



# THE HEATHERS

CAREFULLY-CRAFTED 5 BEDROOM DETACHED HOMES SET WITHIN RURAL SURROUNDINGS, OFFERING A SUPERIOR LEVEL OF SPECIFICATION AND MODERN INTERIORS.

This unique development offers the very best in luxury family living. Each of the 5 bedroom homes offer generous living areas, spacious grounds and a relaxed lifestyle. Inspiring fixtures include an American fridge / freezer, range style cooker and built-in coffee machine. These are all standard features as is a stunning oak staircase with complimentary finishings and oak doors to the ground floor, creating quality and style. External features are equally as inspiring with electric/remote controlled garage doors and a large timber deck area to the rear garden, offering the perfect outdoor space. And, with only 4 homes, two with private gates, The Heathers truly is exclusive.

IMAGINE THE LUXURY OF HAVING THE CITY CLOSE-BY YET ENJOYING A COUNTRY LIFESTYLE WITH OPEN LANDSCAPES.

The Heathers is located in Condorrat in North Lanarkshire.

Ideally placed for commuting to Glasgow, Edinburgh or Stirling with excellent road links nearby, you really do benefit from the best of both worlds.

The small village of Condorrat is on the outskirts of Cumbernauld, which has excellent shopping and leisure facilities including a choice of restaurants, bars, supermarkets, country club and golf clubs.

The Heathers is well appointed with all homes featuring south-facing gardens looking onto open countryside, creating a private surrounding. Enjoy the simple pleasures of relaxing walks and lazy afternoons in the garden, yet with the added luxury of access to the major cities.

It's all here for you.



# THE CARNOUSTIE



## GROUND FLOOR

- Large lounge with square bay to front and French doors to rear timber decking.
- Open plan kitchen and family room with separate dining room and utility room.
- Feature oak style staircase.
- Downstairs wc and double integral garage.

### GROUND FLOOR

Living Room (into bay)	7.06m x 3.66m	23' 2" x 12' 0"
Dining Room	3.35m x 2.77m	11' 0" x 9' 1"
Family Room (into orangerie)	4.18m x 3.05m	13' 8" x 10' 0"
Kitchen	4.59m x 3.34m	15' 1" x 11' 0"
Utility	3.67m x 1.66m	12' 0" x 5' 6"
Garage	5.76m x 5.12m	18' 11" x 16' 10"



## UPPER FLOOR

- Master bedroom with walk-in closet, Juliet balcony and master en-suite bathroom with shower.
- Bedroom 2 with en-suite shower room.
- Bedrooms 2, 3 and 4 with fitted wardrobes.
- Bedroom 5 could also be used as a study.

### UPPER FLOOR

Master Bedroom	5.12m x 3.87m	16' 10" x 12' 8"
Walk-in Closet	3.95m x 1.8m	12' 11" x 5' 1"
Master En-suite	2.98m x 2.41m	9' 9" x 7' 11"
Bedroom 2	3.84m x 2.98m	12' 7" x 9' 9"
En-suite 2	2.98m x 1m	9' 9" x 3' 3"
Bedroom 3	3.66m x 2.74m	12' 0" x 9' 0"
Bedroom 4	3.66m x 2.74m	12' 0" x 9' 0"
Bedroom 5 / Study	3.40m x 2.13m	11' 2" x 7' 0"
Bathroom	2.7m x 2.47m	8' 1" x 8' 10"



EACH HOME AT THE HEATHERS IS DESIGNED WITH YOUR COMFORT IN MIND.

The character and traditional oak finishes blend seamlessly with the modern elements of high spec kitchens and contemporary bathroom suites. The external surroundings have been given the same thought too. Enjoy the luxury of a timber deck to the rear garden, with access from your lounge French doors.

Our specification has been carefully thought through and you can add that little extra something by choosing to up-grade on selected fixtures and finishings.



# SPECIFICATION

## KITCHENS

- Choice of hand-crafted kitchens by Eyleine Kitchens.
- Fully integrated stainless steel appliances including double range style cooker, built-in microwave, integrated dishwasher, coffee maker and American style fridge/freezer with ice and water dispenser.
- Choice of under unit wall tiling.
- 1 1/2 bowl drainer stainless steel sink with chrome mixer taps.
- Low voltage under unit lighting.
- \* Up-grade to granite or timber block worktops.
- \* Up-grade to designer hose style, spray taps.
- \* Up-grade to under sink waste disposal unit.

## UTILITY ROOM

- Utility rooms are fitted with a selection of base units to compliment kitchen choice.
- Integrated washing machine.
- Stainless steel sink and drainer with chrome mixer taps.
- Choice of splash back wall tiling.

## BATHROOMS, EN-SUITES AND CLOAKROOM

- Bathroom, en-suites and cloakroom feature contemporary white sanitary ware from Scope bathrooms and chrome mixer taps.
- Choice of wall tiles. Tiling is provided to dado height to bath with full height tiling within shower enclosures.
- His and her sinks to master en-suite.
- Chrome finished double shower with thermostatic controls and glass doors to family bathroom and en-suites.
- Chrome towel rails to bathrooms and en-suites.

## MASTER BEDROOM

- Master bedroom features fully-shelved walk-in closet.

## DECORATION

- Hardwood finishes in oak to ground floor including staircase balustrade and white gloss to second floor.

- Ironmongery throughout will be of chrome style finish.
- All internal walls will be painted in soft white emulsion and ceiling finished with white.
- Coving to all public rooms on ground level and hallway.
- \* Up-grade to oak hardwood finish to second floor.
- \* Up-grade to coving finish within all rooms.
- \* Up-grade to oak hardwood flooring in lounge and hallway.

## EXTERNAL FEATURES

- Turf to front garden with monobloc drive leading to double integral garage with electric doors.
- Timber deck to rear garden, leading off French doors from the lounge.
- Gated entrance to drive on selected plots only. Please ask Sales Advisor for details.
- Feature planting.
- \* Option to have turf to rear garden.

## GENERAL

- Mains wired smoke detectors will be fitted in central points within each home.
- uPVC double glazed windows with security locks.
- Gas central heating systems are fitted with programmable Megaflow boiler systems and thermostatic valves to each radiator.
- Telephone and television points are provided. Please ask Sales Advisor for details.
- Chrome light switches and sockets to selected areas.
- Feature lighting to selected areas.
- Hardwood timber storm double doors to front entrance.
- Low maintenance white uPVC fascias and soffits.
- NHBC 10 year warranty.



# BELLISLE HOMES

## Bellisle Homes

Media House, Dunnswood Road, Wardpark South, Cumbernauld G67 3EN  
Telephone: 01236 782718, Fax: 01236 457852, [www.bellislehomes.co.uk](http://www.bellislehomes.co.uk)

## VILLAGE ESTATES CUMBERNAULD'S LEADING PROPERTY SERVICES

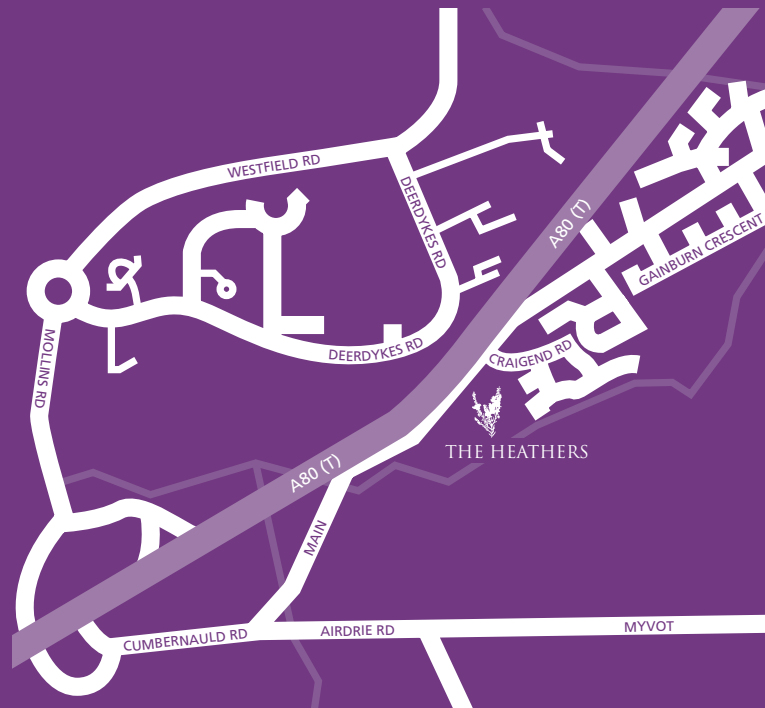
### Cumbernauld

2 The Wynd, The Village, Cumbernauld G67 2SU  
Telephone: 01236 636101

[www.vecumbernauld.co.uk](http://www.vecumbernauld.co.uk)

### Kilsyth

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