



Mayfields

GLENMAVIS

**A SUPERB DEVELOPMENT
OF 3 & 4 BEDROOM HOMES**

 **DAWN**
HOMES

Great Location Desirable Homes

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





LOCAL FACILITIES

The beauty of a new development in a place like Glenmavis is in the maturity of the area. The long industrial history brought with it demand for every kind of amenity. Both the M80 and M8 motorways are nearby giving you immediate access to the entire UK road network and Airdrie Train station is on the main line between Glasgow and Edinburgh. You do not have to travel very far to access a wide range of shops and recreational facilities. Shops, local specialist retailers, supermarkets, national and international brand names, restaurants and live entertainment are all within easy reach.

MAYFIELDS, GLENMAVIS. A DEVELOPMENT OF BEAUTIFUL NEW HOMES, LOCATED WHERE PEOPLE WANT TO LIVE.

OUT AND ABOUT

The surrounding area has a long and proud sporting tradition and many famous football players were once children around Glenmavis and the nearby villages and towns. Without travelling very far you can watch or participate in football, rugby, golf, tennis, angling, rambling, athletics, swimming, sailing and just about any other sporting activity. The nearby Airdrie Leisure Centre is a first class sports facility popular with all age groups.





EDUCATION

The local primary school can claim quite a history; it was founded away back in 1691 by the Parish Church. The area has a very good choice of both non denominational and faith primary and secondary schools and the opportunities for further education are extensive. All of the nearby towns like Airdrie, Motherwell and Hamilton have excellent educational facilities and the first class transport links mean that anyone can access Glasgow, Scotland's biggest city with its wide choice of universities and colleges.

Such is the reputation of Dawn Homes for quality building, innovative design and service levels, development after development is rapidly completed and sold out. That has been the case all over central Scotland and Ayrshire, and the new Mayfields development is almost certain to follow the same pattern. This development is another example of Dawn Homes building where people want to live. Glenmavis is a mature residential village, perfectly located for transport and every other amenity important to the family. Mayfields will be a desirable mix of terraced, semi detached and detached homes with a choice of 3 or 4 bedrooms. The map will show you very clearly just how well placed this development will be and our Sales Advisors will be happy to answer your questions. Building new homes in the right places is vitally important if communities are to thrive and Dawn Homes lead the way.

MAYFIELDS

Like so much of central Scotland this was once a coal mining area. Today there are very few visible signs left of that heritage and the land has returned to its natural countryside appeal. In keeping with their reputation Dawn Homes have designed Mayfields to blend with the surrounding area and this exciting development will further enhance an already popular residential location. The famed Dawn Homes reputation for high standards of design and craftsmanship will be evident in every home and Mayfields will prove to be a very good investment for every family choosing this as their future.



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.

Mayfields

GLENMAVIS












Mayfields
GLENMAVIS

DEVELOPMENT PLAN

Dawn Homes' Mayfields development will offer several different house types giving this new residential setting a most attractive appearance. Like every other Dawn Homes' development across Scotland, it will enhance this already popular area. As you will see from the plan, the blend of house types and development layout will make Mayfields, Glenmavis a great place to come home to; logistically well located to take advantage of surrounding transport links and local amenities.

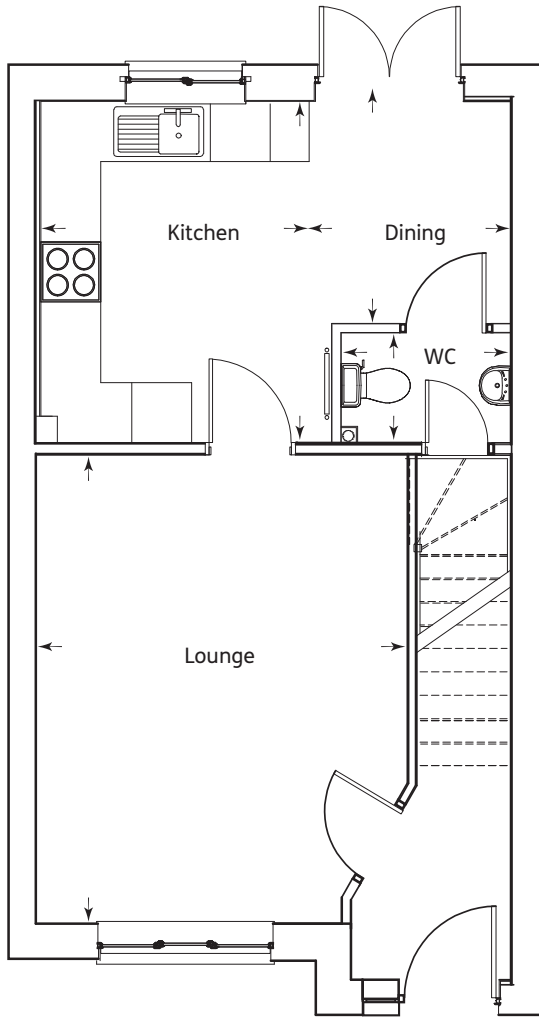




- Esk 
- Carrick 
- Leith 
- Cromarty 
- Leven 
- Annan 
- Etive 
- Dochart 
- Tummel 

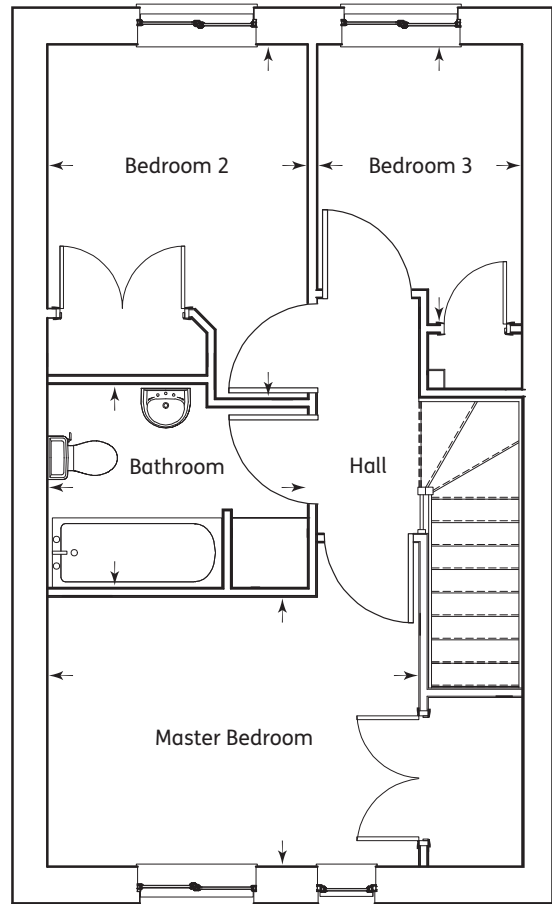
Sat Nav ref for Mayfields, Glenmavis is ML6 0PU

The Esk – 845 sq ft 78.5 sqm



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"

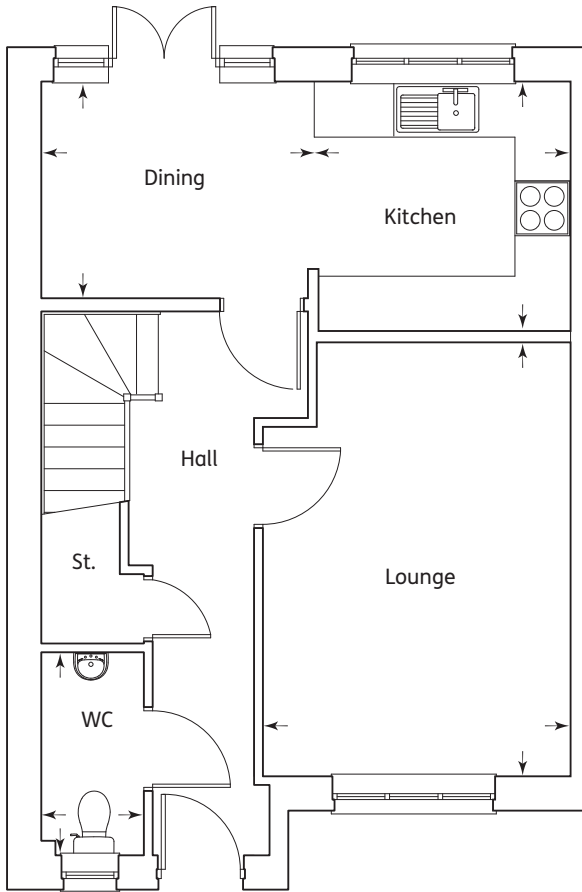


First Floor

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"



The Esk
3 Bedroom Home

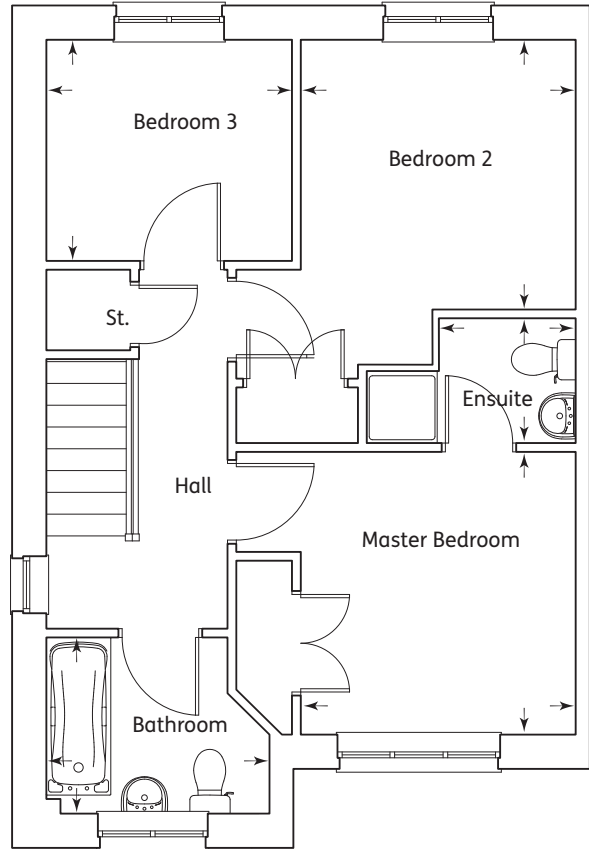


Ground Floor

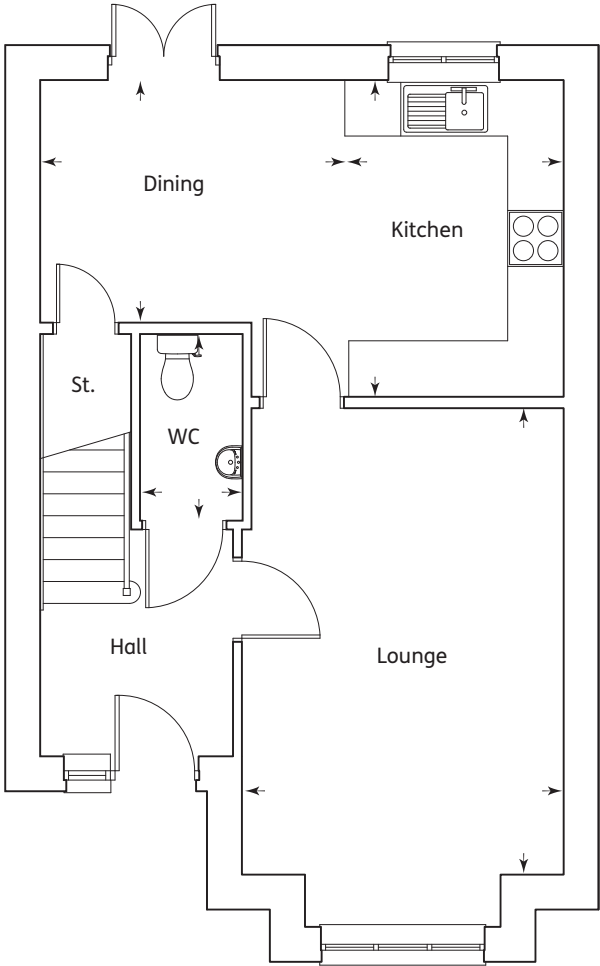
Kitchen	2.76m x 2.68m	9' x 8'9"
Dining	2.9m x 2.35m	9'6" x 7'8"
Lounge	4.68m x 3.31m	15'4" x 10'10"
WC	2.18m x 1.1m	7'2" x 3'7"

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"

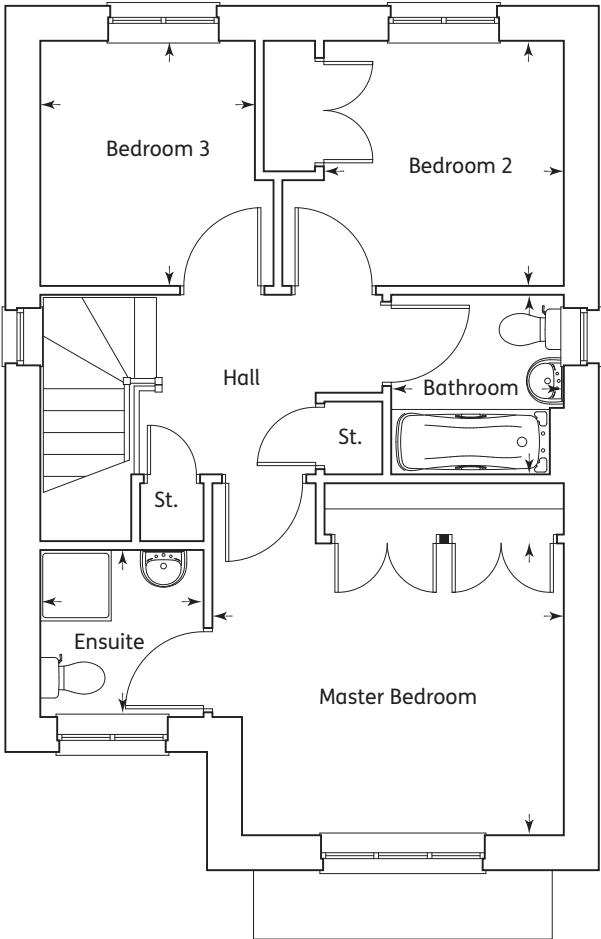


The Carrick
3 Bedroom Home



Ground Floor

Kitchen	3.39m x 3.34m	11'1" x 10'11"
Dining	2.6m x 2.26m	8'6" x 7'5"
Lounge	5m x 3.45m	16'4" x 11'3"
WC	2m x 1.1m	6'7" x 3'7"

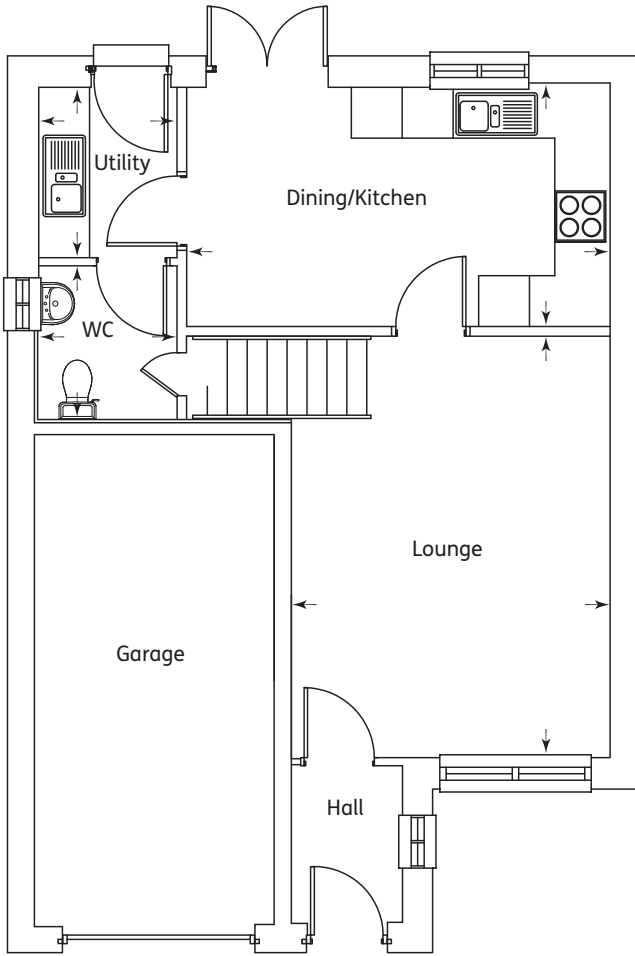


First Floor

Master Bedroom	3.45m x 3.12m	11'3" x 10'3"
Ensuite	1.79m x 1.75m	5'10" x 5'9"
Bedroom 2	2.64m x 2.57m	8'8" x 8'5"
Bedroom 3	2.62m x 2.3m	8'7" x 7'6"
Bathroom	1.92m x 1.85m	6'4" x 6'1"

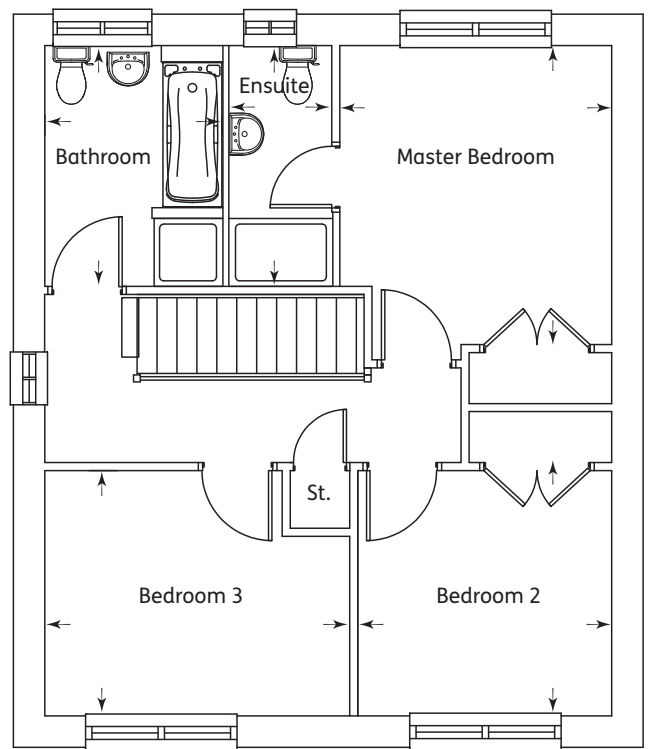


The Leith
3 Bedroom Home



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"

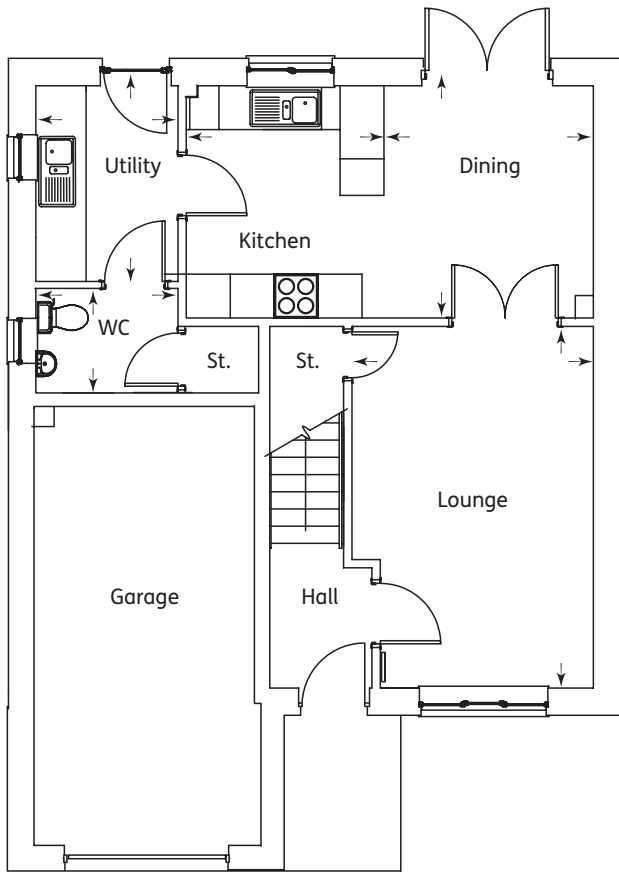


First Floor

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"

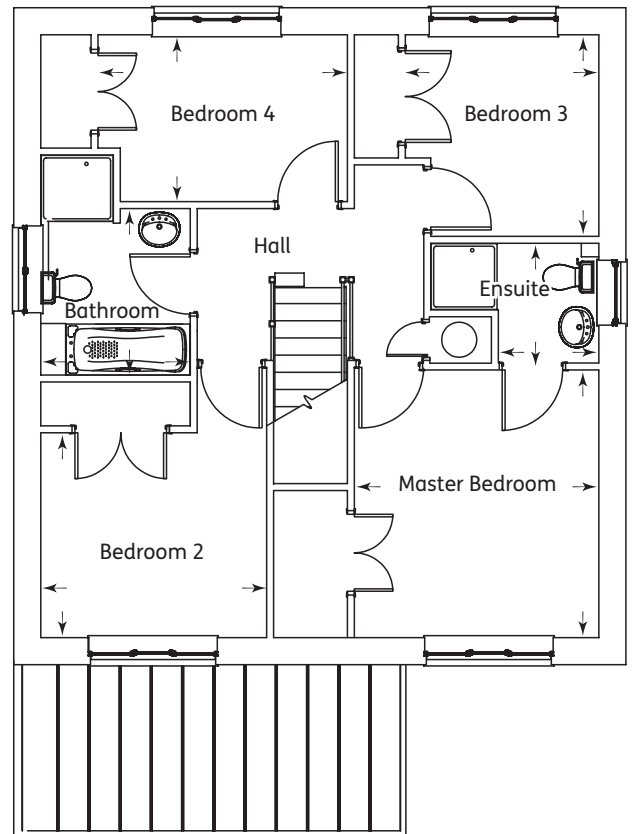


The Cromarty
3 Bedroom Home



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"

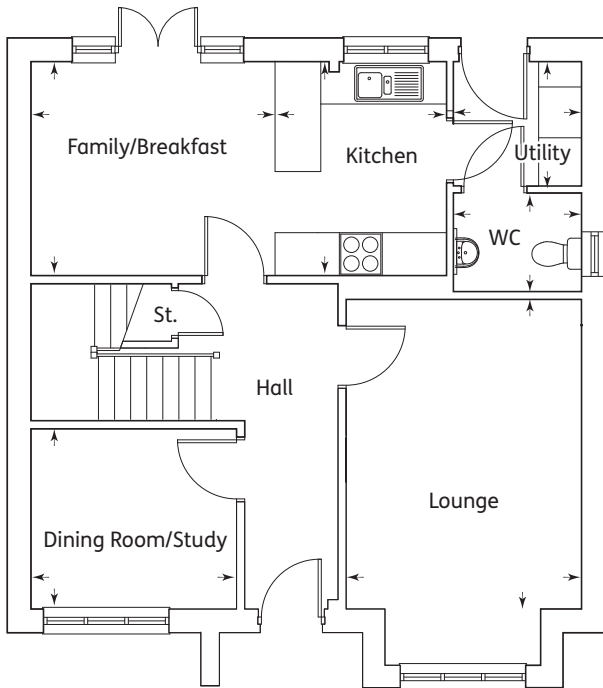


First Floor

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

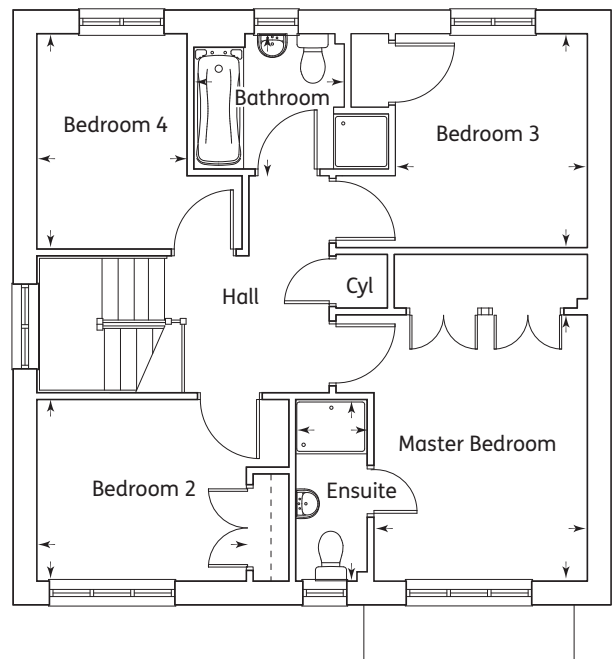


Ground Floor

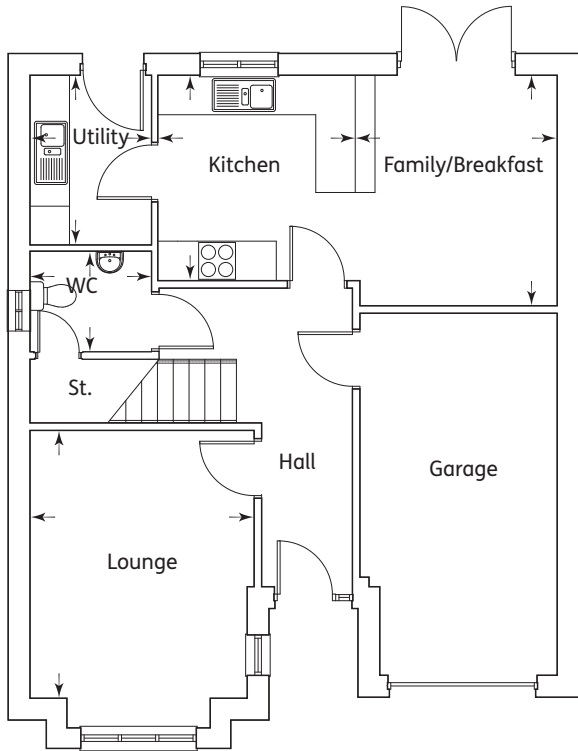
Kitchen	2.94m x 2.4m	9'8" x 7'10"
Family/Breakfast	3.31m x 2.94m	10'10" x 9'8"
Lounge	4.51m x 3.31m	14'9" x 10'10"
Dining Room/Study	2.85m x 2.44m	9'4" x 8'
Utility	1.81m x 1.75m	5'11" x 5'9"
WC	1.81m x 1.1m	5'11" x 3'7"

First Floor

Master Bedroom	3.68m x 2.84m	12'1" x 9'4"
Ensuite	2.46m x 1.09m	8'1" x 3'7"
Bedroom 2	2.86m x 2.46m	9'4" x 8'1"
Bedroom 3	2.96m x 2.64m	9'8" x 8'8"
Bedroom 4	2.97m x 2.06m	9'9" x 6'9"
Bathroom	2.1m x 1.85m	6'10" x 6'1"



The Annan
4 Bedroom Home

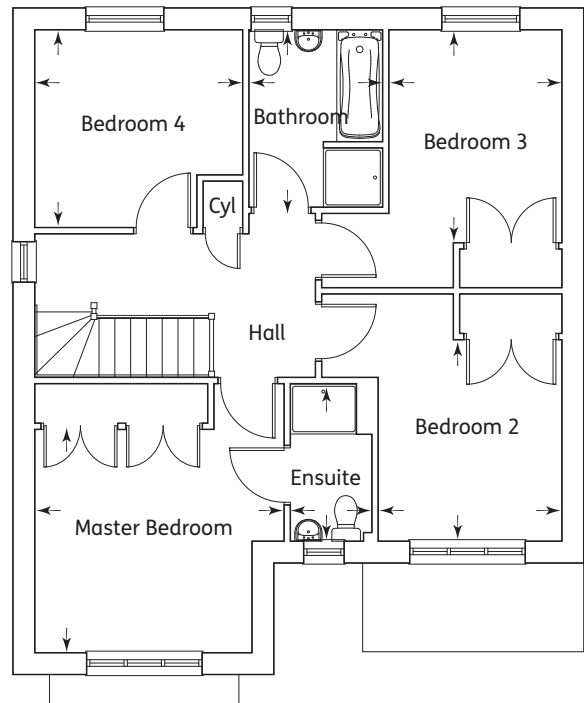


Ground Floor

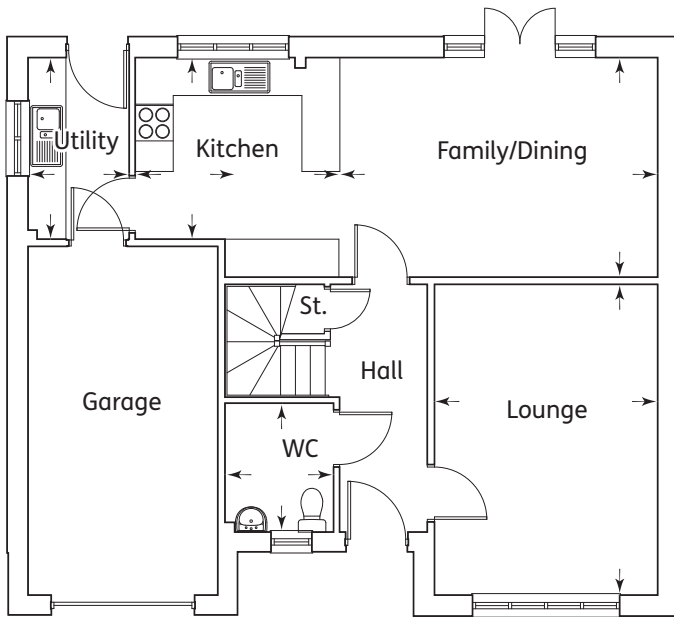
Kitchen	3.3m x 3.03m	10'10" x 9'11"
Family/Breakfast	3.46m x 2.85m	11'4" x 9'4"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.5m x 2.01m	8'2" x 6'7"
WC	2.01m x 1.51m	6'7" x 4'11"

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

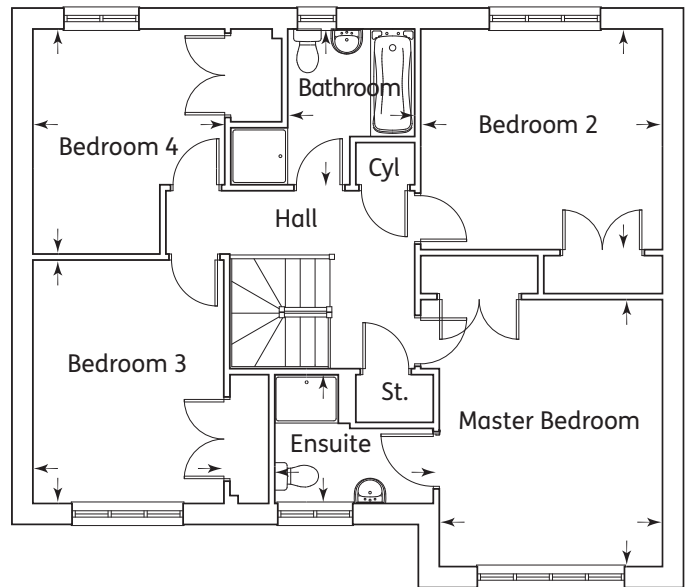


Ground Floor

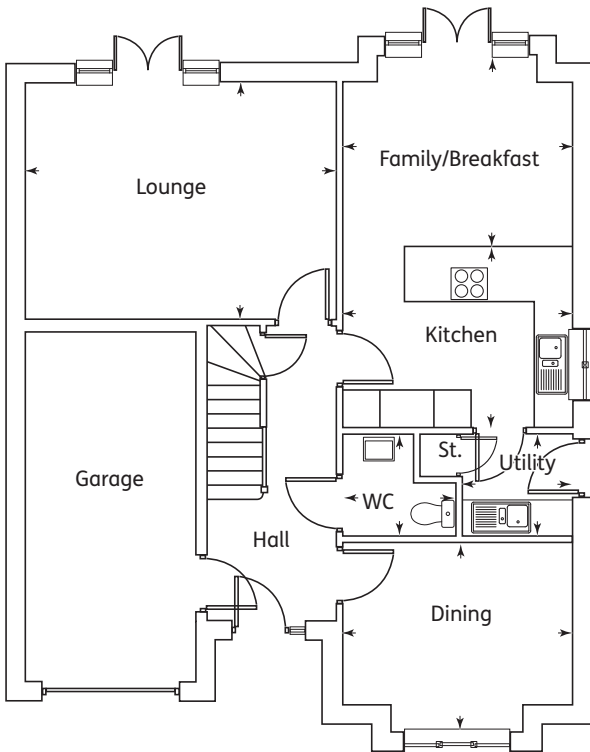
Kitchen	3.24m x 2.85m	10'7" x 9'4"
Family/Dining	4.93m x 3.47m	16'2" x 11'4"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.72m	9'4" x 5'8"
WC	1.87m x 1.71m	6'2" x 5'7"

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"

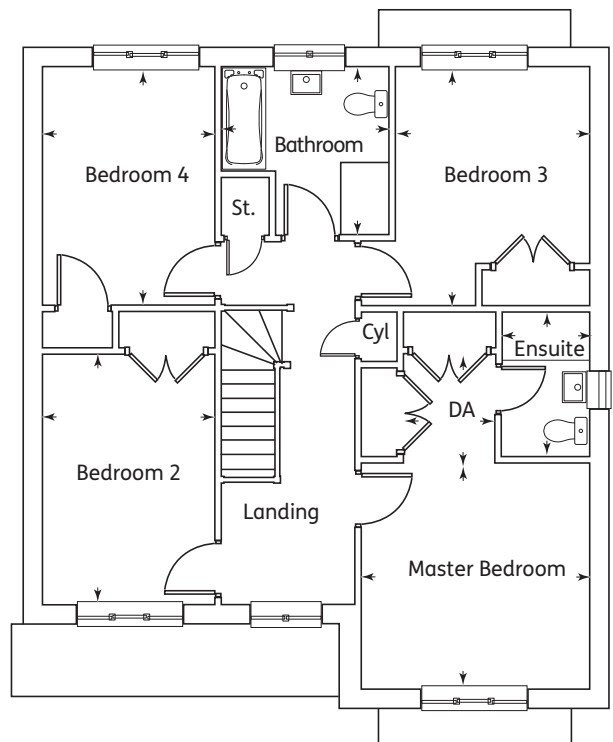


The Dochart
4 Bedroom Home



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"
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

MAYFIELDS, GLENMAVIS

External & Internal Specification

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

	Esk	Carrick	Leith	Cromarty	Leven	Annan	Etive	Dochart	Tummel
EXTERNAL SPECIFICATION									
Elevations									
Roughcast finish to external walls (colour white)*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (grey reconstituted stone)*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey/brown)*	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar photovoltaic panels on roof	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
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									
Six panel internal pass door, woodgrain finish (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe doors									
Master bedroom - Pass 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	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted built-under single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	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	n/a	✓	✓	✓	✓	✓
Chrome plated electric shower with multi-spray head	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a
Ceramic wall tiling full height to shower enclosure	C	n/a	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	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	C	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	n/a	C	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 all bedrooms (& family room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 Sales Advisor 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 Sales Advisor for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Advisor. All dimensions are approximate and are not shown to scale.

*Consult Sales Advisor for plot specific material details.

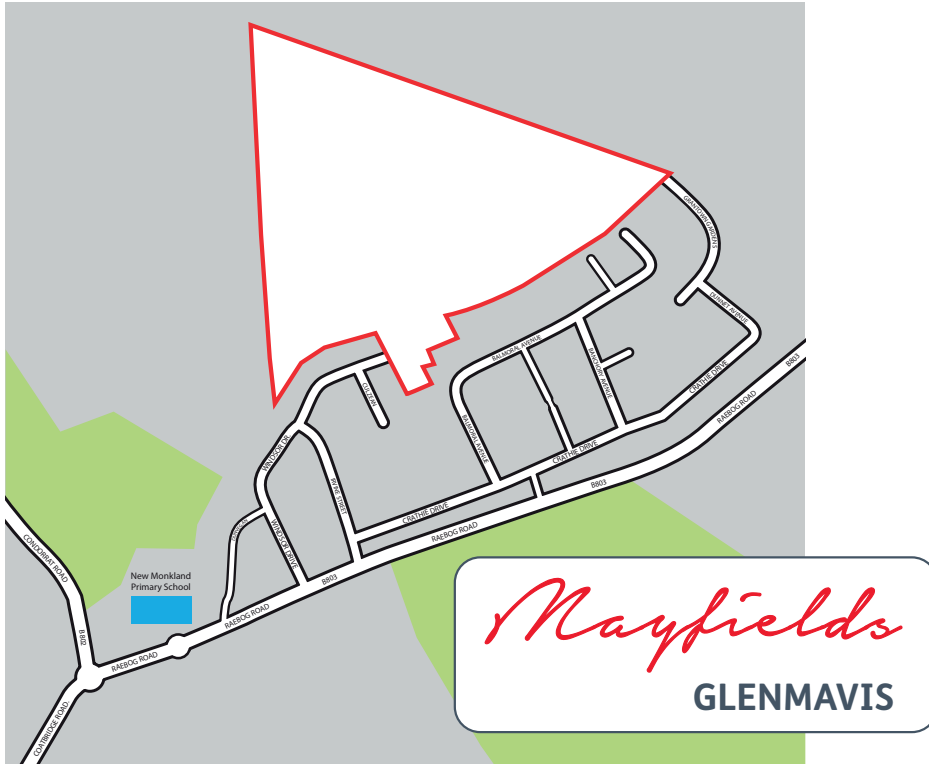


Finishing Touches

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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