





THORN VIEW  
**HOME TO MORE**

There's something rather special about a Robertson home. Each one is unmistakable. With more of the things that matter, like space, light, clever layouts and thoughtful features you won't believe we've even thought of. Create lively family places, spaces for catching up and quiet hideaways made for working from home. However you live in yours, it's home to more.



## SPACE YOU CAN LOSE YOURSELF IN

Welcome to rooms that are large and beautifully proportioned, with ceilings that are higher than you'd expect. It's not just a feeling of space, it is space. From cinema rooms to garden rooms, from mud rooms to dressing rooms, there's a place for everything here.

Kitchens are big, bright and open plan with breakfast bars, and extra room for sofas to relax and socialise. Most of our bedrooms are double sized with plenty of storage, many with en-suites or Jack and Jill bathrooms with separate showers.

Whichever space you're in, you'll find the same quality of design and finish right down to the smallest details.



## THERE'S LIGHT. THEN THERE'S MAKING THE MOST OF EVERY RAY

Even on the dullest days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the garden room. Each one has a statement Cathedral-style window – one of Robertson Homes' signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight, not only makes your home look even more spacious but it can help support feelings of well-being all year round.





## QUALITY IN EVERY DELICIOUS DETAIL

You can see the quality in our kitchens on every surface and around every corner. Not just the finish, but the millimetre-perfect fitting and the choice of modern appliances. Beautifully designed and equipped, you can choose from a selection of colours and styles. And if you're looking for something even more special, there's a luxury upgrade option in both the kitchen and utility room.

Crafted units have soft-close doors and drawers, with the added benefit of an integrated wine cooler as standard. Appliances such as ovens, microwaves, dishwashers, 4 or 5 zone induction hobs by AEG and integrated fridge-freezers from Zanussi are included as standard. As is a 1.5 bowl stainless steel sink with drainer and chrome mixer tap.

Everything is stylishly and softly lit by slimline LED lighting and downlighters, controlled from satin chrome switch plates.





## STYLE THAT'S MADE WITH SUBSTANCE

From pampering nights to getting the family ready for bed, it's all done in sumptuous style here. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling\* from Porcelanosa, with half-height tiling around the bath, plus full-height tiling around showers.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. En-suites have Hansgrohe thermostatic showers, with low-profile trays and quality glass and chrome doors, cabinets and fittings. All bathrooms, en-suites and cloakrooms have heated towel rails and Laufen vanity units. Family bathrooms and en-suites also have modern downlighters.

\*Subject to construction stage



## EVERYTHING YOU WOULDN'T EXPECT

There's no such thing as everyday here. Instead get more from living every day in rooms designed with real purpose, function and joy. Cinema rooms turn film nights into family adventures, mud rooms take the drama out of dirty boots and mucky paws, and studies can transform your workspace into a virtual sanctuary. From dressing rooms to garden rooms, from wine coolers to warming drawers, whatever you enjoy doing, you'll find your perfect space here.





## THERE'S LOCATION. THEN THERE'S BEING IN JUST THE RIGHT PLACE

Affluent neighbours, a well-connected lifestyle, wildlife haven and historic foundations. You can have it all at Bearsden. From its roots as a small 17th century hamlet, this location has flourished into a highly desirable leafy suburb that's within easy reach of Glasgow city centre.

The town has many fascinating secrets – past and present – to share. The Roman Antonine Wall ran through Bearsden and the well-preserved remains of a military bath house are there to be discovered. Nature-lovers will love the hidden gem known as Kilmardinny Loch Nature Reserve, with its beautiful woodlands and a loch that's also home to the Gruffalo. Live your best country life within a stone's throw of the city lights.

Thorn View is on the western edge of Bearsden. It's set within the mature grounds of Bearsden Golf Club on Thorn Road, considered one of the area's most

prestigious streets. There's a thriving community atmosphere here, with independent shops, eateries, doctors, a library, plus your local Waitrose, Marks & Spencer and Tesco all within walking distance. Four other golf clubs are nearby, including one of the world's oldest which was founded in 1787. If teeing off isn't your thing, there's a sporting choice of tennis, skiing, bowling and swimming to name a few.

Known for its excellent schools, including Bearsden Academy, the twice-acclaimed school of the year by the Sunday Times. Two train stations make this a haven for commuters, with direct trains into the city in 21 minutes. There's also regular bus links, a direct road into Glasgow by car, and Glasgow Airport to take you beyond. And on days off, explore the scenic A81 route through Mugdock Country Park to Aberfoyle, or be in Loch Lomond & The Trossachs in just 40 minutes.





- EVERETT GARDEN ROOM
- HUTTON GARDEN ROOM
- LAWRIE GARDEN ROOM
- MACKINTOSH GARDEN ROOM
- EVERETT GRAND
- MITCHELL GARDEN ROOM
- LAWRIE GRAND
- HUTTON GRAND
- LEONARDO GRAND
- MURRAY GARDEN ROOM
- NASMYTH GARDEN ROOM
- MACKINTOSH GRAND
- MITCHELL GRAND
- STEWART GARDEN ROOM
- NASMYTH GRAND
- AFFORDABLE HOUSING
- DENOTES OPPOSITE HANDING
- \* ADDITIONAL GABLE WINDOW



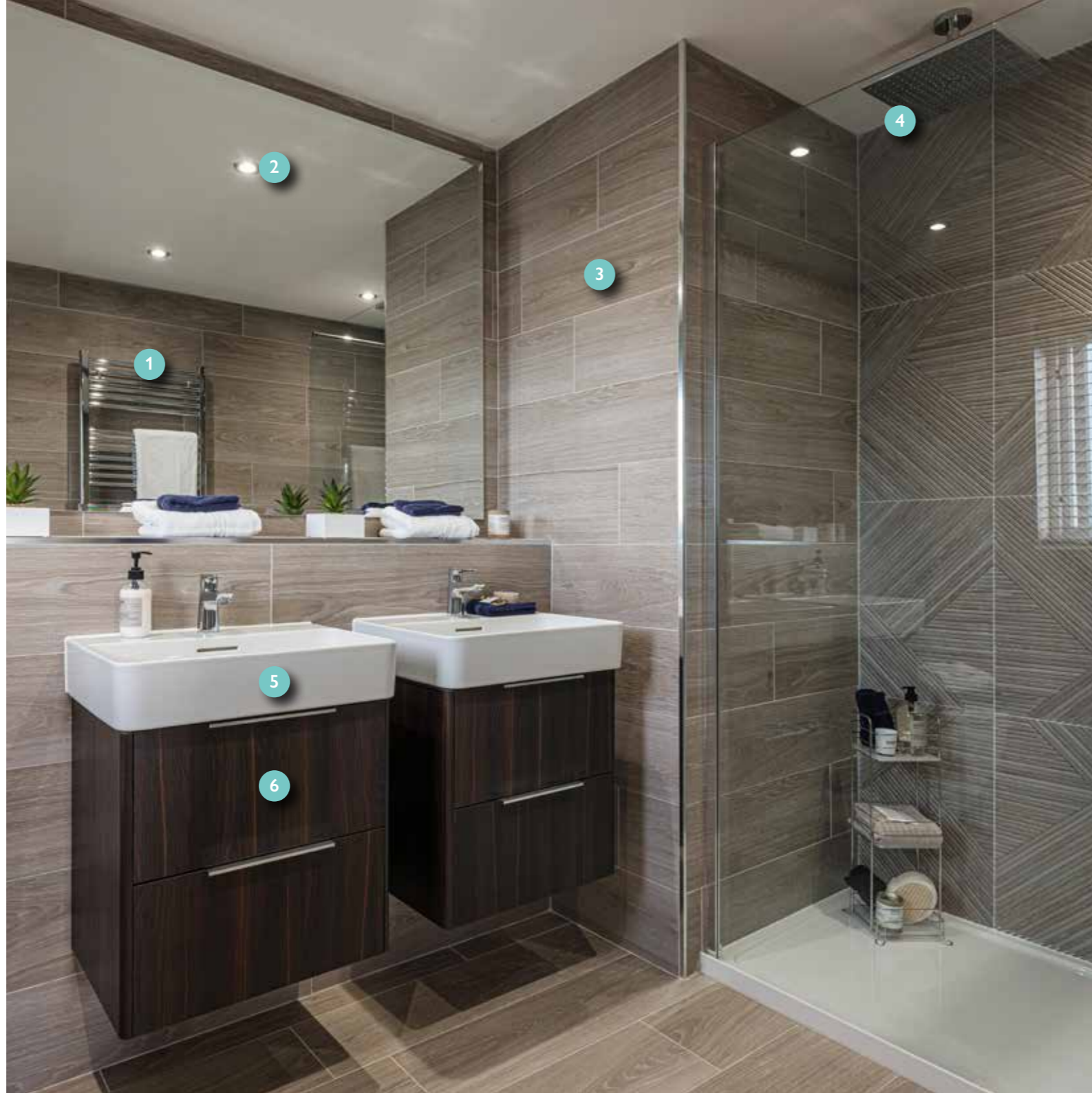
## EVEN EXTRAORDINARY HAS SPACE FOR THAT LITTLE BIT MORE

Every Robertson home comes with a superior specification included. But when it comes to Thorn View, we've gone above and beyond. In every room, around every corner are extra special additions and thoughtful touches that feel perfectly at home here.



### KITCHEN & UTILITY ROOM

1. Solid Cliveden worktops\*
2. AEG stainless steel single oven and microwave
3. AEG fully integrated fridge/freezer
4. AEG fully integrated dishwasher
5. AEG induction hob
6. Fully integrated wine cooler
7. Satin chrome switchplates and sockets



#### BATHROOM & EN-SUITES

1. Chrome heated towel rail
2. Downlighters
3. Porcelanosa full-height tiling to showers
4. Hansgrohe thermostatic shower
5. Laufen Val slimline basin with Hansgrohe mixer tap
6. Laufen under-basin vanity unit

All bathrooms, en-suites & WCs have half-height tiling and full-height around all showers



#### BEDROOM

7. Wardrobe door options & internal shelving pack. See table for further info

#### GARDEN ROOM

8. Made to measure, high quality bi-fold doors

#### EXTERIOR

9. Signature Robertson exteriors, plot specific, please see Sales Team for further info
10. Fully fitted alarm with PIR sensors
11. Electric garage door
12. Mono-block driveway
13. Turf to rear garden
14. External tap
15. Patio to rear of house
16. 6ft fencing with gate

## FINISHED TO YOUR PRECISE SPECIFICATION

“We understand that you may want to personalise your space and make it unique to you, so we’ve developed a wide range of finishing touches for you to choose from including upgraded appliances like a larger hob, warming drawer, tiling colours and door choices.”

Ryan Thomson,  
Finishing Touches Manager



- ✓ INCLUDED
- NOT APPLICABLE
- ◆ OPTIONAL EXTRA\*
- CUSTOMER CHOICE\*

	EVERETT GARDEN ROOM	HUTTON GARDEN ROOM	LAWRIE GARDEN ROOM	MACKINTOSH GARDEN ROOM	EVERETT GRAND	MITCHELL GARDEN ROOM	LAWRIE GRAND	HUTTON GRAND	LEONARDO GRAND	MURRAY GARDEN ROOM	NASMYTH GARDEN ROOM	MACKINTOSH GRAND	MITCHELL GRAND	STEWART GARDEN ROOM	NASMYTH GRAND
Kitchen	Stainless Steel 1.5 bowl sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single oven by AEG and stainless steel Microwave in tall unit by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Fridge/Freezer by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 4 Zone with extractor by AEG	✓	✓	✓	–	–	–	–	–	–	–	–	–	–	–
	Induction hob – 5 Zone by AEG with stainless steel extractor by AEG	◆	◆	◆	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Dishwasher by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Wine Cooler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	All switchplates and sockets to kitchens to be satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Solid Cliveden worktops*	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Utility	Stainless Steel single bowl sink with drainer and chrome mixer tap in utility	–	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Integrated Washing Machine by AEG	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
	Integrated Tumble Dryer by AEG	–	◆	◆	◆	–	◆	◆	◆	◆	◆	◆	◆	◆	◆
Bathroom & en-suites	Integrated Washer/Dryer by AEG	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
	LAUFEN VAL slimline basin with HANSGROHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN under-basin vanity unit to all WCs, bathrooms & en-suites	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	LAUFEN PRO back to wall pan with slimline soft close seat and dual flush reef plate†	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer HANSGROHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic shower HANSGROHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes	PORCELANOSA half-height tiling to all wet rooms with full-height tiling to showers	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Downlighters in main bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Chrome heated towel rail to WCs, all bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security & external	Wardrobe to Primary Bedroom to be solid or glazed doors and to include internal pack*	■	■	■	–	■	–	■	–	■	–	–	–	–	–
	Walk-in-wardrobe	–	–	–	✓	–	✓	–	✓	–	✓	✓	✓	✓	✓
	Wardrobe to bedroom 2 to be solid or glazed doors and to include internal pack	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	High performance entrance door & security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Aluminium bi-fold doors with grey externals and white internals††	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	UPVC windows grey externally, white inside	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully fitted alarm with PIR sensors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Turfed front and rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Garages with electric door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

†Not to cloakroom – Laufen Pro Closed Couple WC

†† Directions of bi-fold doors are set and not possible to change



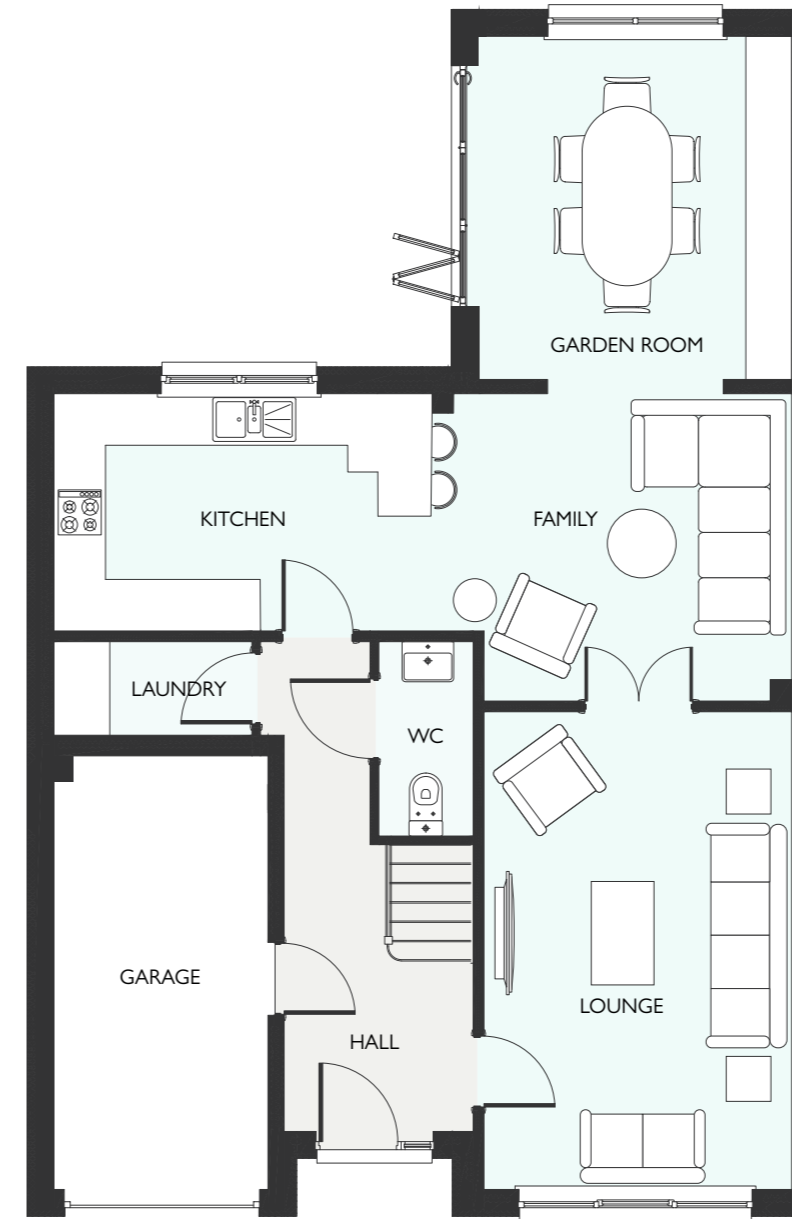
## EVERETT GARDEN ROOM

FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

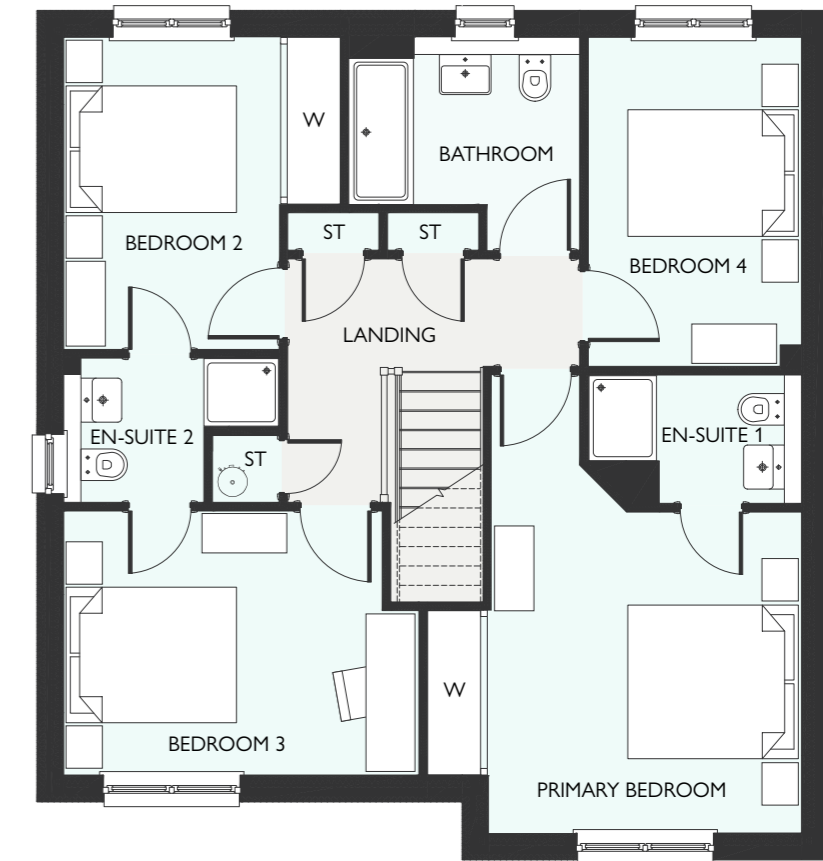
1671 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 × 3583	18' 3" × 11' 9"
Kitchen	4270 × 2762	14' 0" × 9' 1"
Family	4319 × 3578	14' 2" × 11' 9"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Laundry	2304 × 1089	7' 7" × 3' 7"
WC	2244 × 1100	7' 4" × 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5332 × 4354	17' 6" × 14' 3"
En-Suite 1	2482 × 1494	8' 2" × 4' 11"
Bedroom 2	3634 × 3219	11' 11" × 4' 11"
En-Suite 2	2506 × 1679	8' 3" × 5' 6"
Bedroom 3	4134 × 3074	13' 7" × 10' 1"
Bedroom 4	3831 × 2482	12' 7" × 8' 2"
Bathroom	2686 × 2479	8' 10" × 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



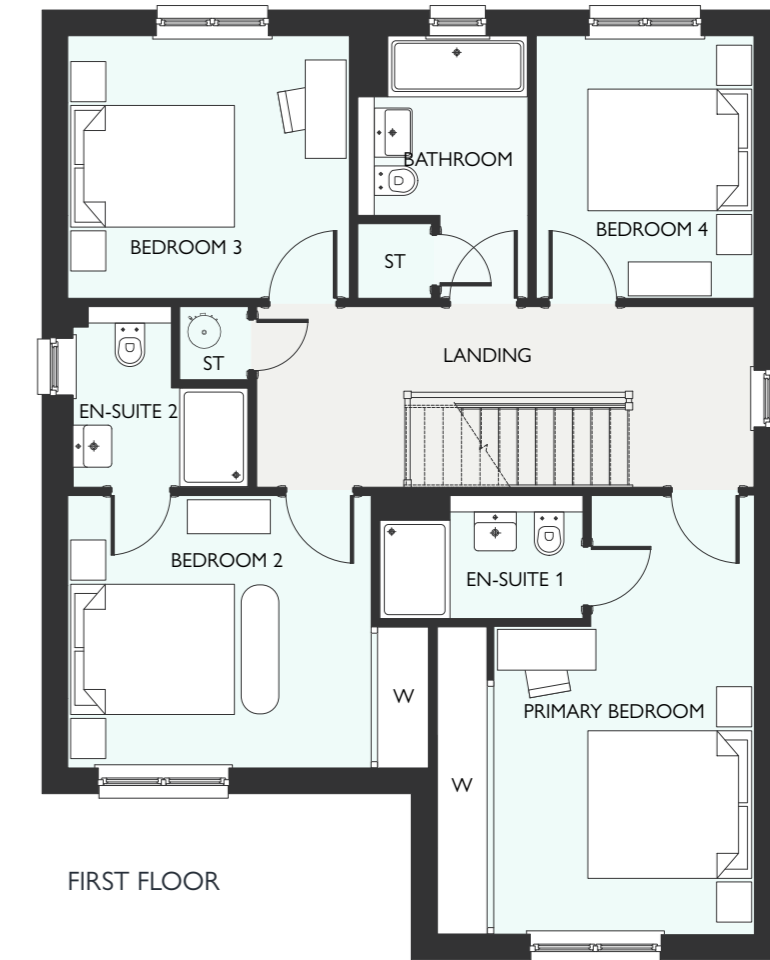
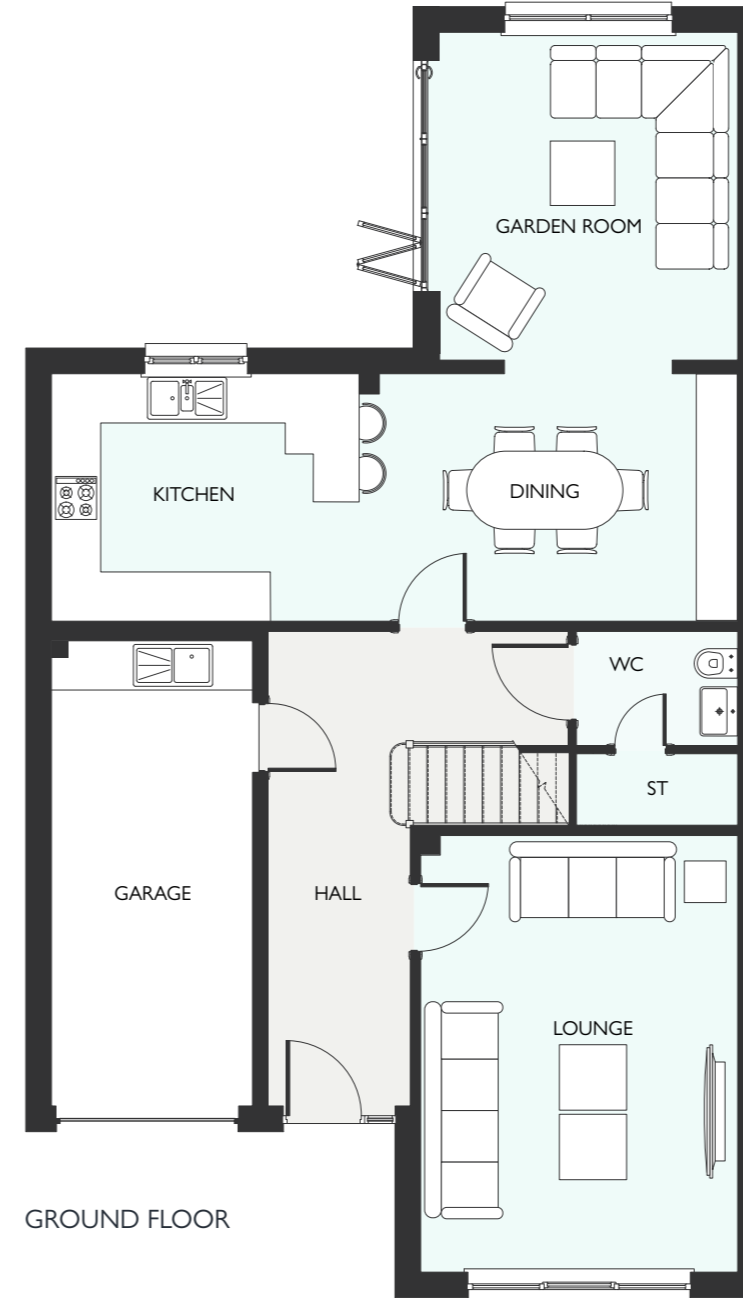
## HUTTON GARDEN ROOM

FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

1771 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5322 x 3864	17' 6" x 12' 8"
Kitchen	3570 x 3016	11' 9" x 9' 11"
Dining	4794 x 3016	15' 9" x 9' 11"
Garden Room	3996 x 3639	13' 1" x 11' 11"
WC	1947 x 1391	6' 5" x 4' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5346 x 3864	17' 6" x 12' 8"
En-Suite 1	2480 x 1500	8' 2" x 4' 11"
Bedroom 2	4399 x 3321	14' 5" x 10' 11"
En-Suite 2	2202 x 2139	7' 3" x 7' 0"
Bedroom 3	3434 x 3201	11' 3" x 10' 6"
Bedroom 4	3201 x 2654	10' 6" x 8' 8"
Bathroom	3201 x 2074	10' 6" x 6' 10"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





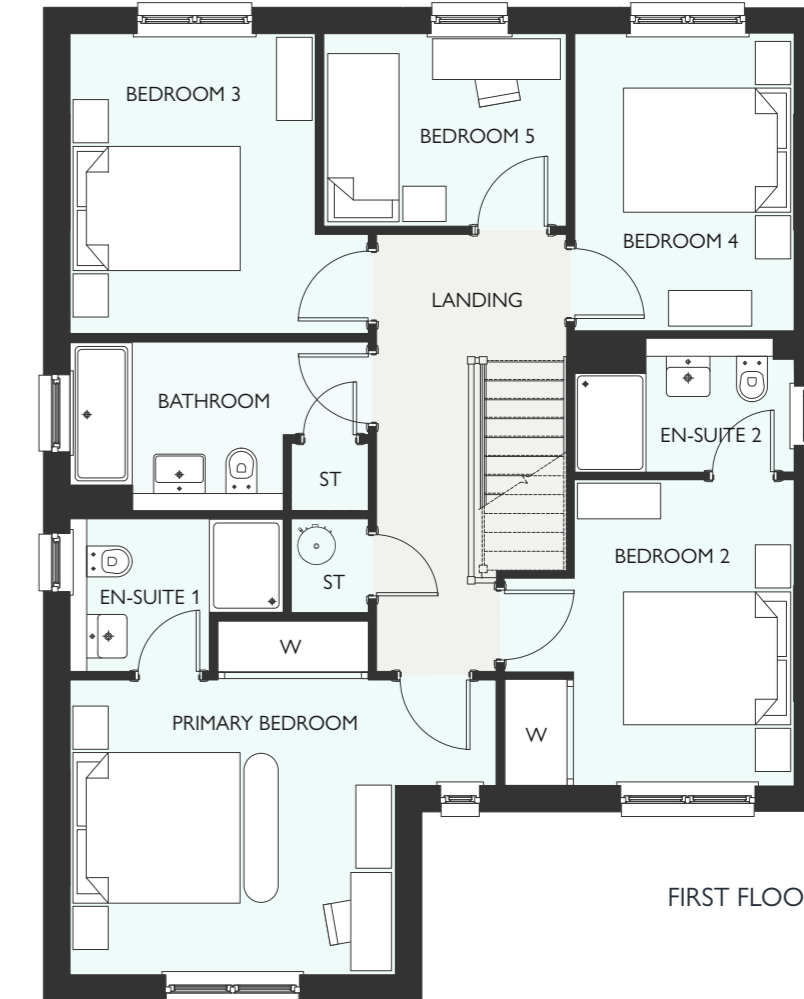
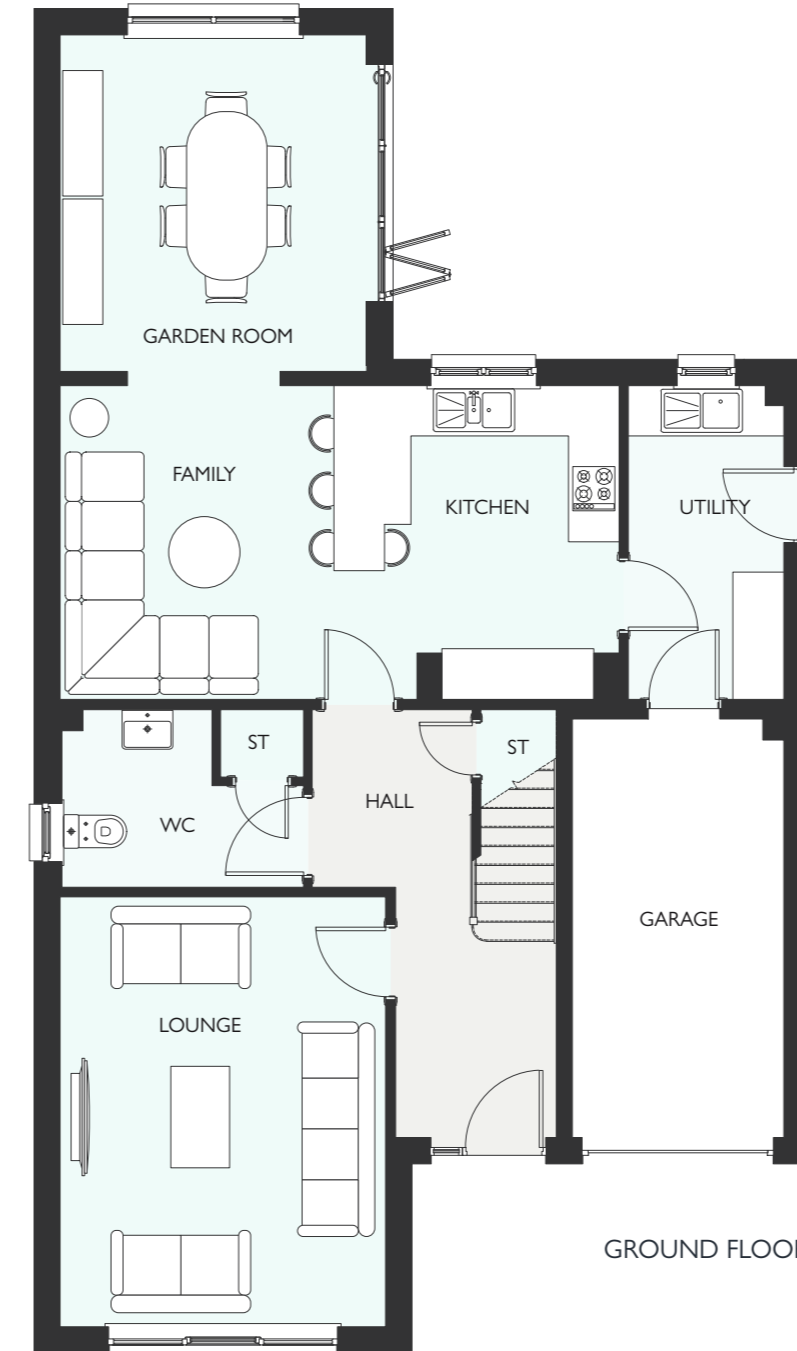
## LAWRIE GARDEN ROOM

FIVE BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

1850 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5107 × 3864	16' 9" × 12' 8"
Kitchen	3725 × 3285	12' 3" × 10' 9"
Family	3725 × 3348	12' 3" × 11' 0"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3725 × 1845	12' 3" × 6' 1"
WC	2872 × 2087	9' 5" × 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3864 × 3501	12' 8" × 11' 6"
En-Suite 1	2530 × 1811	8' 4" × 5' 11"
Bedroom 2	3624 × 3432	11' 11" × 11' 3"
En-Suite 2	2597 × 1579	8' 6" × 5' 2"
Bedroom 3	3561 × 3541	11' 8" × 11' 7"
Bedroom 4	3521 × 2596	11' 7" × 8' 6"
Bedroom 5	2878 × 2286	9' 5" × 7' 6"
Bathroom	3541 × 2001	11' 7" × 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





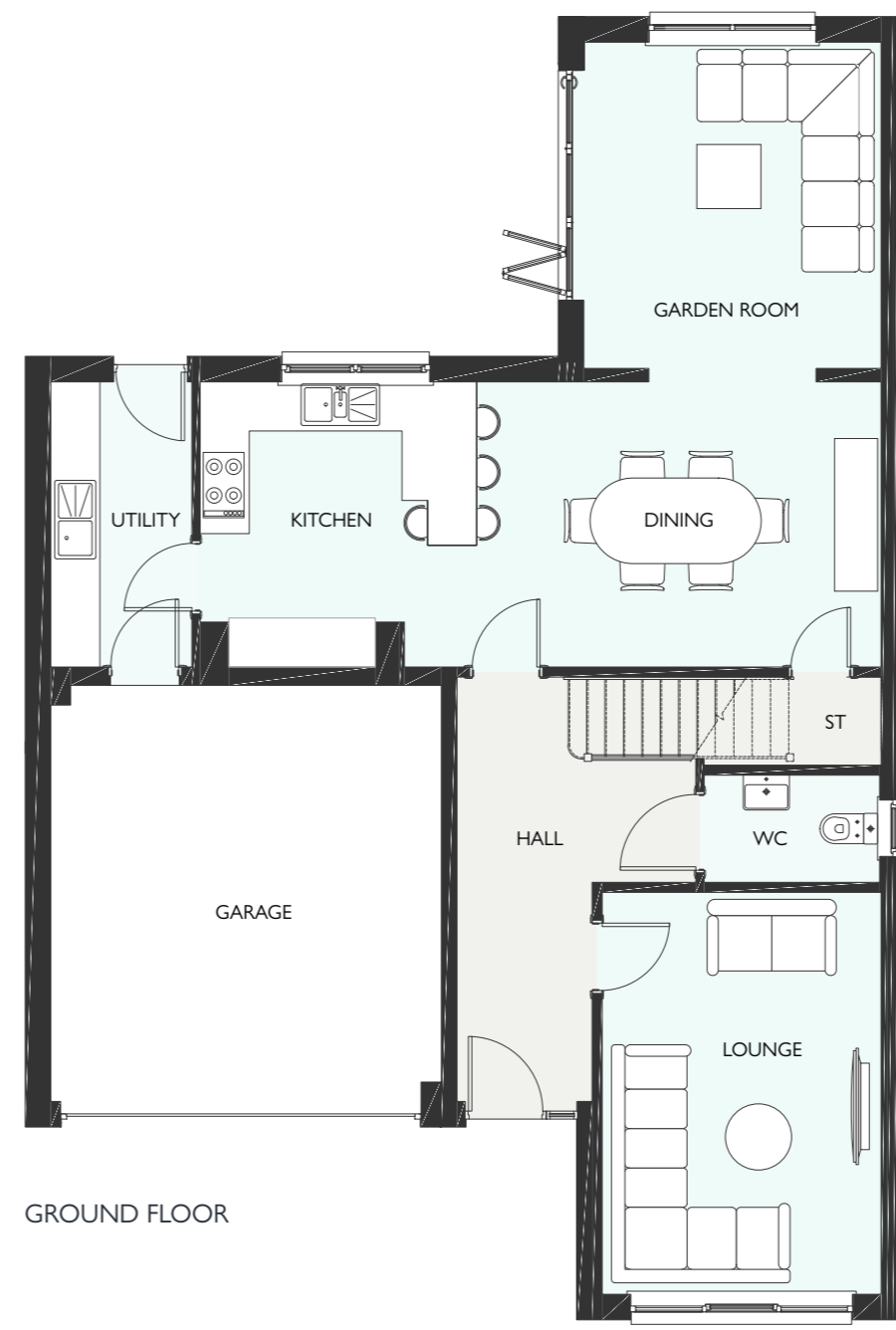
## MACKINTOSH GARDEN ROOM

FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED DOUBLE GARAGE  
1980 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4924 x 3414	16' 2" x 11' 2"
Kitchen	3490 x 3385	11' 5" x 11' 1"
Dining	4951 x 3490	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3490 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5161 x 3414*	16' 11" x 11' 2"
En-Suite 1	2798 x 1450	9' 2" x 4' 9"
Walk-in Wardrobe	2125 x 1455	7' 0" x 4' 9"
Bedroom 2	3748 x 3349	12' 4" x 11' 0"
En-Suite 2	2495 x 1250	8' 2" x 4' 1"
Bedroom 3	4013 x 3095	13' 2" x 10' 2"
Bedroom 4	3514 x 3393	11' 6" x 11' 2"
Bedroom 5	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798 x 1902	9' 2" x 6' 3"

\*Max

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



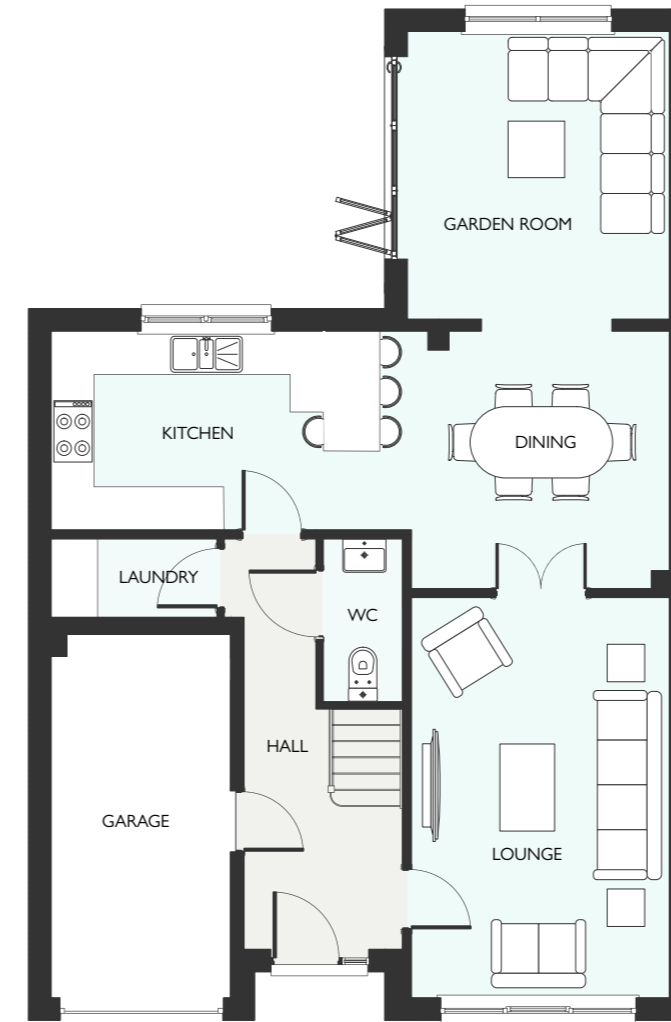


# EVERETT GRAND

FIVE BEDROOM DETACHED HOME WITH INTEGRATED GARAGE  
2118 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 × 3583	18' 3" × 11' 9"
Kitchen	4270 × 2762	14' 0" × 9' 1"
Dining	4319 × 3578	14' 2" × 11' 9"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Laundry	2304 × 1089	7' 7" × 3' 7"
WC	2244 × 1100	7' 4" × 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4431 × 3607	14' 6" × 11' 10"
En-Suite 2	2482 × 1494	8' 2" × 4' 11"
Bedroom 3	3634 × 3219	11' 11" × 10' 7"
En-Suite 3	2506 × 1679	8' 3" × 5' 6"
Bedroom 4	3304 × 2506	9' 11" × 8' 3"
Bedroom 5	3831 × 2482	12' 7" × 8' 2"
Bathroom	2686 × 2329	8' 10" × 7' 8"
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5632 × 3456	18' 6" × 11' 4"
En-Suite 1	3607 × 3572	11' 10" × 11' 9"
Dressing Room	3420 × 1959	11' 3" × 6' 5"

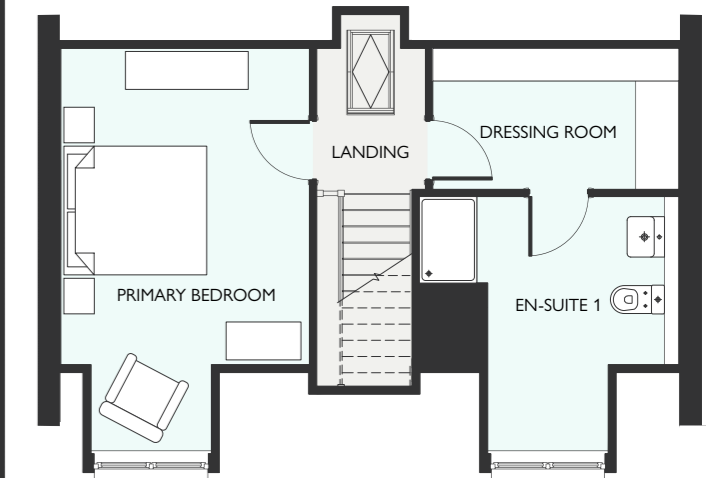
All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## MITCHELL GARDEN ROOM

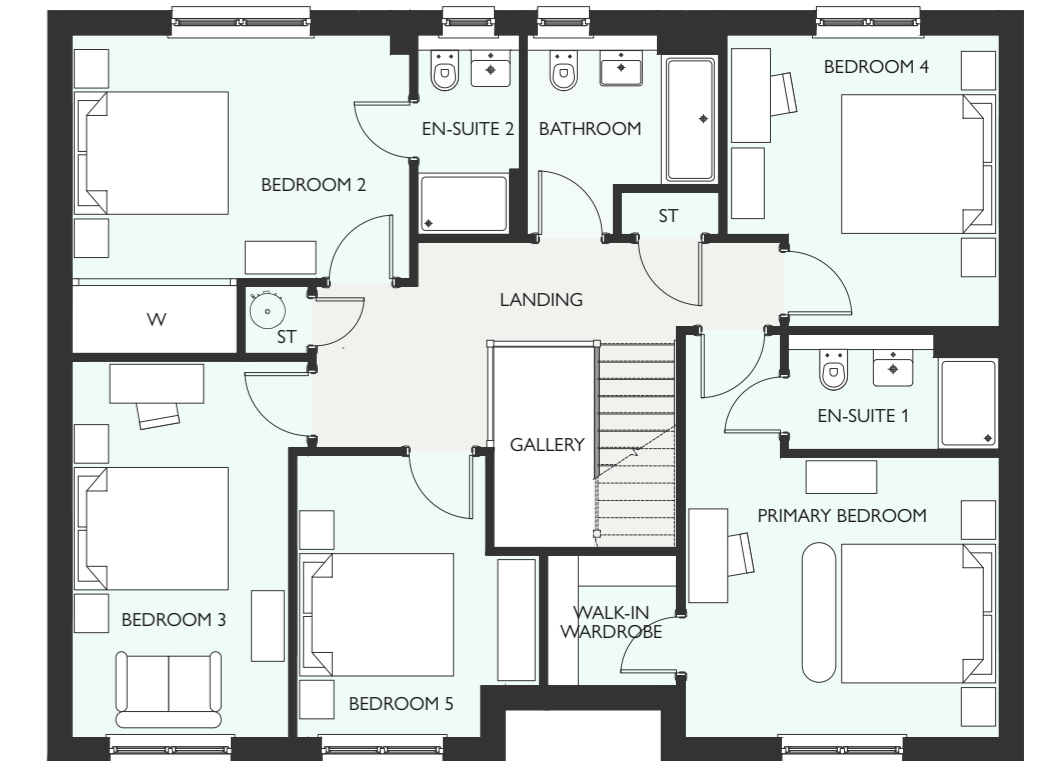
FIVE BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE  
2193 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Family/Dining	6389 x 3875	21' 0" x 12' 9"
Garden Room	3997 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5252 x 4089	17' 3" x 13' 5"
En-Suite 1	2749 x 1499	9' 0" x 4' 11"
Walk-in Wardrobe	1699 x 1680	5' 7" x 5' 6"
Bedroom 2	4401 x 4149	14' 5" x 13' 7"
En-Suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	4902 x 3077	16' 1" x 10' 1"
Bedroom 4	3799 x 3549	12' 6" x 11' 8"
Bedroom 5	3677 x 3167	12' 1" x 10' 5"
Bathroom	2599 x 2499	8' 6" x 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



# LAWRIE GRAND

SIX BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

2282 SQUARE FEET

## GROUND FLOOR

METRIC	IMPERIAL
5107 x 3864	16' 9" x 12' 8"
3725 x 3285	12' 3" x 10' 9"
3725 x 3348	12' 3" x 11' 0"
3996 x 3639	13' 1" x 11' 11"
3725 x 1845	12' 3" x 6' 1"
2872 x 2087	9' 5" x 6' 10"

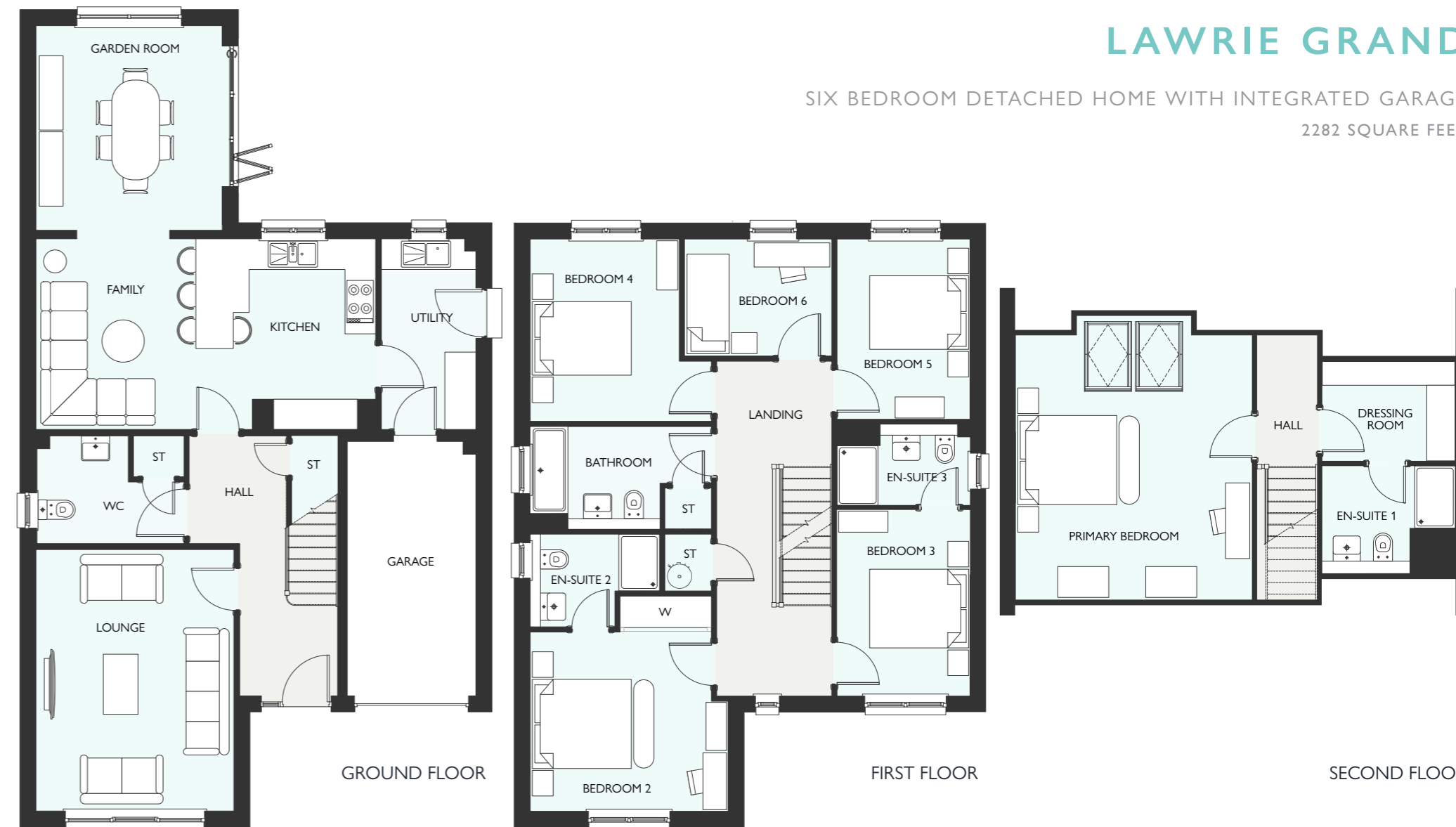
## FIRST FLOOR

METRIC	IMPERIAL
4202 x 3864	13' 9" x 12' 8"
2530 x 1811	8' 4" x 5' 11"
3624 x 2597	11' 11" x 8' 6"
2597 x 1579	8' 6" x 5' 2"
3561 x 3541	11' 8" x 11' 7"
3521 x 2596	11' 7" x 8' 6"
2878 x 2286	9' 5" x 7' 6"
3541 x 2001	11' 7" x 6' 7"

## SECOND FLOOR

METRIC	IMPERIAL
5550 x 4619	18' 3" x 15' 2"
2597 x 2099	8' 6" x 6' 11"
2597 x 1942	8' 6" x 6' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





# HUTTON GRAND

FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

2341 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5322 x 3864	17' 6" x 12' 8"
Kitchen	3570 x 3016	11' 9" x 9' 11"
Dining	4794 x 3016	15' 9" x 9' 11"
Garden Room	3996 x 3639	13' 1" x 11' 11"
WC	1947 x 1391	6' 5" x 4' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5346 x 3864	17' 6" x 12' 8"
En-Suite 1	2480 x 1500	8' 2" x 4' 11"
Bedroom 2	4399 x 3321	14' 5" x 10' 11"
Bedroom 3	3434 x 3201	11' 3" x 10' 6"
Bedroom 4	3201 x 2654	10' 6" x 8' 8"
Bathroom	3201 x 2074	10' 6" x 6' 10"
SECOND FLOOR	METRIC	IMPERIAL
Home Cinema	6347 x 5111	20' 10" x 16' 9"
Study Area	3562 x 3152	11' 8" x 10' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



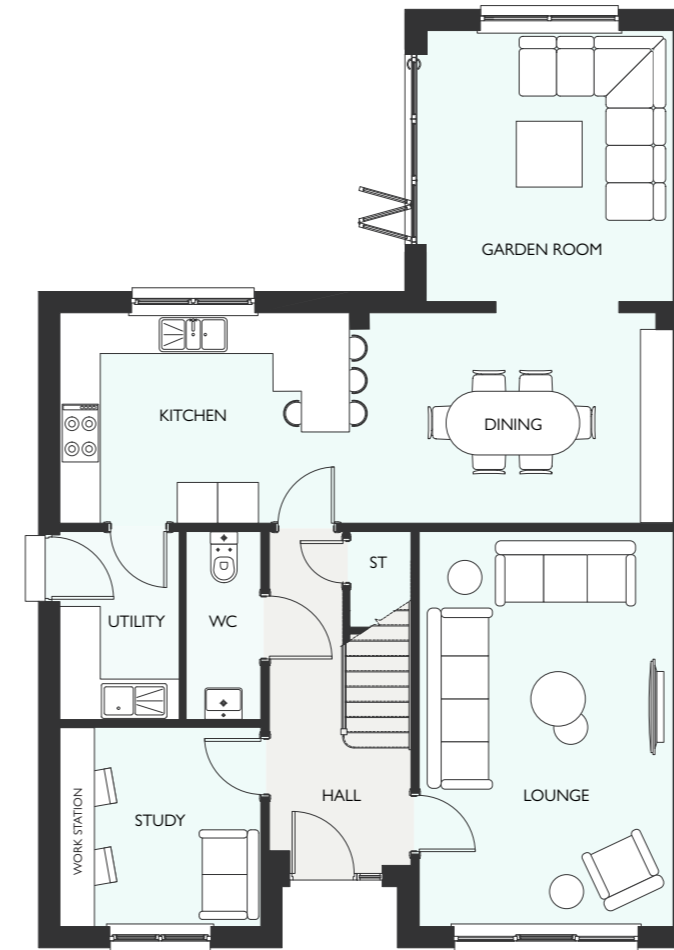


# LEONARDO GRAND

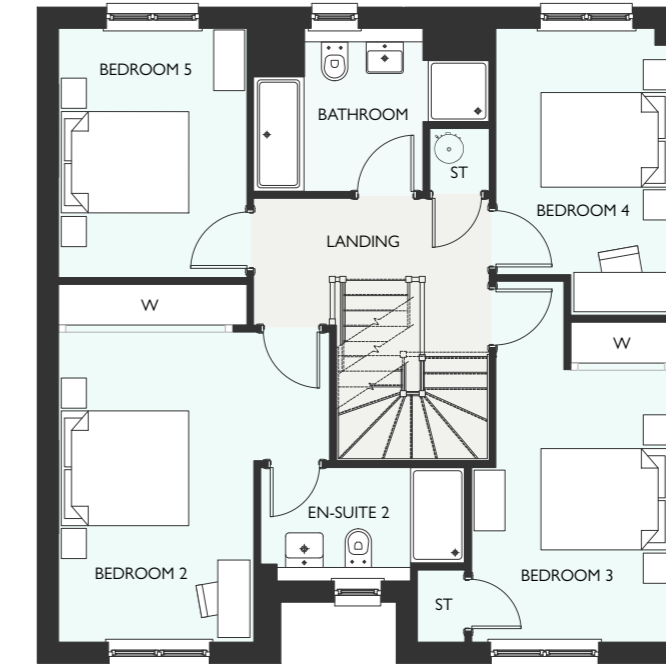
FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE  
2372 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 x 3739	19' 1" x 12' 3"
Kitchen	4080 x 3100	13' 5" x 10' 2"
Dining	4959 x 3100	16' 3" x 10' 2"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Study	2964 x 2940	9' 9" x 9' 8"
Utility	2773 x 1763	9' 1" x 5' 9"
WC	2755 x 1100	9' 0" x 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	5272 x 3995	17' 4" x 13' 1"
En-Suite 2	3012 x 1674	9' 11" x 5' 6"
Bedroom 3	4717 x 2949	15' 6" x 9' 8"
Bedroom 4	4231 x 2592	13' 11" x 8' 6"
Bedroom 5	3677 x 2774	12' 1" x 9' 1"
Bathroom	3471 x 2405	11' 5" x 7' 11"
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	4599 x 3990	15' 1" x 13' 1"
En-Suite 1	2592 x 2560	8' 6" x 8' 5"
Store	3977 x 1972	13' 1" x 6' 6"

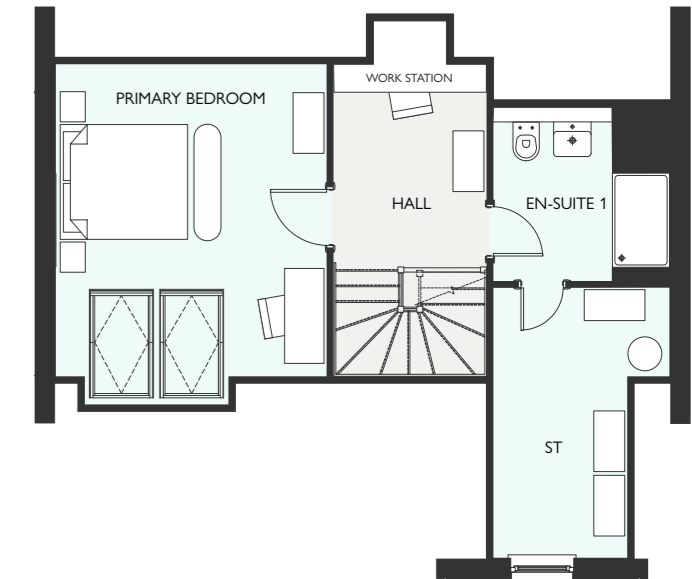
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## MURRAY GARDEN ROOM

FIVE BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE  
2437 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5282 x 5192	17' 4" x 17' 0"
Snug	4202 x 3644	13' 9" x 11' 11"
Kitchen	4625 x 4109	15' 2" x 13' 6"
Family	7227 x 3519	23' 9" x 11' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2667 x 1824	8' 9" x 6' 0"
WC	1806 x 1416	5' 11" x 4' 8"

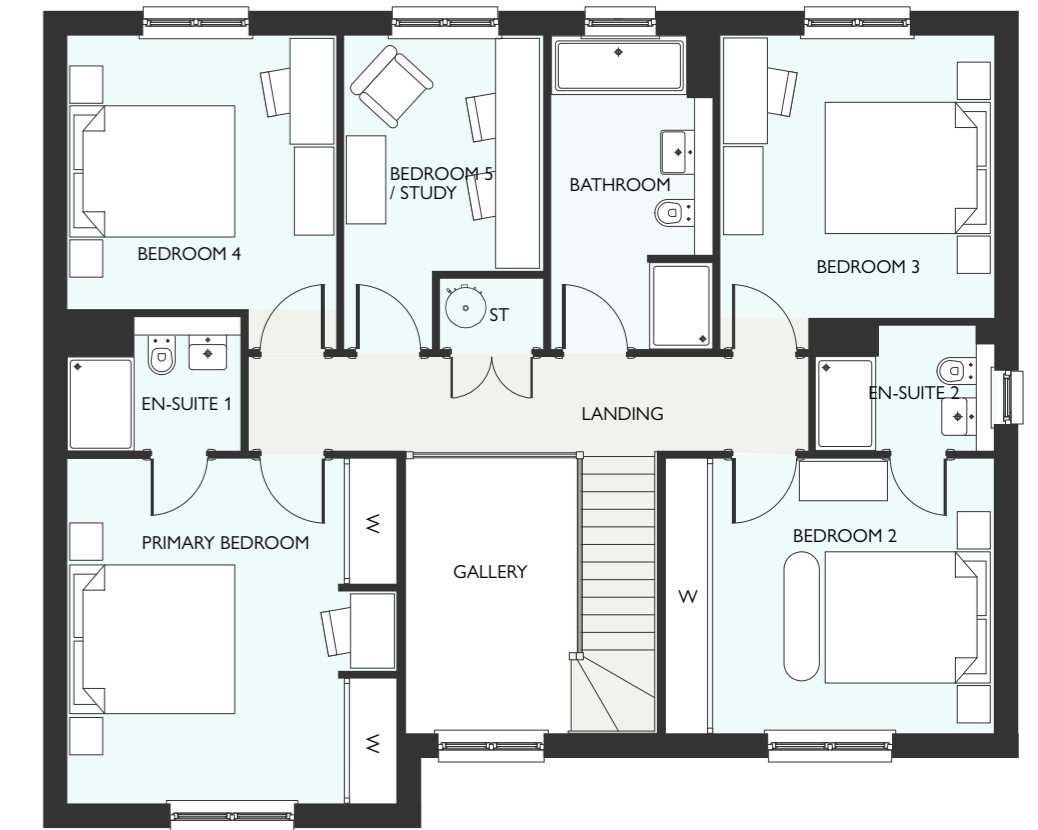
  

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4414 x 4202	14' 6" x 13' 9"
En-Suite 1	2210 x 1710	7' 3" x 5' 7"
Bedroom 2	4202 x 3514	13' 9" x 11' 6"
En-Suite 2	2278 x 1600	7' 6" x 5' 3"
Bedroom 3	4011 x 3504	13' 2" x 11' 6"
Bedroom 4	4011 x 3435	13' 2" x 11' 3"
Bedroom 5	4011 x 2545	13' 2" x 8' 4"
Bathroom	4011 x 2064	13' 2" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

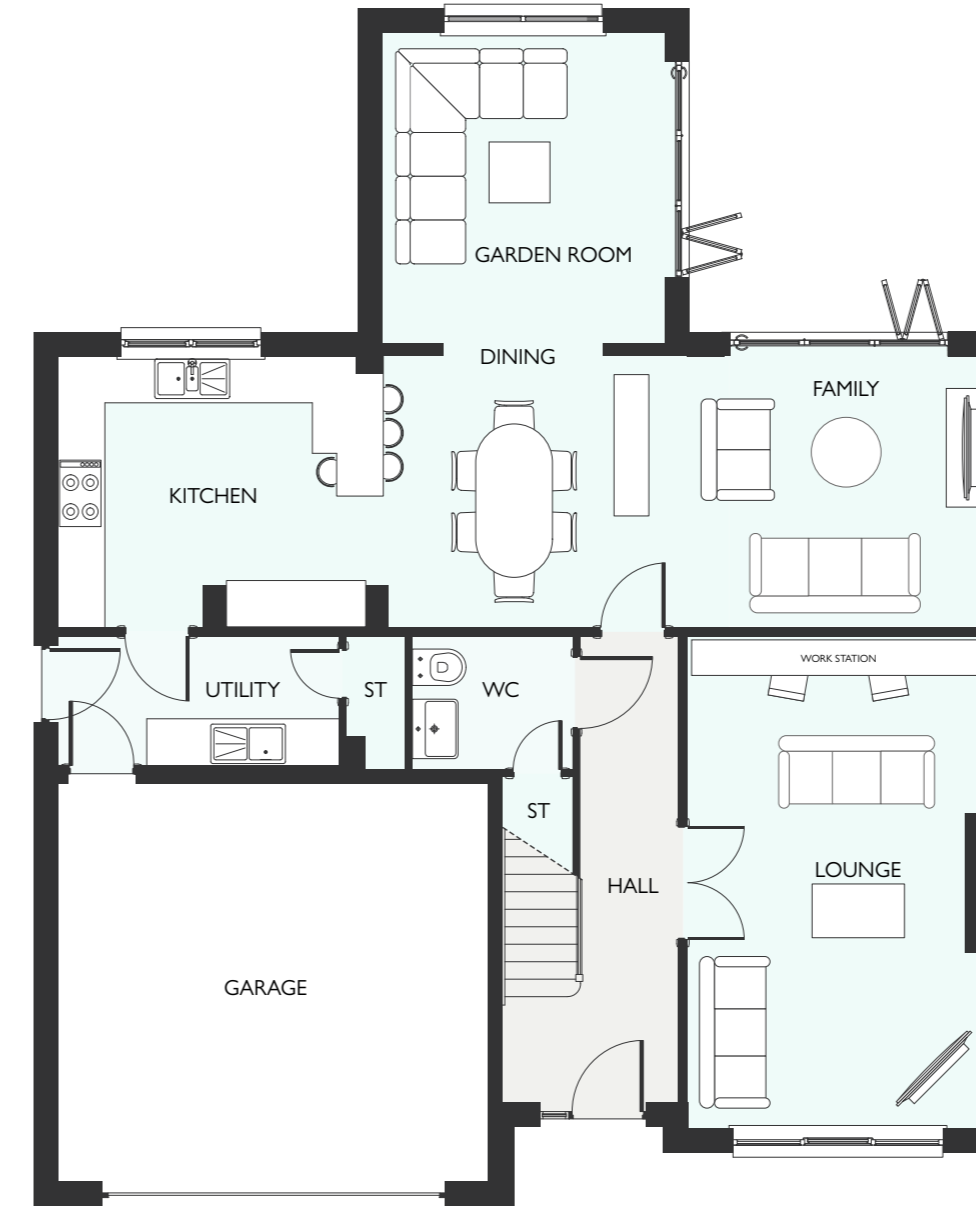


## NASMYTH GARDEN ROOM

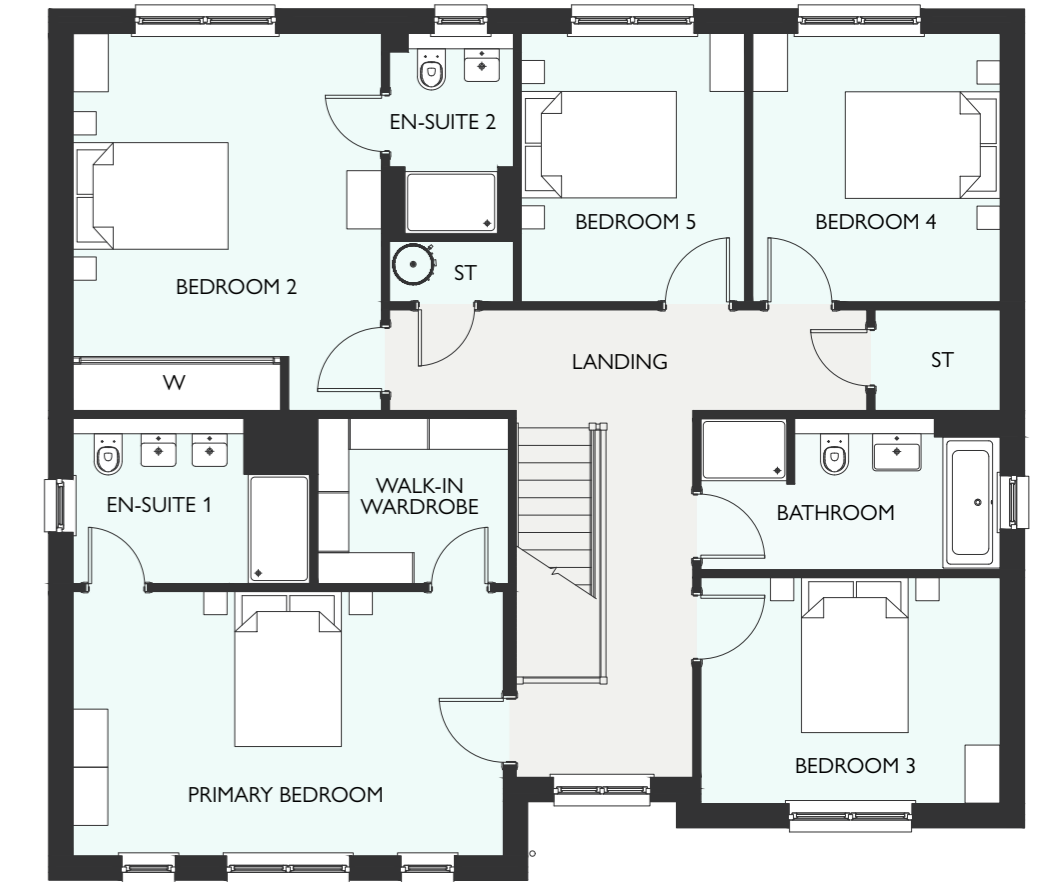
FIVE BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE  
2458 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	6327 x 3864	20' 9" x 12' 8"
Kitchen	4183 x 3487	13' 9" x 11' 5"
Family/Dining	7781 x 3487	25' 6" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3614 x 1654	11' 10" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5551 x 3411	18' 3" x 11' 2"
En-Suite 1	3057 x 2134	10' 0" x 7' 0"
Walk-in Wardrobe	2459 x 2134	8' 1" x 7' 0"
Bedroom 2	4867 x 3982	16' 0" x 13' 1"
En-Suite 2	2583 x 1600	8' 6" x 5' 3"
Bedroom 3	3864 x 2917	12' 8" x 9' 7"
Bedroom 4	3466 x 3195	11' 4" x 10' 6"
Bedroom 5	3466 x 2884	11' 4" x 9' 6"
Bathroom	3864 x 1954	12' 8" x 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



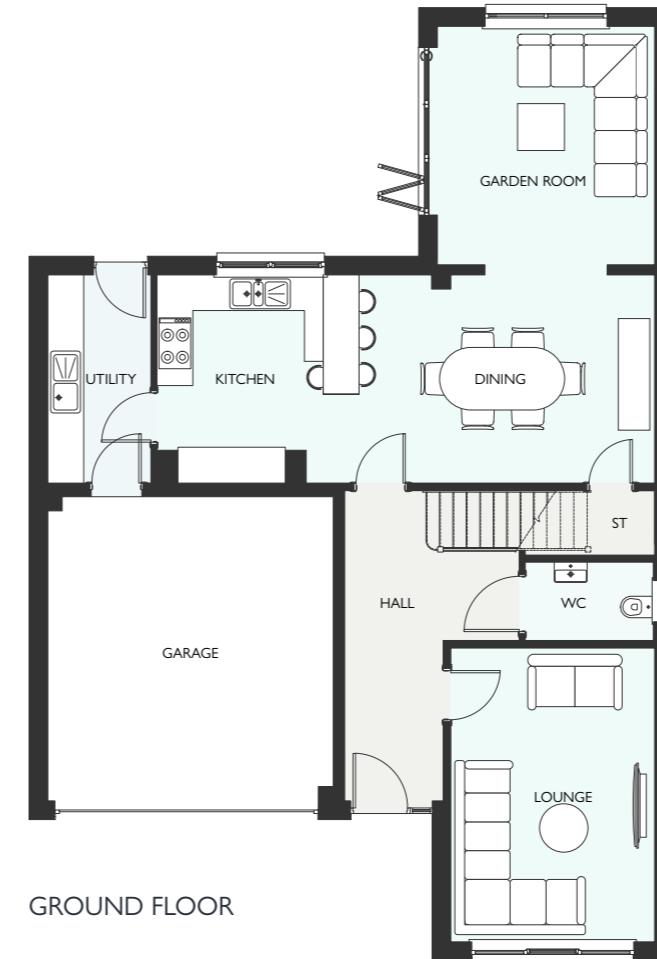
# MACKINTOSH GRAND

SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE  
2528 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4924 x 3414	16' 2" x 11' 2"
Kitchen	3490 x 3385	11' 5" x 11' 1"
Dining	4951 x 3490	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3490 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5161 x 3414	16' 11" x 11' 2"
En-Suite 1	2798 x 1450	9' 2" x 4' 9"
Walk-in Wardrobe	2125 x 1455	7' 0" x 4' 9"
Bedroom 2	3748 x 3349	12' 4" x 11' 0"
En-Suite 2	2495 x 1250	8' 2" x 4' 1"
Bedroom 3	4013 x 3095	13' 2" x 10' 2"
Bedroom 4	3514 x 3393	11' 6" x 11' 2"
Bedroom 5	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798 x 1902	9' 2" x 6' 3"
SECOND FLOOR	METRIC	IMPERIAL
Bedroom 6	6634 x 6163*	21' 9" x 20' 3"
En-Suite 3	2200 x 1902	7' 3" x 6' 3"
Study Area	3900 x 2205	12' 10" x 7' 3"

\*Max

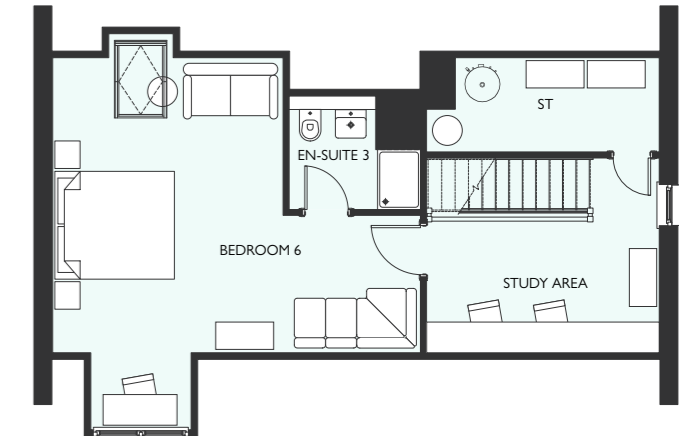
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# MITCHELL GRAND

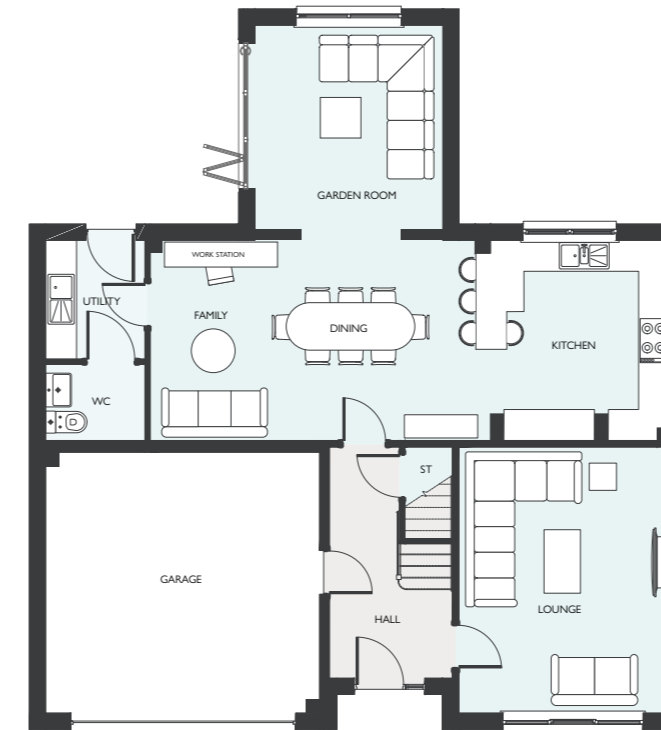
SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE  
2909 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 × 4079	16' 11" × 13' 5"
Kitchen	3875 × 3663	12' 9" × 12' 0"
Family/Dining	6389 × 3875	21' 0" × 12' 9"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	2300 × 1924	7' 7" × 6' 4"
WC	1906 × 1520	6' 3" × 5' 0"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4089 × 3568	13' 5" × 11' 8"
En-Suite 1	2549 × 1492	8' 4" × 4' 11"
Walk-in Wardrobe	1492 × 1439	4' 11" × 4' 9"
Bedroom 2	3951 × 3652	13' 0" × 12' 0"
En-Suite 2	2599 × 1324	8' 6" × 4' 4"
Bedroom 3	5085 × 3652	16' 8" × 12' 0"
Bedroom 4	3875 × 3549	12' 9" × 11' 8"
Bedroom 5	3442 × 2749	11' 3" × 9' 0"
Bathroom	3249 × 2599	10' 8" × 8' 6"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 6	6134 × 4103	20' 1" × 13' 6"
En-Suite 3	2424 × 1969	7' 11" × 6' 6"
Home Cinema	5391 × 4115	17' 8" × 13' 6"

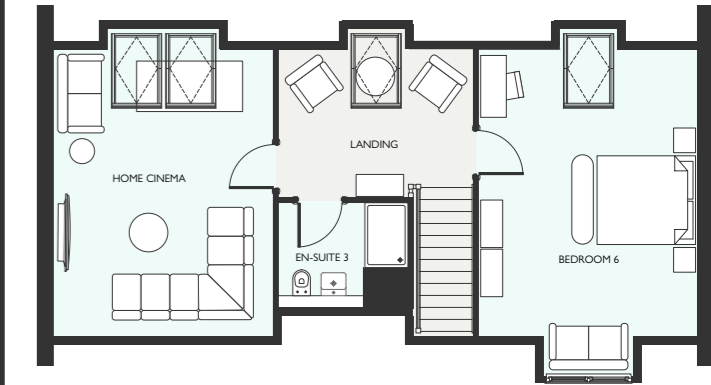
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## STEWART GARDEN ROOM

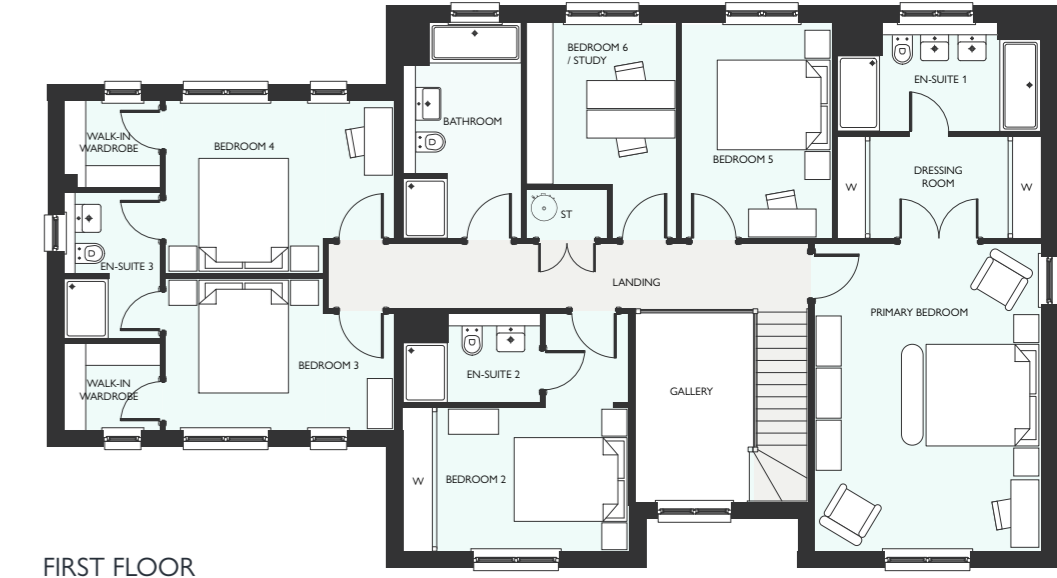
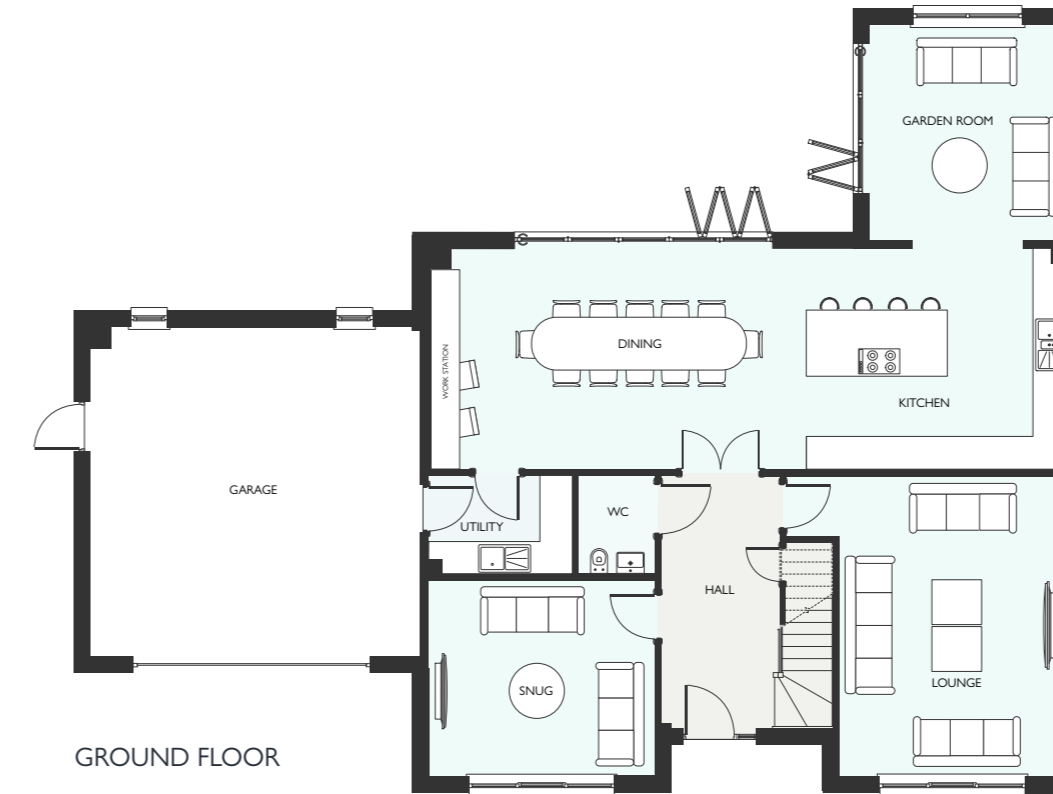
SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE

2933 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5593 x 4191	18' 4" x 13' 9"
Kitchen	4822 x 4109	15' 10" x 13' 6"
Dining	7029 x 4109	23' 1" x 13' 6"
Garden Room	3996 x 3657	13' 11" x 11' 11"
Snug	4202 x 3654	13' 9" x 12' 0"
Utility	2667 x 1824	8' 9" x 6' 0"
WC	1806 x 1416	5' 11" x 4' 8"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5715 x 4202	18' 9" x 13' 9"
En-Suite 1	3778 x 2020	12' 5" x 6' 8"
Dressing Room	3778 x 1890	12' 5" x 6' 2"
Bedroom 2	4202 x 2663	13' 9" x 8' 9"
En-Suite 2	2550 x 1650	8' 4" x 5' 5"
Bedroom 3	4258 x 2814	14' 0" x 9' 3"
Walk-in Wardrobe	1775 x 1600	5' 10" x 5' 3"
En-Suite 3	2712 x 1775	8' 11" x 5' 10"
Bedroom 4	4258 x 3198	14' 0" x 10' 6"
Walk-in Wardrobe	1775 x 1600	5' 10" x 5' 3"
Bedroom 5	4011 x 2787	13' 2" x 9' 2"
Bedroom 6	4011 x 2788	13' 2" x 9' 2"
Bathroom	4011 x 2195	13' 2" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





# NASMYTH GRAND

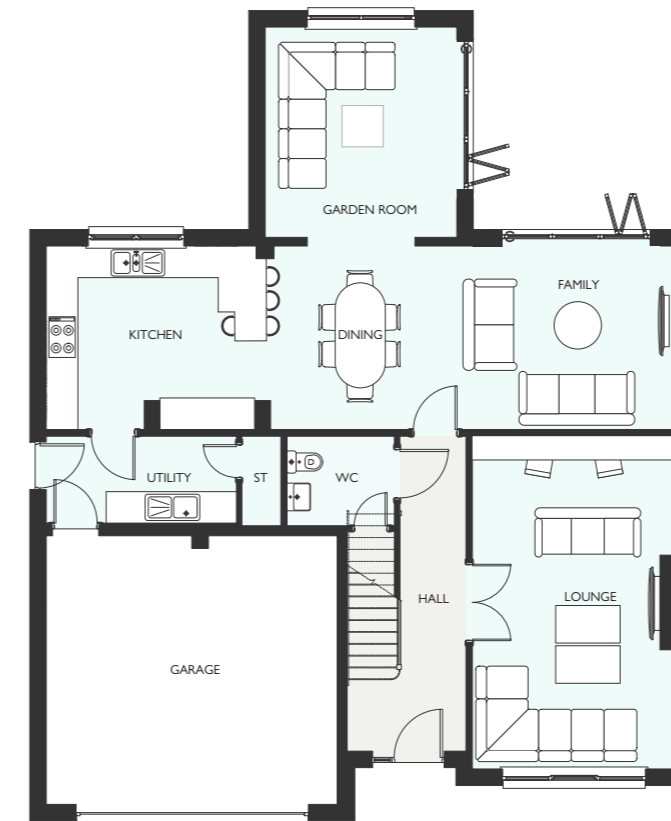
SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE  
3285 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	6327 x 3864	20' 9" x 12' 8"
Kitchen	4183 x 3487	13' 9" x 11' 5"
Family/Dining	7781 x 3487	25' 6" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3614 x 1654	11' 10" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

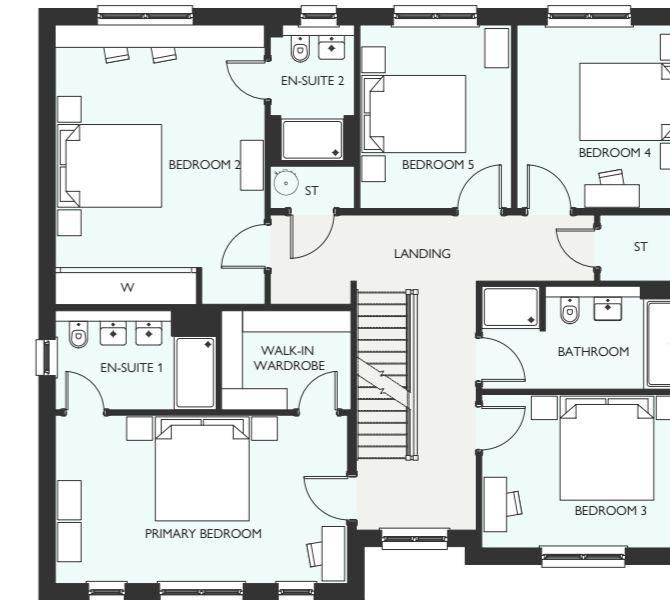
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5551 x 3200	18' 3" x 10' 6"
En-Suite 1	3057 x 1881	10' 0" x 6' 2"
Walk-in Wardrobe	2459 x 1881	8' 1" x 6' 2"
Bedroom 2	5307 x 3982	17' 5" x 13' 1"
En-Suite 2	2583 x 1600	8' 6" x 5' 3"
Bedroom 3	3864 x 2917	12' 8" x 9' 7"
Bedroom 4	3487 x 3195	11' 5" x 10' 6"
Bedroom 5	3487 x 2884	11' 5" x 9' 6"
Bathroom	3864 x 1954	12' 8" x 6' 5"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 6	5064 x 4548	16' 7" x 14' 11"
En-Suite 3	2674 x 2631	8' 9" x 8' 8"
Dressing Room	2290 x 2248	7' 6" x 7' 4"
WC 2	2637 x 1973	8' 8" x 6' 6"
Home Cinema	6537 x 4725	21' 5" x 15' 6"

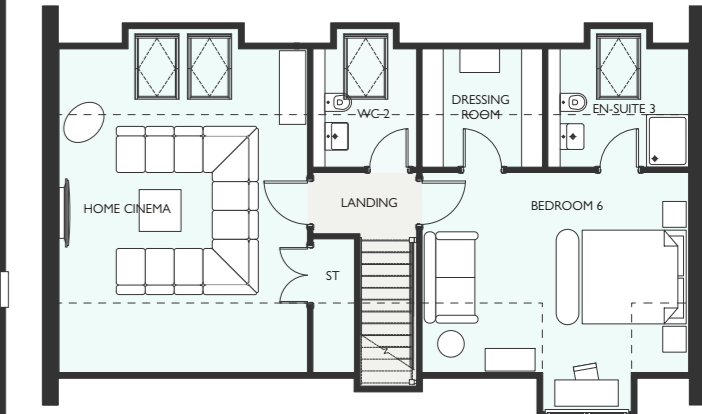
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

### 1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

### 2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

### 3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

### 4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

### 5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

### 6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

### 7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

### 9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

### 10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.

As part of our customer journey, we'll provide you with full terms and conditions of the New Homes Quality Code. If you have access to the homeowner's hub, they will also be stored here.

## COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

### HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit: [robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.





**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

## WHAT HAPPENS NEXT?

We're more than happy to help at every stage of your home buying journey. From making a reservation to personalising your home, here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please just ask.

### HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

We'll email the release dates and prices to everyone who's registered their interest before it appears on the website.

### HOW DO I RESERVE A HOME?

Before you can reserve a Robertson home, make an appointment with our sales team to go over any important information and confirm you're in a position to conclude missives within 42 days from the day you make a reservation (this includes a 14-day cooling off period). With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

Our dedicated sales team can guide you through the reservation paperwork and process fee. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

### CAN I RESERVE A HOME BEFORE LAUNCH?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot, with a potential opt-in to secure an Early Bird reservation (please see heading Early Birds). If you register your interest online and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered. You can also confirm your interest with our Sales Executive.

### CAN YOU HELP ME SELL MY CURRENT HOME?

Please speak to your sales team and they will happily discuss any potential assisted move schemes that may be available. Please note these would be plot and development specific.

### WHAT IS AN EARLY BIRD RESERVATION?

An Early Bird Reservation allows you to pre-reserve your home before the price and date of entry have been released. It's only available on specific plots and developments, so your Sales Executive can advise you if your chosen plot or development qualifies.

If you qualify and meet our criteria, we'll ask you to pay a £150 deposit to secure your preferred home and have first option to buy when it's released for sale. This deposit is fully refundable should you decide not to proceed to full reservation once the property is released for sale.

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press February 2024.



ROBERTSON HOMES

THORN VIEW

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