

CARLUKE

BRAIDWOOD

what3words: ///beyond.alcove.widely

3 & 4 Bedroom Bungalows and
3, 4 & 5 Bedroom Homes



ALLANWATER

HOMES

Off Lanark Road, Braidwood, Carluke ML8 4PW

Telephone: 07710 094979 | Email: carluke@allanwater.co.uk

Phase 1



KEY

3 bedroom bungalows



Tay
bungalow with driveway



Clyde
bungalow with driveway

3 bedroom homes



Nevis
detached villa with driveway



Cheviot
detached villa with garage



Sidlaw
detached villa with driveway

4 bedroom homes



Ochil
detached villa with garage



Fintry
detached villa with driveway

5 bedroom homes

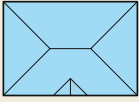


Galloway
detached villa with garage

Please check with our Development Sales Manager for up-to-date details of your chosen property prior to reservation.

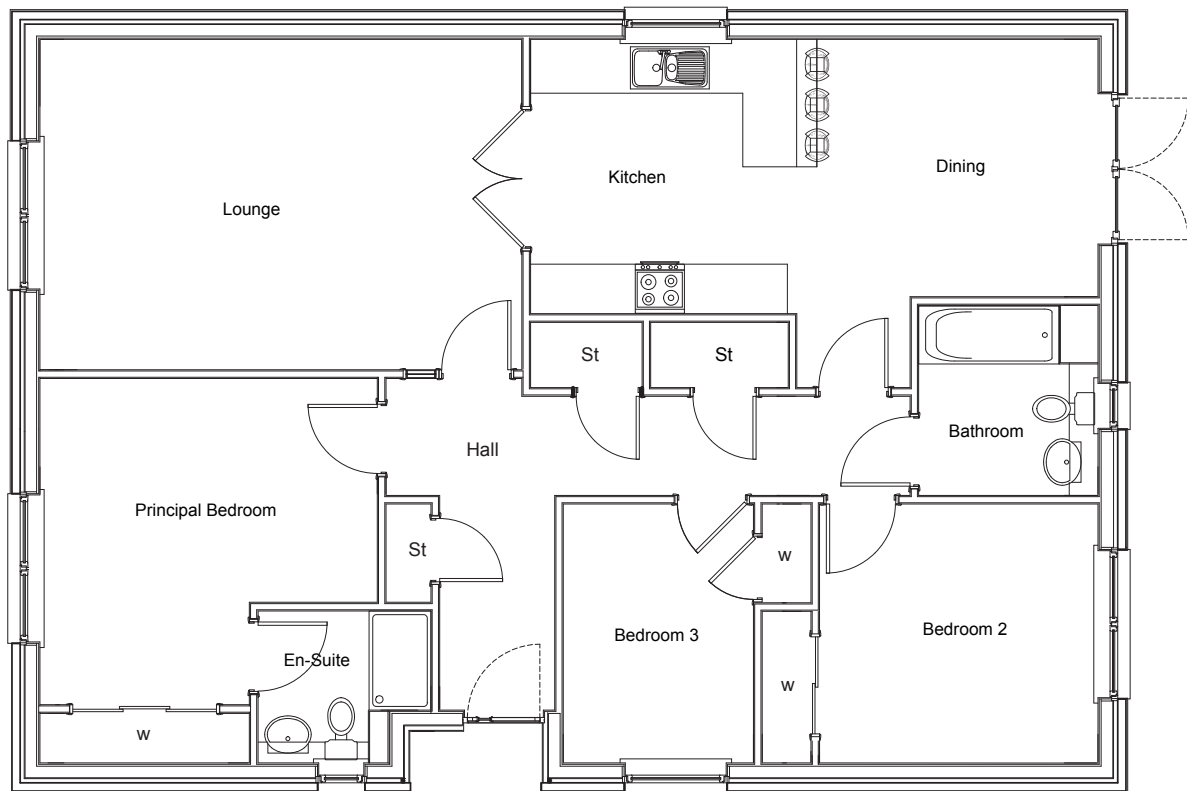


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Tay Plot 2

3 bedroom bungalow
with driveway



| GROUND FLOOR | | | |
|-------------------|------|----------|----------------|
| Lounge | 5.83 | x 4.00 m | 19'1" x 13'1" |
| Kitchen/Dining | 6.87 | x 3.32 m | 22'5" x 10'9" |
| Principal Bedroom | 3.95 | x 4.08 m | 12'11" x 13'5" |
| En Suite | 2.09 | x 1.84 m | 6'10" x 6'0" |
| Bedroom 2 | 3.37 | x 3.13 m | 11'1" x 10'3" |
| Bedroom 3 | 2.30 | x 3.13 m | 7'6" x 10'3" |
| Bathroom | 2.30 | x 2.17 m | 7'5" x 7'2" |

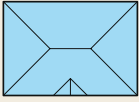
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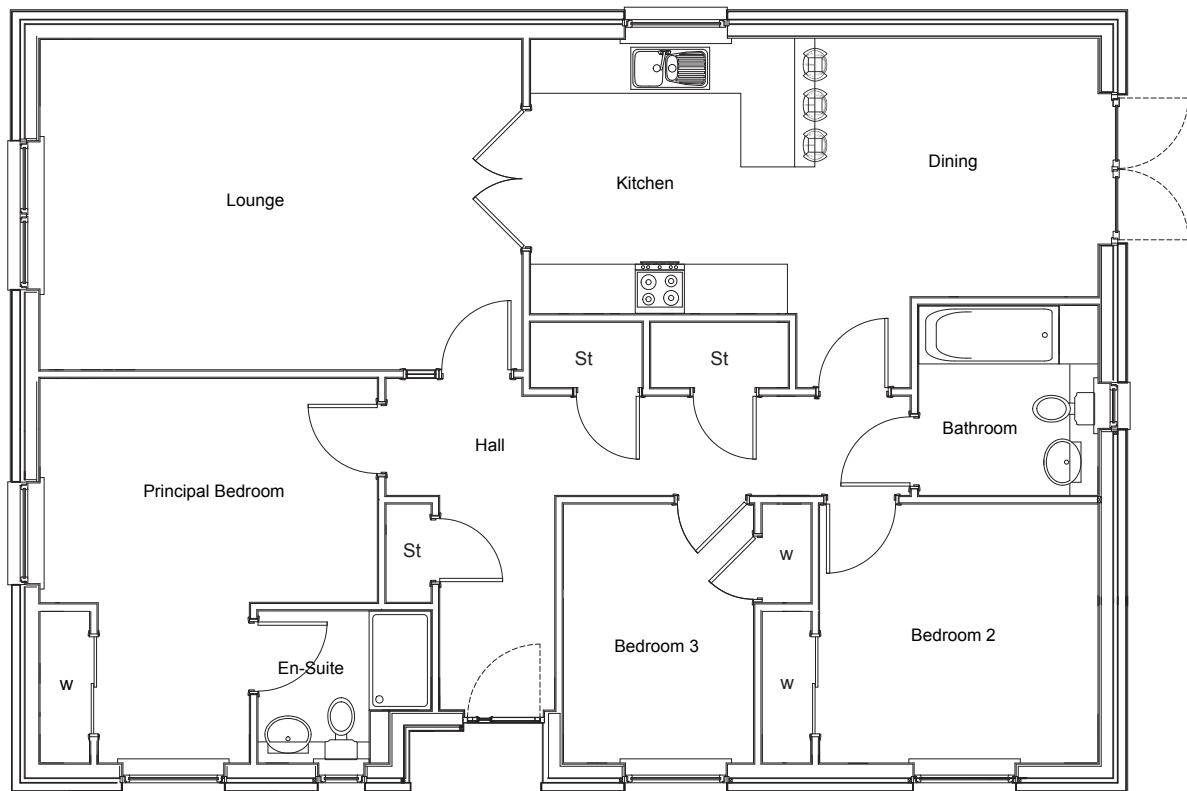


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Tay Plot 18

3 bedroom bungalow
with driveway



| GROUND FLOOR | | | |
|-------------------|------|----------|----------------|
| Lounge | 5.83 | x 4.00 m | 19'2" x 13'1" |
| Kitchen/Dining | 6.87 | x 3.32 m | 22'6" x 10'11" |
| Principal Bedroom | 4.65 | x 4.08 m | 15'3" x 13'5" |
| En Suite | 2.09 | x 1.84 m | 6'10" x 6'0" |
| Bedroom 2 | 3.37 | x 3.13 m | 11'1" x 10'3" |
| Bedroom 3 | 2.30 | x 3.13 m | 7'7" x 10'3" |
| Bathroom | 2.30 | x 2.17 m | 7'6" x 7'1" |

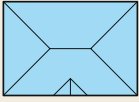
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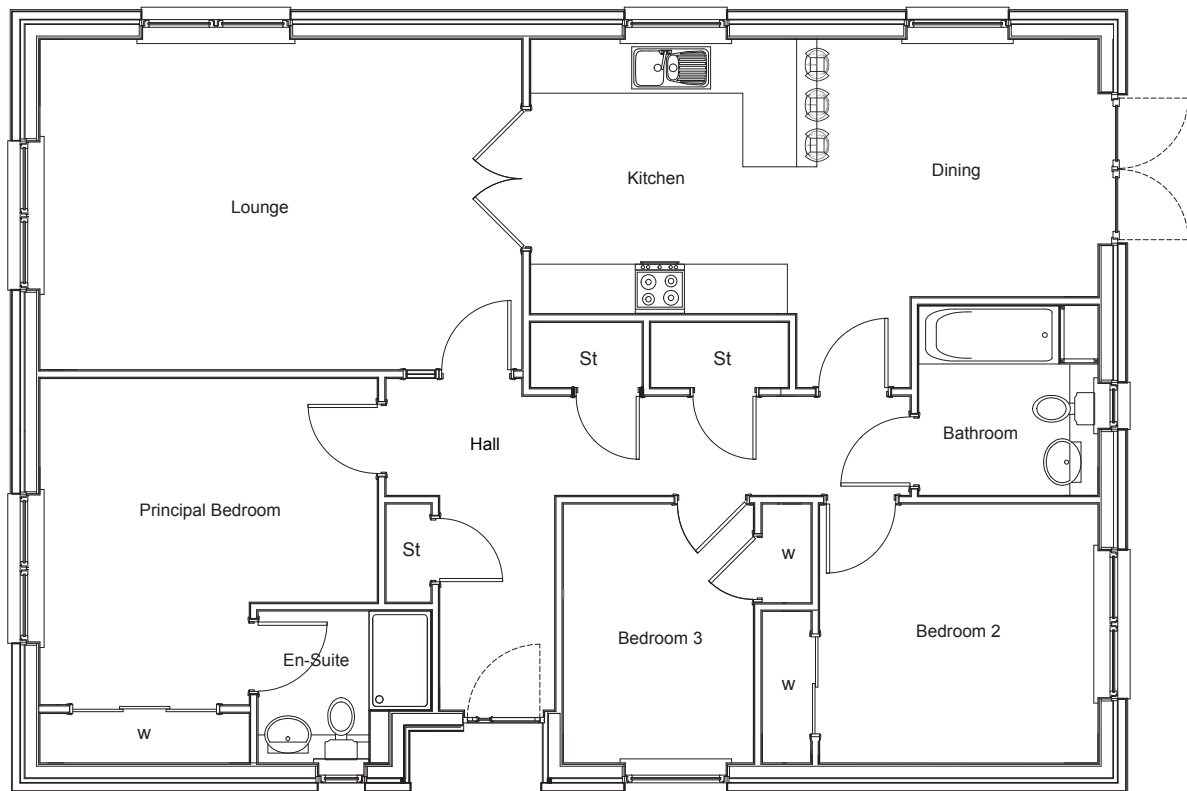


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Tay Plot 19

3 bedroom bungalow
with driveway



| GROUND FLOOR | | | |
|-------------------|---------------|----------------|--|
| Lounge | 5.83 x 4.00 m | 19'2" x 13'1" | |
| Kitchen/Dining | 6.87 x 3.32 m | 22'6" x 10'11" | |
| Principal Bedroom | 3.95 x 4.08 m | 12'11" x 13'5" | |
| En Suite | 2.09 x 1.84 m | 6'10" x 6'0" | |
| Bedroom 2 | 3.37 x 3.13 m | 11'1" x 10'3" | |
| Bedroom 3 | 2.30 x 3.13 m | 7'7" x 10'3" | |
| Bathroom | 2.30 x 2.17 m | 7'6" x 7'1" | |

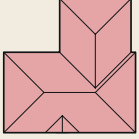
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Clyde

3 bedroom bungalow
with driveway



GROUND FLOOR

| | | |
|-----------------------|---------------|----------------|
| Lounge | 6.27 x 3.95 m | 20'7" x 13'0" |
| Kitchen/Dining/Family | 4.65 x 7.41 m | 15'3" x 24'4" |
| Utility | 2.12 x 1.59 m | 6'11" x 5'3" |
| Principal Bedroom | 3.05 x 3.64 m | 10'0" x 12'0" |
| En Suite | 1.92 x 1.54 m | 6'4" x 5'1" |
| Bedroom 2 | 3.63 x 2.99 m | 11'11" x 9'10" |
| Bedroom 3 | 2.73 x 4.95 m | 8'11" x 16'3" |
| Bathroom | 2.23 x 2.12 m | 7'4" x 6'11" |



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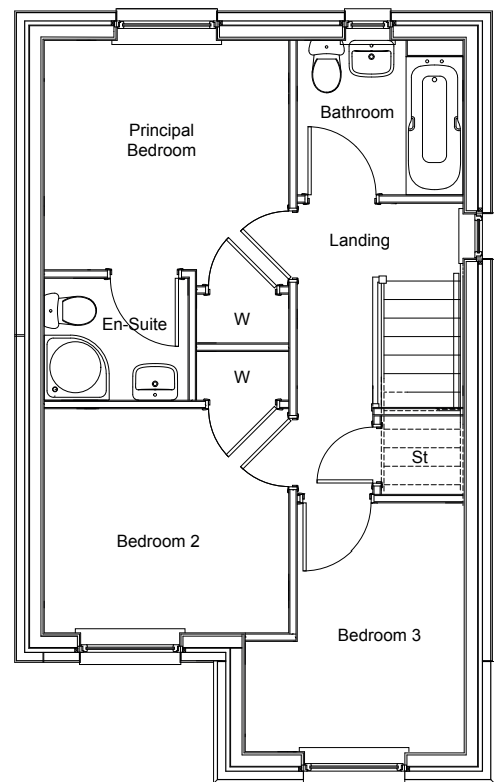
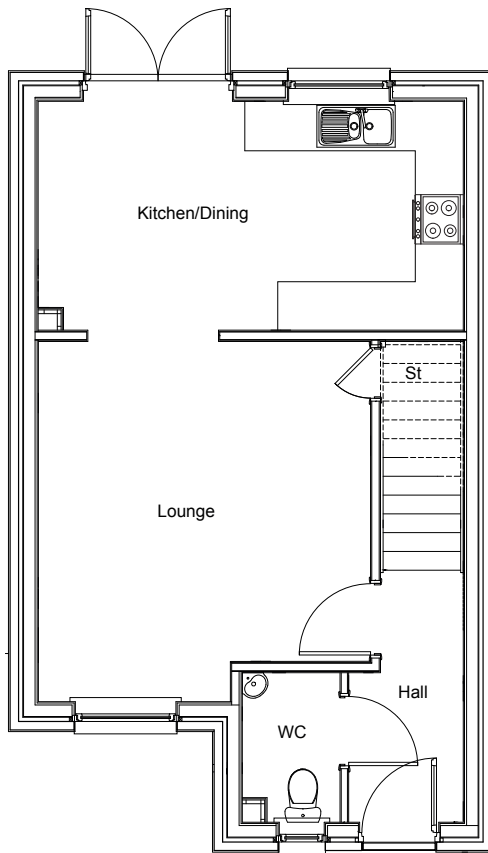


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Nevis

3 bedroom detached villa
with driveway



GROUND FLOOR

| | | | | | | |
|----------------|------|---|--------|-------|---|-------|
| Lounge | 4.03 | x | 4.37 m | 13'2" | x | 14'3" |
| Kitchen/Dining | 5.16 | x | 2.78 m | 16'9" | x | 9'1" |
| WC | 1.18 | x | 1.81 m | 3'9" | x | 5'10" |

FIRST FLOOR

| | | | | | | |
|-------------------|------|---|--------|------|---|-------|
| Principal Bedroom | 3.01 | x | 2.82 m | 9'9" | x | 9'3" |
| En Suite | 1.77 | x | 1.50 m | 5'8" | x | 4'9" |
| Bedroom 2 | 3.01 | x | 2.76 m | 9'9" | x | 9'1" |
| Bedroom 3 | 2.68 | x | 3.06 m | 8'8" | x | 10'0" |
| Bathroom | 2.04 | x | 1.90 m | 6'7" | x | 6'2" |

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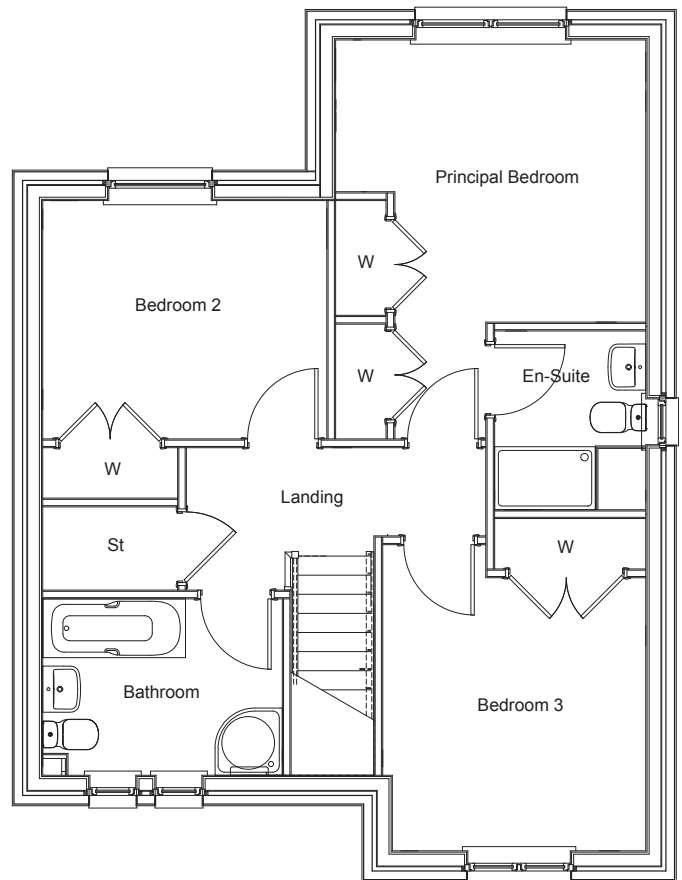
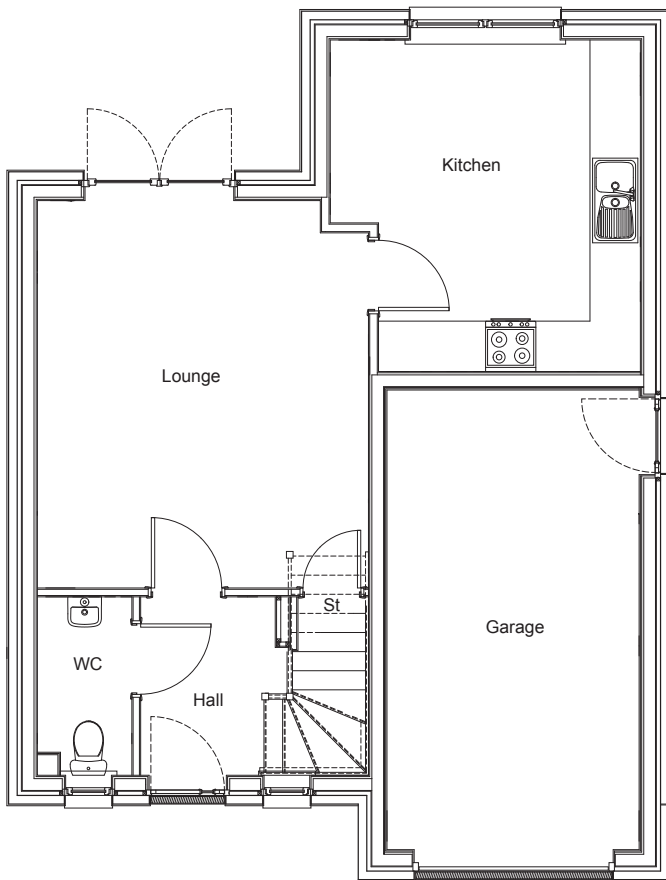


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Cheviot

3 bedroom detached villa
with garage



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Lounge | 3.94 x 4.61 m | 12'9" x 15'1" |
| Kitchen/Dining | 3.69 x 3.95 m | 12'1" x 12'9" |
| WC | 1.12 x 2.12 m | 3'8" x 6'11" |
| Garage | 3.00 x 5.50 m | 9'9" x 17'9" |

FIRST FLOOR

| | | |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.69 x 3.36 m | 12'1" x 11'0" |
| En Suite | 1.80 x 2.13 m | 5'9" x 7'0" |
| Bedroom 2 | 3.38 x 2.84 m | 11'1" x 9'3" |
| Bedroom 3 | 3.02 x 3.64 m | 9'9" x 12'0" |
| Bathroom | 2.85 x 2.10 m | 9'4" x 6'9" |

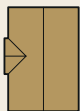
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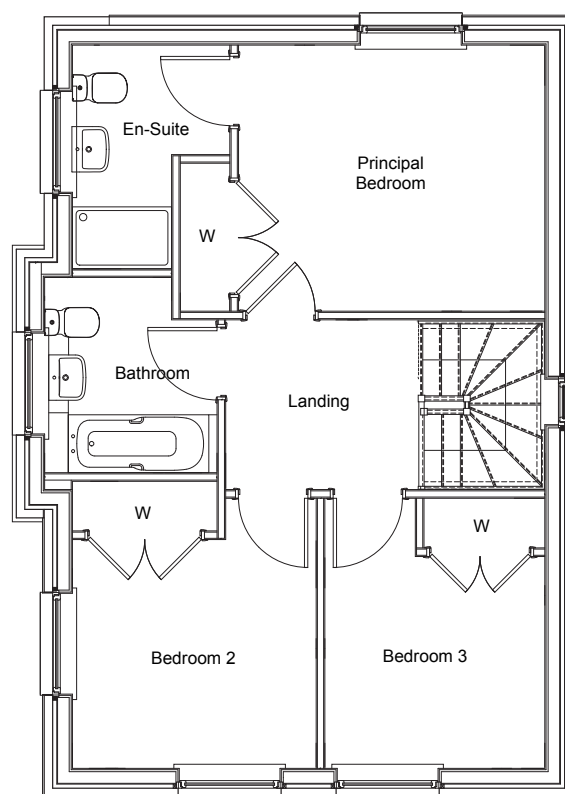
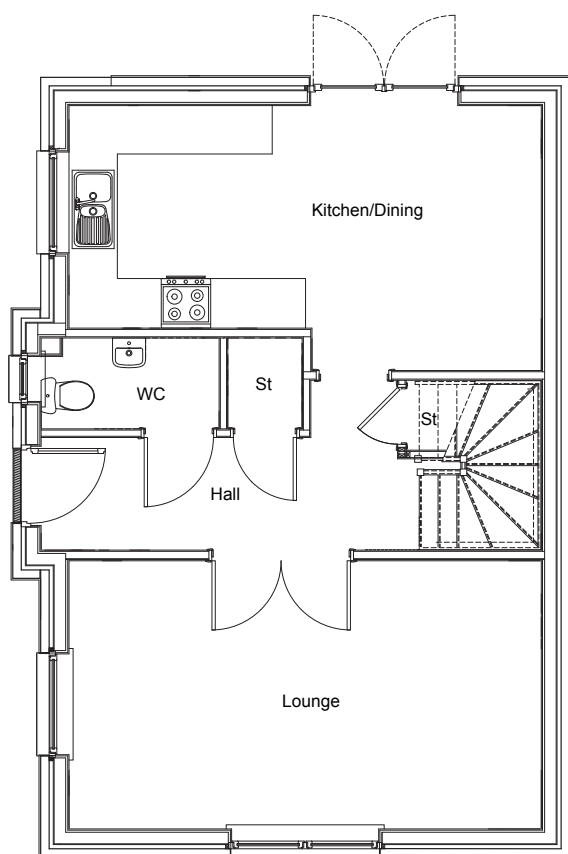


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Sidlaw

3 bedroom detached villa
with driveway



GROUND FLOOR

| | | | | | | |
|----------------|------|---|--------|-------|---|-------|
| Lounge | 5.72 | x | 3.25 m | 18'8" | x | 10'6" |
| Kitchen/Dining | 5.72 | x | 3.21 m | 18'8" | x | 10'5" |
| WC | 2.15 | x | 1.10 m | 7'1" | x | 3'6" |

FIRST FLOOR

| | | | | | | |
|-------------------|------|---|--------|-------|---|-------|
| Principal Bedroom | 3.71 | x | 3.22 m | 12'2" | x | 10'6" |
| En Suite | 1.90 | x | 2.71 m | 6'3" | x | 8'9" |
| Bedroom 2 | 2.95 | x | 2.77 m | 9'7" | x | 9'1" |
| Bedroom 3 | 2.66 | x | 2.56 m | 8'8" | x | 8'4" |
| Bathroom | 2.09 | x | 2.36 m | 6'9" | x | 7'8" |

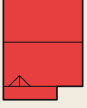
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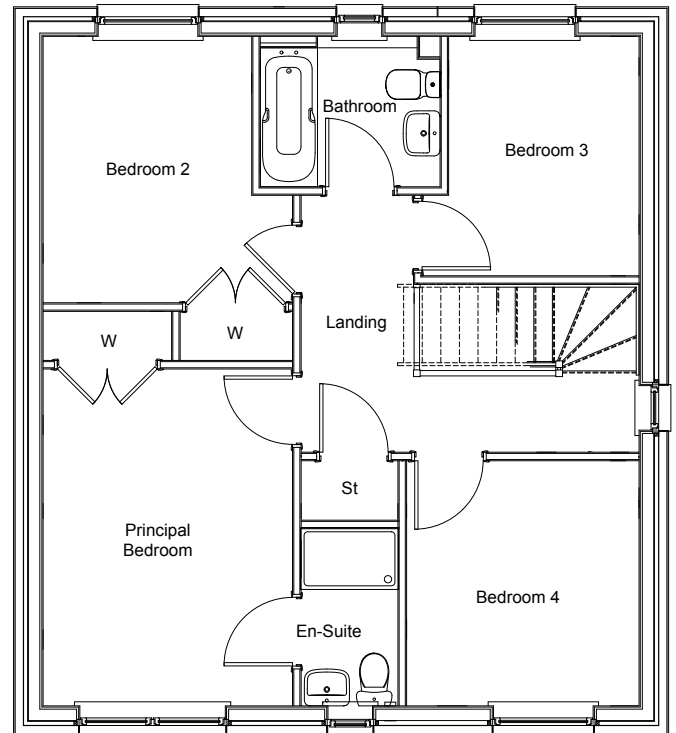
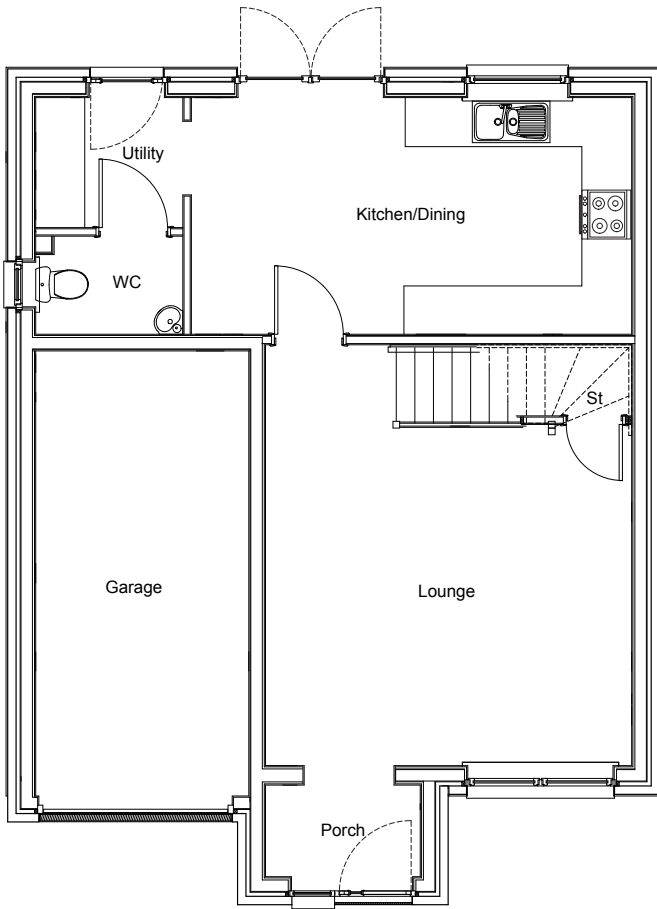


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Ochil

4 bedroom detached villa
with garage



GROUND FLOOR

| | | | | | | | |
|----------------|------|---|------|---|-------|---|-------|
| Lounge | 4.48 | x | 5.15 | m | 14'7" | x | 16'9" |
| Kitchen/Dining | 5.39 | x | 2.90 | m | 17'7" | x | 9'5" |
| Utility | 1.80 | x | 1.59 | m | 5'9" | x | 5'2" |
| WC | 1.80 | x | 1.20 | m | 5'9" | x | 3'9" |
| Garage | 2.61 | x | 5.26 | m | 8'6" | x | 17'3" |

FIRST FLOOR

| | | | | | | | |
|-------------------|------|---|------|---|-------|---|-------|
| Principal Bedroom | 3.05 | x | 4.12 | m | 10'0" | x | 13'5" |
| En Suite | 1.18 | x | 2.17 | m | 3'9" | x | 7'1" |
| Bedroom 2 | 2.55 | x | 3.26 | m | 8'4" | x | 10'7" |
| Bedroom 3 | 2.33 | x | 2.93 | m | 7'6" | x | 9'6" |
| Bedroom 4 | 2.84 | x | 3.00 | m | 9'3" | x | 9'8" |
| Bathroom | 2.20 | x | 1.84 | m | 7'3" | x | 6'0" |

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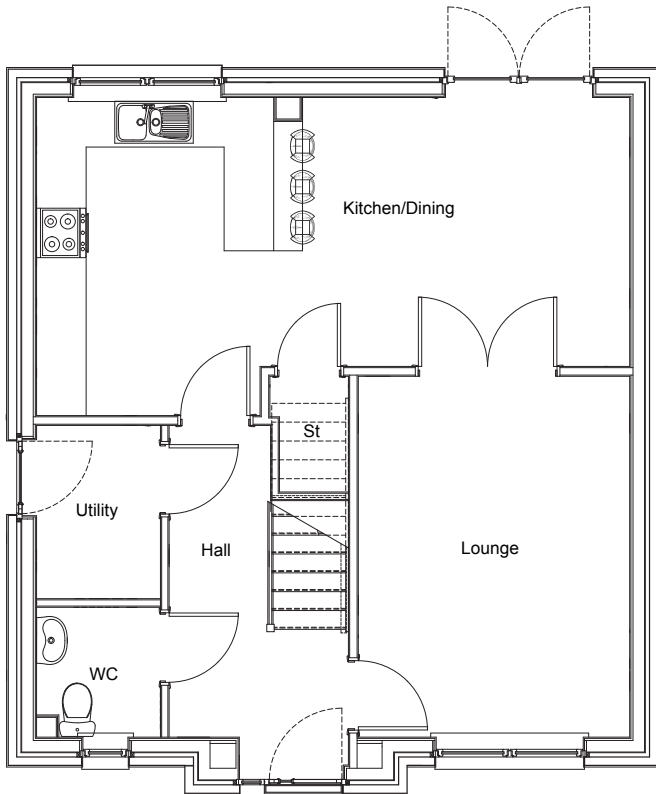


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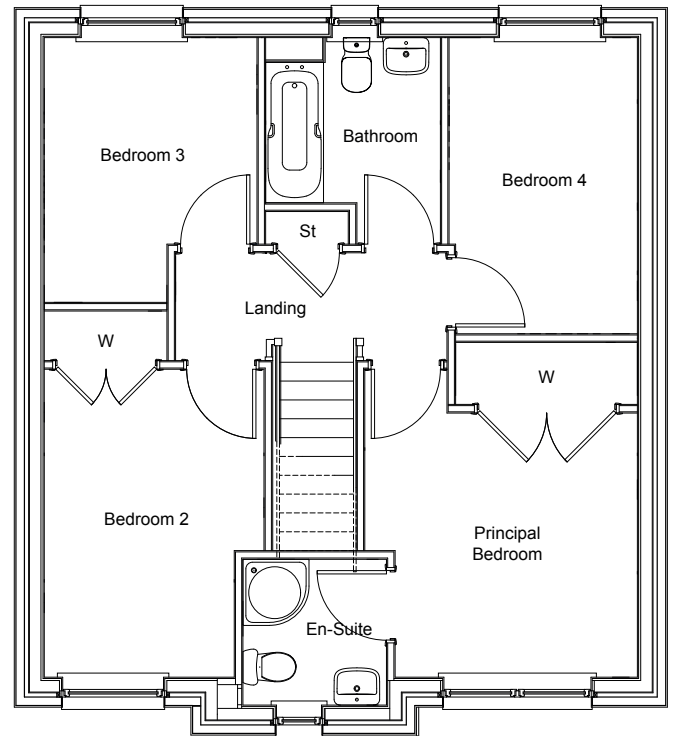
Fintry

4 bedroom detached villa
with driveway



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Lounge | 3.28 x 4.37 m | 10'8" x 14'3" |
| Kitchen/Dining | 7.18 x 3.85 m | 23'6" x 12'6" |
| Utility | 1.50 x 2.10 m | 4'9" x 6'9" |
| WC | 1.50 x 1.56 m | 4'9" x 5'1" |



FIRST FLOOR

| | | |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.30 x 3.20 m | 10'8" x 10'5" |
| En Suite | 1.74 x 1.76 m | 5'7" x 5'8" |
| Bedroom 2 | 2.66 x 3.73 m | 8'7" x 12'2" |
| Bedroom 3 | 2.57 x 3.20 m | 8'4" x 10'5" |
| Bedroom 4 | 2.28 x 3.58 m | 7'5" x 11'8" |
| Bathroom | 2.11 x 2.00 m | 6'9" x 6'6" |

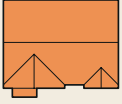
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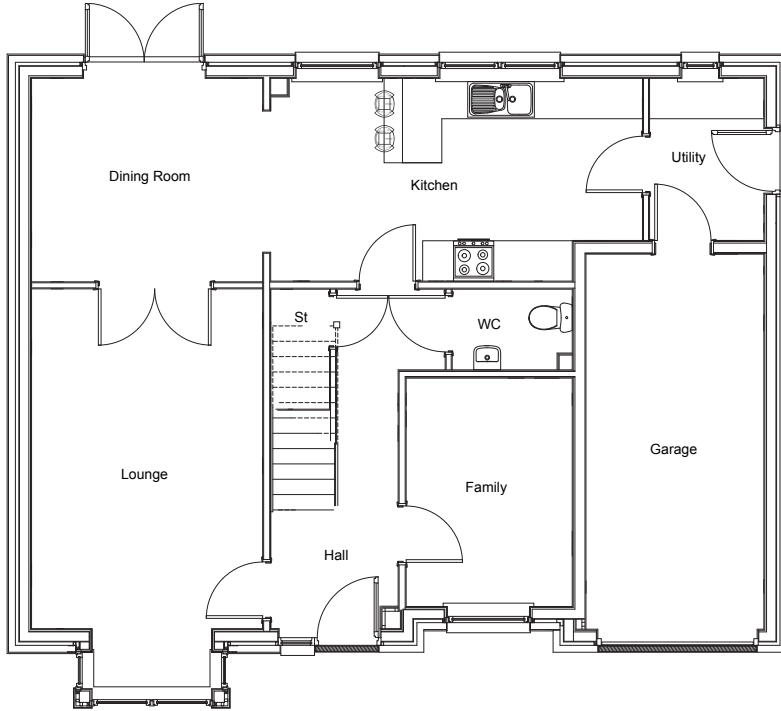


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Galloway

5 bedroom detached villa
with garage

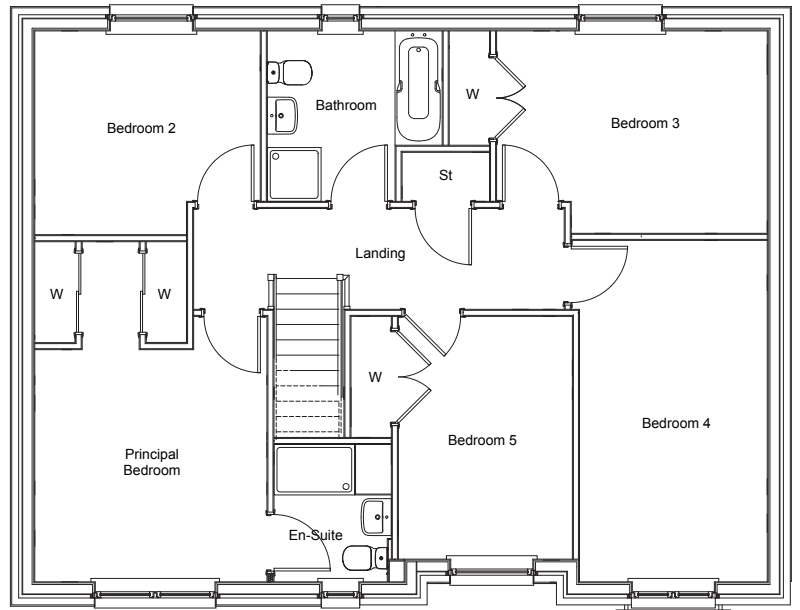


GROUND FLOOR

| | | |
|-----------------------|---------------|---------------|
| Lounge | 3.44 x 5.05 m | 11'3" x 16'6" |
| Kitchen/ Breakfast | 5.53 x 3.02 m | 18'1" x 9'9" |
| Dining Room | 3.44 x 3.03 m | 11'3" x 9'9" |
| Family Room | 2.47 x 3.40 m | 8'1" x 11'2" |
| Utility | 1.70 x 2.41 m | 5'6" x 7'9" |
| WC | 1.79 x 1.20 m | 5'9" x 3'9" |
| Garage | 2.65 x 5.58 m | 8'8" x 18'4" |

FIRST FLOOR

| | | |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.45 x 3.45 m | 11'3" x 11'3" |
| En Suite | 1.75 x 2.04 m | 5'7" x 6'7" |
| Bedroom 2 | 3.35 x 3.03 m | 10'10" x 9'9" |
| Bedroom 3 | 4.02 x 3.01 m | 13'2" x 9'9" |
| Bedroom 4 | 2.79 x 5.08 m | 9'2" x 16'7" |
| Bedroom 5 | 2.59 x 3.63 m | 8'5" x 11'9" |
| Bathroom | 2.60 x 2.54 m | 8'5" x 8'3" |



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Specifications



KITCHEN/UTILITY

- Modern style fitted kitchen in a selection of colours
- Integrated appliances (as design dictates)
 - Fridge freezer
 - Dishwasher
 - Washer/dryer
- Worktop choice, with upstand to wall
- Breakfast bar (as design dictates)
- 4 zone induction hob
- Stainless steel single fan oven in tall housing unit
- Stainless steel 1.5 sink, with chrome mixer tap
- Stainless steel extractor hood & glass splashback to hob
- Under unit LED lights
- Appliance spaces available in Utility area (as design dictates)
- Stainless steel 1.5 bowl sink, with chrome mixer tap in Utility (where design dictates)

BATHROOM/EN SUITE/WC

- Stylish bath with waterfall mixer tap and handheld spray set
- Thermostatic rainfall shower to En Suites
- 9.5kw electric shower to Bathroom (as design dictates)
- WC with soft-close toilet seat
- Vanity unit with chrome rainfall tap to En Suites & Bathrooms
- Wide selection of ceramic wall tiling available
- Contemporary sink with pedestal and water fall tap to WC

JOINERY/DECORATION

- Walls and ceilings in white emulsion
- Woodwork finished in white satin finish
- Modern white internal doors with chrome handles
- 1/2 glazed doors to living areas (as design dictates)
- Moulded spindles, newels, skirtings and facings
- Integrated wardrobes with shelf and rail (as design dictates)

ELECTRICAL/PLUMBING/HEATING

- USB charging sockets to Kitchen, Lounge and Principal Bedroom
- Dual control individually programmable thermostats
- Central heating via gas combination boiler
- White sockets and switches
- Mains wired heat and smoke detectors
- Battery operated carbon monoxide detectors
- Open Reach fibre connection
- PIR up and down chrome porch light
- Photovoltaic solar panels
- 7kw EV car charger
- External cold water tap (as design dictates)

EXTERNAL

- Choice of front door colour
- Turf to front gardens
- Rotovated and topsoil to rear gardens
- 1.8m Single slat fence to rear boundaries (as design dictates)
- 0.9m Post and rail fence between plots
- White UPVC double glazed casement windows
- White UPVC French doors
- White composite doors with multi point locking system to front/rear/side doors (as design dictates)
- Monoblock driveway
- Slabbing/patio to the rear

GARAGE

- Walls Ames tape finished
- Power and lighting
- Up-and-over steel garage door

GENERAL

- 10 year Premier Guarantee
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request from our options menu as soon as possible with your Development Sales Manager to avoid disappointment.

All homes...
Energy Efficiency Rating

B

