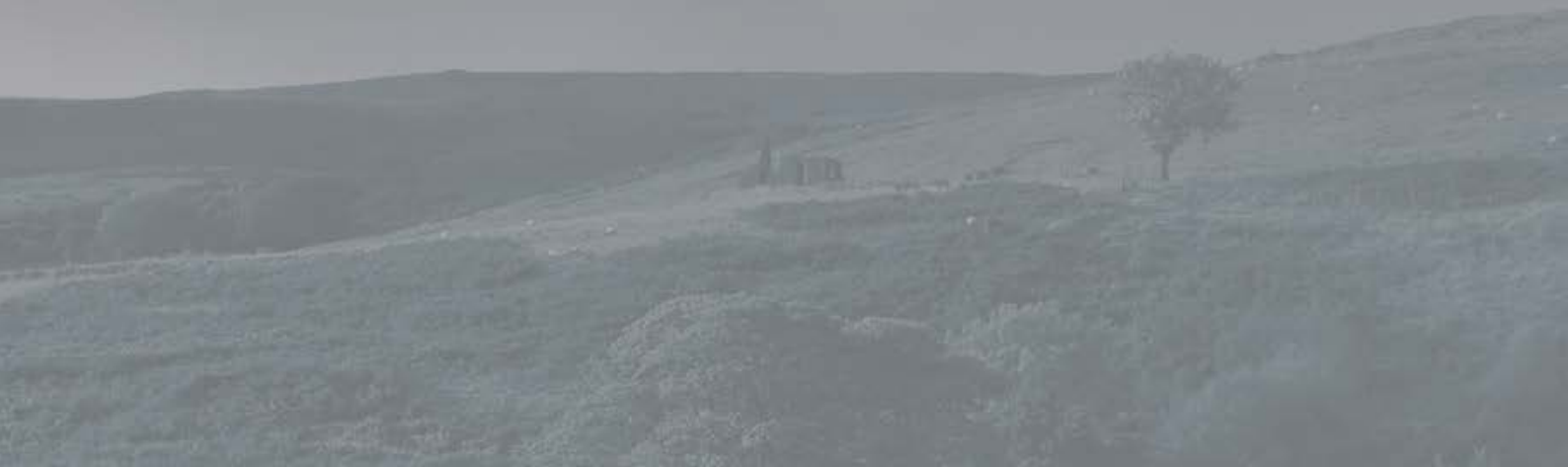




KILMARDINNY VIEW

— KILMARDINNY CRESCENT, BEARSDEN —





Front cover: Type B.
Above: Type A.

Two superb newly built contemporary homes located in a sought after area of Bearsden.

Designed to a high specification and finish throughout, these homes offer exceptional accommodation over two floors with four bedrooms, stunning fully equipped Bulthaup kitchens, impressive bathrooms and en-suites, and landscaped private gardens.

Kilmardinny View sits on a Bearsden hilltop with attractive outlooks towards the Campsie hills from a tranquil, leafy setting.

Accommodation

Type A:

- Lounge
- TV Den/Dining Room
- Kitchen/Family Room with feature bifold doors onto Garden
- Master Bedroom suite with Dressing Room
- Guest suite
- Bedrooms 3 & 4 with fitted wardrobes
- Family Bathroom
- Cloakroom
- Utility Room
- Corner plot
- Driveway.

Type B:

- Lounge
- TV Den/Dining Room
- Kitchen/Family Room with feature bifold doors onto Garden
- Master Bedroom suite
- Guest suite
- Bedrooms 3 & 4 with fitted wardrobes
- Family Bathroom
- Cloakroom
- Utility Room
- Corner plot
- Driveway.

LOCAL AREA

Nearby Bearsden Cross offers an excellent selection of local shops, amenities, café bars, and restaurants. The local primary school is Bearsden Primary which is located at the Cross. Bearsden Academy for secondary education is on Duntocher Road with its contemporary state-of-the-art premises, and a short way along Duntocher Road is St Andrew's Primary. Independent schools can be found on Ledcameroch Road - the Junior School for the High School of Glasgow, and on Mugdock Road in Milngavie - The Glasgow Academy.

Bearsden Railway Station is just south of The Cross and here, four trains an hour provide access to Glasgow's West End, City Centre and in addition, there are regular bus routes available from Drymen Road and Milngavie Road.



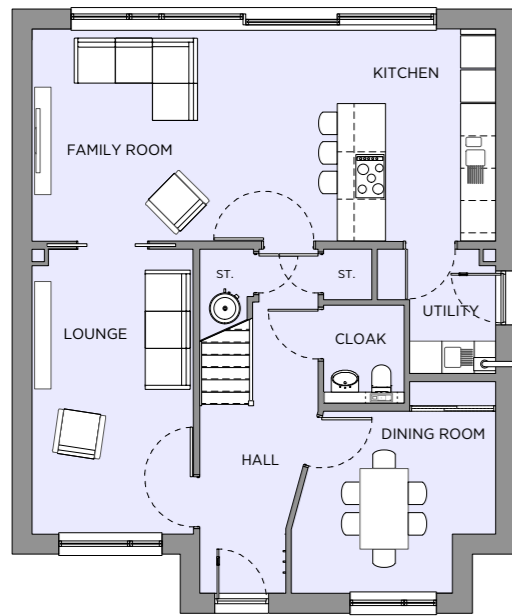
TYPE A

FLOORPLANS & DIMENSIONS

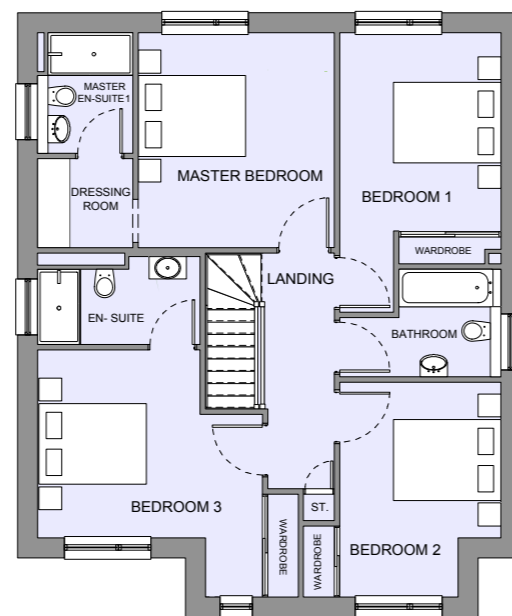


TYPE B

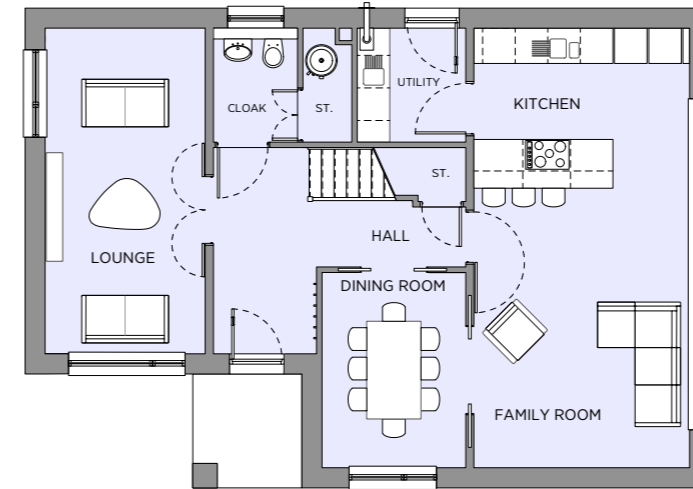
FLOORPLANS & DIMENSIONS



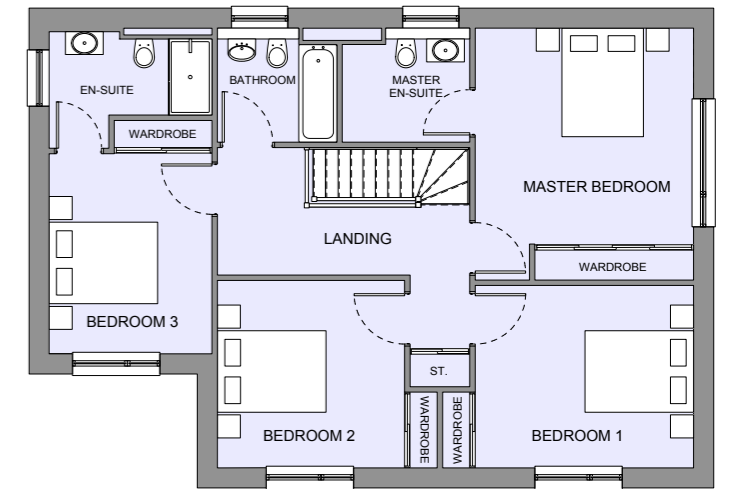
Ground Floor



First Floor



Ground Floor



First Floor

Type A Total Internal Area 172.4m² 1856ft²

Ground Floor	Metres	Feet & Inches
Kitchen/Family Room	8.63m x 3.95m	28'4" x 28'4"
Lounge/Dining Room	5.3m x 3.0m	17'5" x 9'10"
Dining Room/Lounge	3.6m x 3.4m	11'10" x 11'2"
Cloakroom	1.82m x 1.5m	6'0" x 5'0"
Utility Room	2.3m x 1.6m	7'7" x 5'3"

First Floor	Metres	Feet & Inches
Master Bedroom	4.0m x 3.65m	13'2" x 12'0"
Master Dressing Room	1.82m x 1.6m	6'0" x 5'3"
Master En-suite	2.29m x 1.82m	7'6" x 6'0"
Bathroom	3.0m x 2.0m	9'10" x 6'7"
Bedroom One	3.7m x 3.0m	12'2" x 9'10"
Bedroom Two	4.0m x 3.0m	13'2" x 9'10"
Bedroom Three	4.2m x 3.5m	13'10" x 11'6"
En-suite	3.02m x 1.7m	9'11" x 5'7"

Type B Total Internal Area 171.0m² 1840ft²

Ground Floor	Metres	Feet & Inches
Kitchen/Family Room	8.1m x 3.95m	26'7" x 12'11"
Lounge	6.0m x 2.95m	19'8" x 9'8"
Dining Room	3.6m x 2.65m	11'10" x 8'9"
Cloakroom	2.1m x 1.55m	6'11" x 5'1"
Utility Room	2.1m x 2.0m	6'11" x 6'7"

First Floor	Metres	Feet & Inches
Master Bedroom	4.04m x 4.03m	13'3" x 13'3"
Master En-suite	2.25m x 2.1m	7'5" x 6'11"
Bathroom	2.3m x 2.1m	7'7" x 6'11"
Bedroom One	4.03m x 3.35m	13'3" x 11'0"
Bedroom Two	3.45m x 3.45m	11'4" x 11'4"
Bedroom Three	3.7m x 3.0m	12'2" x 9'10"
En-suite	3.0m x 1.6m	9'10" x 5'3"





SPECIFICATION

Kitchens

- Contemporary kitchens by premium German manufacturer Bulthaup, designed and installed by Cameron Interiors
- Corian and PP edged laminate worktops and wall-panels with under-mounted Blanco sink and mixer tap
- Integrated Siemens appliances including:
 - Fridge freezer
 - Multifunction electric oven and separate built-in microwave
 - 4 zone ceramic induction hob
 - Dishwasher
 - Washer & dryer.

Bathrooms / En-suites

- White porcelain basins with Hansgrohe chrome tapware
- White, vitrified enamel wall mounted WC with soft close seat and dual push button flush
- Porcelain or ceramic tiles to walls
- Large format porcelain or ceramic tiles to floors
- High quality Carron Quantum Duo bath with tiled bath panel
- Thermostatically controlled Hansgrohe shower valves
- Low rise walk-in style shower tray with frameless glass screens
- Towel rail radiators to all Master En-suites, Bathroom & Cloakroom
- Shaver point to Bathroom & Master En-suites
- Fitted mirrors where suitable.

Utility Rooms / Laundry Cupboards

- Contemporary kitchen cabinets by Cameron Interiors
- High quality laminate worktop with surface-mounted Blanco sink and Blanco mixer tap
- Siemens washing machine and tumble dryer

Doors & Windows

- Solid natural wood entrance doors from Rationel
- Painted flush solid core internal doors with high quality door furniture (all doors on ground floor full height)
- Glazed patio doors leading to external areas
- New aluminium clad double-glazed timber windows from Rationel
- Sliding pocket doors on ground floor where suitable
- Glazed internal door to Family Room.

Floors

- High quality wide plank engineered oak flooring to all rooms on ground floor
- Quality carpet floor finish to all bedrooms, stair & first floor Hallway
- Large format porcelain or ceramic tiles to all Bathrooms and En-suites.

Joinery

- Contemporary skirting boards and door architraves
- In-built wardrobes with high quality doors.

External Areas & Finishes

- Natural Slate roofs
- Contemporary smooth render finish to external walls
- Driveways finished in Tegula Setts
- Pathways and patios in high quality rustic style flags
- Front and rear Gardens turfed, with terraced Garden areas landscaped for low maintenance
- 1.8m timber screen fencing to boundary and between plots, with gates and low level fencing where required.

Home Technology & Services

- Digital programmer and room thermostat to provide heating control in addition to thermostatic radiator valves
- Efficient VITA Eco radiators throughout by Stelrad
- BT points to Family Room, Hallway, Master Bedroom and Lounge (master point in meter cupboard)
- Wiring for SKY+ / TV reception system to Family Room, Lounge, Master Bedroom and Bedroom 2 (Note: aerial's / dishes by client)
- CAT 6 cabling from meter cupboard to Lounge, Family Room and all Bedroom TV locations to allow connection to broadband router
- Intruder detection and alarm system
- Smoke and CO₂ detectors as required
- External power outlet to rear of property and cold water tap adjacent to Utility Room
- External bulkhead lighting to all side and rear doors, with feature light to front doors
- Television points to reception rooms and all Bedrooms
- High efficiency gas fired condensing boiler
- Space heating provided through Stelrad Radical and Classic column radiators
- LED decorative lighting and central pendants used throughout.

NB: Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner.

Note:

Product selections are those proposed at this time, but may change due to availability, changes in the manufacturers' circumstances or alternative products of a similar standard becoming available. Variances will occur between each house type, please refer to the sales team for individual specifications.



ABOUT US

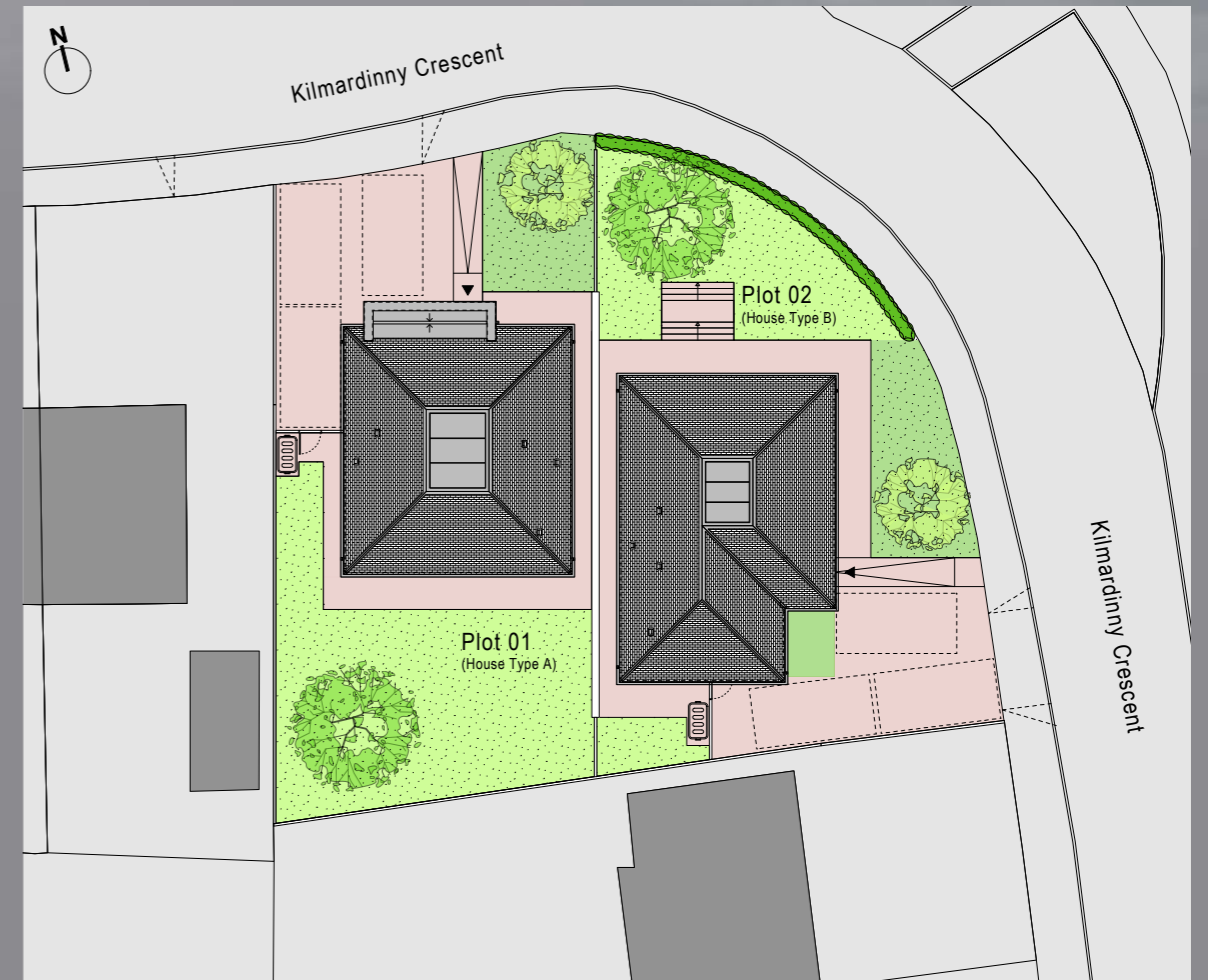
AYA Developments is a design led development company headed by Farahbod Nakhaei (an architect) with over 25 years' experience in architecture and property development.

We have a wholehearted belief and passion for design, architecture and cities and a desire to make things better.

Our aim is therefore simple. To combine good design, creativity, attention to detail and innovation with sound building experience to provide homes of great distinction and quality that will transform our lives and cities for the better.



SITE PLAN



SATELLITE NAVIGATION: G61 3NW



KILMARDINNY VIEW

— KILMARDINNY CRESCENT, BEARSDEN —

For more information on this stunning development please contact Corum's Bearsden branch who will be more than happy to help.

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Sole Selling Agent

