

Moncrieff View

LENZIE



HIGH STREET
ESTATE SERVICES

THE DEVELOPMENT

With the perfect blend of modern living fused with traditional charm and stately architecture, Moncrieff View lies within the much sought-after village of Lenzie.

The former primary school offers a range of 20, two and three bedroom apartments over two buildings. Eleven of the apartments are located within the carefully restored original school house and nine are in a sympathetic new build extension.

Its unique modern-classic design marries the historic and characterful charm of this former school house. Inside, the apartments boast impressive full-height windows with many offering double height ceilings and mezzanine levels. In the new build extension, apartments benefit from either Juliet style or full balconies with a selection of ground floor apartments including private outdoor areas. The communal space has been carefully restored with the original staircase taking centre stage, encapsulated by a glazed atrium roof – set to impress upon arrival.

Surrounded by an abundance of village shops, pubs, and eateries all within walking distance as well as a busy town centre just a five-minute drive away, Moncrieff View offers a rare opportunity to enjoy spacious living in the most enviable of settings.



SHOPPING & RETAIL

- 100 yards** The Co-operative Food
- 1.3 miles** The Regent Centre, Kirkintilloch



SPORT & RECREATION

- 0.5 miles** Lenzie Bowling Club
- 0.8 miles** Lenzie Golf Club
- 0.3 miles** Lenzie Rugby Football Club
- 0.6 miles** Lenzie Library
- 0.7 miles** Lenzie Tennis Club



EAT & DRINK

- 0.1 mile** Billingtons of Lenzie
- 0.2 miles** The Grove Restaurant
- 0.3 miles** Rasoi Indian Restaurant & Dehli Express
- 0.6 miles** The Old Gatehouse Pub and Restaurant



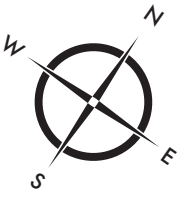
TRAVEL

- 0.2 miles** Lenzie Train Station
- 10 minutes - rail** Glasgow Queen Street
- 24 minutes - rail** Stirling
- 45 minutes - rail** Edinburgh Waverley

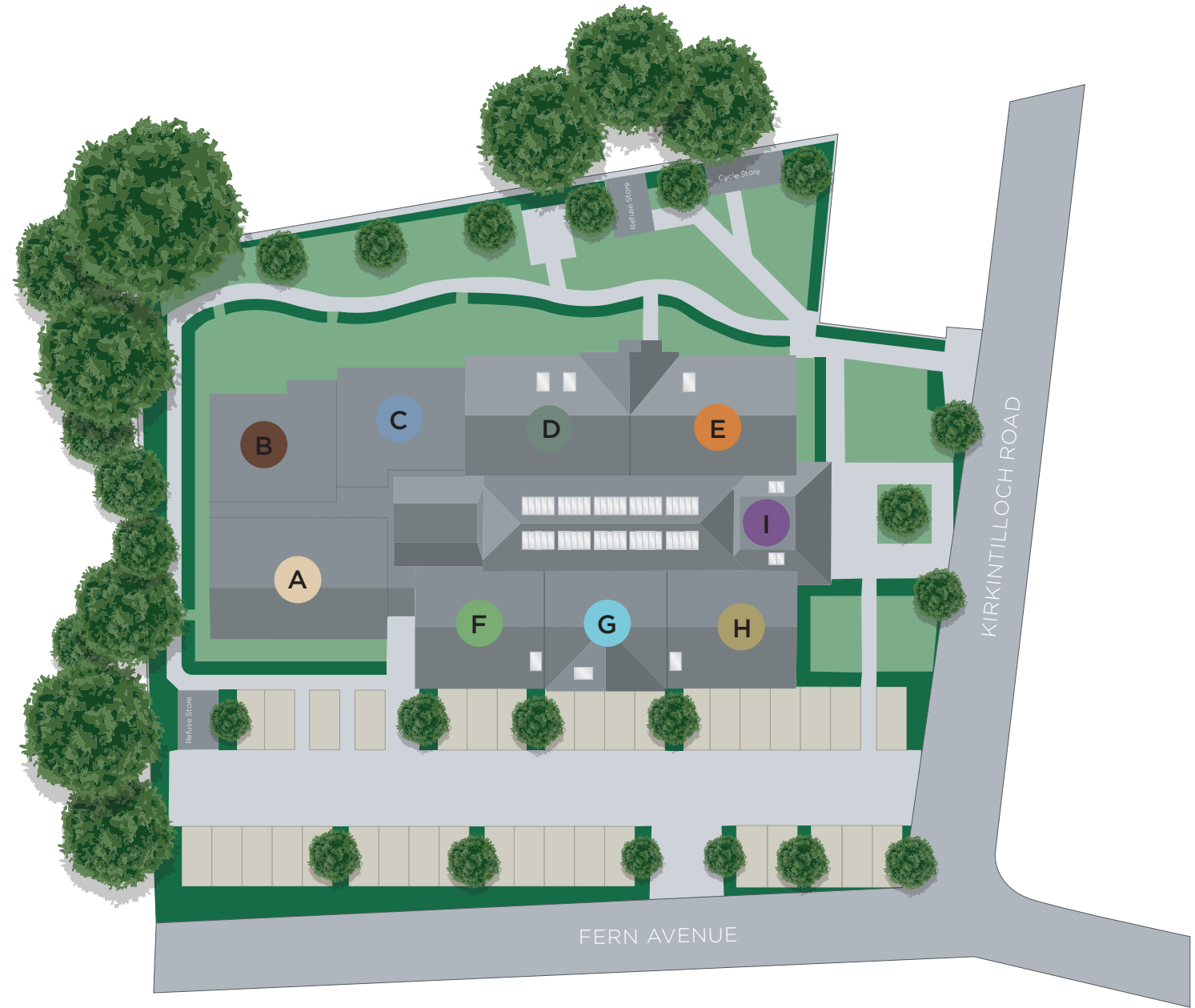


EDUCATION

- 0.3 miles** Lenzie Meadow Primary School
- 0.3 miles** Lenzie Academy
- 0.8 miles** Millersneuk Primary School



SITE PLAN



TYPE	STYLE NAME
A	THE CAWDER PLOT 4 PLOT 9 PLOT 16
B	THE CAMPSIE PLOT 5 PLOT 10 PLOT 17
C	THE LENNOX PLOT 6 PLOT 11 PLOT 18
D	THE KELVIN PLOT 7 PLOT 19
E	THE BUCHANAN PLOT 8 PLOT 20
F	THE DAWSON PLOT 1 PLOT 13
G	THE MURRAY PLOT 2 PLOT 14
H	THE KERR PLOT 3 PLOT 15
I	THE FARQUHARSON PLOT 12

SPECIFICATION

Our specification has been designed with you in mind – finished to the highest standard throughout, our homes feature integrated appliances, smart tech and much more as standard.

KITCHENS & UTILITY ROOMS

Under-cupboard ambient lighting
Stainless steel sink with Vado mixer tap
Touch control induction hob
Hotpoint multi function stainless-steel, self-cleaning oven
Integrated fridge freezer
Integrated dishwasher*
Integrated microwave and grill*
Space/plumbing for washing machine

BATHROOMS, EN SUITES & CLOAKROOMS

White sanitaryware from Ideal Standard concept air range
Chrome taps and fittings
Bathrooms - ceramic tiles by Porcelanosa
Ensuites - ceramic tiles by Porcelanosa

SMART TECH

Ring video doorbell
Wifi booster to ensure blanket coverage across the whole house
Smart music to selected rooms
Smart lighting to selected rooms
Nest smart Thermostat

ELECTRICS

Media plate to lounge and family room
TV points to all bedrooms
BT point to hall, lounge, study and master bedroom
Two USB sockets to kitchen and master bedroom
White sockets throughout with satin chrome finish to sockets above kitchen units
LED downlights to kitchen, bathroom and ensuite.
Pendant lights to all other rooms
Hardwired smoke alarms to hall and landing
CO2 alarm
Contemporary external light to front entrance
Security PIR light to rear entrance
Double plug socket and pendant light to garage

INTERNAL AND EXTERNAL FINISHES

Block paved driveway
Rear patio off French or bifolding doors
Turf and shrub planting to front garden
Rotavated topsoil to rear garden
Power socket to rear garden
Cold water tap to rear garden
Composite front door
Up and over steel garage door*
1.8m rear garden fence
Five panel cottage style door in grey satin paint finish
Chrome ironmongery to doors
Staircase with oak handrail with softwood square spindles and newel post
All walls and ceilings finished in matt white emulsion
Grey satin finish V grooved skirting board with plinth blocks
Internal access door to integral garage

PLUMBING & HEATING

Baxi Potterton A* energy rated boiler with dual zone (three and four bedroom) Single zone (two bedroom)
Hot water cylinder
White radiators throughout
Chrome towel warmers to bathroom and ensuites

