



Adamslie Park
KIRKINTILLOCH

A SUPERB DEVELOPMENT
OF 4 & 5 BEDROOM HOMES



Great Location Desirable Homes

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





CONNECTED

Although Kirkintilloch has its own proud employment history which included ship building and foundries, many of today's residents make the easy daily journey to and from Glasgow. Lenzie railway station is on the main line for both east and west and there are long established bus routes. The roads are excellent with motorway access just a few miles away giving easy links to Glasgow, the M8, M9 and M74.

ADAMSLIE PARK, KIRKINTILLOCH. A SUPERB DEVELOPMENT OF FAMILY HOMES IN A DESIRABLE LOCATION

OUT AND ABOUT

Sitting as it does within reach of the scenic Campsie Fells Kirkintilloch is characterised by its rural atmosphere. It is a perfect place for those who enjoy walking, cycling, running, riding and every sport imaginable, whether on your own or in a team. Both football and rugby are played at all levels; the local Junior Football Club, Kirkintilloch Rob Roy, is known and respected across Scotland and Lenzie Rugby Club enjoys equal renown with the oval ball. The town has its own modern leisure centre catering for tennis, badminton, swimming, football and a gymnasium. Four golf clubs are also located nearby. The Forth and Clyde Canal, recently restored, offers as well as the sights of various craft passing by an excellent towpath along which you can walk or cycle all the way across Scotland.





SHOPPING & AMENITIES

The town of Kirkintilloch has developed over hundreds of years and within it you will find a real choice of long established, independent, traditional shops. Kirkintilloch has its own shopping mall and although many residents appreciate the ease with which they can visit Glasgow city centre, on a daily basis the town is completely self sufficient with its own supermarkets. Nor do you have to look far for a restaurant. Few towns the size of Kirkintilloch can boast so many and so different. Whatever your taste in eating out, you'll be spoiled for choice.

Imagine a brand new, beautifully designed family home located in this highly popular town, only a few miles from Glasgow but still with its own history and distinctive identity. Kirkintilloch is a pleasant country town with all the amenities you would expect in a place that traces its origins back to Roman times. The history of Kirkintilloch lends itself to many hours of fascinating study, even Bonnie Prince Charlie passed through. Adamslie Park, the latest Dawn Homes development, will be created and completed with all the design flair and building skill that have made Dawn Homes a byword for high standards.

EDUCATION

Settled in your new home in Adamslie Park, educational choice will not be a concern. Kirkintilloch offers nine primary schools. There are two secondary schools, Kirkintilloch High School and St Ninians RC High School, both of which have newly built campuses, and Lenzie Academy is only a couple of miles away. For families wishing to seek independent school choice there is a wide selection in the area including several in Glasgow whose reputations for academic excellence go before them. At college and university level the choice could not be wider and not just in the central belt thanks to the excellent transport connections.



GET MOVING

HELPING YOU IN EVERY WAY POSSIBLE

At Dawn Homes we will do everything we can to help you move with the absolute minimum of stress or worry. Our website outlines all the different ways that we help our new home buyers. Our people are experts on Part Exchange, Assisted Move and Assured Move. Quite simply, we are with you and on your side every step of the way, taking care of the detail and ensuring that you and your family's interests are the priority.

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

PART EXCHANGE

Let us help you move to your brand new home, hassle-free.

ASSURED MOVE

Let us help you sell your current home, with the safety net of Dawn Homes Part Exchange Scheme.

ASSISTED MOVE

Let us assist in the marketing of your current home and pay the marketing fees.





Beautifully built homes and superbly designed developments have given Dawn Homes their respected 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.

Adamslie Park

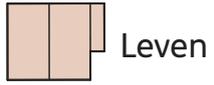
KIRKINTILLOCH



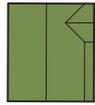
Adamslie Park | **DEVELOPMENT PLAN** KIRKINTILLOCH

Like all Dawn Homes developments, Adamslie Park is located where people want to live. Kirkintilloch is a mature, pleasant town offering families every amenity. It is also a country town with a backdrop of the Campsie Fells whose colours change with the seasons. Adamslie Park, with its choice of sizes and styles, all built to the Dawn Homes standard, will enhance this already very popular residential area.

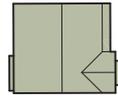




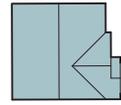
Leven



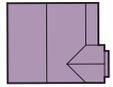
Dochart



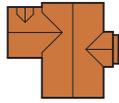
Tummel



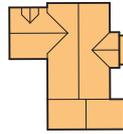
Helmsdale



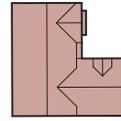
Etive



Lauder

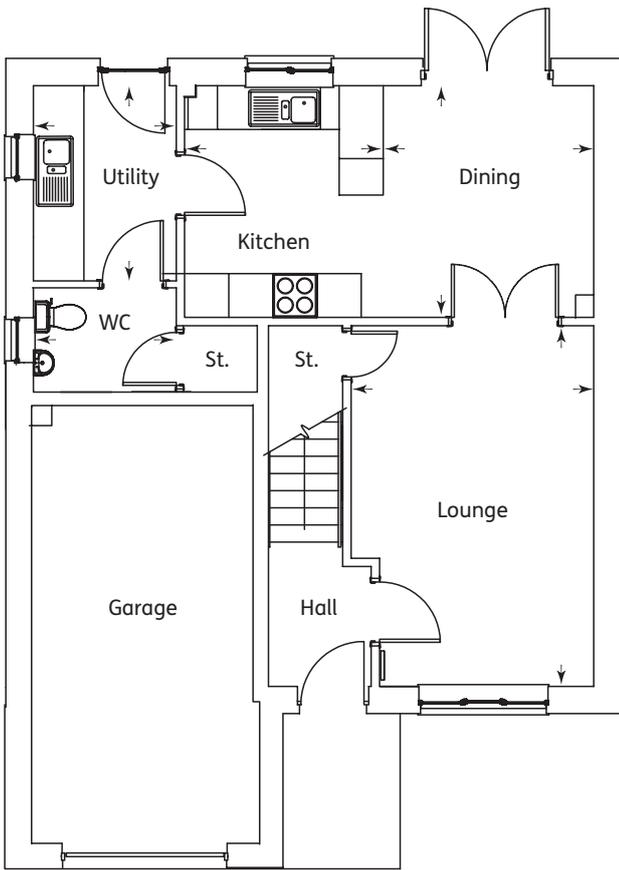


Ness



Eden



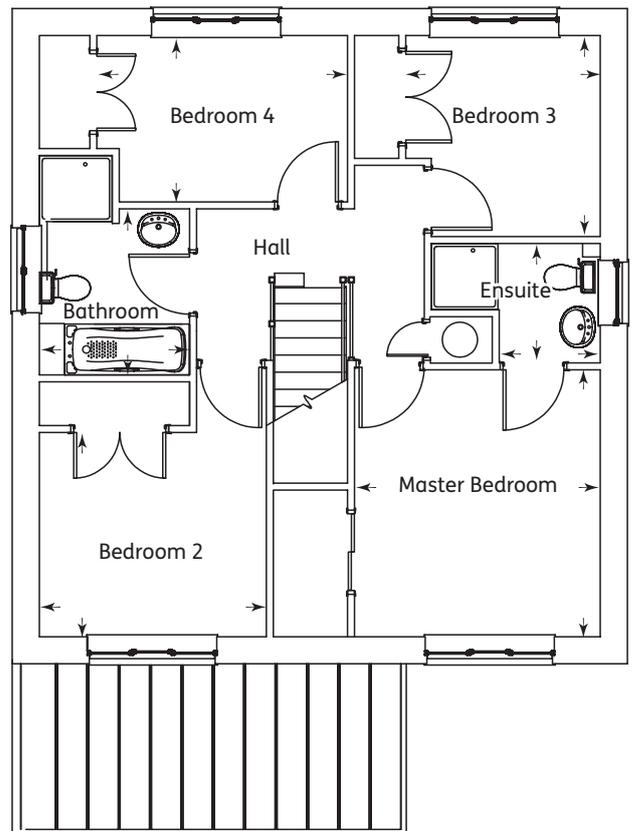


Ground Floor

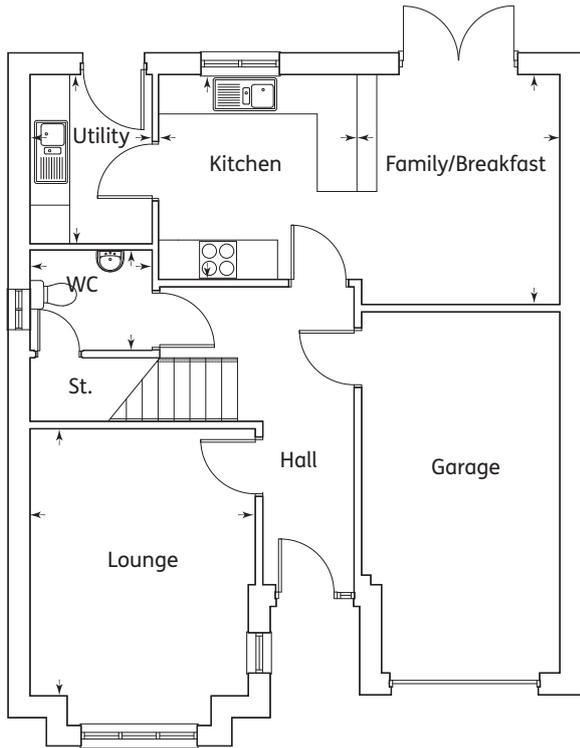
Kitchen	3.17m x 2.70m	10'5" x 8'10"
Dining	3.17m x 2.86m	10'5" x 9'4"
Lounge	4.94m x 3.29m	16'2" x 10'9"
Utility	2.67m x 1.85m	8'9" x 6'1"
WC	1.86m x 1.42m	6'1" x 4'8"

First Floor

Master Bedroom	3.69m x 3.34m	12'1" x 10'11"
Ensuite	1.60m x 1.37m	5'3" x 4'6"
Bedroom 2	2.99m x 2.80m	9'10" x 9'2"
Bedroom 3	2.75m x 2.65m	9'0" x 8'8"
Bedroom 4	3.40m x 2.27m	11'2" x 7'5"
Bathroom	2.27m x 1.96m	7'5" x 6'5"



The Leven
4 Bedroom Home

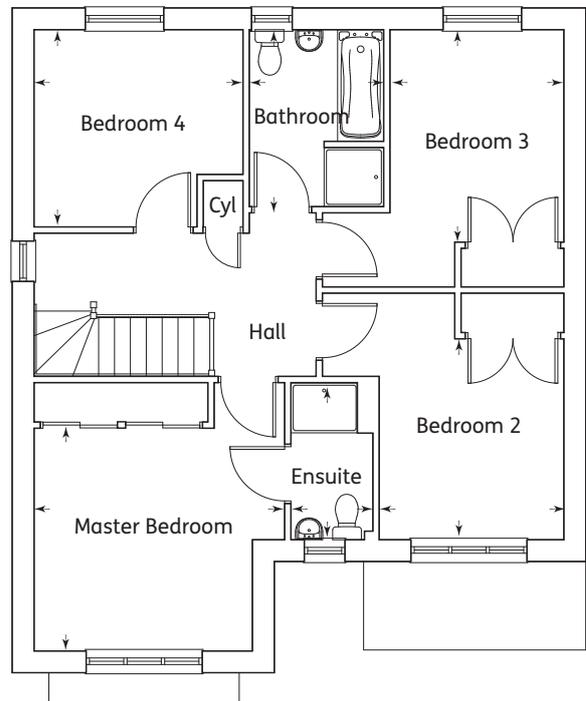


Ground Floor

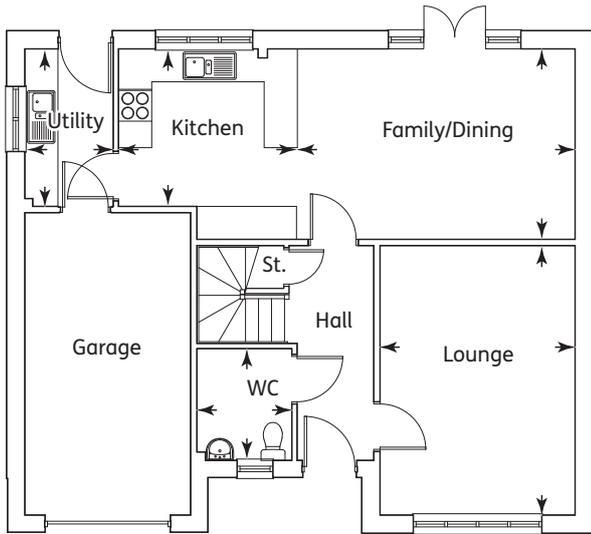
Kitchen	3.03m x 3.00m	9'11" x 9'10"
Family/Breakfast	3.46m x 3.03m	11'4" x 9'11"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.50m x 1.80m	8'2" x 5'11"
WC	1.80m x 1.51m	5'11" x 4'11"

First Floor

Master Bedroom	3.65m x 3.37m	11'11" x 11'0"
Ensuite	2.35m x 1.23m	7'8" x 4'1"
Bedroom 2	3.02m x 2.75m	9'11" x 9'0"
Bedroom 3	3.19m x 2.58m	10'6" x 8'6"
Bedroom 4	3.12m x 2.96m	10'2" x 9'8"
Bathroom	2.71m x 2.02m	8'11" x 6'8"



The Etive
4 Bedroom Home

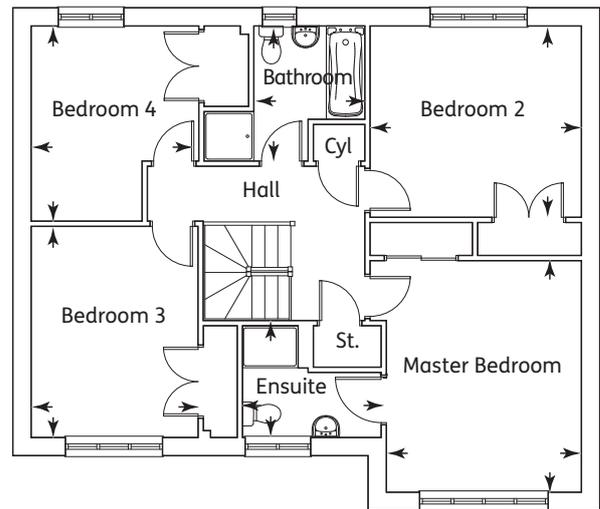


Ground Floor

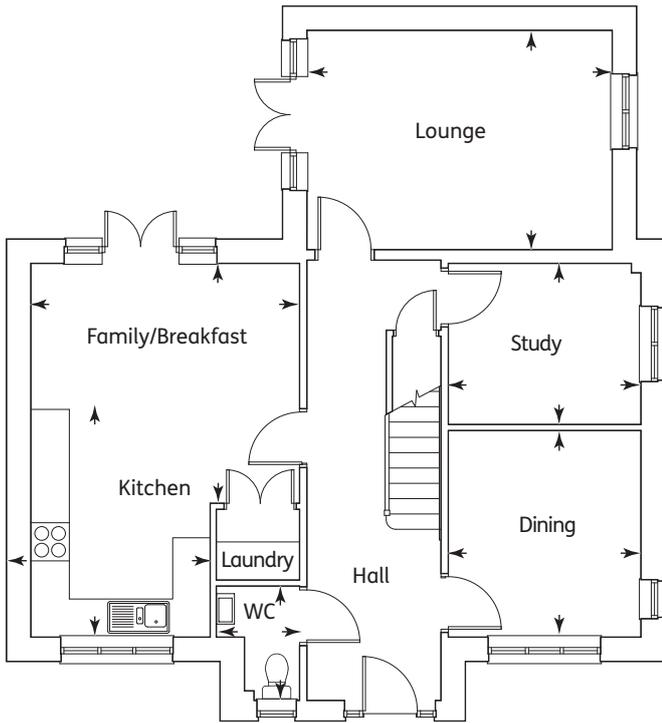
Kitchen	3.24m x 2.85m	10'7" x 9'4"
Family/Dining	4.93m x 3.47m	16'2" x 11'4"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.72m	9'4" x 5'8"
WC	1.87m x 1.71m	6'2" x 5'7"

First Floor

Master Bedroom	4.22m x 3.44m	13'10" x 11'3"
Ensuite	2.54m x 1.22m	8'4" x 4'0"
Bedroom 2	3.78m x 3.49m	12'4" x 11'5"
Bedroom 3	3.85m x 2.99m	12'7" x 9'9"
Bedroom 4	3.56m x 2.99m	11'8" x 9'9"
Bathroom	2.42m x 2.08m	7'11" x 6'10"



The Dochart
4 Bedroom Home

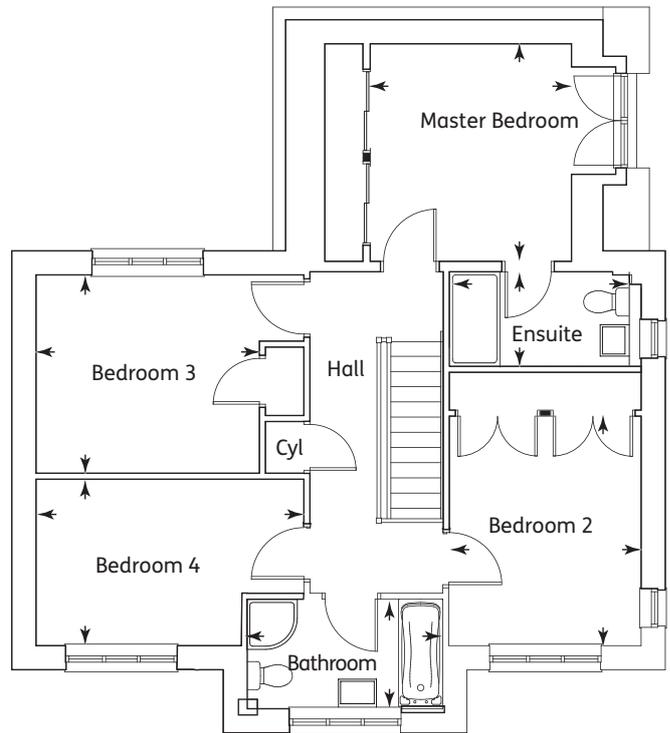


Ground Floor

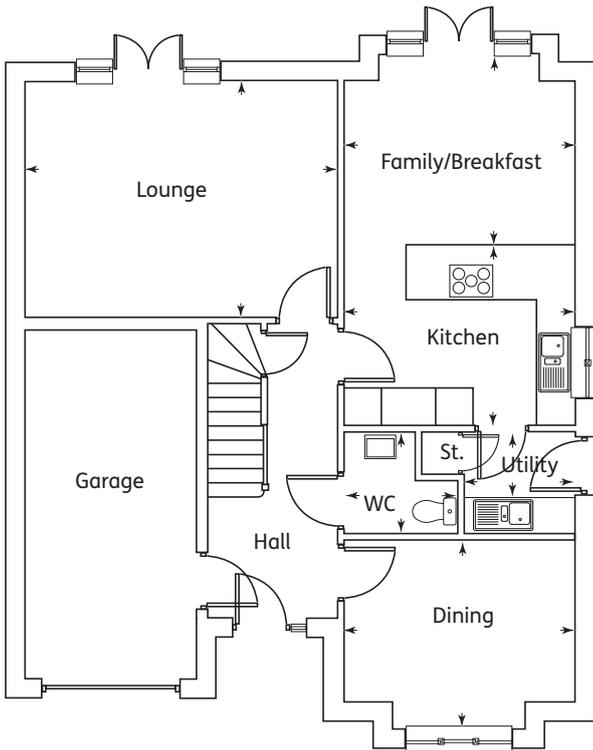
Kitchen	3.61m x 2.82m	11'10" x 9'3"
Family/Breakfast	4.20m x 3.69m	13'9" x 12'1"
Dining	3.25m x 3.02m	10'8" x 9'11"
Lounge	4.78m x 3.46m	15'8" x 11'4"
Study	3.01m x 2.54m	9'10" x 8'4"
WC	1.80m x 1.30m	5'11" x 4'3"

First Floor

Master Bedroom	3.46m x 3.16m	11'4" x 10'4"
Ensuite	3.03m x 1.50m	9'11" x 4'11"
Bedroom 2	3.65m x 3.06m	11'11" x 9'11"
Bedroom 3	3.53m x 3.16m	11'6" x 10'4"
Bedroom 4	4.22m x 2.65m	13'10" x 8'8"
Bathroom	3.08m x 1.75m	10'1" x 5'9"



The Lauder
4 Bedroom Home

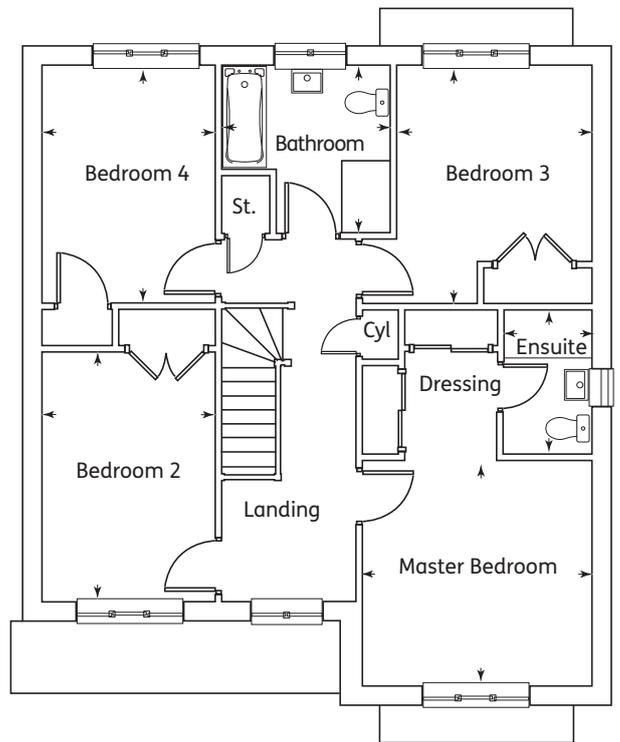


Ground Floor

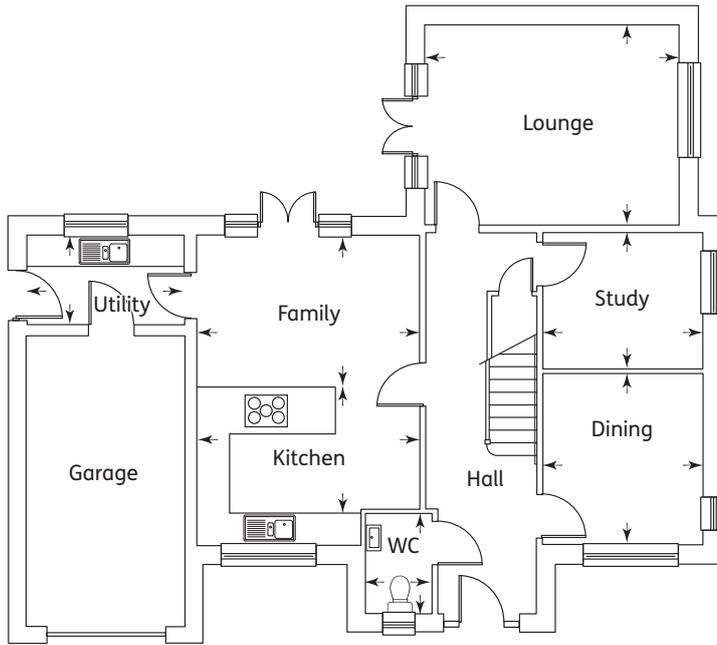
Kitchen	3.73m x 2.97m	12'3" x 9'9"
Family/Breakfast	3.73m x 3.13m	12'3" x 10'3"
Dining	3.73m x 2.65m	12'3" x 8'8"
Lounge	5.10m x 3.87m	16'9" x 12'8"
Utility	1.79m x 1.70m	5'10" x 5'7"
WC	1.85m x 1.70m	6'1" x 5'7"

First Floor

Master Bedroom	3.73m x 3.70m	12'3" x 12'1"
Dressing Area	1.79m x 1.52m	5'10" x 5'0"
Ensuite	2.39m x 1.42m	7'10" x 4'8"
Bedroom 2	4.11m x 2.89m	13'5" x 9'6"
Bedroom 3	3.22m x 3.17m	10'6" x 10'5"
Bedroom 4	3.91m x 2.89m	12'10" x 9'6"
Bathroom	2.75m x 2.68m	9'0" x 8'10"



The Tummel
4 Bedroom Home

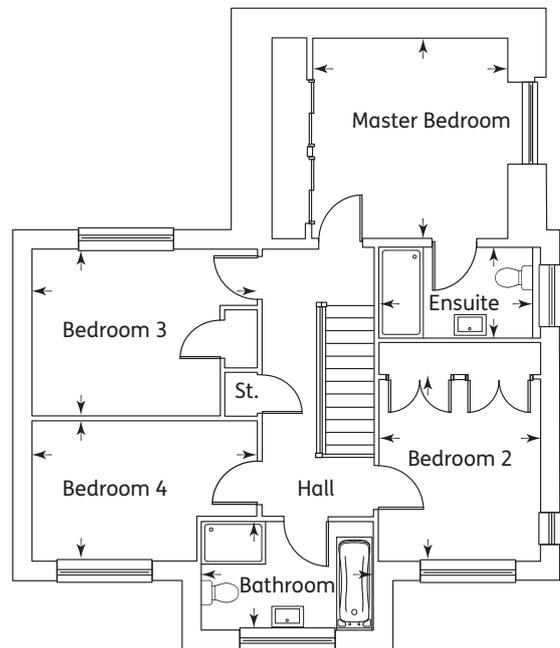


Ground Floor

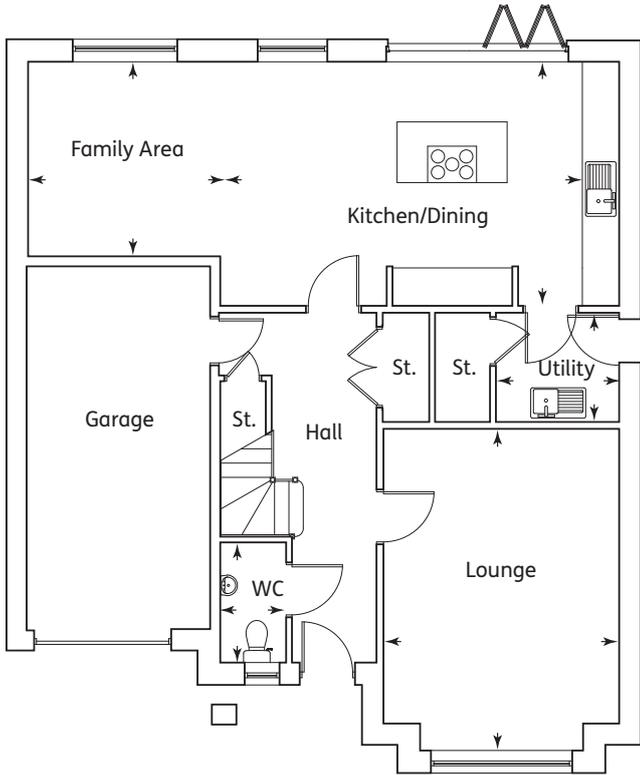
Kitchen	4.20m x 3.01m	13'9" x 9'10"
Family	4.20m x 2.89m	13'9" x 9'6"
Dining	3.25m x 3.01m	10'8" x 9'10"
Lounge	4.78m x 3.79m	15'8" x 12'5"
Study	3.01m x 2.54m	9'10" x 8'4"
Utility	2.95m x 1.70m	9'8" x 5'7"
WC	1.90m x 1.24m	6'3" x 4'1"

First Floor

Master Bedroom	3.79m x 3.67m	12'5" x 12'0"
Ensuite	3.03m x 1.71m	9'11" x 5'7"
Bedroom 2	3.43m x 3.03m	11'3" x 9'11"
Bedroom 3	3.52m x 3.15m	11'6" x 10'4"
Bedroom 4	4.23m x 2.65m	13'10" x 8'8"
Bathroom	3.22m x 2.04m	10'7" x 6'8"

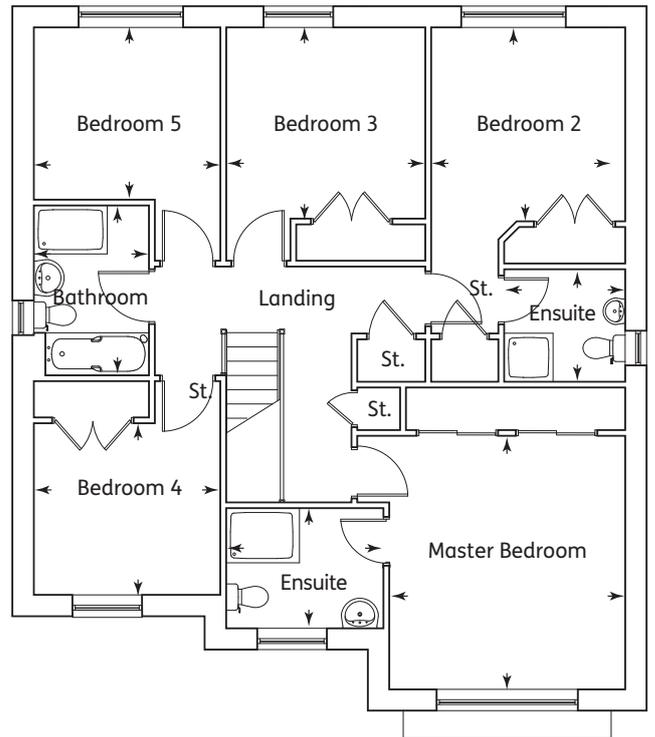


The Ness
4 Bedroom Home



Ground Floor

Kitchen/Dining	6.52m x 4.02m	21'3" x 13'2"
Family Area	3.20m x 3.14m	10'6" x 10'3"
Lounge	4.85m x 3.85m	15'11" x 12'7"
WC	1.98m x 1.00m	6'6" x 3'7"
Utility Room	2.01m x 1.80m	6'6" x 5'9"

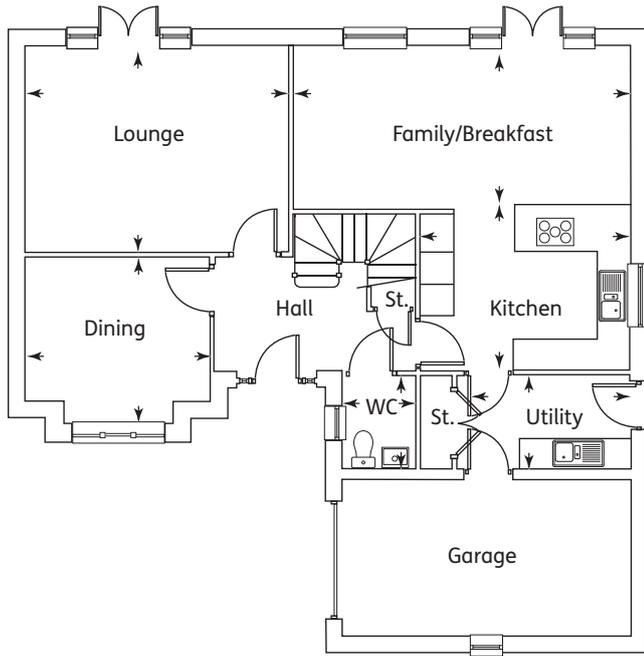


First Floor

Master Bedroom	4.18m x 3.86m	13'8" x 12'8"
Ensuite 1	2.55m x 1.98m	8'4" x 6'6"
Bedroom 2	3.19m x 3.19m	10'5" x 10'5"
Ensuite 2	1.98m x 1.85m	6'6" x 6'1"
Bedroom 3	3.25m x 3.15m	10'8" x 10'4"
Bedroom 4	3.13m x 2.83m	10'3" x 9'3"
Bedroom 5	3.13m x 2.84m	10'3" x 9'3"
Bathroom	2.80m x 1.96m	9'2" x 6'5"



The Helmsdale
5 Bedroom Home

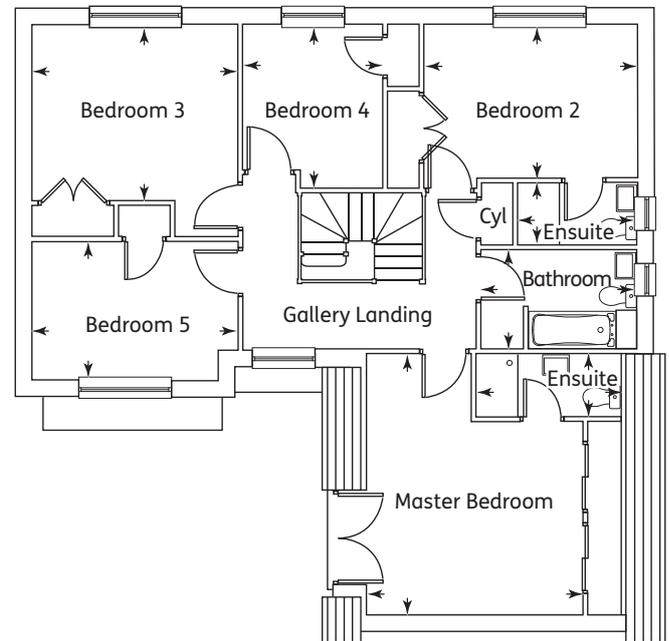


Ground Floor

Kitchen	3.97m x 3.22m	13'0" x 10'7"
Dining	3.48m x 2.74m	11'5" x 9'0"
Family/Breakfast	6.46m x 3.10m	21'2" x 10'2"
Lounge	4.93m x 3.92m	16'2" x 12'10"
Utility	3.28m x 1.80m	10'9" x 5'11"
WC	1.80m x 1.35m	5'11" x 4'5"

First Floor

Master Bedroom	4.10m x 3.69m	13'6" x 12'1"
Ensuite	2.74m x 1.35m	8'11" x 4'5"
Bedroom 2	4.04m x 2.91m	13'3" x 9'6"
Ensuite	2.25m x 1.20m	7'4" x 3'11"
Bedroom 3	3.84m x 3.35m	12'7" x 11'0"
Bedroom 4	3.11m x 2.72m	10'2" x 8'11"
Bedroom 5	3.84m x 2.63m	12'7" x 8'7"
Bathroom	2.92m x 1.94m	9'7" x 6'4"



The Eden
5 Bedroom Home



ADAMSLIE PARK, KIRKINTILLOCH

External & Internal Specification

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

EXTERNAL SPECIFICATION

Elevations

	Leven	Etive	Dochart	Lauder	Tummel	Ness	Helmsdale	Eden
Roughcast finish to external walls (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (grey reconstituted stone)	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓
Solar photovoltaic panels on roof	✓	✓	✓	✓	✓	✓	✓	✓
1.8m high screen fencing to rear and sides	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front and rear garden	✓	✓	✓	✓	✓	✓	✓	✓

Windows & French Doors

UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓
Bifold patio doors to rear (as detailed on layout)	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a

INTERNAL SPECIFICATION

Decoration

2.7m high ceilings to ground floor, 2.4m ceilings to upper floor	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

4 line horizontal 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
Integrated dishwasher and fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted built-in oven/microwave combination	✓	✓	✓	✓	✓	✓	✓	✓
4 burner Induction Hob with glass splash back	✓	✓	✓	✓				
5 burner Induction Hob with glass splash back					✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C

Utility Room

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

Bathroom

Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Vanity units, wall hung with drawer	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	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
Chrome towel warmer	✓	✓	✓	✓	✓	✓	✓	✓

En suite

Sanitary ware per layout (colour white)	1	1	1	1	1	1	2	2
Vanity units, wall hung with drawer	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C
Chrome towel warmer to master en-suite	✓	✓	✓	✓	✓	✓	✓	✓

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

Heating

Gas fired heating system with system boiler and unvented hot water cylinder	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓
Chrome sockets / switches to ground floor	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging cable	✓	✓	✓	✓	✓	✓	✓	✓

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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