



Quarriers Gait

BELLSHILL

AN EXCITING DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES



Great Location Desirable Homes

This way to find out all about what Dawn Homes have in mind for your new home
QUARRIERS GAIT OFFERS A SELECTION OF BEAUTIFULLY APPOINTED HOMES



A white rectangular sign with the word "Bellshill" in blue. Below it is a blue horizontal band with the ScotRail logo and the text "ScotRail South Ayr's Railway".

Bellshill



LOCAL FACILITIES

There is a very good choice of shops and all the major supermarkets can be seen within a short radius. Also, for some real, extended retail therapy a visit to any of several big shopping centres in and around Glasgow or Edinburgh is not a problem. Health facilities of all kinds including dentists and opticians are excellent as are transport links with a superb road network, long established bus routes and Bellshill Railway Station. Every kind of qualified tradesperson is to be found in Bellshill and this is a place that takes a pride in doing things properly.

QUARRIERS GAIT, BELLSHILL. AN EXCITING DEVELOPMENT OF SUPERBLY DESIGNED NEW HOMES IN EXACTLY THE RIGHT PLACE.

OUT AND ABOUT

Every kind of sporting and outdoor recreational activity is available here. If the many and varied activities in Bellshill itself aren't enough for you the larger towns of Hamilton and Motherwell are very close and the excellent motorway and transport links will take you anywhere in the country. Without any great travel effort you can participate in cycling, walking, athletics, tennis, golf, bowls and all the team sports. Strathclyde Country Park is nearby. There is no excuse for not being successful in your chosen sport when you live here. Bellshill has produced a very long list of highly successful sportsmen, many of them household names including Sir Matt Busby. For generations the beautiful countryside of Lanarkshire was hidden by heavy industry. Now, the beauty has returned.





EDUCATION

Bellshill is very well served by a selection of Primary Schools and two large Secondary Comprehensives. For further education there are many centres to choose from across Lanarkshire and travel to the many educational establishments in both Glasgow and Edinburgh could hardly be easier situated as the town is so close to the motorway and with its own town centre rail station.

Quarriers Gait, like every Dawn Homes development, will be a perfect blend of house styles and sizes all built to the highest standards and, equally important, located right where people want to live. There will be nine different house types, 2, 3 and 4 bedrooms, terraced, semi detached and detached and when complete, a 73 homes community and a wonderful investment for the family and the future. Dawn Homes developments sell out very quickly. That's due to their reputation for quality of build, superb design, superior fittings and legendary customer service levels. Quarriers Gait is ideally situated to benefit from all the amenities that this established residential area has to offer. Visit our website to make contact and our development consultants will be happy to answer all your questions and outline everything on offer here at Quarriers Gait.

QUARRIERS GAIT

As you will see on the site plan, Quarriers Gait will be a most attractive new part of this historic area. Study the layout, another example of thoughtful planning. Once upon a time, stone quarrying was the main source of employment before that was replaced by deep coal mining and the pits of Bellshill played a major part in fuelling the industrial revolution. Now, residents are very much part of the electronic age and there is a fresh vibrancy in the air. The addition of 73 beautiful new homes will add to the spirit of optimism and provide the perfect setting for the modern family. Where you live is just as important as what you live in and Quarriers Gait gets it absolutely right.



GET MOVING

WITH OUR ASSISTED MOVE SERVICE

At Dawn Homes we will do everything we can to help you move with the absolute minimum of stress or worry. Our team are experts on Assisted Move and we are with you helping you every step of the way, taking care of the detail and ensuring that you and your family's interests are the priority.

We can assist you with the marketing of your current home and pay the marketing fees. Here's how it works:

1

Talk to our friendly Development Consultant at your chosen development.

2

We will arrange two independent valuations and agree a price at which to market your home.

3

You can choose which agent will market your property.

4

We will arrange to have a Home Report carried out on your current home and organise the marketing through your preferred nominated estate agent.

5

Your preferred new Dawn home will be held for four weeks once marketing of your current home has commenced, with a weekly review thereafter.

Visit our website www.dawn-homes.co.uk and choose get-moving. And you will.



Beautifully built homes and superbly designed developments have given Dawn Homes their respected and award winning reputation. Established in 1984, Dawn Homes developments across Central Scotland and Ayrshire have set new standards of excellence. Visit one of the show homes and see the difference for yourself.



We pride ourselves in providing the highest quality homes, with a customer service to match. From reservation through to the day you move in, and beyond, our Directors and staff will be on hand to help you every step of the way.

Our Customer Care is second to none - we provide fast, efficient service, seven days a week, and for up to two years after you have moved into your new home.

Quarriers Gait
BELLSHILL



Quarriers Gait
BELLSHILL

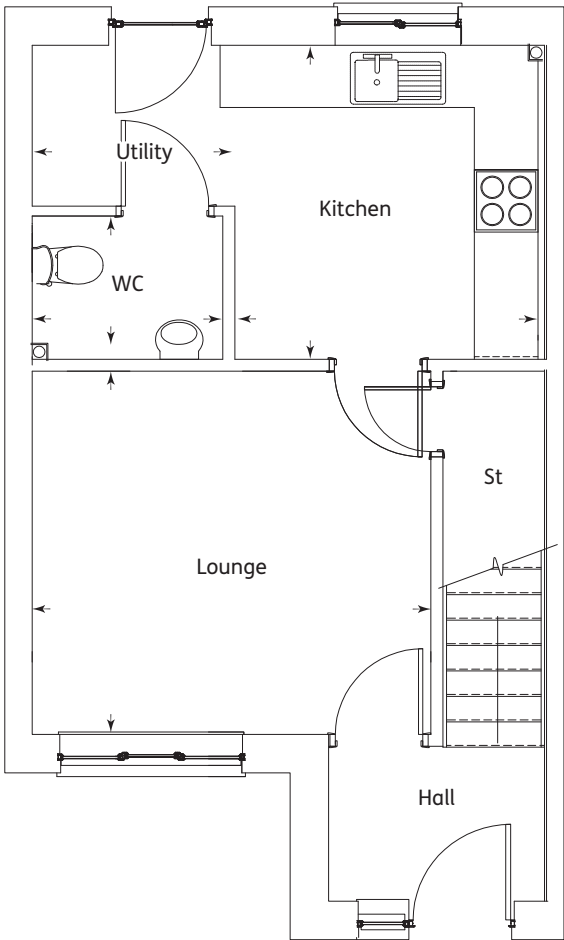
DEVELOPMENT PLAN

As you will see on the Development Plan Quarriers Gait has been very carefully designed and laid out. Like all Dawn Homes developments, before an inch of turf was cut we carefully considered and planned how best to make this new residential area a very desirable place to call home. Look at the plan carefully and you'll see that we will have nine very different house styles, 2, 3 and 4 bedrooms, terraced, semi detached and detached. We have planned for a very happy and satisfied community in Quarriers Gait. You'll see that on the plan, then you can come and see it for yourself.





Sat Nav ref for Quarriers Gait is ML4 1LY

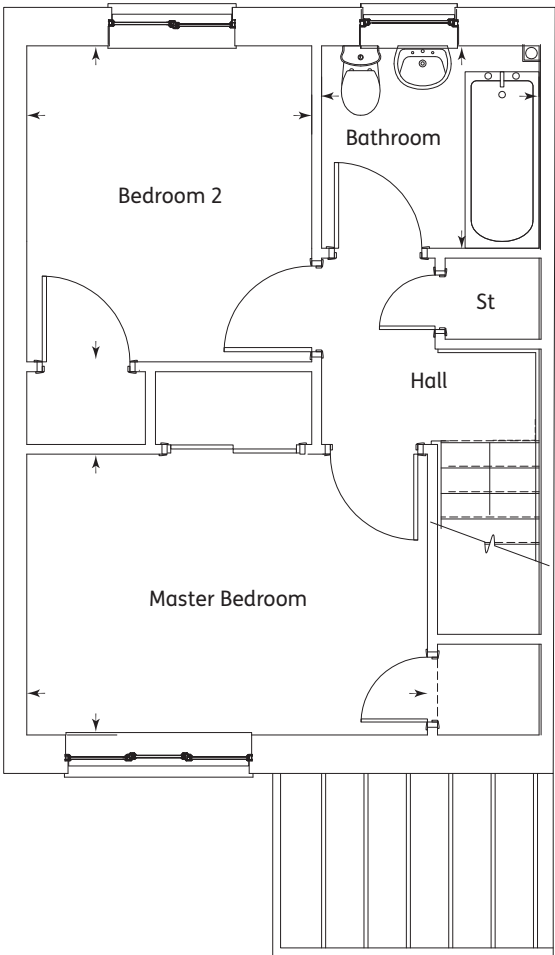


First Floor

Master Bedroom	3.78m x 2.70m	12'4" x 8'10"
Bedroom 2	3.04m x 2.68m	10'0" x 8'10"
Bathroom	2.05m x 1.95m	6'9" x 6'5"

Ground Floor

Kitchen	3.02m x 2.86m	9'11" x 9'4"
Lounge	3.76m x 3.50m	12'4" x 11'5"
Utility	1.91m x 1.56m	6'3" x 5'1"
WC	1.80m x 1.38m	5'11" x 4'6"

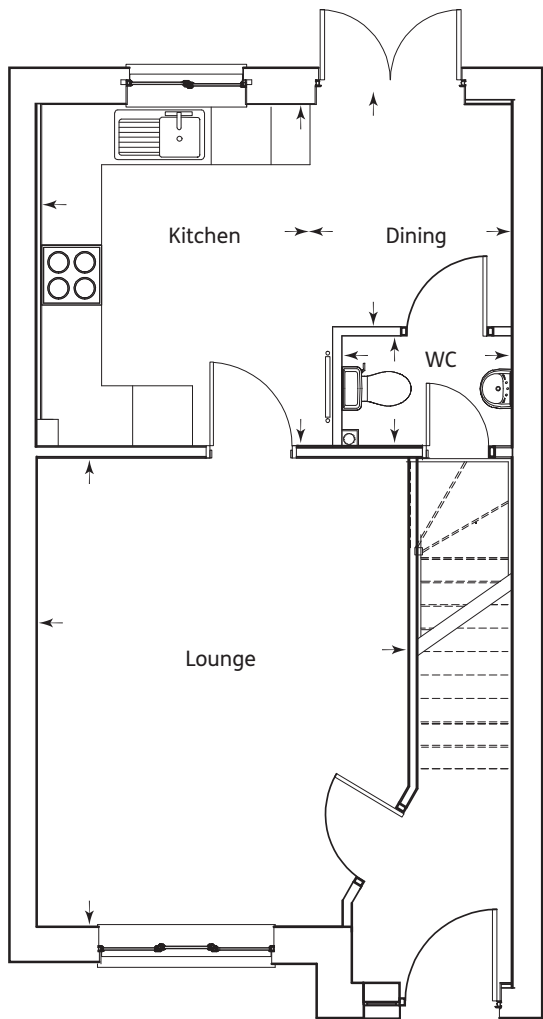


The Isla
2 Bedroom Home

EPC Rating



The Esk – 845 sq ft 78.5 sqm

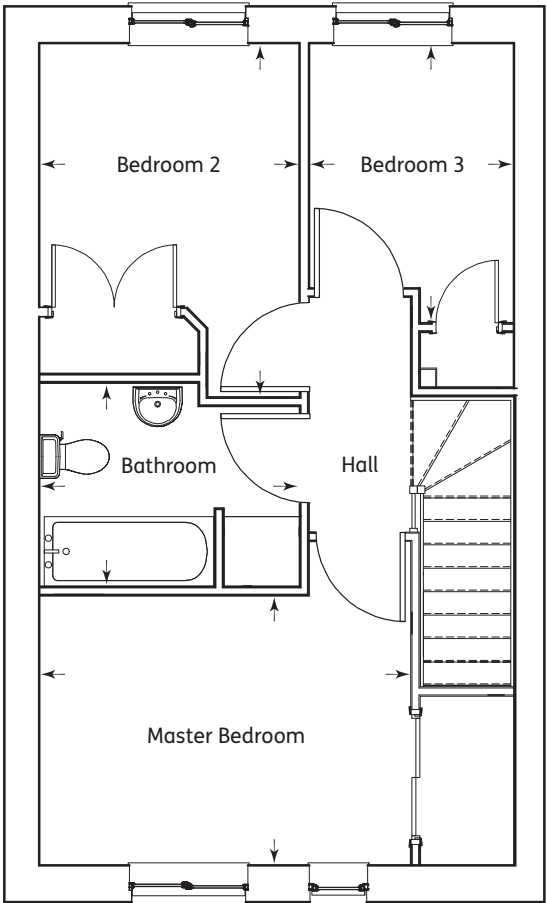


First Floor

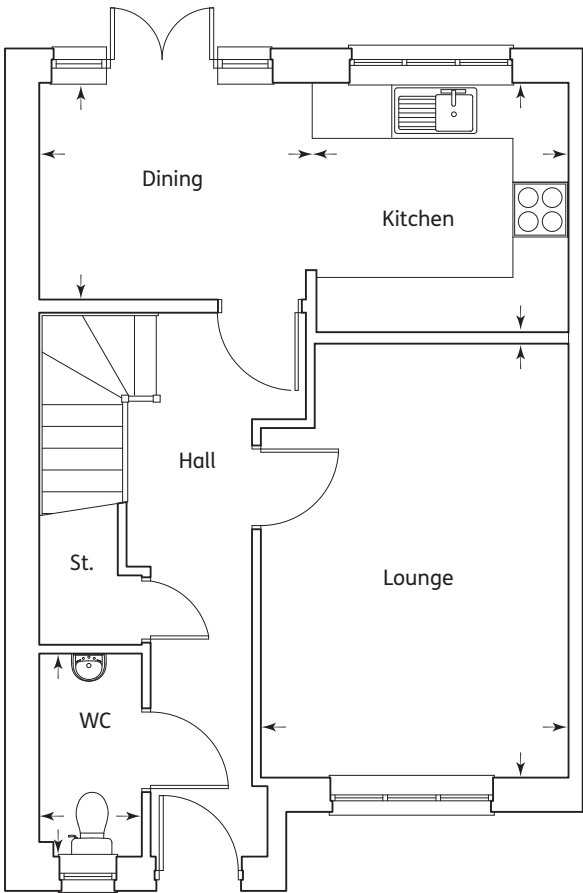
Master Bedroom	3.68m x 2.7m	12'1" x 8'10"
Bedroom 2	2.64m x 2.56m	8'8" x 8'4"
Bedroom 3	2.8m x 2.05m	9'2" x 6'9"
Bathroom	2.56m x 2.03m	8'4" x 6'8"

Ground Floor

Kitchen	3.41m x 2.91m	11'2" x 9'6"
Dining	2.22m x 1.79m	7'3" x 5'10"
Lounge	4.69m x 3.67m	15'4" x 12'
WC	1.7m x 1.1m	5'7" x 3'7"



The Esk
3 Bedroom Home

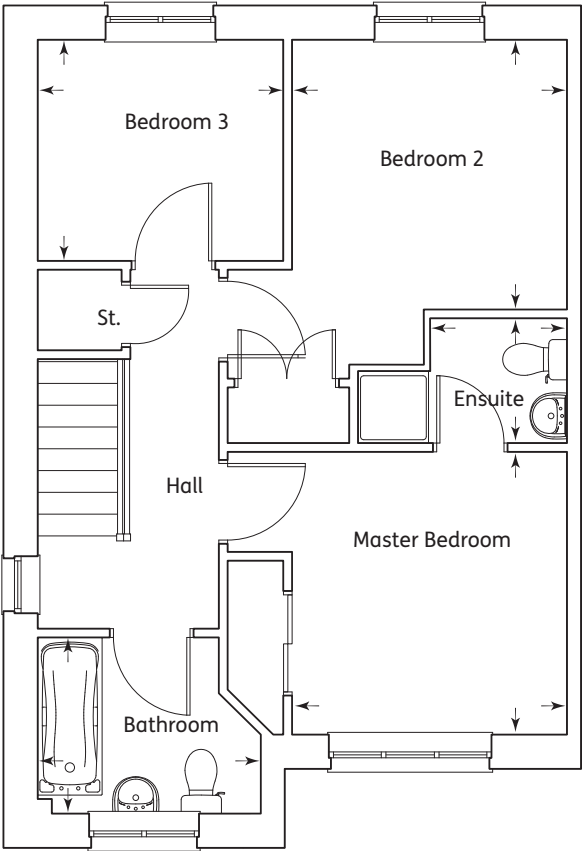


First Floor

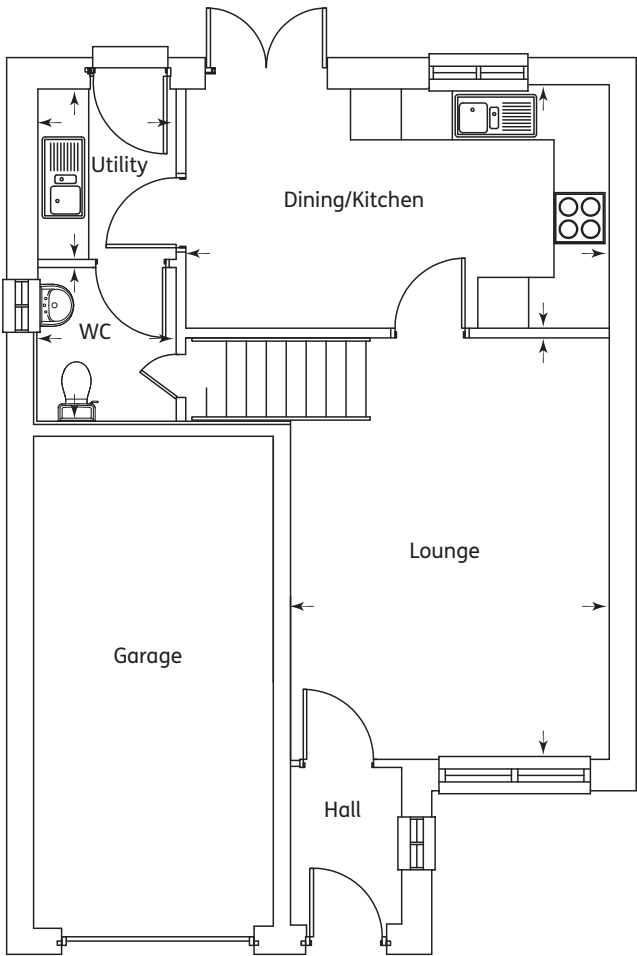
Master Bedroom	2.99m x 2.82m	9'10" x 9'3"
Ensuite	1.37m x 1.35m	4'6" x 4'5"
Bedroom 2	2.96m x 2.96m	9'8" x 9'8"
Bedroom 3	2.64m x 2.38m	8'8" x 7'9"
Bathroom	2.44m x 1.89m	8' x 6'2"

Ground Floor

Kitchen	2.76m x 2.68m	9' x 8'9"
Dining	2.9m x 2.35m	9'6" x 7'8"
Lounge	4.68m x 3.31m	15'4" x 10'10"
WC	2.18m x 1.1m	7'2" x 3'7"



The Carrick
3 Bedroom Home

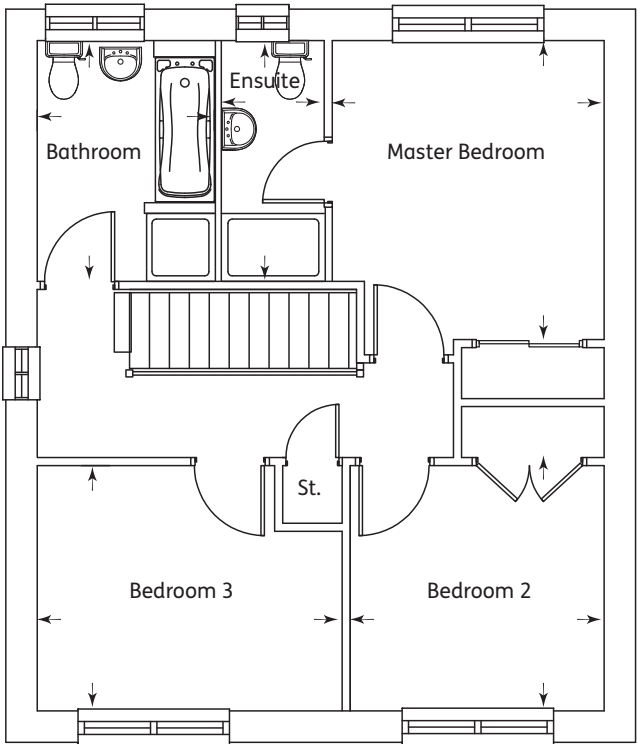


Ground Floor

Dining/Kitchen	4.94m x 2.82m	16'2" x 9'3"
Lounge	4.96m x 3.69m	16'3" x 12'1"
Utility	2m x 1.83m	6'7" x 6'
WC	1.83m x 1.8m	6' x 5'11"

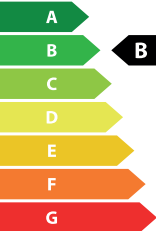
First Floor

Master Bedroom	3.52m x 3.2m	11'6" x 10'6"
Ensuite	2.85m x 1.2m	9'4" x 3'11"
Bedroom 2	2.99m x 2.89m	9'10" x 9'6"
Bedroom 3	3.79m x 2.89m	12'5" x 9'6"
Bathroom	2.83m x 2.29m	9'3" x 7'6"

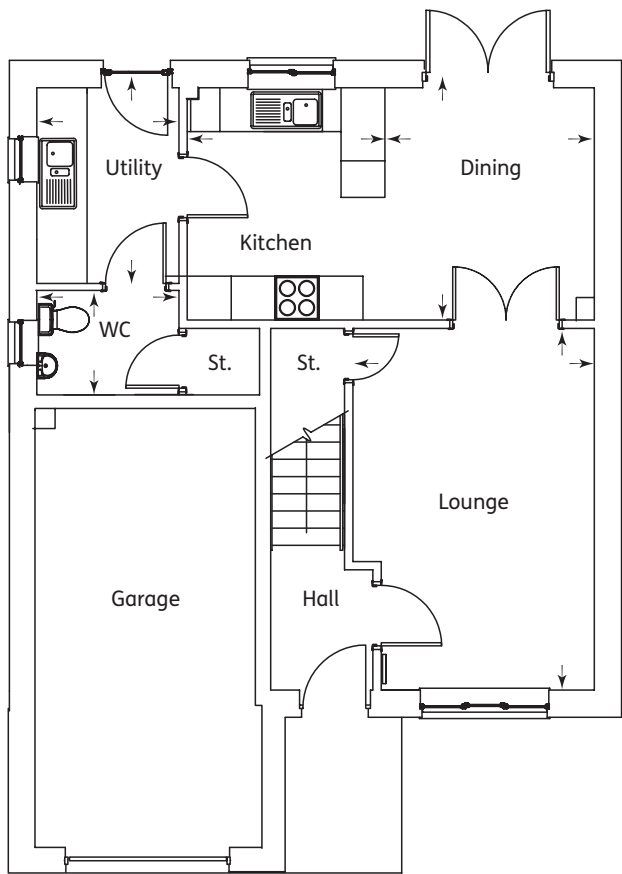


The Cromarty
3 Bedroom Home

EPC Rating



The Leven – 1213 sq ft 113 sqm

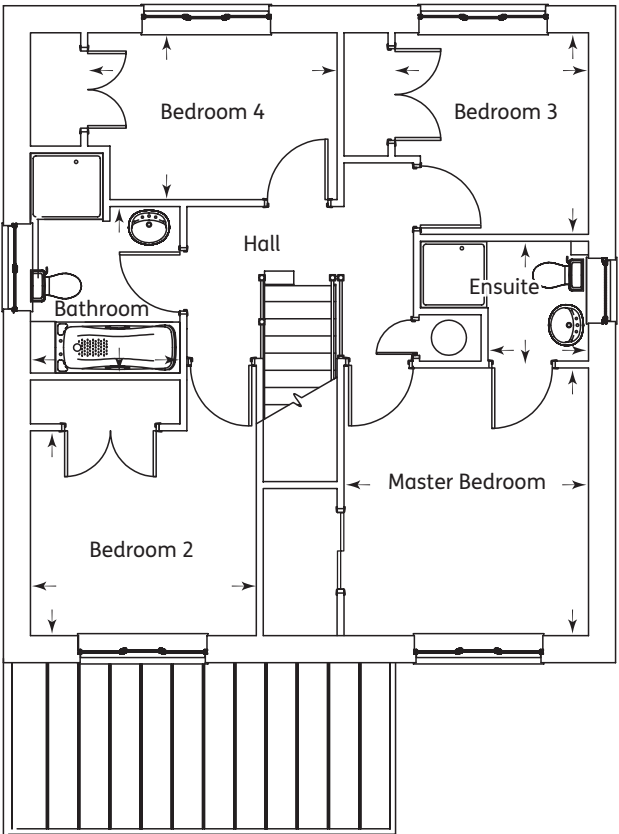


Ground Floor

Kitchen	3.17m x 2.7m	10'5" x 8'10"
Dining	3.17m x 2.86m	10'5" x 9'4"
Lounge	4.94m x 3.29m	16'2" x 10'9"
Utility	2.67m x 1.94m	8'9" x 6'4"
WC	1.94m x 1.42m	6'4" x 4'8"

First Floor

Master Bedroom	3.69m x 3.34m	12'1" x 10'11"
Ensuite	1.6m x 1.37m	5'3" x 4'6"
Bedroom 2	3.08m x 2.8m	10'1" x 9'2"
Bedroom 3	2.75m x 2.65m	9' x 8'8"
Bedroom 4	3.4m x 2.27m	11'2" x 7'5"
Bathroom	2.27m x 2.04m	7'5" x 6'8"

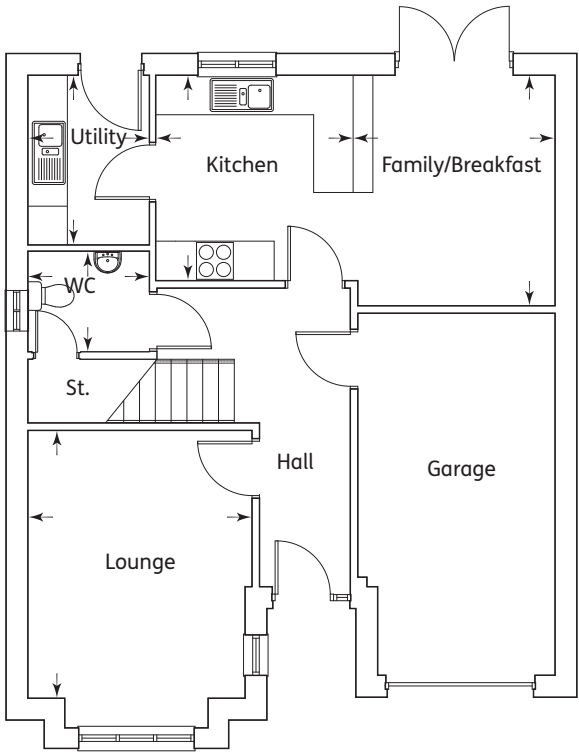


The Leven
4 Bedroom Home

EPC Rating



The Etive – 1346 sq ft 125 sqm

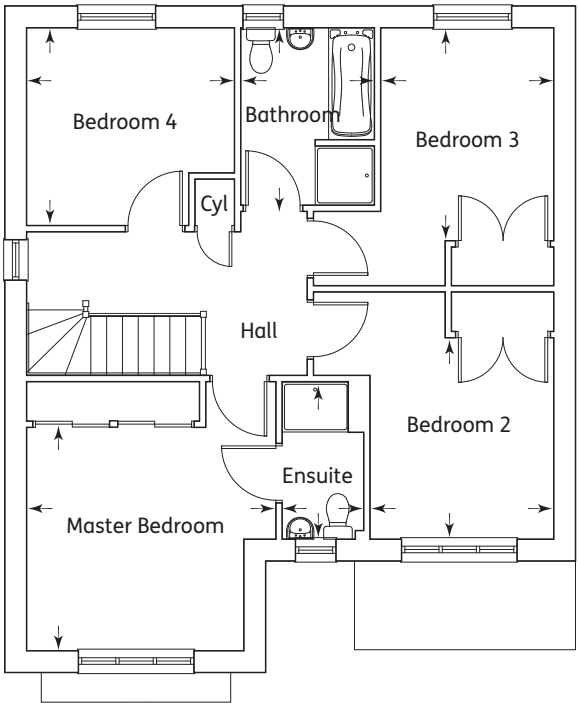


Ground Floor

Kitchen	3.3m x 3.03m	10'10" x 9'11"
Family/Breakfast	3.46m x 2.85m	11'4" x 9'4"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.5m x 2.01m	8'2" x 6'7"
WC	2.01m x 1.51m	6'7" x 4'11"

First Floor

Master Bedroom	3.65m x 3.37m	11'11" x 11'1"
Ensuite	2.35m x 1.23m	7'8" x 4'1"
Bedroom 2	3.02m x 2.88m	9'11" x 9'5"
Bedroom 3	3.19m x 2.71m	10'6" x 8'11"
Bedroom 4	3.11m x 2.96m	10'2" x 9'8"
Bathroom	2.71m x 2.02m	8'11" x 6'8"



The Etive
4 Bedroom Home

EPC Rating

A

B

C

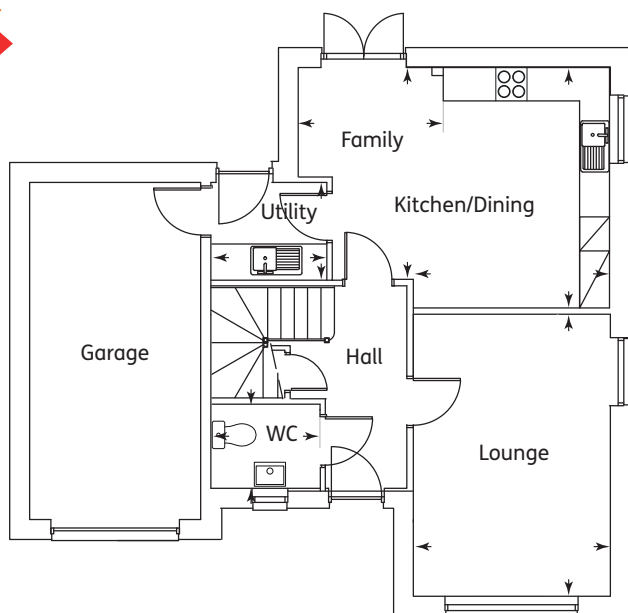
D

E

F

G

The Nairn – 1391 sq ft 129 sqm

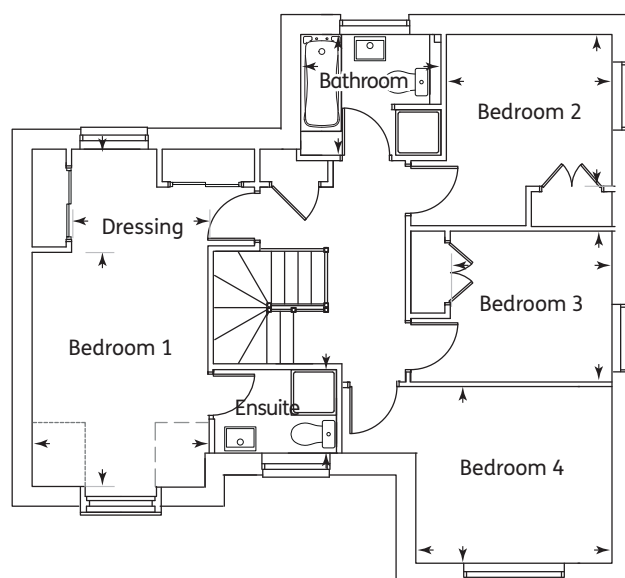


Ground Floor

Kitchen/Dining	4.22m x 3.46m	13'10" x 11'4"
Family	3.72m x 2.55m	12'2" x 8'4"
Lounge	4.95m x 3.46m	16'3" x 11'4"
Utility	2.04m x 1.70m	6'8" x 5'7"
WC	1.90m x 1.47m	6'3" x 4'10"

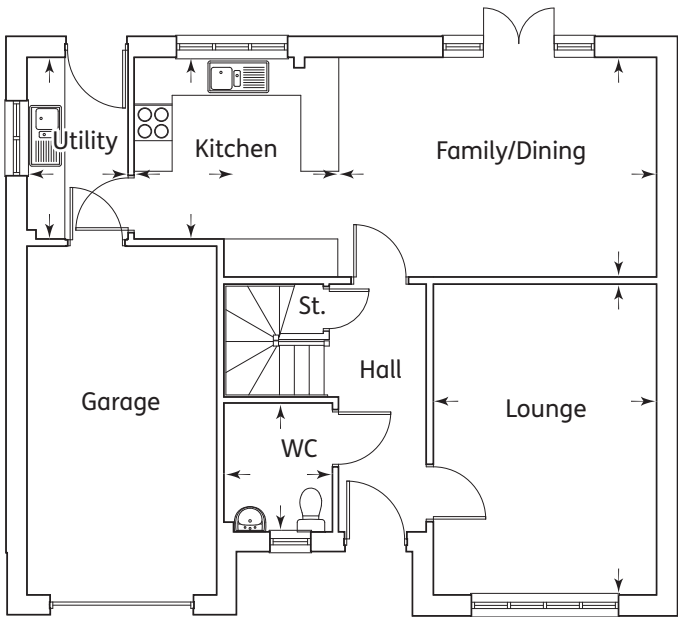
First Floor

Master Bedroom	4.17m x 3.09m	13'6" x 10'1"
Dressing Area	2.40m x 1.81m	7'11" x 5'11"
Ensuite	2.16m x 1.46m	7'1" x 4'10"
Bedroom 2	2.91m x 2.67m	9'6" x 8'9"
Bedroom 3	2.84m x 2.63m	9'4" x 8'8"
Bedroom 4	3.45m x 2.75m	11'3" x 9'0"
Bathroom	2.46m x 2.12m	8'1" x 6'11"



The Nairn

4 Bedroom Home

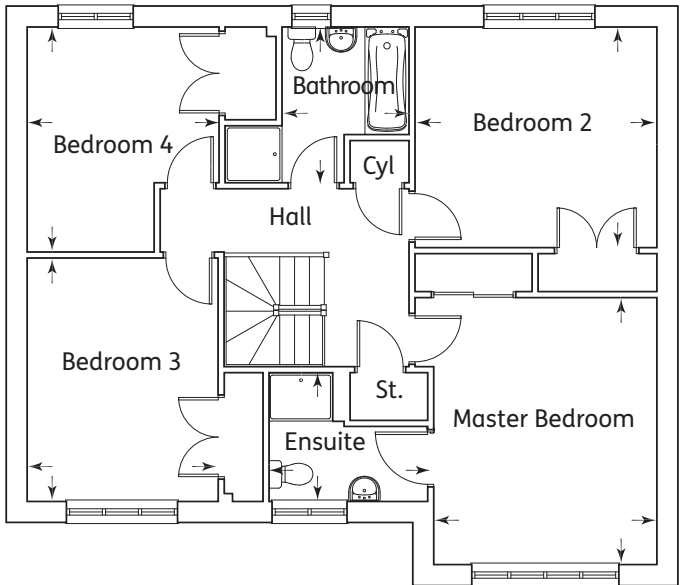


Ground Floor

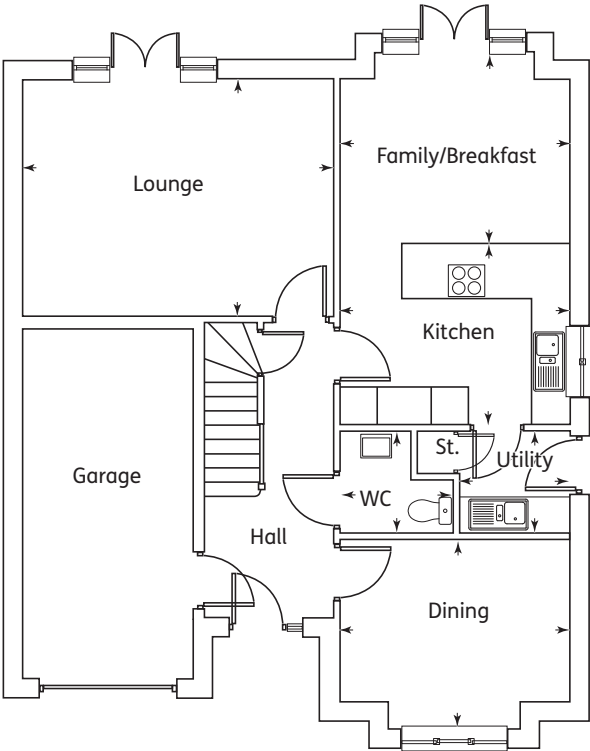
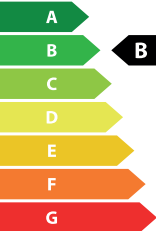
Kitchen	3.24m x 2.85m	10'7" x 9'4"
Family/Dining	4.93m x 3.47m	16'2" x 11'4"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.72m	9'4" x 5'8"
WC	1.87m x 1.71m	6'2" x 5'7"

First Floor

Master Bedroom	4.22m x 3.44m	13'10" x 11'3"
Ensuite	2.54m x 1.87m	8'4" x 6'2"
Bedroom 2	3.78m x 3.49m	12'4" x 11'5"
Bedroom 3	3.85m x 3.1m	12'7" x 10'2"
Bedroom 4	3.56m x 3.12m	11'8" x 10'2"
Bathroom	2.42m x 2.08m	7'11" x 6'10"



The Dochart
4 Bedroom Home

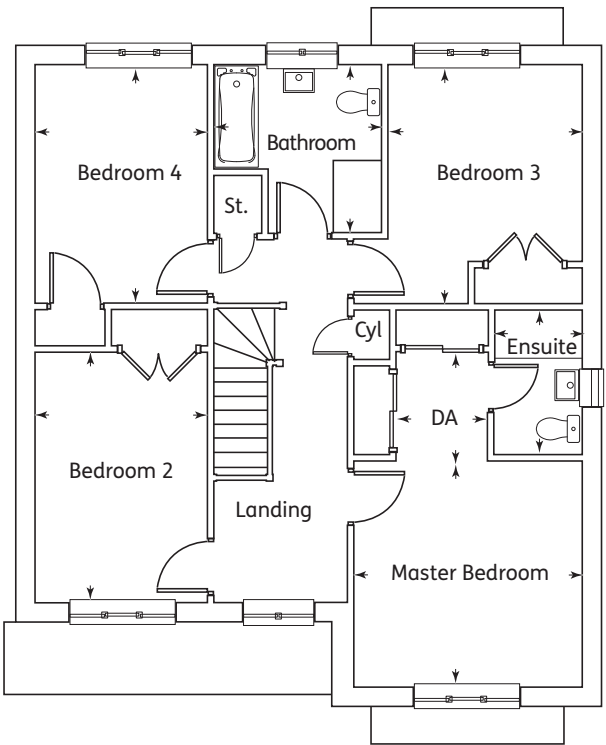


Ground Floor

Kitchen	3.73m x 2.97m	12'3" x 9'9"
Family/Breakfast	3.73m x 3.13m	12'3" x 10'3"
Dining	3.79m x 2.65m	12'5" x 8'8"
Lounge	5.1m x 3.87m	16'8" x 12'8"
Utility	1.79m x 1.7m	5'10" x 5'7"
WC	1.85m X 1.7m	6'1" x 5'7"

First Floor

Master Bedroom	3.73m x 3.7m	12'3" x 12'1"
Dressing Area	1.79m x 1.52m	5'10" x 5'
Ensuite	2.39m x 1.42m	7'10" x 4'8"
Bedroom 2	4.11m x 2.82m	13'5" x 9'3"
Bedroom 3	3.22m x 3.17m	10'6" x 10'5"
Bedroom 4	3.91m x 2.82m	12'10" x 9'3"
Bathroom	2.77m x 2.75m	9'1" x 9'



The Tummel
4 Bedroom Home

QUARRIERS GAIT, BELLSHILL

External & Internal Specification

KEY ✓ - Standard C - Customer Choice (subject to build stage)

EXTERNAL SPECIFICATION

Elevations

	Isla	Esk	Carrick	Cromarty	Leven	Elvie	Nairn	Dochart	Tummel
Roughcast finish to external walls (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (grey reconstituted stone)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour plot specific)*	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar photovoltaic panels on roof	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m high screen Fencing to rear garden & side	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front & rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓

Windows & French Doors

UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓

INTERNAL SPECIFICATION

Decoration

2.4m high ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	n/a
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓
Emulsion finish to walls (choice of paint colours)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coving to lounge and lower hall (& dining room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal Doors

Contemporary ladder style internal pass door (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓

Wardrobe doors

Master bedroom - Stylish sliding wardrobe doors with internal shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓	✓
Other Bedrooms - Pass doors with internal shelf and hanging rail (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓

Kitchen

Fitted kitchen units (per Kitchen Supplier's layout)	C	C	C	C	C	C	C	C	C
Integrated dishwasher and fridge freezer	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted built-under single oven	✓	✓	✓	✓	✓	✓	✓	n/a	n/a
Stainless steel built in single oven	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓
Stainless steel four burner gas hob with glass splashback	✓	✓	✓	✓	✓	✓	✓	✓	n/a
Stainless steel five burner gas hob with glass splashback	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C	C

Utility Room

Fitted kitchen units (per Kitchen Supplier's layout)	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	n/a	n/a	n/a	C	C	C	C	C	C

Bathroom

Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	n/a	✓	n/a	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	n/a	✓	n/a	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	C	n/a	C	C	C	C	C	C
Chrome plated monobloc mixer to WHB	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated bath filler tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C	C

En suite

Sanitary ware per layout (colour white)	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	n/a	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	n/a	n/a	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	n/a	n/a	C	C	C	C	C	C	C

WC

Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling splashback at basin	C	C	C	C	C	C	C	C	C

Heating

Gas fired heating system with combination boiler and room stat	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	n/a	n/a	n/a	n/a	✓	✓	✓	✓	✓
Radiators with thermostatic valves (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓

Electrical

Downlights to kitchen, bathroom, ensuite & wc (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge and master bedroom (& family room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome Sockets / Switches to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓

These particulars are for general information only. They do not form part of any contract. Dawn Homes reserve the right to amend or vary the layout or specification without prior notice. Please contact our Development Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Dawn home of this type, but there are however variances from site to site. External finishes, landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Development Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Development Consultant. All dimensions are approximate and are not shown to scale.

*Consult Development Consultant for plot specific material details.

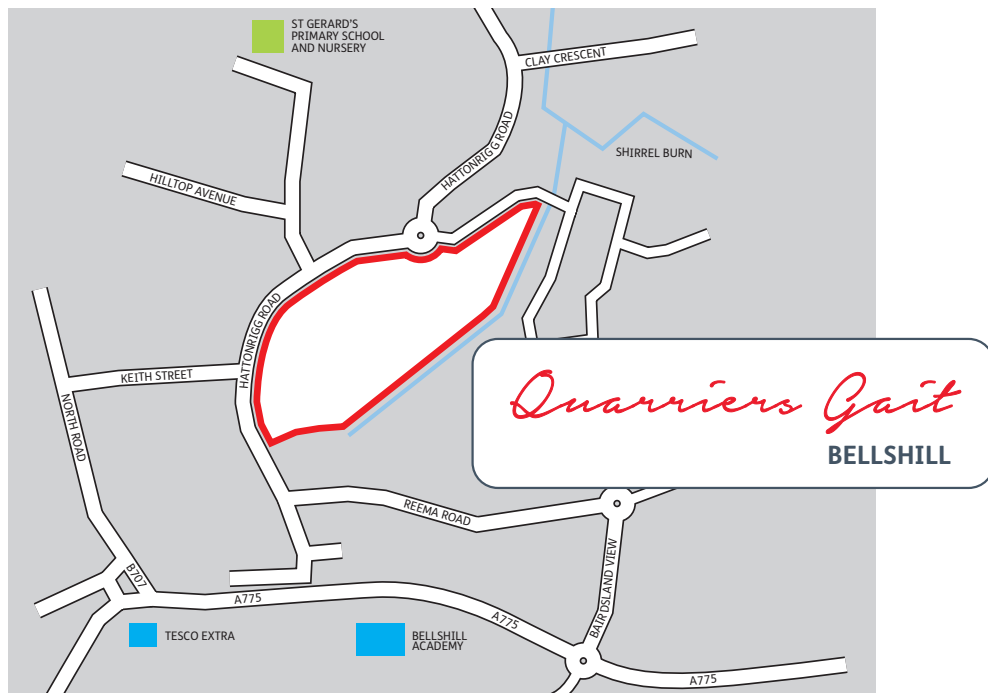


Finishing Touches

Buy from plan, and have your own personal choices fitted in your new home. Add some optional extras to enhance the high specification which comes as standard with your new Dawn home.

The minute you move in it feels like home.





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