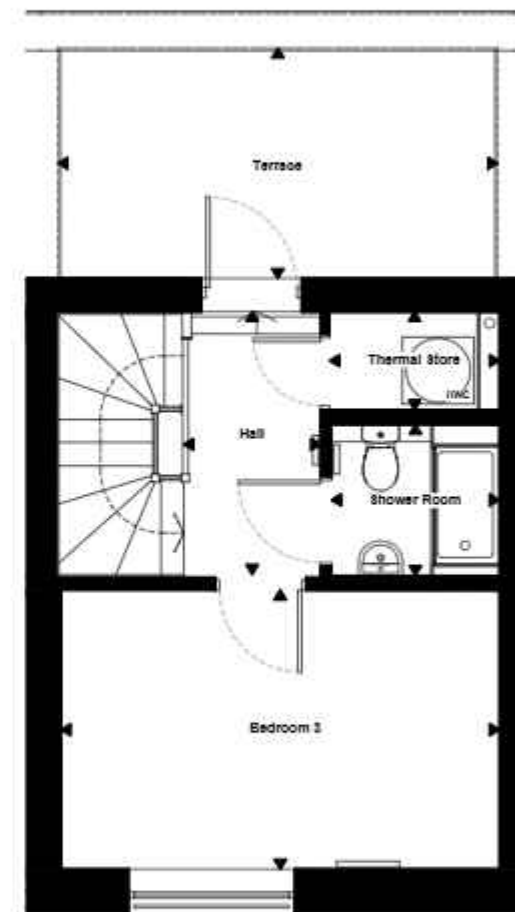
Ground Floor

Kitchen/Dining	18.2m ²
Living Room	11.2m ²
WC	2.1m ²



First Floor

Bedroom 1	12.7m ²
Bedroom 2	11.2m ²
Bathroom	4.6m ²



Second Floor

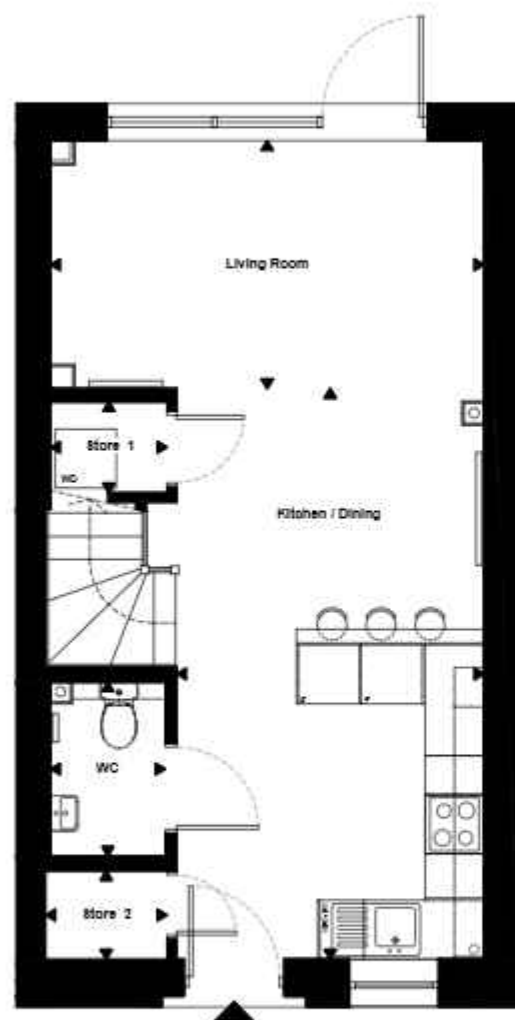
Bedroom 3	12.7m ²
Terrace	10.5m ²
WC / Shower Room	2.6m ²

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Type 2 Townhouse 3 Bedroom

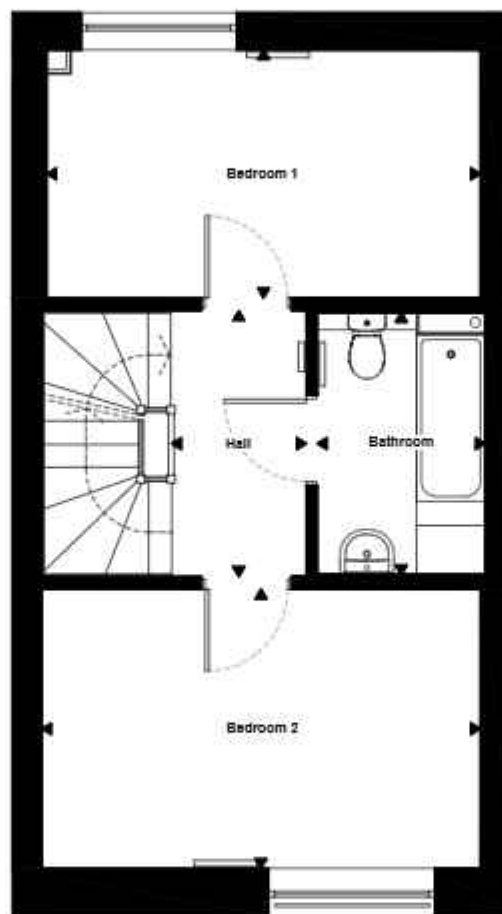
At a Glance

- Designed by Stallan Brand
- Open plan living, kitchen and dining
- South or West facing roof terrace
- Air source heat pumps and solar panels
- Family bathroom
- Breakfast bar to the kitchen
- Allocated parking (EV enabled)



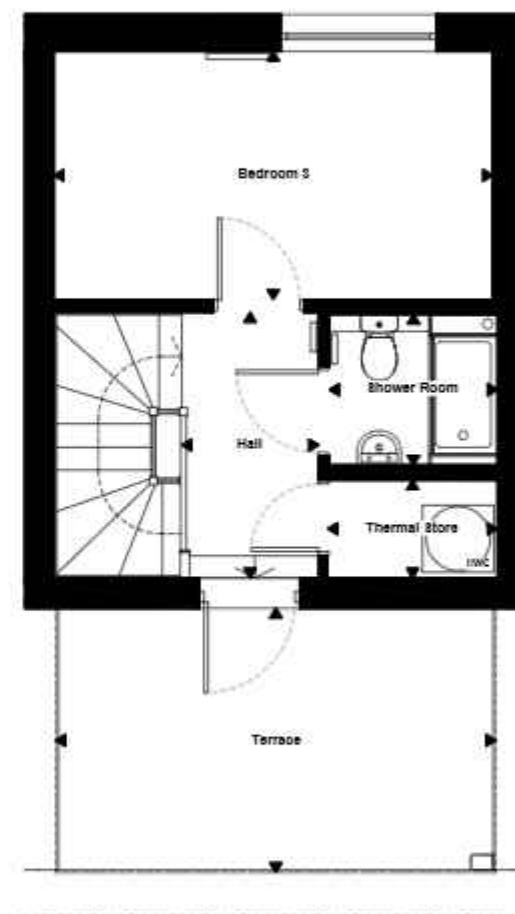
Ground Floor

Kitchen/Dining	18.2m ²
Living Room	11.2m ²
WC	2.1m ²



First Floor

Bedroom 1	11.2m ²
Bedroom 2	12.7m ²
Bathroom	4.6m ²



Second Floor

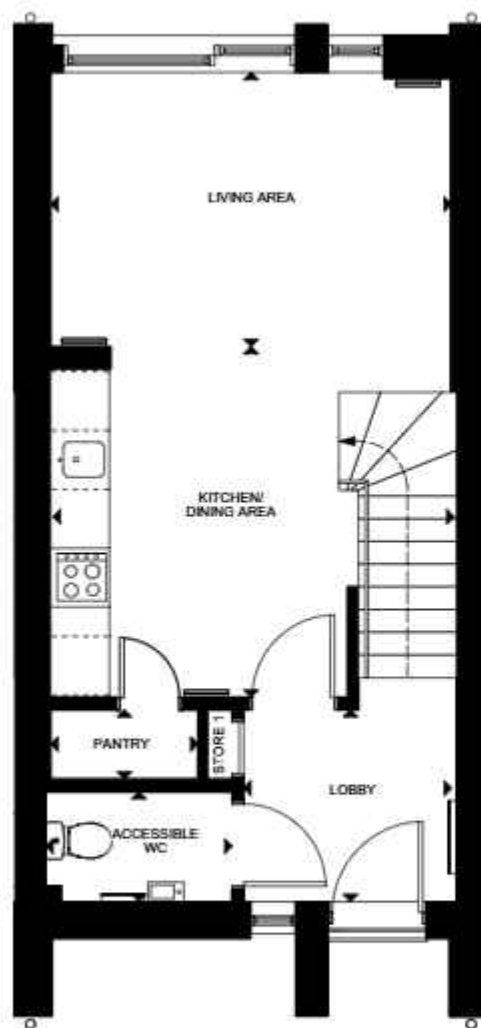
Bedroom 3	11.3m ²
Terrace	12.1m ²
WC / Shower Room	2.6m ²

DUNDASHILL

Type 3 Townhouse 3 Bedroom

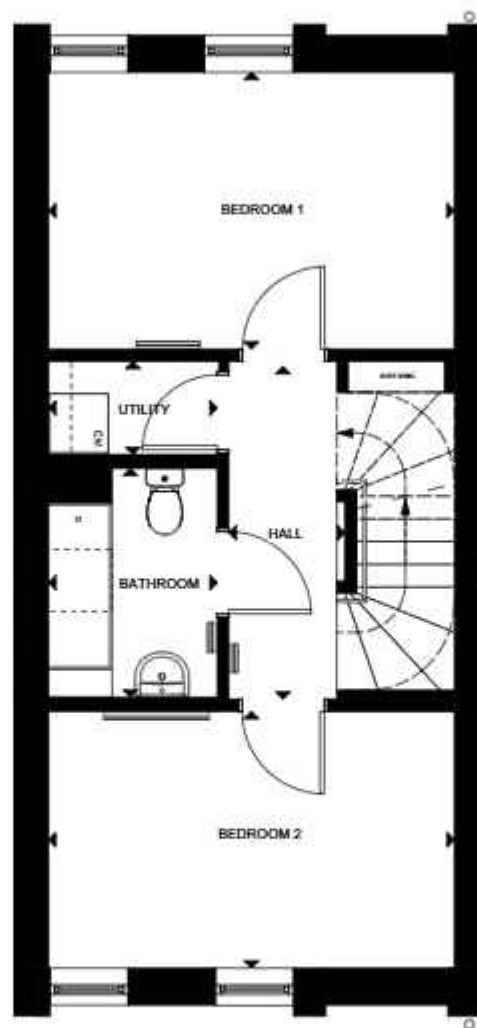
At a Glance

- Designed by Ann Nisbet Studio
- Open plan living
- South or west facing roof terrace
- Air source heat pump and solar panels
- Kitchen pantry
- Utility room with washer dryer
- Allocated parking (EV enabled)



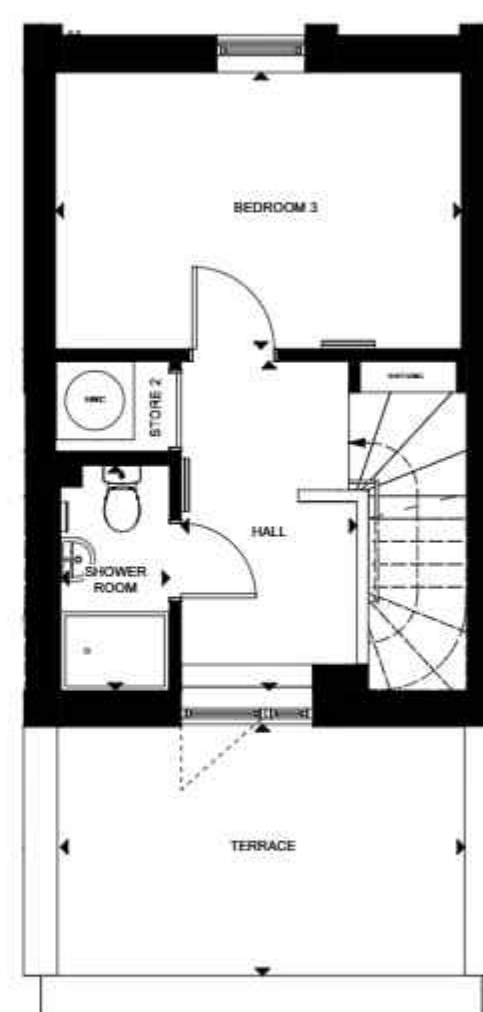
Ground Floor

Kitchen/Dining	13.42m ²
Living Room	11.19m ²
WC	2.11m ²
Pantry	1.86m ²



First Floor

Bedroom 1	11.7m ²
Bedroom 2	10.84m ²
Bathroom	3.79m ²



Second Floor

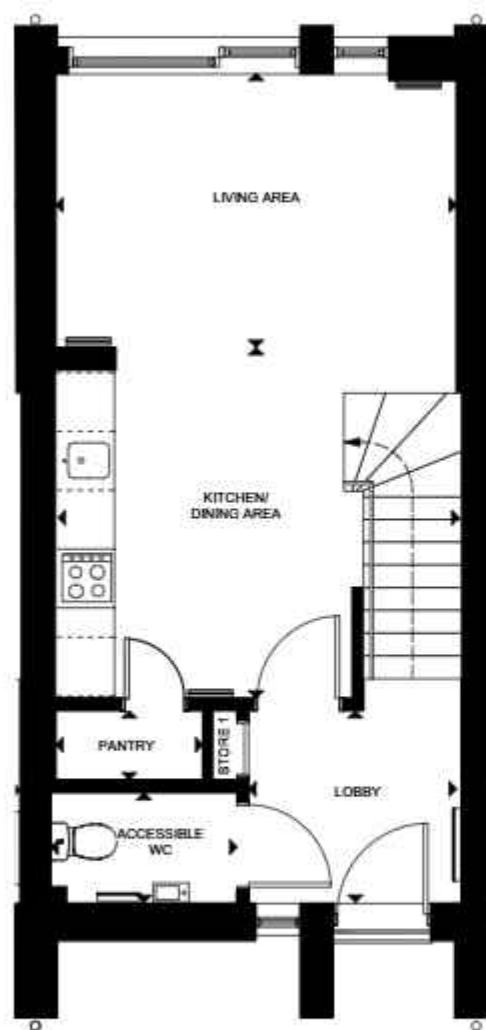
Bedroom 3	11.69m ²
Terrace	10.56m ²
WC / Shower Room	2.51m ²

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Type 4 Townhouse 3 Bedroom

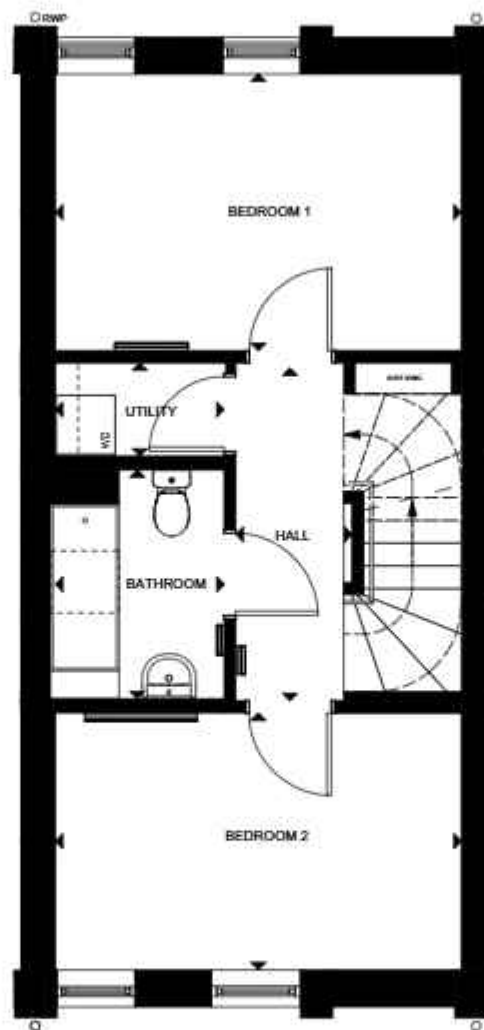
At a Glance

- Designed by Ann Nisbet Studio
- Open plan living
- East facing roof terrace
- Air source heat pump and solar panels
- Kitchen pantry
- Utility room with washer dryer
- Allocated parking (EV enabled)



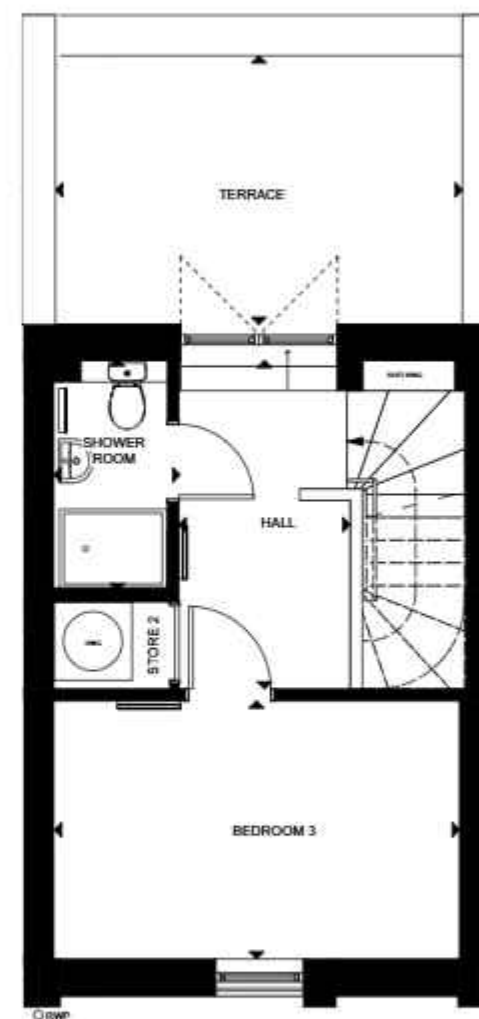
Ground Floor

Kitchen/Dining	13.42m ²
Living Room	11.19m ²
WC	2.11m ²
Pantry	1.86m ²



First Floor

Bedroom 1	11.7m ²
Bedroom 2	10.84m ²
Bathroom	3.79m ²



Second Floor

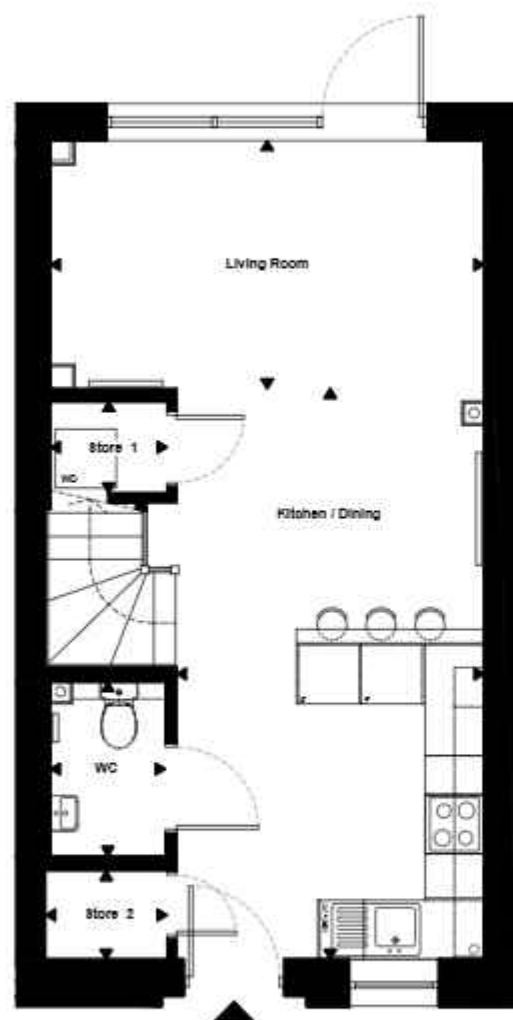
Bedroom 3	10.9m ²
Terrace	11.39m ²
WC / Shower Room	2.63m ²

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Type 5 Townhouse 4 Bedroom

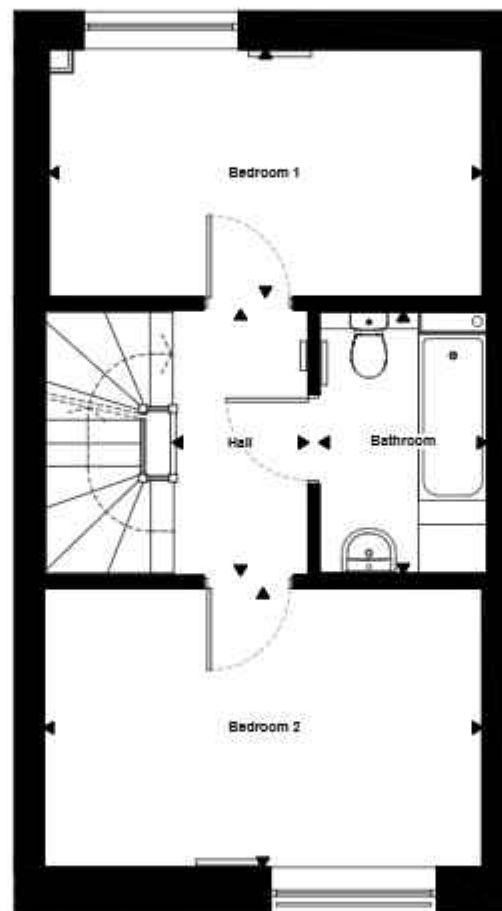
At a Glance

- Designed by Stallan Brand
- Open plan living, kitchen and dining
- South facing, private, enclosed roof terrace
- Air source heat pumps and solar panels
- Family bathroom
- Breakfast bar to the kitchen
- Allocated parking (EV enabled)



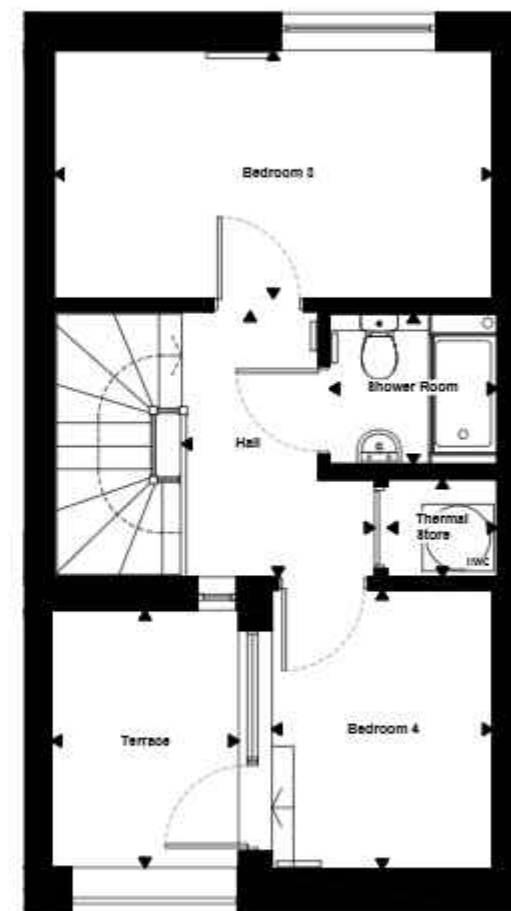
Ground Floor

Kitchen/Dining	18.2m ²
Living Room	11.2m ²
WC	2.1m ²



First Floor

Bedroom 1	11.2m ²
Bedroom 2	12.7m ²
Bathroom	4.6m ²



Second Floor

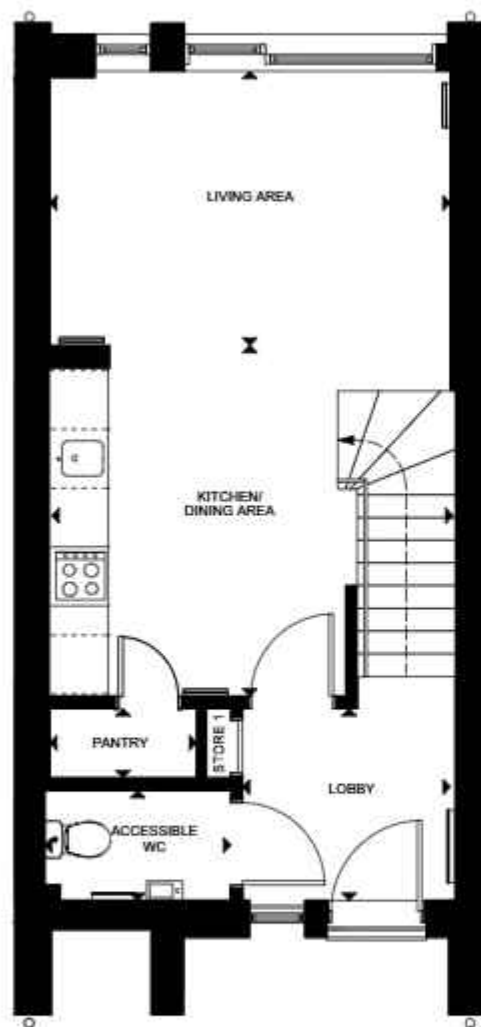
Bedroom 3	11.3m ²
Bedroom 4	6.4m ²
Terrace	5.8m ²
WC / Shower Room	2.6m ²

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Type 6 Townhouse 4 Bedroom

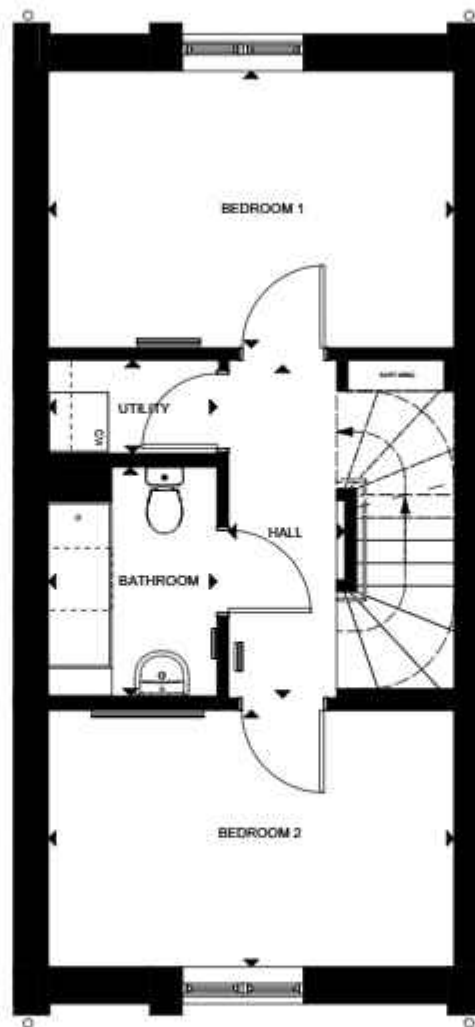
At a Glance

- Designed by Ann Nisbet Studio
- Air source heat pump & solar panels
- Utility room with washer dryer
- Open plan living
- Kitchen pantry
- Allocated parking (EV enabled)



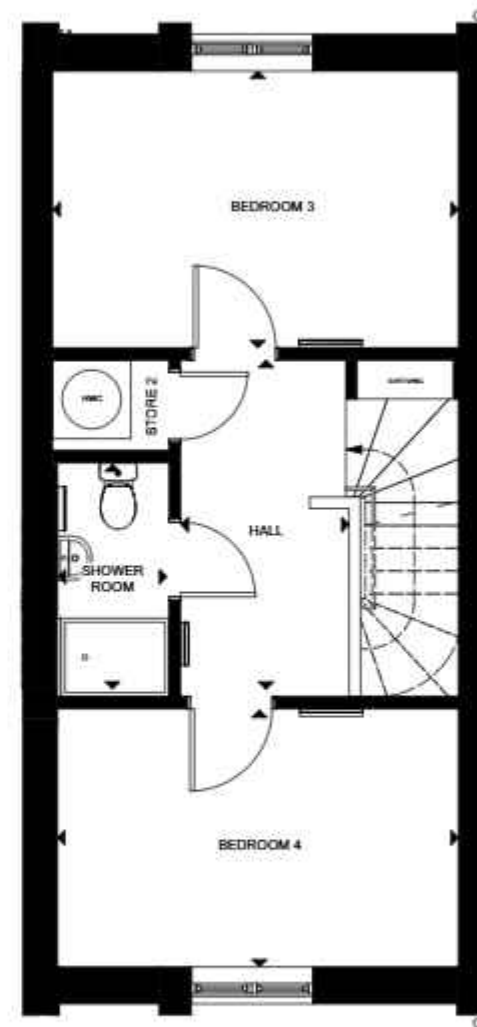
Ground Floor

Kitchen/Dining	13.42m ²
Living Room	11.19m ²
WC	2.11m ²
Pantry	1.86m ²



First Floor

Bedroom 1	11.7m ²
Bedroom 2	10.84m ²
Bathroom	3.79m ²



Second Floor

Bedroom 3	11.76m ²
Bedroom 4	10.77m ²
WC / Shower Room	2.71m ²

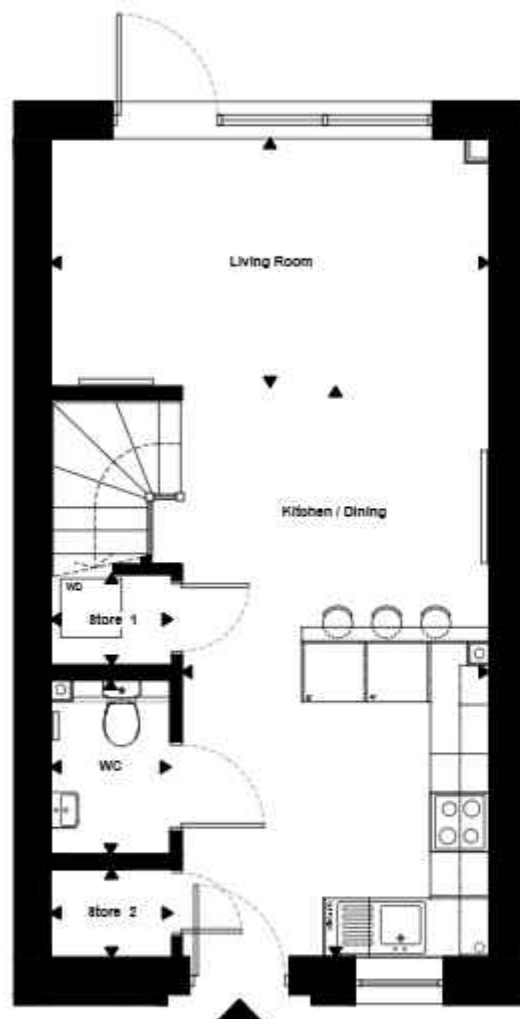
Floor and site plans are for illustrative purposes only and are not to scale. They are intended to give a general indication of the proposed floor and site layout only. The built dimensions may vary on completion and should not be used for carpet sizes, appliance spaces or items of furniture. The computer generated images, specification and dimensions are not intended to form a contract or any part of any contract or warranty.

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Townhouse 4 Bedroom Dual Aspect Terrace

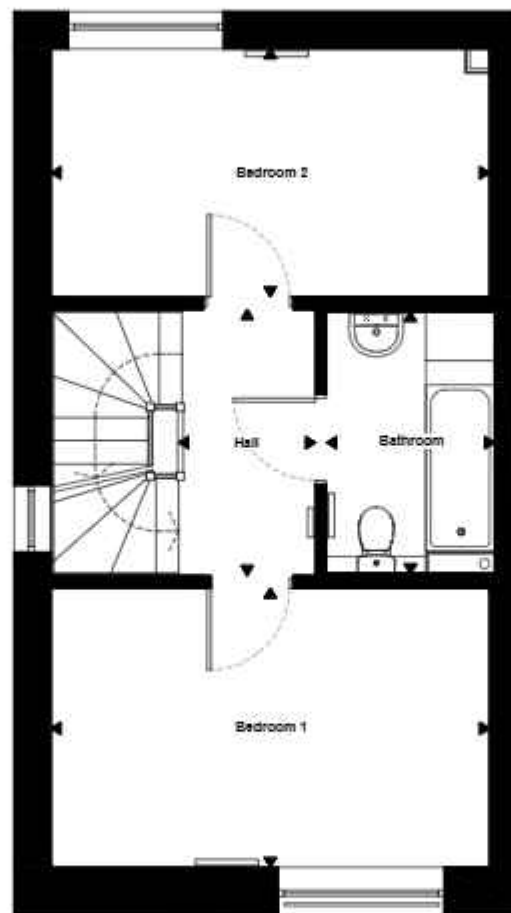
At a Glance

- Designed by Stallan Brand
- Open plan living, kitchen and dining
- Private, enclosed, dual aspect roof terrace
- Air source heat pumps and solar panels
- Family bathroom
- Breakfast bar to the kitchen
- Allocated parking (EV enabled)



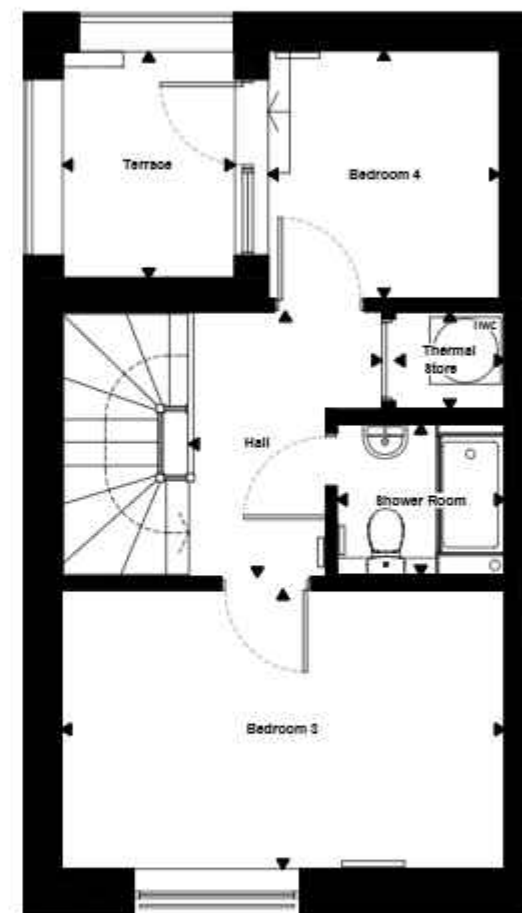
Ground Floor

Kitchen/Dining	18.2m²
Living Room	11.3m²
WC	2.2m²



First Floor

Bedroom 1	12.7m²
Bedroom 2	11.3m²
Bathroom	4.6m²



Second Floor

Bedroom 3	12.9m²
Bedroom 4	6.8m²
Terrace	4.1m²
WC / Shower Room	2.6m²

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Fixtures, Fittings & Specification

At DUNDASHILL, sustainability and contemporary design come as standard.

Energy

EPC 'A' (at design approval)
Mitsubishi Ecodan air source heat pump & hot water cylinder
Mitsubishi heating controls with two temperature control zones
Photo voltaic panels to roof areas
Recoup wastewater system to mains shower that reuses heat from the water
Argon filled, Low-E glass uPVC double glazed windows, for thermal performance
Energy efficient lighting throughout
Water efficient lower flow showers, taps and WC's
Low energy DMEV continuous ventilation system bathrooms

Kitchen

All kitchens by Moores from the Affinity Vita range, 'Haze' cabinet finish
Moores 40mm square edge 'Tippo Grey' worktop
White gloss finish tiled splashback, by Johnson, to underside of cabinets
Stainless steel single bowl sink
Integrated extractor hood
Beko integrated appliances including;
Electric ceramic hob and fan assisted oven
Fridge/freezer (Plots 45-79)
Separate integrated fridge and integrated freezer (Plots 1-43)
Dishwasher (slimline to Plots 1-43)
Freestanding Beko washer-dryer, located in storage cupboards

Bathrooms and Shower Rooms

Ideal Standard 'Sandringham 21' suites
Deva thermostatic shower mixer to bathrooms; Triton electric shower to shower-rooms
White gloss finish tiles (200 x 100mm) to selected areas, by Johnson
Polyflor slip-resistant vinyl floor finish (GF WC excluded)
Homeboost water mains booster pump for taps and showers
Low energy DMEV continuous ventilation system
Myson Vertical radiator

Lighting

Recessed downlighters to bathrooms
Recessed downlighters to kitchen area (Plots 1-43)
Task lights to underside of kitchen cabinets (Plots 45-79)
Pendants to living areas
External light to roof terrace, rear garden and front doorway

Fibre

Grain Connect hyper-fast fibre connectivity from Day One
BT Openreach fibre ready
Cabling to data point in lounge and bedroom one

Safety

Mains powered smoke and heat alarms; carbon dioxide monitor
iMist water mist system to homes with open plan ground-floor (Plots 1-43)

Decoration & Finishes

White woodgrain finish internal doors
Matt white paint finish to walls and ceilings throughout; satin finish to woodwork
Paint finishes to warranty provider standards
No flooring to living spaces or GF WC

Garden Areas

Grass seeding to rear gardens (slopes in part to gardens for Plots 43-68)
Contemporary Tebermore Artro linear block paving to front yard
Brick built recycling bin store to front of home to match houses, with timber fin roof
Timber vertical fin boundary fence to rear garden (except Plots 77-79; brick wall finish)
Rain garden boundary feature and bridge panel to rear garden of Plots 12-34, in lieu of fence to pathway
Water butt positioned in rear garden (except Plots 13, 15, 17, 19, 21, 23, 36-43, 79)
External heat pump positioned in rear garden in most plots

Roof Terraces

Russwood Thermopine Scots Pine timber decking

General External

Buff 'Cara' concrete brick (Plots 1-43)
Red 'Kingsbarns' concrete brick (Plots 45-79)
Anthracite grey waveform aluminium cladding to roof terrace elevation (3 beds)
Anthracite grey RAL external finish uPVC double glazing; white internal finish

Warranty

10-year Checkmate Castle 10 new home warranty
Anticipated Secured by Design Gold award









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Buying From Us

The Developer

Maltings Wynd is being developed by a partnership between igloo and Housing Growth Partnership, called 'Dundashill 4A Limited', (D4AL). You will buy your home from D4AL.

The Builder

CCG has been commissioned by D4AL to build the homes. CCG is a market-leading, privately-owned construction and manufacturing company based in Glasgow that has a specialism in using Modern Methods of Construction.

CCG has a building experience that spans over 40 years and has delivered award-winning projects including Maryhill Locks, the Commonwealth Games Village and the Anderston regeneration project.

The New Homes Quality Code

The New Homes Quality Board (NHQB) is a non-profit organisation dedicated to improving the quality of new homes and customer service provided by developers. As part of their mission to improve industry standards, the NHQB oversee the New Homes Ombudsman Service to ensure developers fulfil the requirements of the New Homes Quality Code, and to provide compensation if necessary.

For further information on the Quality Code, please visit – www.nhqb.org.uk

Checkmate Warranty

Your 'Castle 10' new home warranty will be provided by Checkmate, which runs for 10 years from the date the home is complete and Checkmate issue the certificate.

A copy of the Policy will be provided to your solicitors as part of the Reservation Agreement process and can also be found here;

<https://checkmate.uk.com/documents/Pdf/PolicyWordings/CheckmateCastle10v36.pdf>



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DUNDASHILL.COM
CLYDEPROPERTY.CO.UK

145 Byres Road, Glasgow G12 8TT
T. 0141 576 1777
E. westend@clydeproperty.co.uk
W. clydeproperty.co.uk

