



Camas Walk

CAMBUSLANG

**AN EXCITING DEVELOPMENT
OF 3, 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
CAMAS WALK OFFERS A SELECTION OF BEAUTIFULLY APPOINTED HOMES





LOCAL FACILITIES

Cambuslang is a mature town where you will find a wide range of shops including traditional high street independent retailers and supermarkets. Everything you need is available locally including doctors, dentists, opticians and a whole range of trades people. Cambuslang elects its own councillors to South Lanarkshire Council and they all hold regular surgeries in the town. The town is very well served by excellent transport links. Both train services and bus services are long established and the motorway system is just minutes away giving immediate access to north, south, east and west.

CAMAS WALK, CAMBUSLANG. AN EXCITING MIX OF NEW HOMES IN EXACTLY THE RIGHT PLACE.

OUT AND ABOUT

Recreational choice is wide and very varied in Cambuslang and the surrounding area. Cambuslang Golf Club is very well established and highly respected. Football, rugby and most other team sports are played in the town and people are often surprised to learn that the original football club, Cambuslang FC, was a founder member of the Scottish Football League. Many pursuits and personal interests are catered for in clubs and groups and Cambuslang has a reputation for making newcomers very welcome. In recent years new cycle paths and walkways have also helped to make the most of this riverside setting.





EDUCATION

There are eight primary schools in Cambuslang and two secondary schools. In addition, part of Cambuslang is in the catchment area for Stonelaw High School in the adjoining town of Rutherglen and it too is a school with a fine reputation. There is also a very wide further education choice within a close radius and there are a number of independent schools easily reached by public transport.

Once, a long time ago, it was very common for wealthy Glasgow business people to build homes in Cambuslang. It is, after all, only six miles from Glasgow city centre and the railway made it a very easy and pleasant commute. That practice is a large part of the reason why Cambuslang has so many fine, large natural stone houses. Camas Walk is an exciting development in Cambuslang and it offers a very attractive collection of homes. There will be 47 new homes in all, 3, 4, and 5 bedroom, detached and semi detached. They will all be designed and built to the highest standards, the same standards that have made Dawn Homes such a wonderful investment for home buyers across Scotland. You will be very impressed by the difference state of the art energy efficiency makes to your comfort and your fuel bills. Home ownership is made simpler by the innovative services on offer to help you secure your dream home. **THIS IS OUR FINAL PHASE, THE FIRST TWO SOLD OUT VERY QUICKLY, SO DON'T DELAY.**

CAMAS WALK

Our development is located where once stood the production centre that produced the world's best known vacuum cleaners. It is an ideal location for a modern residential development as all the transport connections are already there as are all the amenities. Camas Walk will enhance this already popular town and the combination of starter homes and larger detached properties will appeal to many new home buyers.



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 Assisted Move. 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.

Camas Walk
CAMBUSLANG



Camas Walk
CAMBUSLANG

DEVELOPMENT PLAN

Cambuslang has long been a very attractive residential area with quite excellent transport connections by rail, bus and car. It isn't, in any sense, a dormitory suburb.

Cambuslang is a town in its own right with a very real beating heart. It offers in many ways the best of both worlds; home life well away from the city with all the facilities of that city within very comfortable reach. Our development, Camas Walk will enhance this already popular location. The combination of starter homes and larger family homes is exactly what is needed and it will make Camas Walk a highly desirable addition to Cambuslang. Whether you are living in the area at the moment or considering a move to this part of central west Scotland, you will not regret looking closely at what Camas Walk has to offer. The development is in complete sympathy with the surrounding area and the quality of design and build is what people expect from one of Scotland's most highly respected home builders.



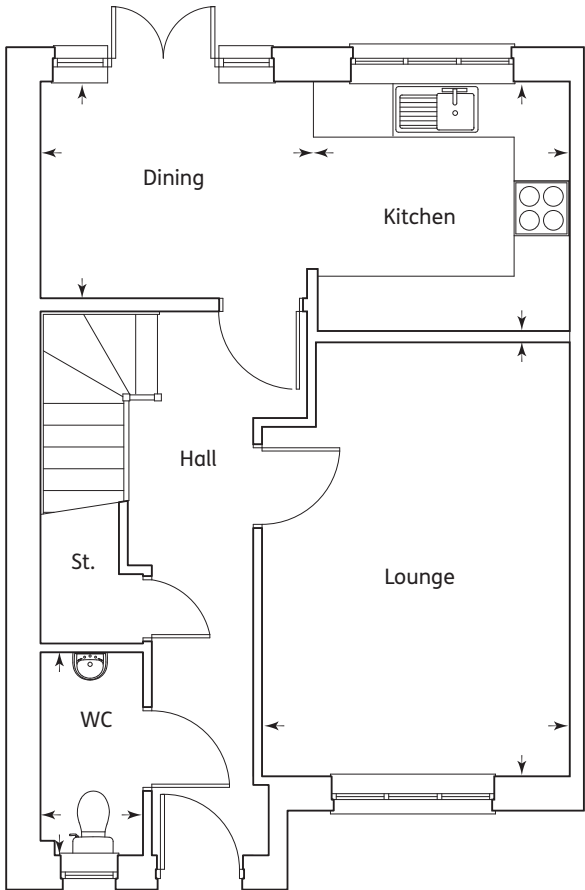


Sat Nav ref for Camas Walk, Cambuslang is G72 7DX

EPC Rating



The Carrick – 963 sq ft 89.5 sqm

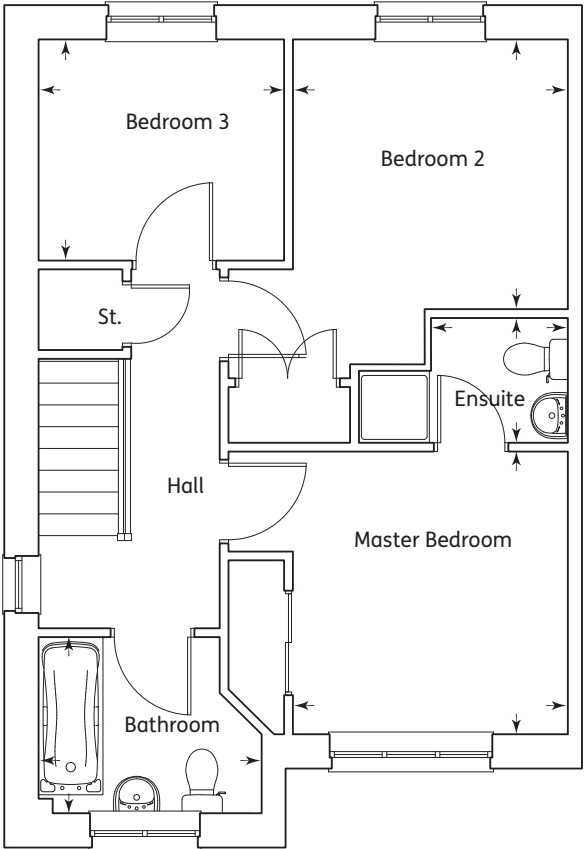


First Floor

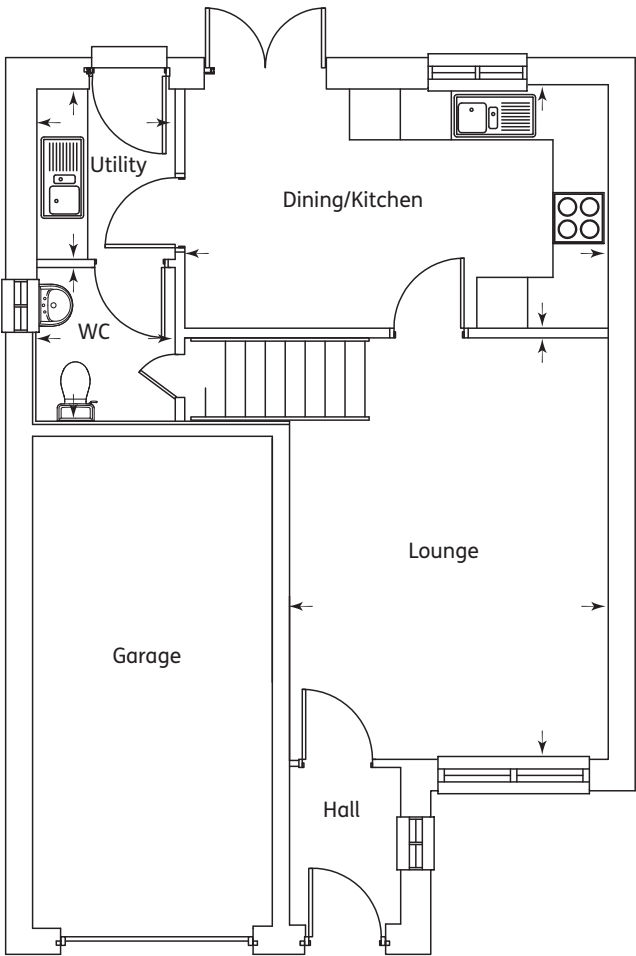
Master Bedroom	2.99m x 2.82m	9'10" x 9'3"
Ensuite	1.39m x 1.35m	4'6" x 4'5"
Bedroom 2	2.96m x 2.96m	9'8" x 9'8"
Bedroom 3	2.64m x 2.38m	8'8" x 7'9"
Bathroom	2.14m x 1.89m	7'0" x 6'2"

Ground Floor

Kitchen	3.06m x 2.68m	10'0" x 8'9"
Dining	2.60m x 2.35m	8'6" x 7'8"
Lounge	4.67m x 3.31m	15'4" x 10'10"
WC	2.18m x 1.10m	7'2" x 3'7"



The Carrick
3 Bedroom Home

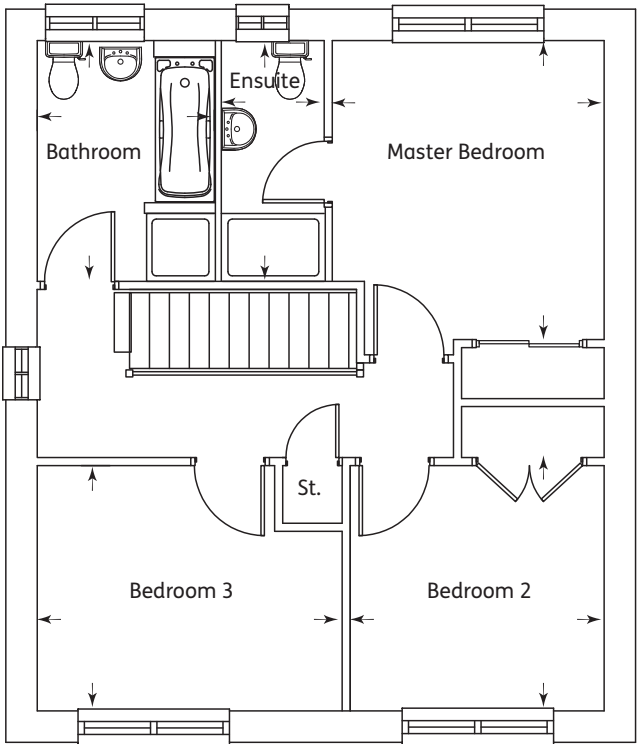


Ground Floor

Dining/Kitchen	4.94m x 2.99m	16'2" x 9'2"
Lounge	4.98m x 3.69m	16'4" x 12' 1"
Utility	1.75m x 1.63m	5'9" x 5'4"
WC	2.06m x 1.63m	6'9" x 5'4"

First Floor

Master Bedroom	3.52m x 3.2m	11'6" x 10'6"
Ensuite	2.83m x 1.20m	9'3" x 3'11"
Bedroom 2	2.99m x 2.89m	9'10" x 9'6"
Bedroom 3	3.59m x 2.89m	11'9" x 9'6"
Bathroom	2.83m x 2.08m	9'3" x 6'10"

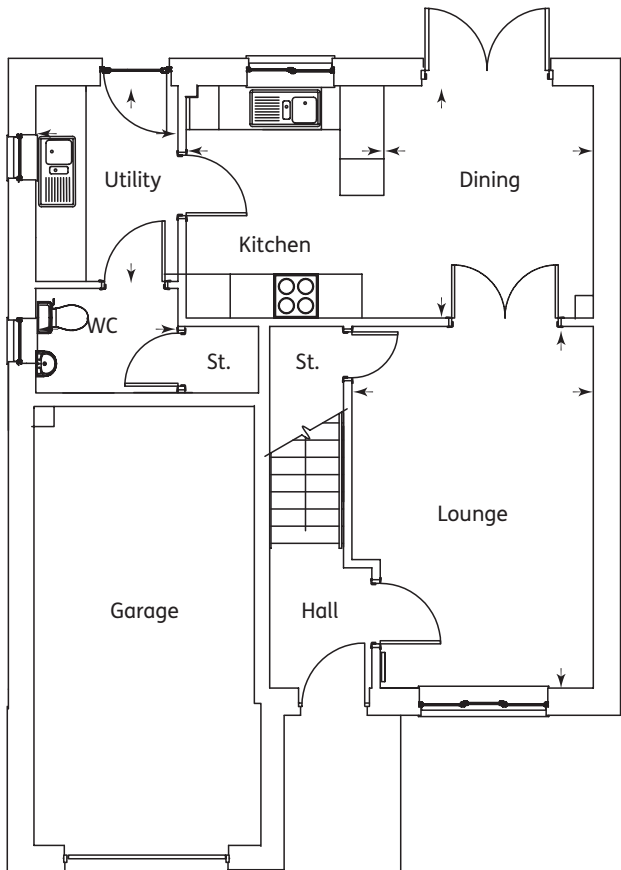


The Cromarty
3 Bedroom Home

EPC Rating



The Leven – 1200 sq ft 111 sqm

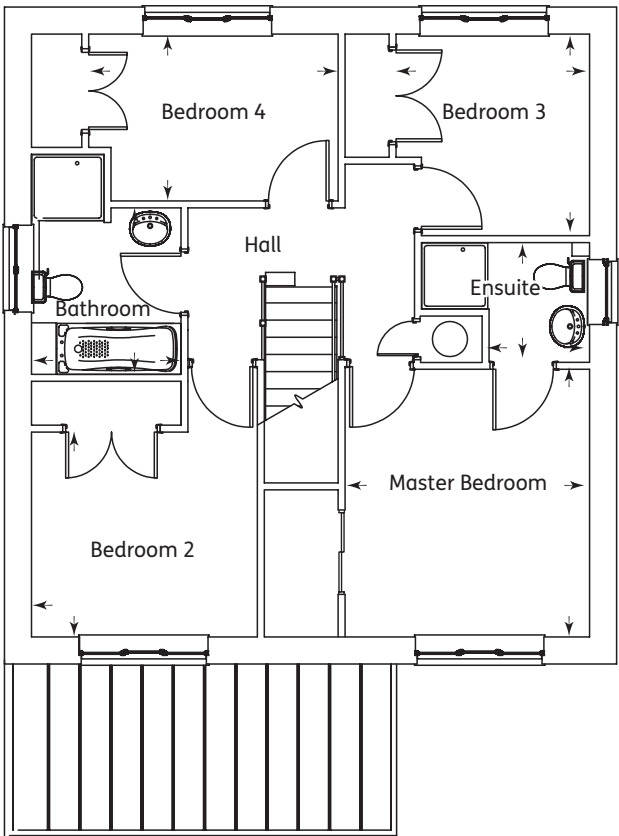


Ground Floor

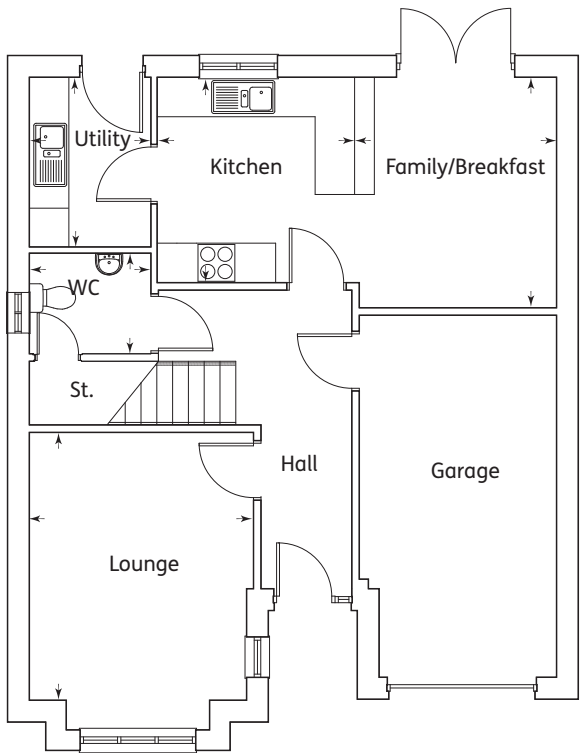
Kitchen	3.17m x 2.70m	10'5" x 8'10"
Dining	3.17m x 2.86m	10'5" x 9'4"
Lounge	4.94m x 3.29m	16'2" x 10'9"
Utility	2.67m x 1.85m	8'9" x 6'1"
WC	1.86m x 1.42m	6'1" x 4'8"

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

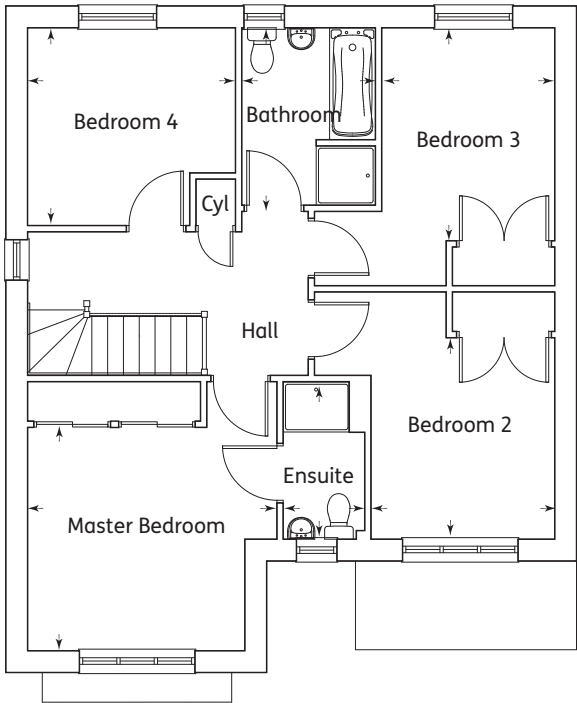


Ground Floor

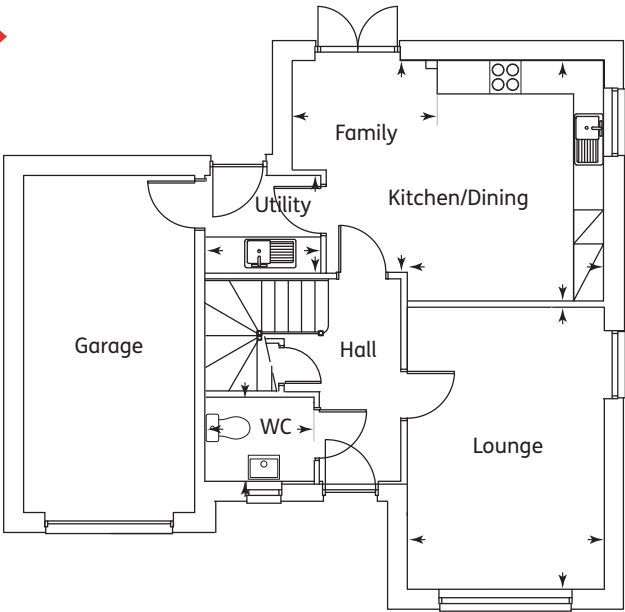
Kitchen	3.03m x 3.30m	9'11" x 10'10"
Family/Breakfast	3.47m x 2.73m	11'4" x 8'11"
Lounge	4.31m x 3.37m	14'1" x 11'1"
Utility	1.95m x 1.80m	6'5" x 5'11"
WC	2.06m x 1.64m	6'9" x 5'5"

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	3.11m x 2.96m	10'2" x 9'8"
Bathroom	2.71m x 2.02m	8'11" x 6'8"



The Etive
4 Bedroom Home

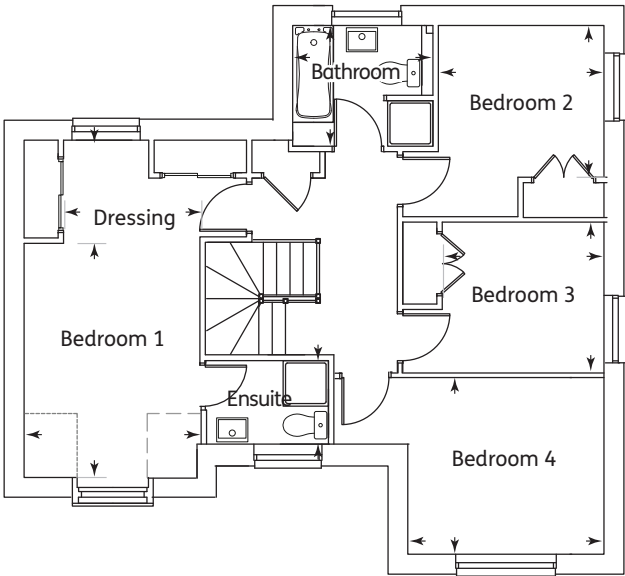


Ground Floor

Kitchen/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"

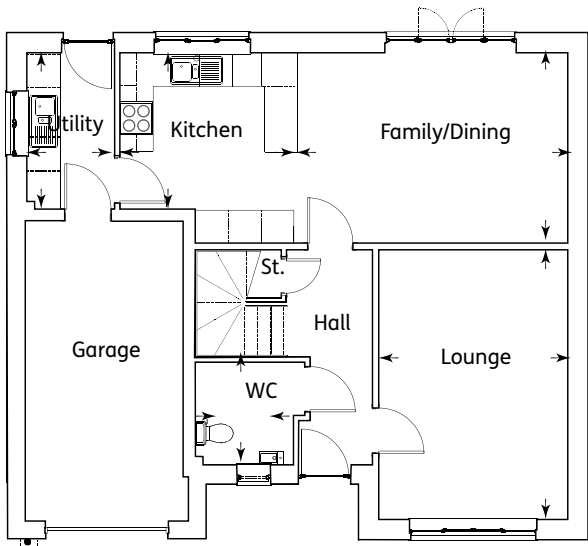


The Nairn
4 Bedroom Home

EPC Rating



The Dochart – 1521 sq ft 141 sqm

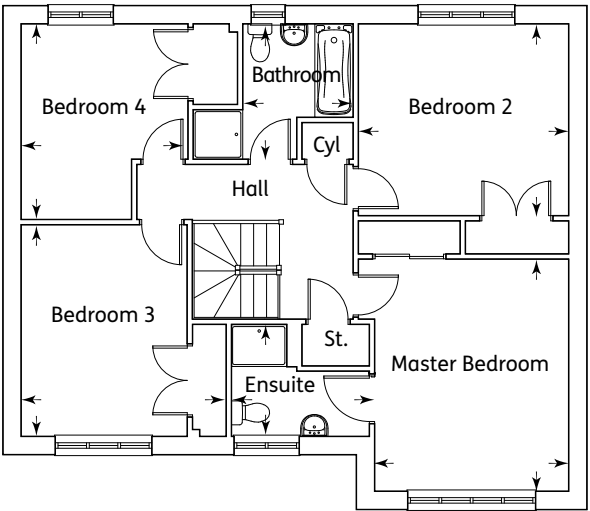


Ground Floor

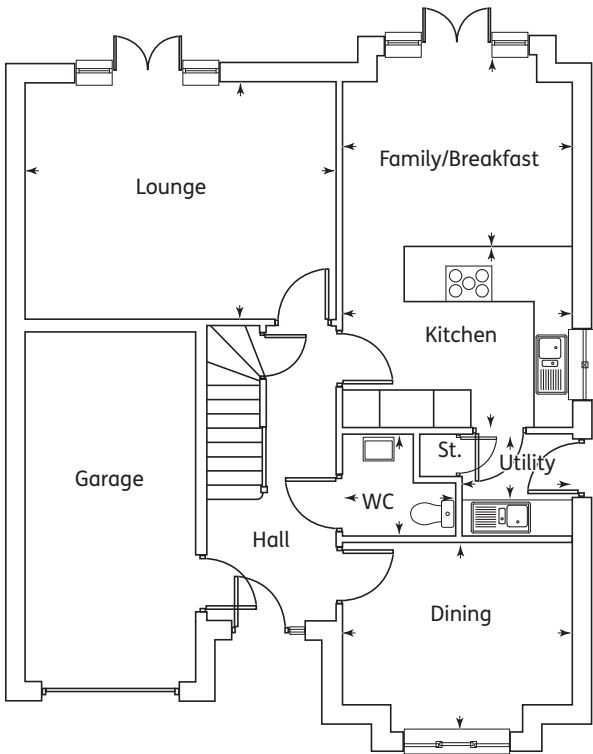
Kitchen	3.24m x 2.85m	10'7" x 9'4"
Family/Dining	4.93m x 3.48m	16'2" x 11'5"
Lounge	4.92m x 3.44m	16'1" x 11'3"
Utility	2.85m x 1.60m	9'4" x 5'3"
WC	1.87m x 1.79m	6'2" x 5'10"

First Floor

Master Bedroom	4.22m x 3.44m	13'10" x 11'3"
Ensuite	2.54m x 1.28m	8'4" x 4'2"
Bedroom 2	3.78m x 3.49m	12'4" x 11'5"
Bedroom 3	3.85m x 2.97m	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"

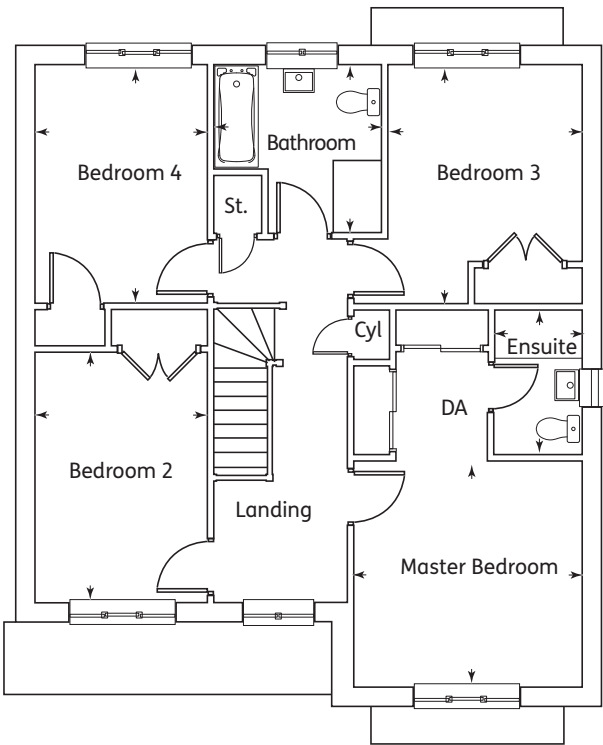


The Dochart
4 Bedroom Home



Ground Floor

Kitchen	3.73m 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	16'8" 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"

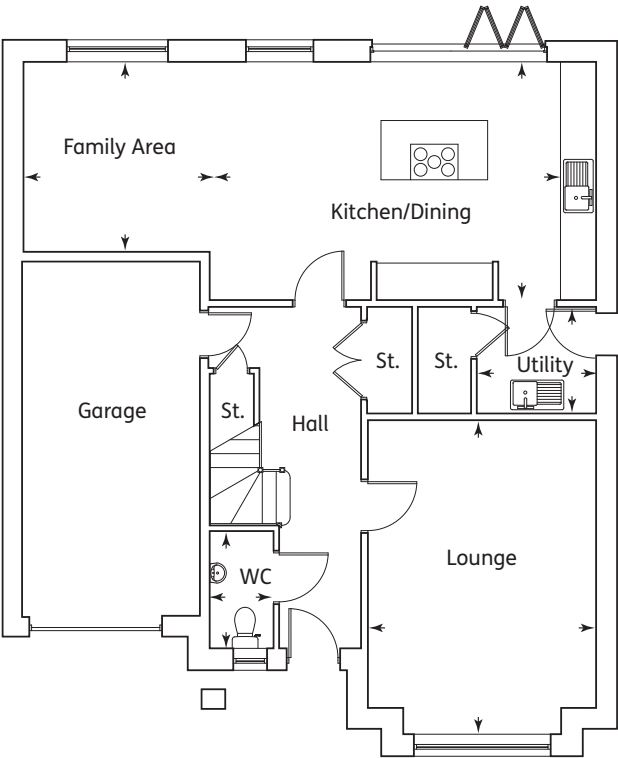


First Floor

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	4.10m 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

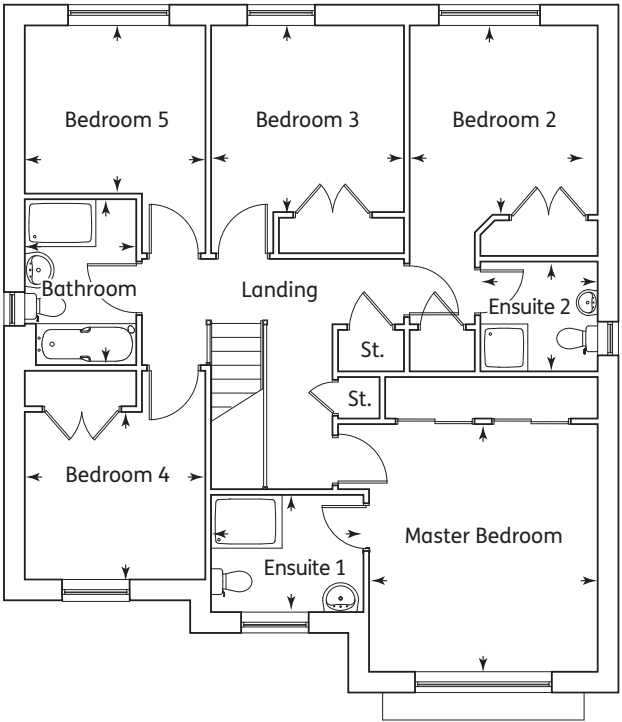


Ground Floor

Kitchen/Dining	6.56m x 4.02m	21'5" x 13'2"
Family Area	3.19m x 3.14m	10'6" x 10'3"
Lounge	4.85m x 3.86m	15'11" x 12'8"
WC	1.90m x 1.22m	6'3" x 3'8"
Utility Room	2.01m x 1.80m	6'7" x 5'11"

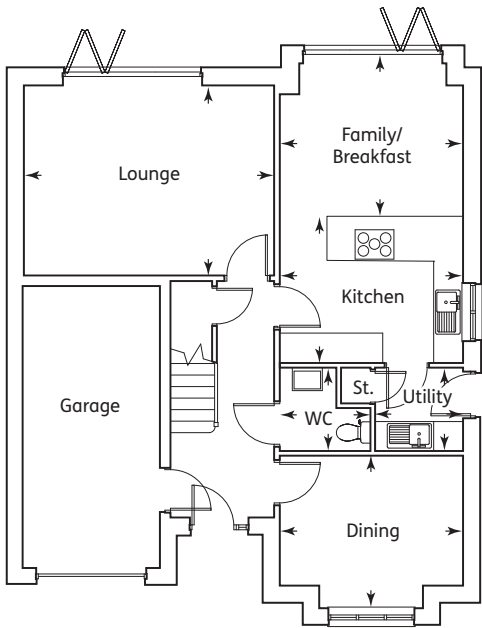
First Floor

Master Bedroom	4.18m x 3.86m	13'8" x 12'8"
Ensuite 1	2.57m x 1.88m	8'5" x 6'2"
Bedroom 2	3.18m x 3.19m	10'5" x 10'6"
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	3.09m x 2.83m	10'1" 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

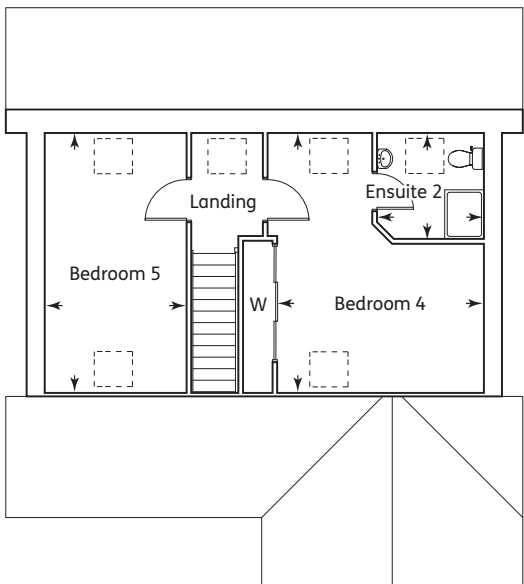
EPC Rating



Ground Floor

Family/Breakfast	3.73m x 2.68m	12'3" x 8'9"
Kitchen	3.73m x 2.97m	12'3" x 9'9"
Lounge	5.28m x 3.87m	17'3" x 12'9"
Dining	3.73m x 2.65m	12'3" x 8'8"
W.C.	1.85m x 1.70m	6'1" x 5'7"
Utility	1.79m x 1.70m	5'10" x 5'7"

The Teviot – 2211 sq ft 205 sqm



First Floor

Master Bedroom	4.86m x 3.79m	15'11" x 12'3"
Ensuite 1	2.80m x 2.54m	9'2" x 8'4"
Dressing Area	2.44m x 1.66m	8'0" x 5'5"
Bedroom 2	4.10m x 2.90m	13'5" x 9'6"
Bedroom 3	3.91m x 2.89m	12'10" x 9'6"
Bathroom	2.79m x 2.45m	9'2" x 8'0"

Second Floor

Bedroom 4	4.21m x 3.04m	13'9" x 9'11"
Ensuite 2	2.18m x 2.15m	7'2" x 7'1"
Bedroom 5	5.30m x 2.89m	17'4" x 9'6"

The Teviot

5 Bedroom Home



CAMAS WALK, FINAL PHASE

External & Internal Specification

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

	Carrick	Cromarty	Leven	Etive	Nairn	Dochart	Tummel	Helmsdale	Teviot
EXTERNAL SPECIFICATION									
Elevations									
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 garden & side	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front & rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows & French Doors									
UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	n/a	n/a
Bi-fold 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									
2.4m high ceilings throughout	✓	✓	✓	✓	✓	✓	n/a	n/a	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	✓	✓	✓
Emulsion finish to walls (choice of paint colours)	C	C	C	C	C	C	C	C	C
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									
Ladder style internal pass door, smooth finish (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	✓	✓	✓	✓	✓	✓	✓	✓
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	n/a	n/a
Stainless steel built in oven	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	✓
Induction hob with built in extractor	n/a	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	n/a	n/a
Stainless steel five burner gas hob	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	✓
Stainless steel cooker hood	✓	✓	✓	✓	✓	✓	✓	n/a	✓
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	C	C	C	C	C	C	C	C
Stainless steel single bowl sink with monobloc single lever mixer tap	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	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	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	n/a	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	n/a	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	C
Chrome towel warmer	✓	✓	✓	✓	✓	✓	✓	✓	✓
En suite									
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	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	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	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	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.



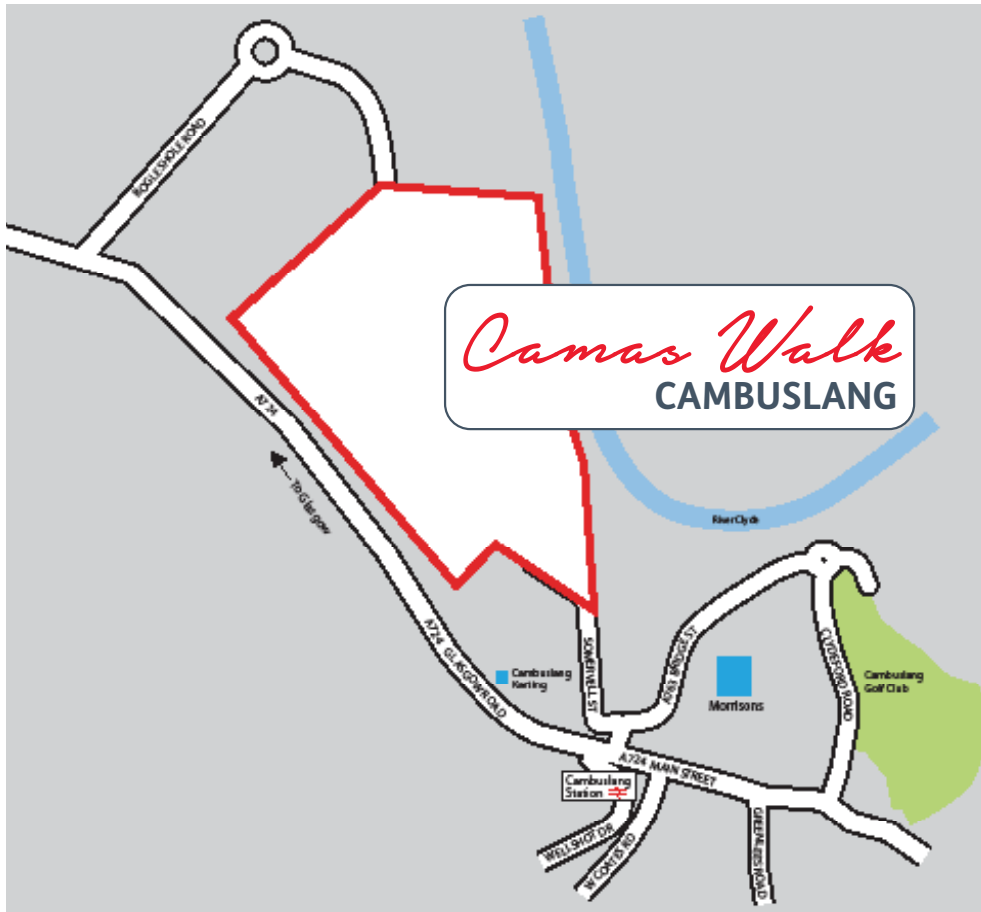
Finishing Touches

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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