

# Stoneyetts View

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three, and four bedroom homes nestled in the town of Moodiesburn, North Lanarkshire.

**Taylor**  
**Wimpey**

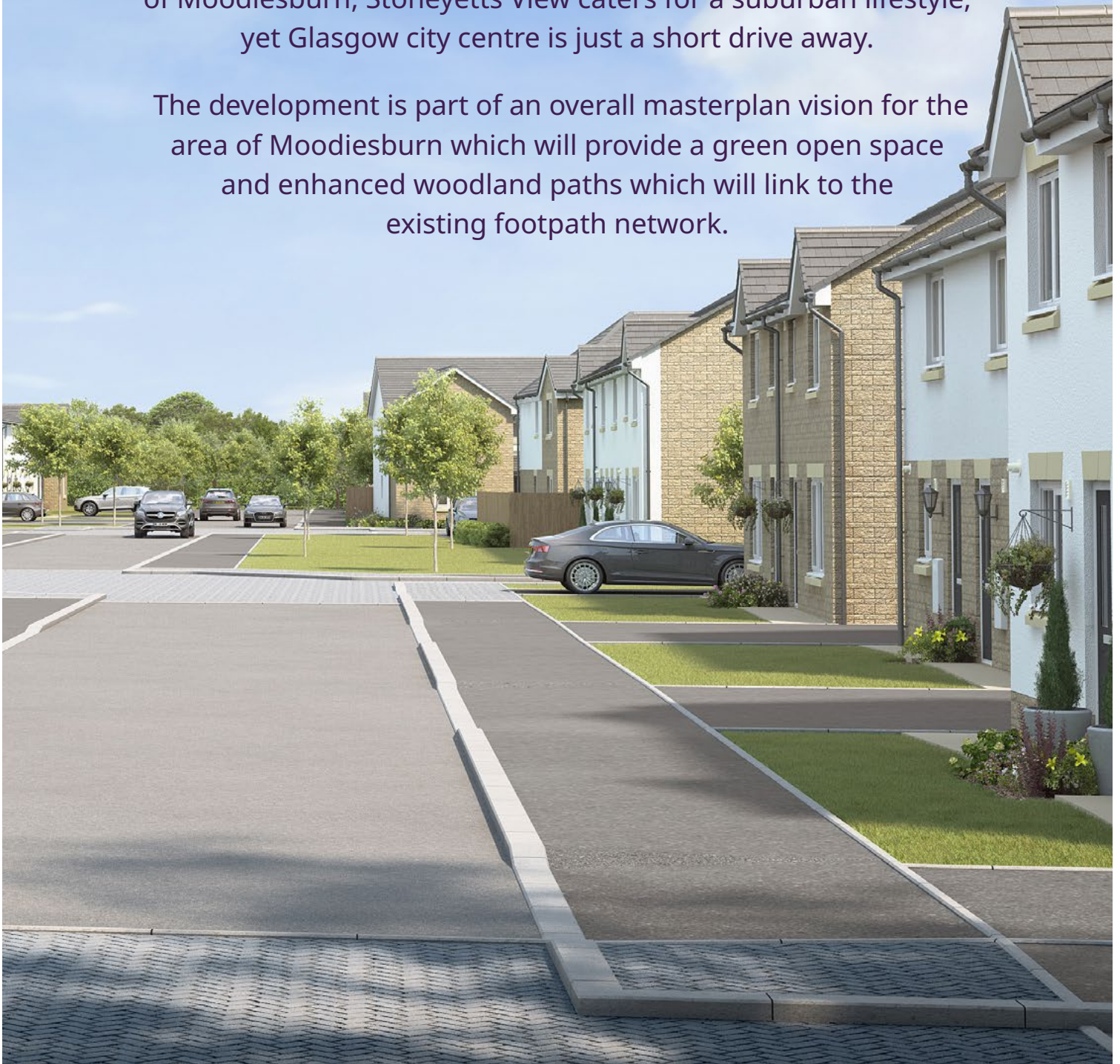
# Contents



# Welcome to Stoneyetts View

Located in the heart of the small North Lanarkshire village of Moodiesburn, Stoneyetts View caters for a suburban lifestyle, yet Glasgow city centre is just a short drive away.

The development is part of an overall masterplan vision for the area of Moodiesburn which will provide a green open space and enhanced woodland paths which will link to the existing footpath network.



# Love local life



Stoneyetts View is very well connected. The area has excellent transport links including the M80 and M73, which can take you into Glasgow in under 30 minutes which will make this development popular with commuters. You'll find impressive open spaces to enjoy just a stone's throw from the development which is perfect for those who love the outdoors. There's a choice of schools on your doorstep which is ideal for young and growing families.

Local countryside



Seven Lochs Wetland Park



Local Schools

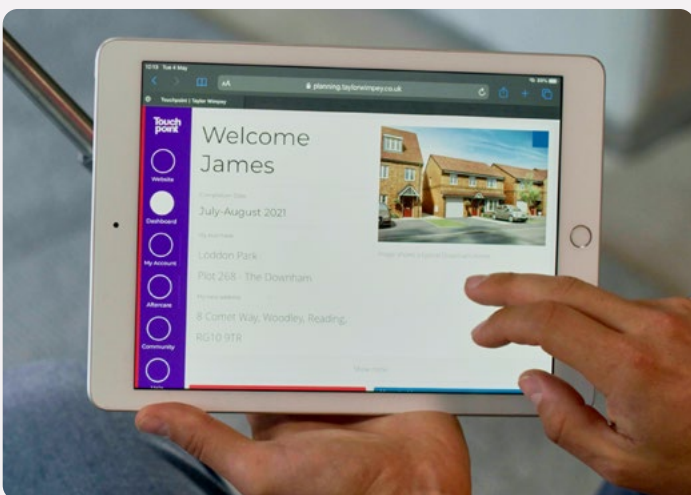


# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected Porcelenosa range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling†	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages with curtilage area (site layout dictates)	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External Features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
Doorbell	✓
Intercom for apartments	
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed†	✓
1.8m fencing to rear boundary	✓
Turf as standard to rear garden	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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# Our homes



## 2 Bedroom Homes



# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

4.02m x 3.59m      13' 2" x 11' 9"

### Bedroom 2 (max)

4.02m x 2.40m      13' 2" x 7' 11"

### Bathroom (over bath)

1.77m x 2.10m      5' 10" x 6' 11"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. RB15125/November 2022



# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b> (max)	2.39m x 2.77m	7' 10" x 9' 1"
<b>Living Room/Dining Area</b> (max)	4.58m x 4.10m	15' 0" x 13' 5"
<b>WC</b>	2.39m x 1.17m	7' 10" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b> (max)	4.58m x 3.64m	15' 0" x 11' 11"
<b>Bedroom 2</b> (max)	2.59m x 3.33m	8' 6" x 10' 11"
<b>Bedroom 3</b> (max)	1.92m x 3.33m	6' 4" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area <sup>(max)</sup>

5.10m x 2.77m      16' 9" x 9' 1"

### Living Room

3.18m x 4.10m      10' 5" x 13' 5"

### WC

2.22m x 1.17m      7' 3" x 3' 10"



## FIRST FLOOR

### Bedroom 1 <sup>(max)</sup>

4.01m x 3.64m      13' 2" x 11' 11"

### Bedroom 2 <sup>(max)</sup>

2.88m x 3.33m      9' 6" x 10' 11"

### Bedroom 3

2.19m x 3.33m      7' 2" x 10' 11"

### Bathroom <sup>(over bath)</sup>

1.81m x 2.00m      5' 11" x 6' 7"

### En suite <sup>(over shower)</sup>

1.73m x 2.02m      5' 8" x 6' 8"

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# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen (max)

2.68m x 3.56m      8' 10" x 11' 8"

### Living Room/Dining Area

3.87m x 5.47m      12' 9" x 18' 0"

### WC (max)

1.73m x 2.13m      5' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.55m x 3.65m      11' 8" x 12' 0"

### Bedroom 2

3.04m x 3.65m      10' 0" x 12' 0"

### Bedroom 3 (max)

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom (over bath)

2.83m x 2.03m      9' 4" x 6' 8"

### En suite (over shower)

2.44m x 1.84m      8' 0" x 6' 1"

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# The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.07m × 3.80m      10' 1" × 12' 6"

### Living Room

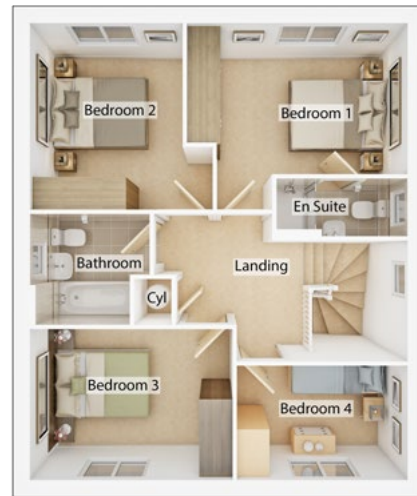
3.44m × 4.99m      11' 3" × 16' 4"

### Dining Room

3.72m × 3.11m      12' 2" × 10' 3"

### WC

1.86m × 1.16m      6' 1" × 3' 10"



## FIRST FLOOR

### Bedroom 1

3.97m × 2.72m      13' 0" × 8' 11"

### Bedroom 2

2.74m × 3.36m      9' 0" × 11' 0"

### Bedroom 3

3.65m × 2.72m      12' 0" × 8' 11"

### Bedroom 4

3.07m × 2.06m      10' 1" × 6' 9"

### Bathroom

2.15m × 2.02m      7' 1" × 6' 7"

### En suite

2.36m × 1.05m      7' 9" × 3' 5"

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# The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.02m × 2.66m      26' 4" × 8' 9"

### Living Room

3.17m × 5.24m      10' 5" × 17' 2"

### WC

2.03m × 1.10m      6' 8" × 3' 6"



## FIRST FLOOR

### Bedroom 1

4.28m × 3.09m      14' 0" × 10' 1"

### Bedroom 2

3.18m × 3.58m      10' 5" × 11' 9"

### Bedroom 3

3.68m × 2.89m      12' 1" × 9' 6"

### Bedroom 4

2.58m × 2.79m      8' 5" × 9' 2"

### Bathroom

2.58m × 2.20m      8' 5" × 7' 3"

### En suite

2.43m × 1.58m      8' 0" × 5' 2"

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# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m x 2.80m      27' 2" x 9' 2"

### Living Room

3.16m x 5.34m      10' 5" x 17' 6"

### WC

2.54m x 1.14m      8' 4" x 3' 9"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

3.78m x 3.89m      12' 5" x 13' 1"

### Bedroom 2<sup>(max)</sup>

4.39m x 2.88m      14' 5" x 9' 6"

### Bedroom 3

2.65m x 3.48m      8' 8" x 11' 5"

### Bedroom 4

3.19m x 2.89m      10' 6" x 9' 6"

### Bathroom<sup>(max)</sup>

2.25m x 2.34m      7' 5" x 7' 8"

### En suite 1<sup>(over shower)</sup>

2.10m x 1.81m      6' 11" x 5' 11"

### En suite 2<sup>(over shower)</sup>

2.65m x 1.73m      8' 8" x 5' 8"

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# The Hughes

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m<sup>2</sup>



## GROUND FLOOR

### Living Room

5.26m × 3.10m      17' 3" × 10' 2"

### Kitchen/Dining Room

2.98m × 6.53m      9' 9" × 21' 5"

### Study

3.15m × 3.44m      8' 4" × 3' 9"



## FIRST FLOOR

### Bedroom 1 (max)

4.19m × 4.61m      13' 9" × 15' 1"

### Bedroom 2 (max)

4.18m × 3.23m      13' 9" × 10' 7"

### Bedroom 3 (max)

4.11m × 2.57m      13' 6" × 8' 5"

### Bedroom 4 (max)

3.02m × 2.55m      9' 11" × 8' 4"

### Bathroom

2.65m × 1.79m      8' 8" × 5' 10"

### En suite (inc. shower)

2.19m × 2.71m      7' 2" × 8' 11"

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# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 10' 1"

### Living Room

4.20m x 4.44m      13' 9" x 14' 7"

### WC

1.78m x 1.12m      5' 11" x 3' 7"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m      7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m      5' 5" x 8' 11"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01236 801 651**.



Find out how we can get you moving with our buying schemes.



## STONEYETTS VIEW

Off Gartferry Road, Moodiesburn, North Lanarkshire, G69 0PB

**CONTACT US ON 01236 801 651**

# Taylor Wimpey