

CARLUKE

BRAIDWOOD

what3words: ///beyond.alcove.widely

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



ALLANWATER
HOMES

Welcome to Carl Luke, Braidwood

Encounter a place where modern living meets timeless comfort at Braidwood, Carl Luke. A new development offering a selection of 3 & 4 bedroom bungalows and 3, 4 & 5 bedroom detached villas designed to complement your lifestyle and aspirations.



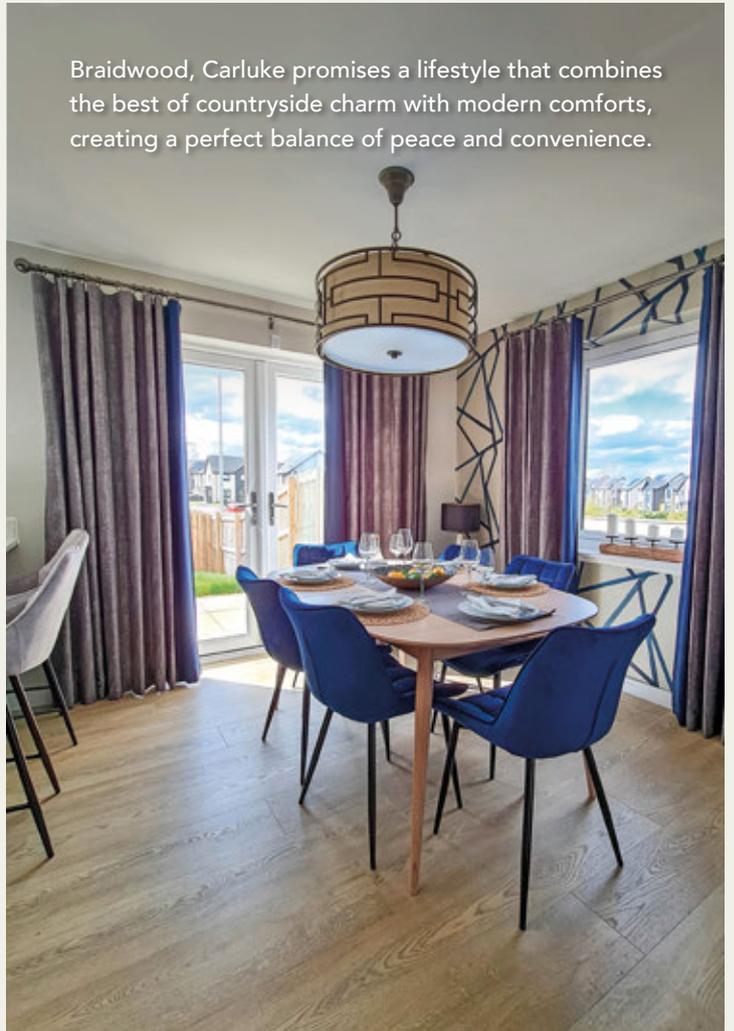
Arisaig Showhome Interior



Surrounded by beautiful meadows and stunning countryside, this quiet rural location offers a peaceful retreat with scenic views and a true sense of escape. Centrally located, Braidwood sits amidst the captivating scenery of the Lanarkshire countryside, offering the best of both rural charm and convenience.

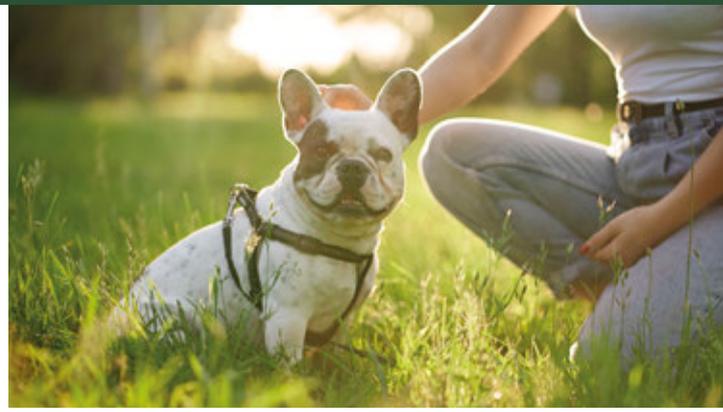
A local bus stop is right on your doorstep, while Carl Luke train station is just minutes away, making travel simple and stress free. Carl Luke town centre, only a five-minute drive where you will also find a great choice of shops, restaurants and everyday essentials.

Braidwood, Carl Luke promises a lifestyle that combines the best of countryside charm with modern comforts, creating a perfect balance of peace and convenience.





Arisaig Showhome Interior



Photograph © Supergolden CC3.0



Photograph © Alan O'Dowd CC2.0

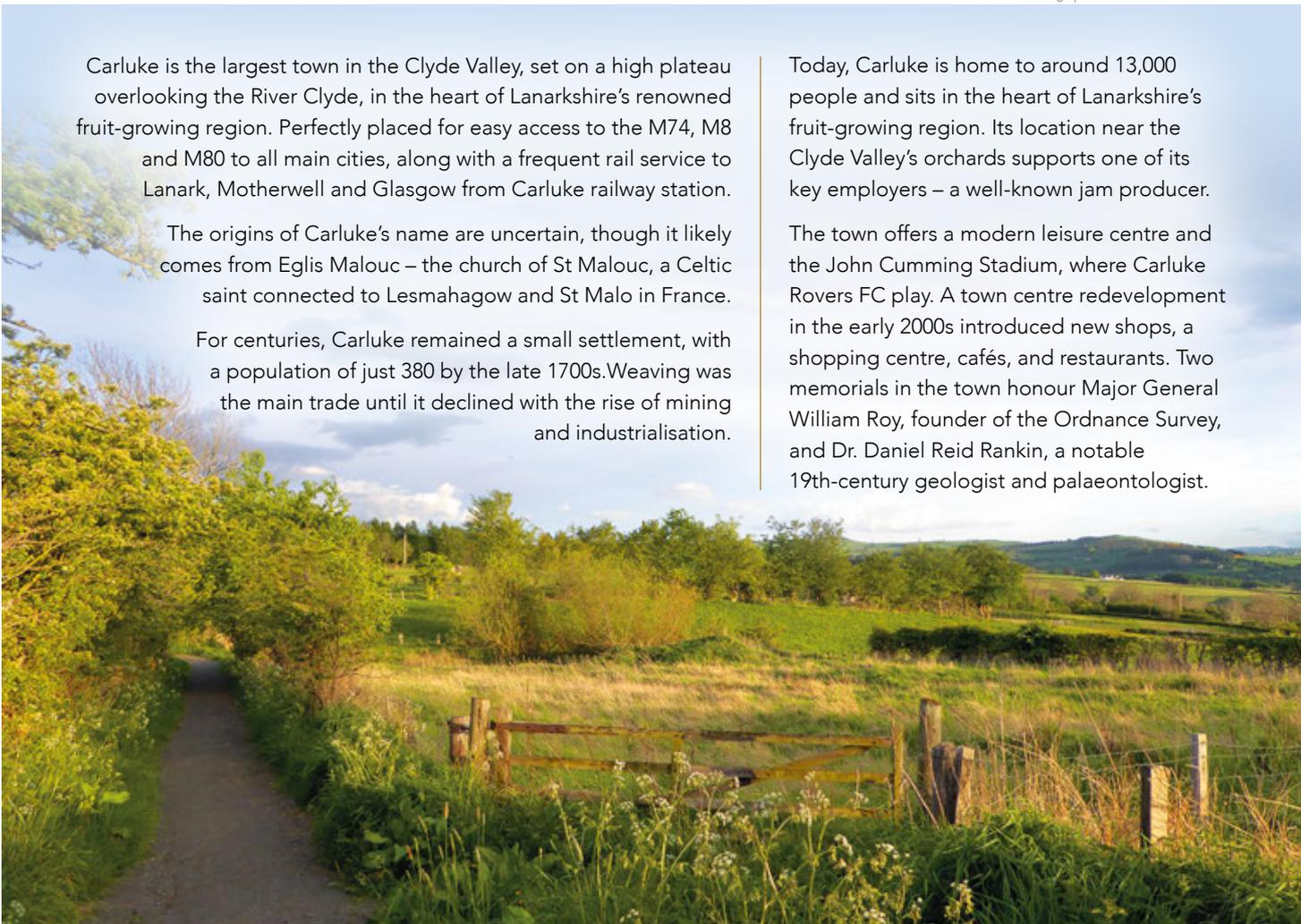
Carluke is the largest town in the Clyde Valley, set on a high plateau overlooking the River Clyde, in the heart of Lanarkshire's renowned fruit-growing region. Perfectly placed for easy access to the M74, M8 and M80 to all main cities, along with a frequent rail service to Lanark, Motherwell and Glasgow from Carluke railway station.

The origins of Carluke's name are uncertain, though it likely comes from Eglis Malouc – the church of St Malouc, a Celtic saint connected to Lesmahagow and St Malo in France.

For centuries, Carluke remained a small settlement, with a population of just 380 by the late 1700s. Weaving was the main trade until it declined with the rise of mining and industrialisation.

Today, Carluke is home to around 13,000 people and sits in the heart of Lanarkshire's fruit-growing region. Its location near the Clyde Valley's orchards supports one of its key employers – a well-known jam producer.

The town offers a modern leisure centre and the John Cumming Stadium, where Carluke Rovers FC play. A town centre redevelopment in the early 2000s introduced new shops, a shopping centre, cafés, and restaurants. Two memorials in the town honour Major General William Roy, founder of the Ordnance Survey, and Dr. Daniel Reid Rankin, a notable 19th-century geologist and palaeontologist.





Phase 2



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
- Pentland**
detached villa with garage
- Cuillin**
detached villa with garage
- Arisaig (Plot 1) Showhome**
detached villa with driveway
- Arisaig**
detached villa with garage

5 bedroom homes

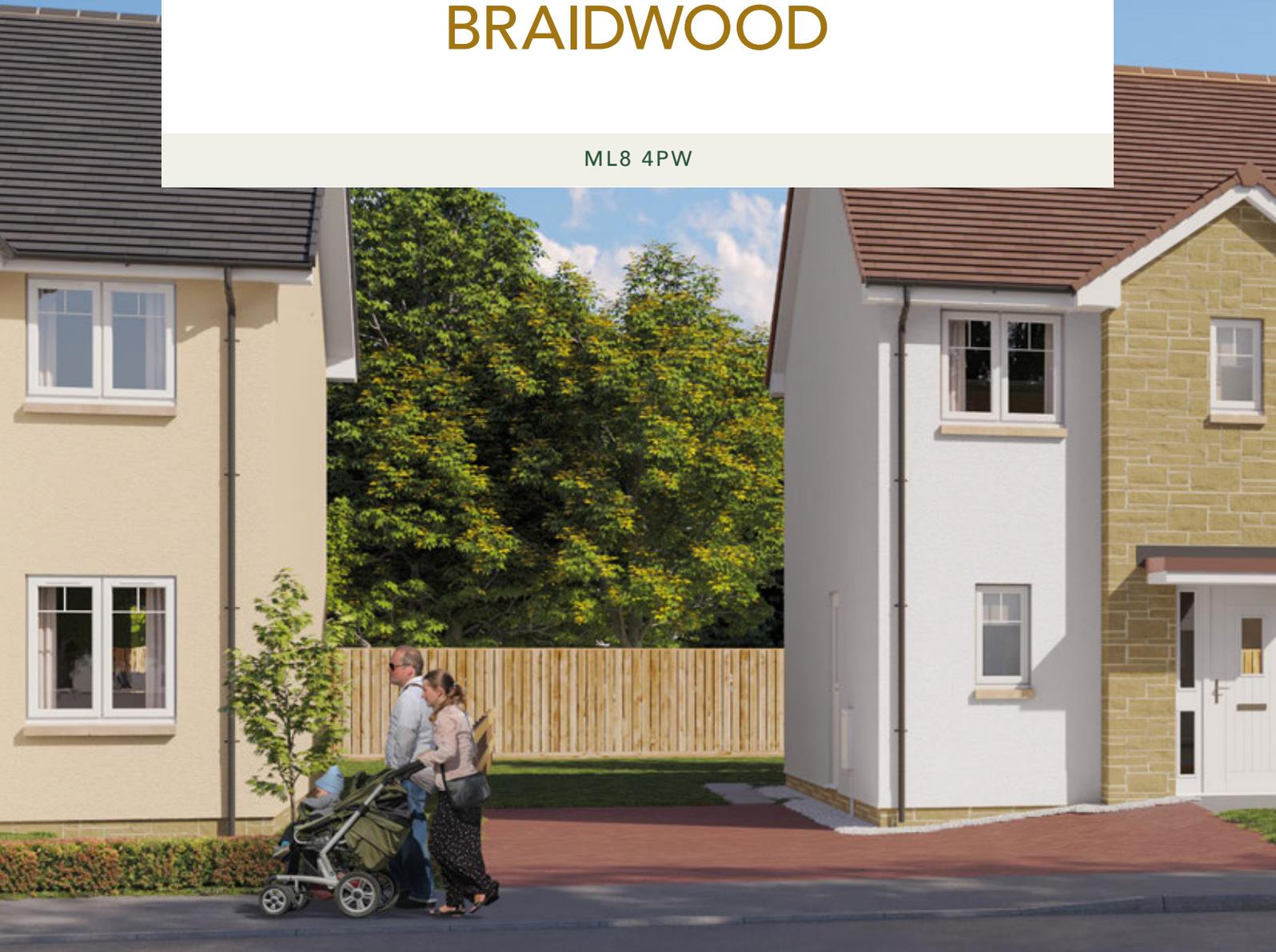
- Morar**
detached villa with driveway
- Galloway**
detached villa with garage
- Ettrick**
detached villa with double garage
- Moffat**
detached villa with double garage

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

CARLUKE

BRAIDWOOD

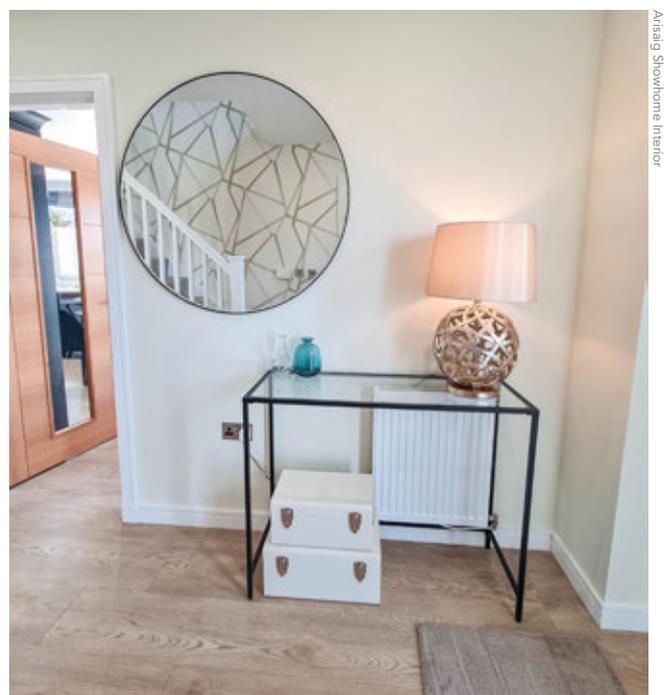
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The Development

Each home at Braidwood, Carlisle, offers a unique charm that's sure to captivate homebuyers. Thoughtfully designed interiors blend style with generous living space, creating a warm and welcoming environment where every moment feels like home.

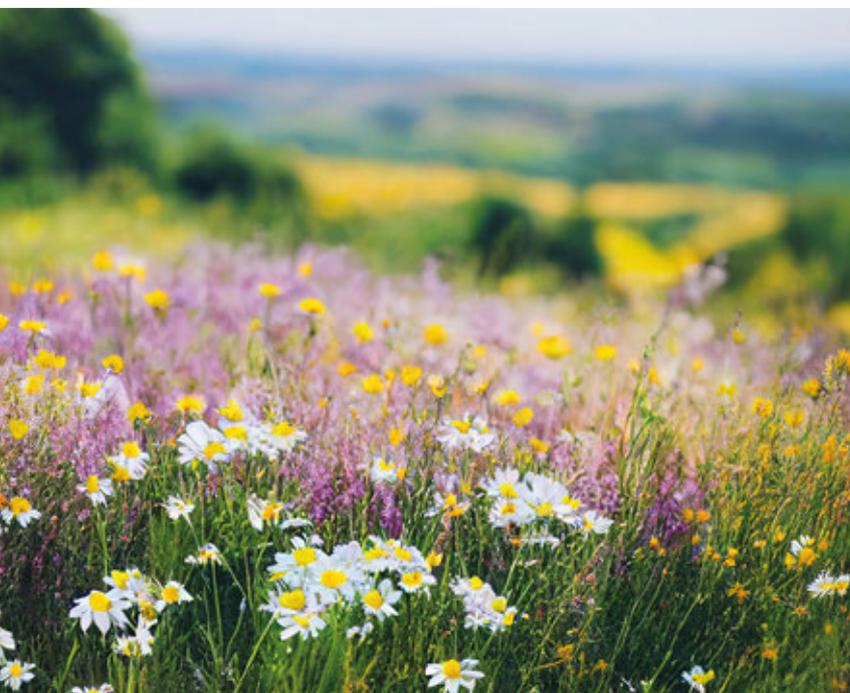
With a selection of 3 & 4 bedroom bungalows and 3, 4 & 5 bedroom detached villas to choose from you will find flexible living accommodation to suit families, couples, downsizers and first-time buyers who seek a balance between comfort, luxury and convenience.



Arts&g Showhome Interior



Carluke, Braidwood stands as a vibrant,
growing community that embodies
the best of modern family living.



At Allanwater Homes we are highly regarded for our quality of construction and stylish design. Each home is finished to the highest standard with superior craftsmanship throughout.

We are dedicated to building energy-efficient homes with roof solar panels, energy-saving appliances, high-efficiency heating system, double-glazed windows and French doors. All of which work towards keeping your utility bills lower.



Discover what a new build home has to offer

Purchasing a new build home is an exciting journey, signifying a fresh start and a doorway to countless possibilities. Each corner provides an opportunity to create individualised spaces that reflect your personality and cater to your needs.

All of our homes come with a thoughtfully designed kitchen, available in a range of colours and finishes. Each kitchen comes complete with fully integrated appliances, an efficient induction hob, a sleek stainless steel extractor hood, and a single oven neatly housed in a tall unit for maximum convenience and modern living.



Lewis Showhome Interior

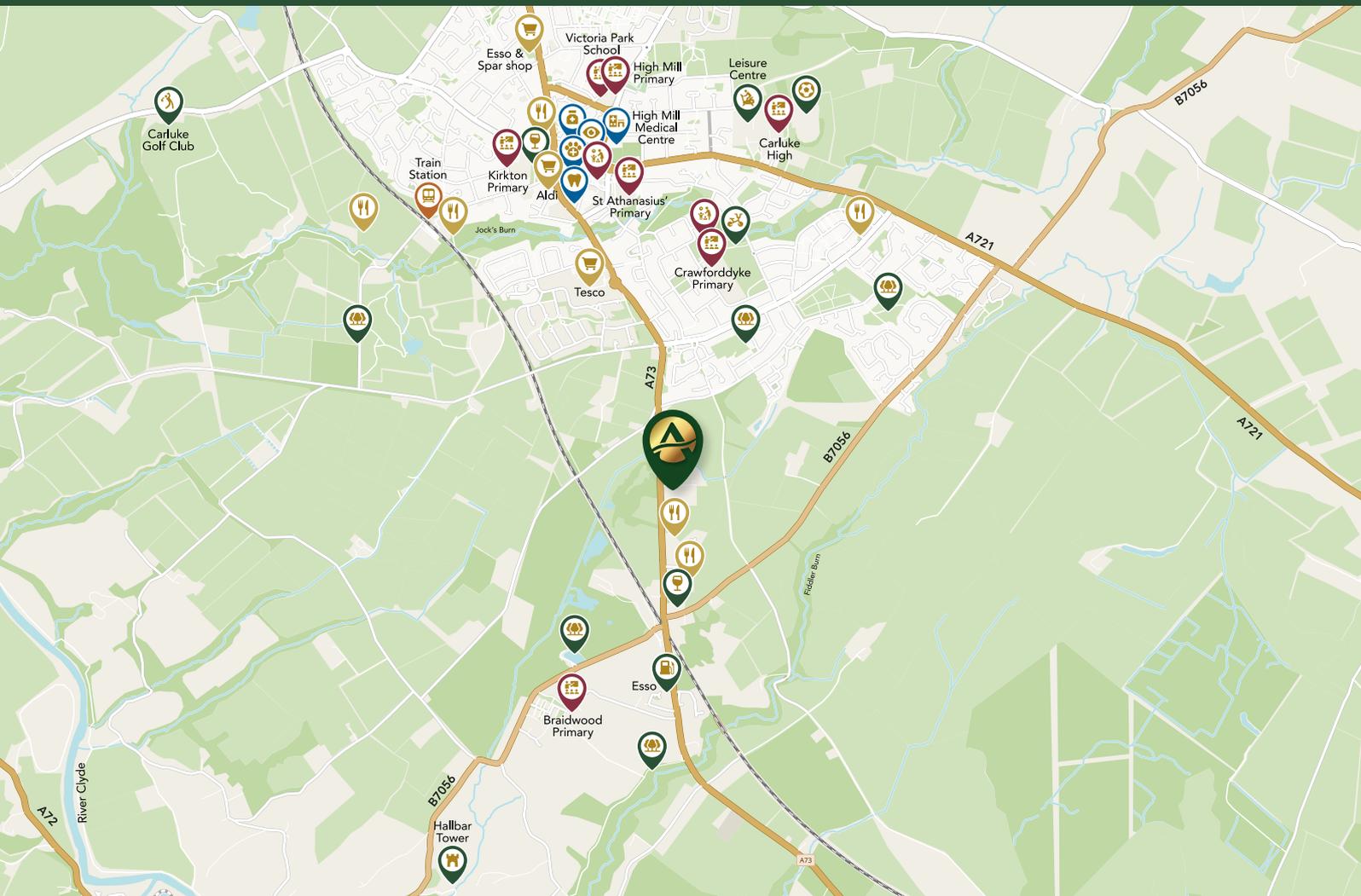
*An Allanwater Home is...
"Built for life, made for memories"*



Practical details are also taken care of, with an external electrical socket, external cold water tap for outdoor use and an EV car charging point for added convenience and future readiness.



While the en suite is finished with a sleek vanity unit, waterfall tap and luxurious rainfall shower.



Local Amenities

Carluke offers excellent transport links with frequent trains to Lanark, Motherwell and Glasgow. Perfectly positioned for the M74, M8 and M80 to all main towns and cities.

There are also some great tourist attractions nearby including New Lanark visitor centre, Craignethan Castle and Clyde Valley Family Park. Here is a list of the many local amenities close by.



Education

Braidwood Primary School	1.0 mile
St Athanasius Primary School & Nursery	1.0 mile
Happy Feet Nursery	1.0 mile
Crawforddyke Primary School	1.1 miles
Kirkstyle Early Learning Centre	1.1 miles
High Mill Primary School	1.2 miles
Victoria Park School	1.4 miles
Carluke Primary School & Nursery	1.5 miles
Carluke High School	1.6 miles

Local Supermarkets & Takeaways

Tesco Superstore & Petrol Station	0.6 miles
Esso & Spar shop	0.6 miles
Aldi	0.8 miles
Morrisons Daily	1.1 miles
Domino's Pizza	0.9 miles
Sen Lin (Chinese)	1.3 miles
Raja Tandoori (Indian)	1.4 miles

Shopping & Leisure

Post Office (within Scotmid)	1.0 mile
Carluke Town Centre Shopping	1.1 miles
Ramsay's of Carluke Butchers	1.2 miles
Hugh Black & Sons Butchers	1.3 miles
Taal Indian Restaurant	0.2 miles
Station Inn Restaurant & Bar	0.4 miles
Prego Italian Restaurant	1.1 miles
Kona Coffee	1.1 miles
Braidwood Pond	0.7 miles
The Bubbles Factory (Kids' Softplay)	1.1 miles
Carluke Leisure Centre	1.5 miles
Soccer Stars Academy Carluke	1.6 miles
Milton Nature Trail	1.6 miles
Carluke Golf Club	2.3 miles
Clyde Valley Family Park (Crossford)	2.7 miles
Valley View Adventure Park (Rosebank)	6.5 miles
Chatelherault Country Park (Hamilton)	9.2 miles
Strathclyde Country Park (Motherwell)	10.9 miles

Travel Links

Carluke Train Station	1.5 miles
41 – Hamilton – Lanark Bus (Stop at Braidwood, Lanark Road)	JMB Travel
240x – Lanark – Glasgow Bus (Stop at Carluke Cross)	Stuart Coaches
Glasgow City Centre	24.4 miles
Edinburgh City Centre	35.7 miles

Health

High Mill Medical Practice, St Luke's Medical Centre & Dental Studio and Clear Vision Opticians	1.1 miles
Lloyds Pharmacy	1.3 miles
Boots Pharmacy	1.4 miles
Optical Express	0.9 miles
Clear Vision Opticians	1.3 miles
Tooth Doctor	0.9 miles
{my}dentist	1.3 miles
Wishaw University Hospital	7.1 miles
Robb Veterinary Clinic	1.0 mile



Tay

TOTAL AREA
112.2m² | 1207 sq ft

3 bedroom bungalow with driveway

The **Tay** is a stylish three-bedroom detached bungalow designed for flexible, single-level living.

Perfect for families or downsizers, it combines modern design with everyday comfort.

The open-plan kitchen, dining, and family area is ideal for entertaining, with French doors opening onto the garden, while double doors lead from the kitchen to a spacious lounge.

Upstairs hosts an en suite principal bedroom, with fitted wardrobes to all three bedrooms and a contemporary family bathroom.

The **Tay** offers a generous garden with driveway providing low-maintenance living.

Plots

2

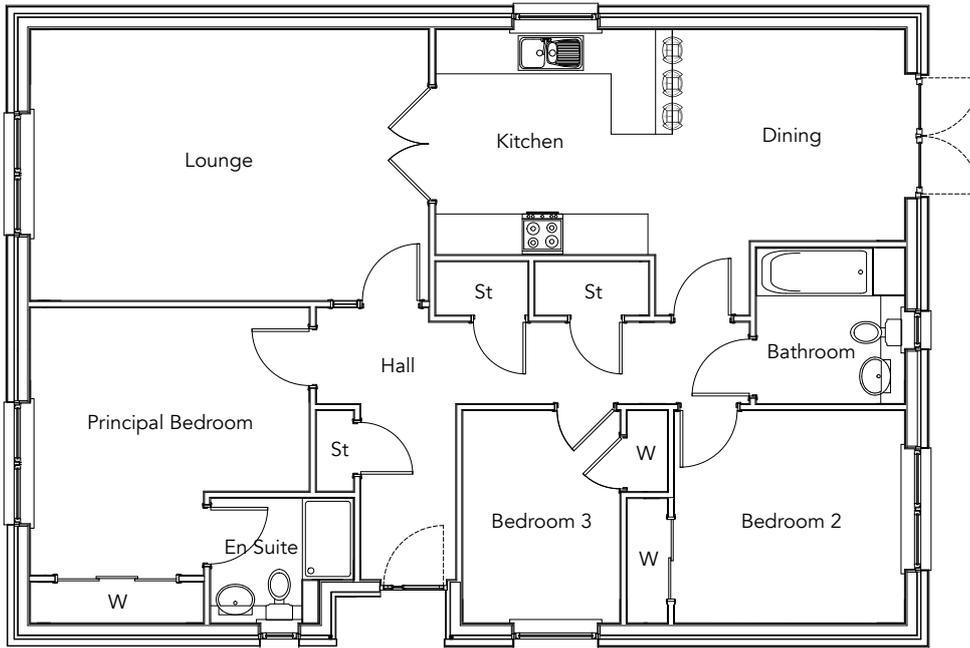
18

89

Tay

3 bedroom bungalow with driveway

Plots 2 & 89 have a full-wall fitted wardrobe in the Principal Bedroom.



PLOTS 2 & 89

Grey Roof & Buff Render

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"

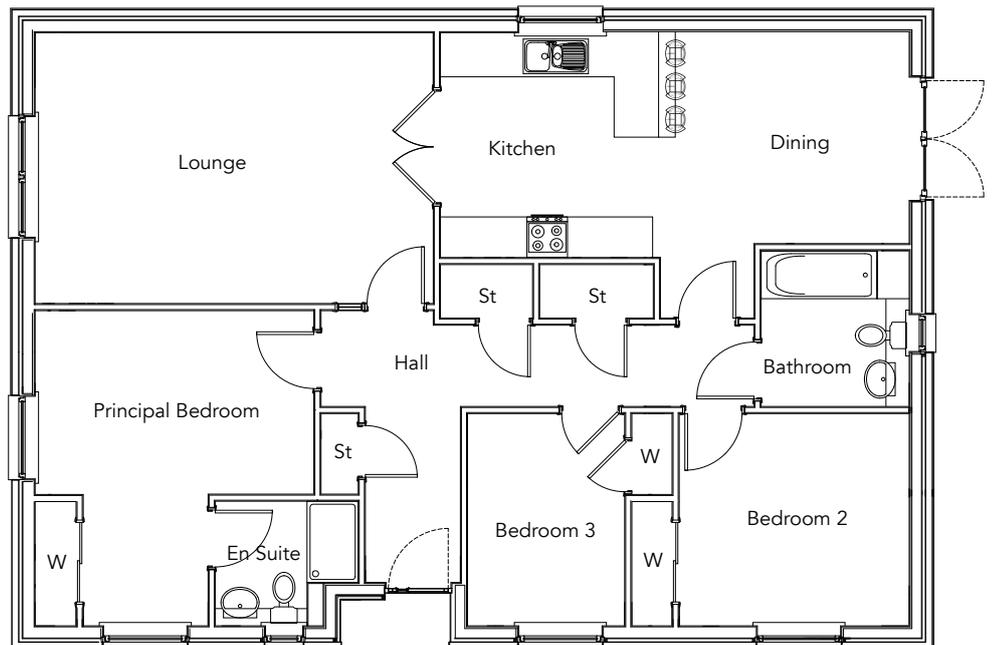


Plot 18 features a double aspect Principal Bedroom.

PLOT 18

Red Roof & White Render

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"





Clyde

TOTAL AREA
128.0m² | 1378 sq ft

3 bedroom bungalow with driveway

The Clyde is a beautifully designed three-bedroom detached bungalow offering generous, well-planned living space for modern lifestyles.

At its heart is a spacious open-plan kitchen, dining, and family area, ideal for everyday living and entertaining, complemented by a separate utility room. The bright lounge features dual-aspect windows and half-glazed doors, filling the space with natural light.

Three double bedrooms include fitted wardrobes, with an en suite to the principal bedroom.

A contemporary family bathroom, ample storage, monoblock driveway, and generous garden complete this elegant home.

Plots

H7

17

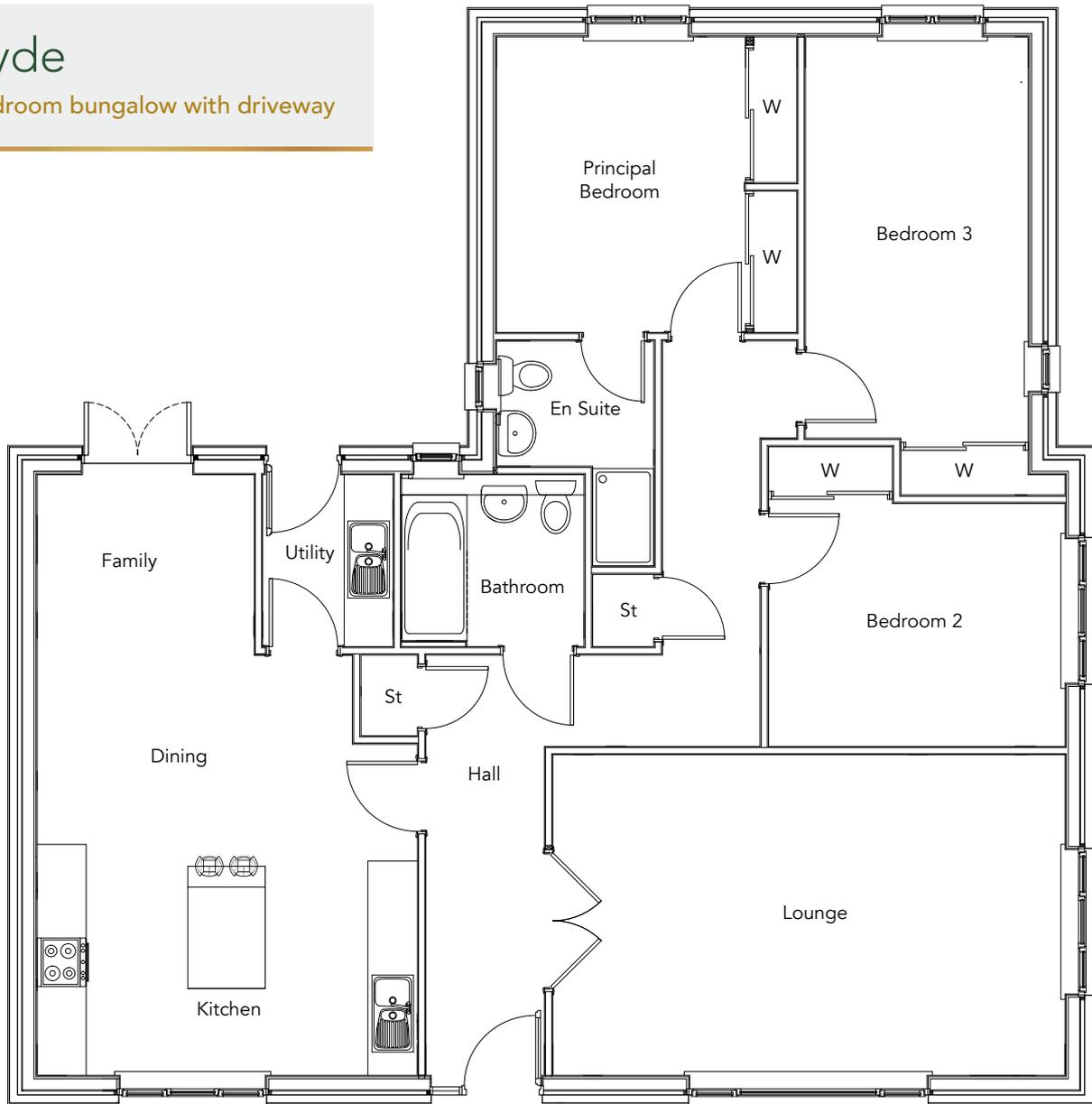
39

47

88

Clyde

3 bedroom bungalow with driveway



PLOT 17

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"





Nevis

TOTAL AREA
83m² | 893 sq ft

3 bedroom detached villa with driveway

The Nevis is a stylish three-bedroom detached home designed for modern family living.

A bright open-plan kitchen and dining area creates a sociable heart to the home, with French doors opening onto the garden for seamless indoor-outdoor living.

A separate lounge offers a peaceful retreat, complemented by a convenient ground-floor WC.

Upstairs, the principal bedroom features fitted wardrobes and an en suite shower room, alongside a second bedroom with storage and a contemporary family bathroom.

A monoblock driveway and generous garden complete this appealing home.

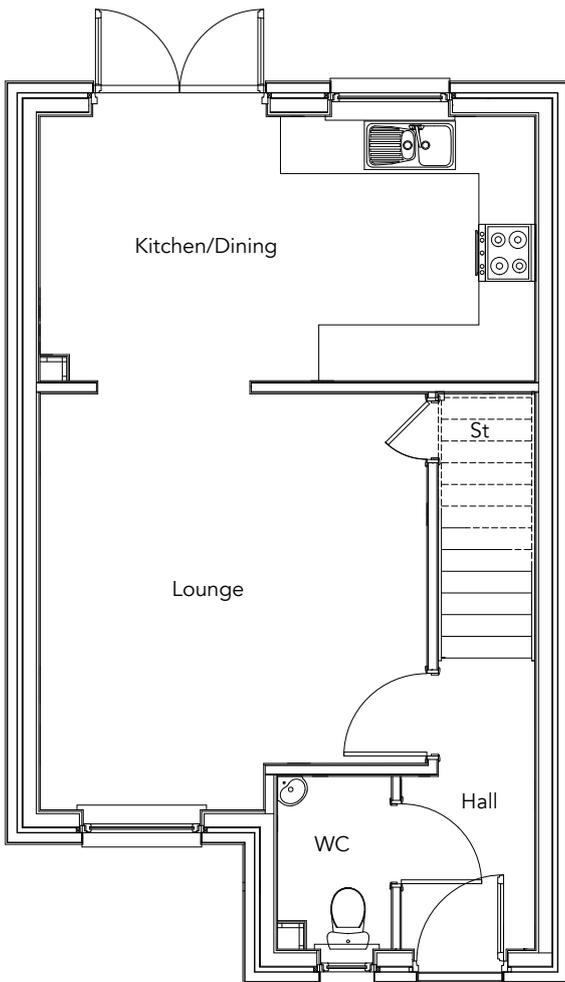
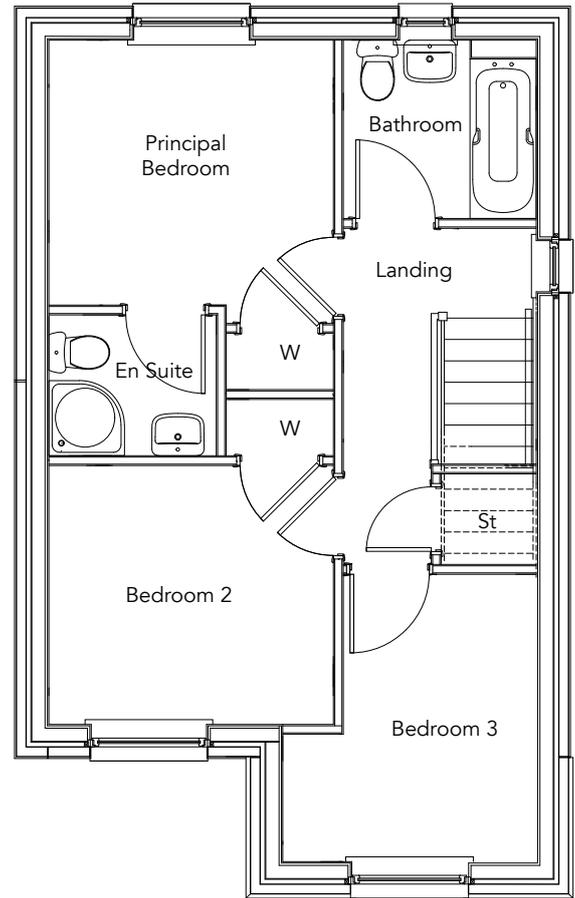
Plots	20	21	25	45	93
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Nevis

3 bedroom detached villa with driveway

UPPER

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"



GROUND

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"





Cheviot

TOTAL AREA

99.5m² | 1071 sq ft

3 bedroom detached villa with garage

The Cheviot is a beautifully designed three-bedroom family home combining comfort, space, and contemporary style.

A bright rear living room opens onto the patio and garden through elegant French doors, perfect for relaxing or entertaining.

A spacious kitchen and dining area, also to the rear, has a large picture window that creates a welcoming hub for everyday meals.

Upstairs, all bedrooms feature fitted wardrobes, with a Juliet balcony to bedroom three and an en suite to the principal bedroom.

An integral garage and driveway complete this impressive home.

Plots

24

26

35

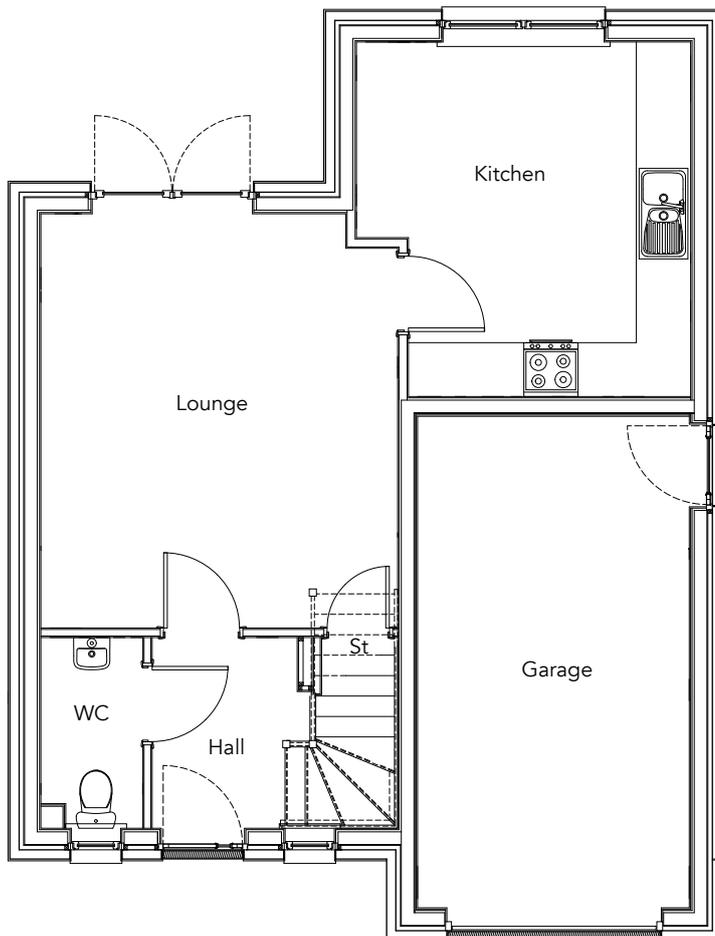
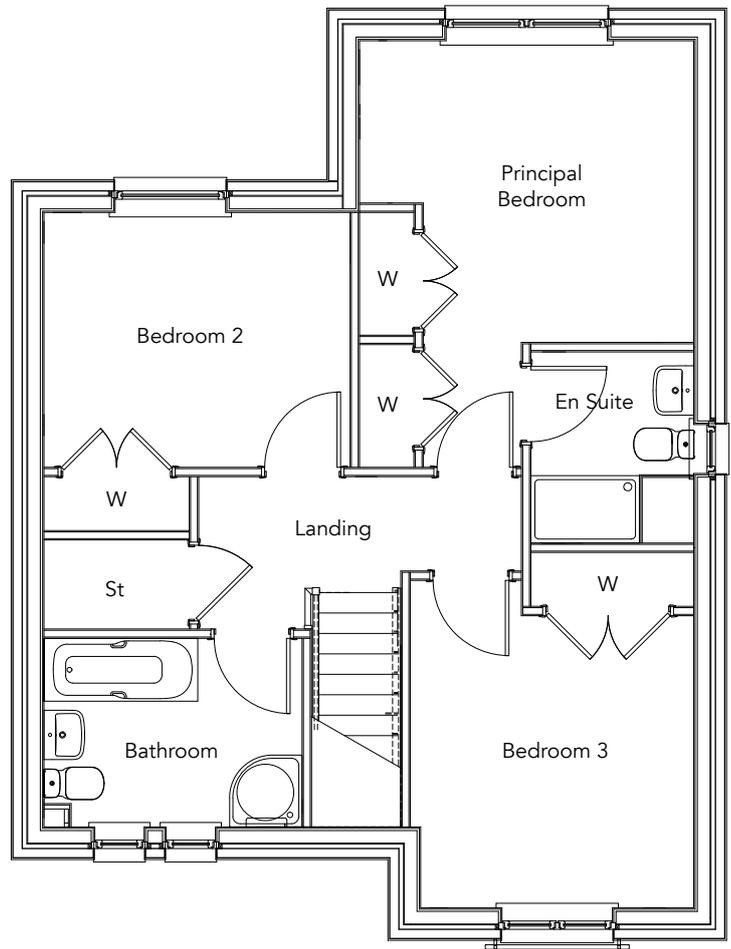
42

Cheviot

3 bedroom detached villa with garage

UPPER

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"



GROUND

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"





Sidlaw

TOTAL AREA
101.8m² | 1095 sq ft

3 bedroom detached villa with driveway

The **Sidlaw** is a stunning three-bedroom detached home, combining elegant design with practical modern living.

Double doors lead into a bright, spacious lounge with dual-aspect windows, ideal for relaxing or entertaining.

A separate kitchen and dining area features a contemporary fitted kitchen and French doors opening onto the garden, perfect for family meals and social gatherings.

Upstairs, the principal bedroom enjoys fitted wardrobes and an en suite, with further bedrooms, a modern family bathroom, driveway, and generous garden completing this impressive home.

Plots

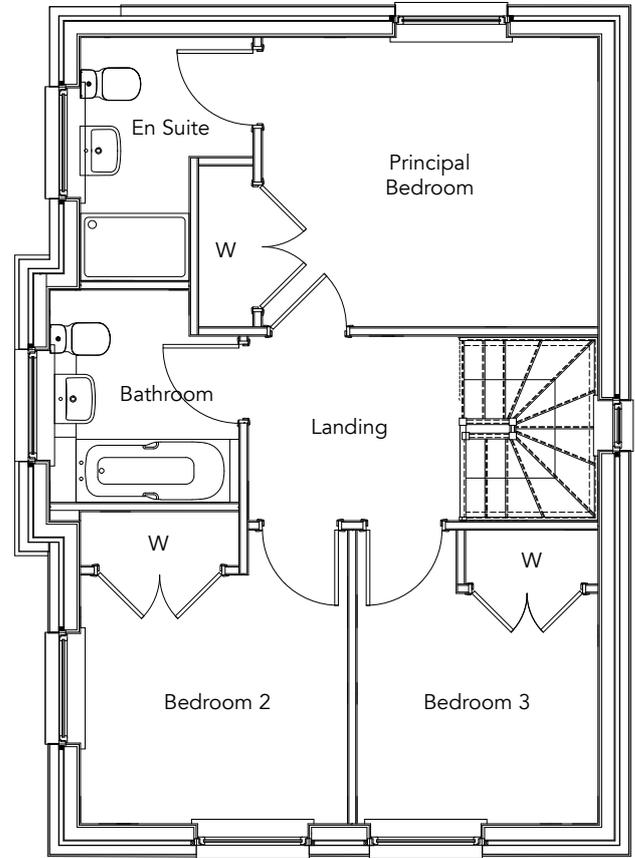
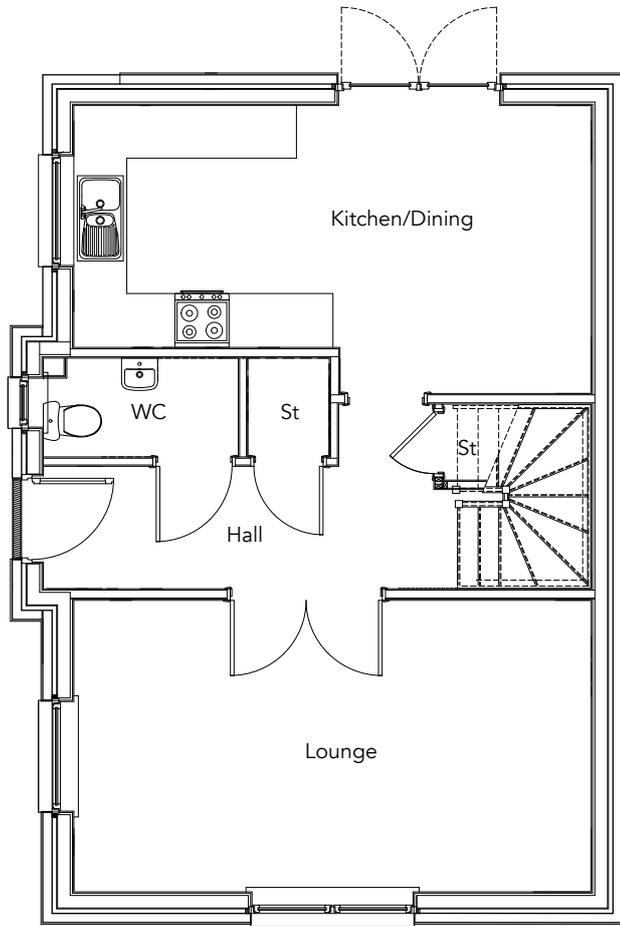
44

94

139

Sidlaw

3 bedroom detached villa with driveway



GROUND

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"

UPPER

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"





Ochil

TOTAL AREA
106.1m² | 1142 sq ft

4 bedroom detached villa with garage

The Ochil is an impressive four-bedroom family home, combining generous living space with contemporary style.

A bright front-facing lounge offers a relaxing retreat, while the open-plan kitchen and dining area to the rear creates a welcoming hub for family life, with French doors opening onto the garden.

Practical features include a utility room and ground-floor WC.

Upstairs, the principal bedroom enjoys an en suite, with flexible additional bedrooms.

An integral garage and driveway complete this stylish home.

Plots

H2

27

28

34

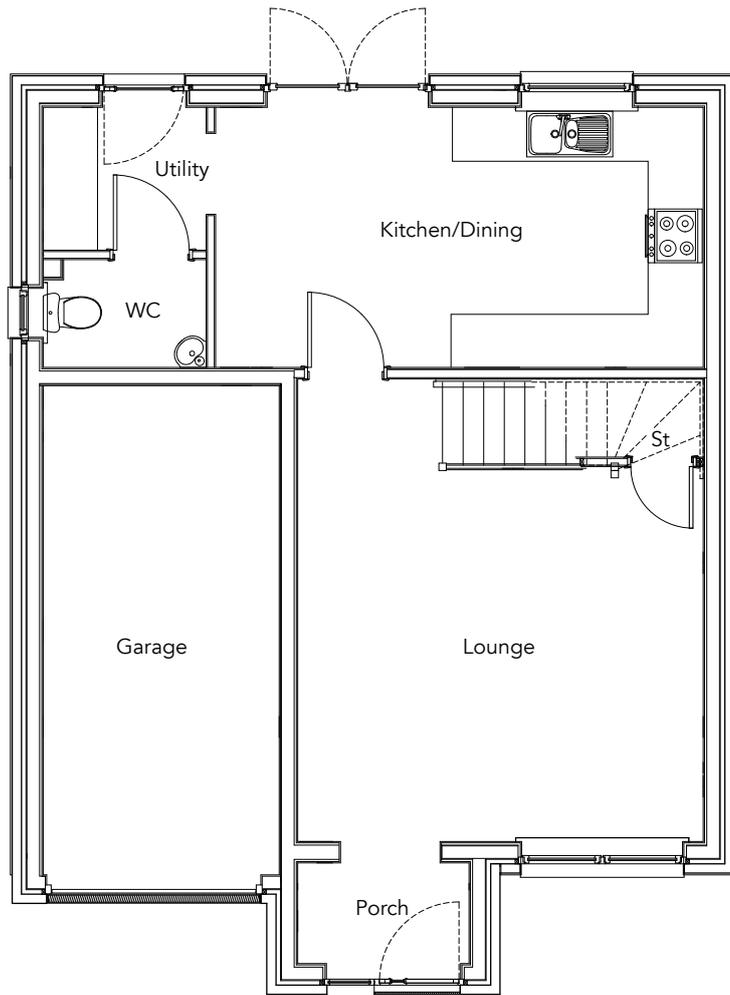
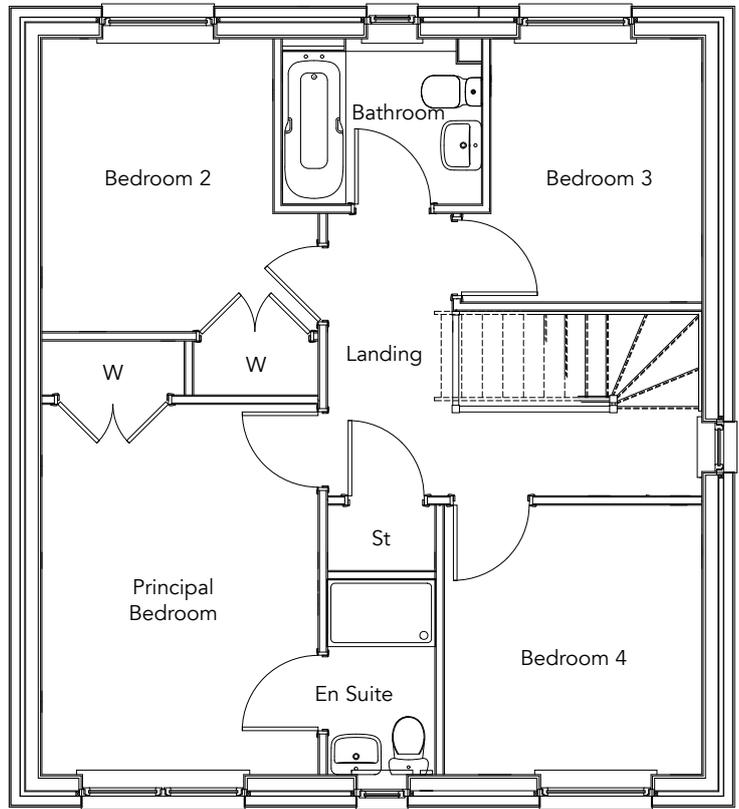
41

Ochil

4 bedroom detached villa with garage

UPPER

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"



GROUND

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"





Fintry

TOTAL AREA
112.2m² | 1207 sq ft

4 bedroom detached villa with driveway

The Fintry is an attractive four-bedroom family home offering generous space and thoughtful design throughout.

A bright front-facing lounge provides a comfortable retreat, while double doors lead to a spacious kitchen and dining area with a stylish breakfast bar, ideal for everyday living and entertaining. There is also a utility room and ground-floor WC.

French doors open onto the rear garden for seamless indoor-outdoor flow.

Upstairs provides an en suite principal bedroom with fitted wardrobes, bedroom two also includes fitted wardrobes.

The Fintry has a driveway and generous garden, purposely designed for modern family life.

Plots

H3

22

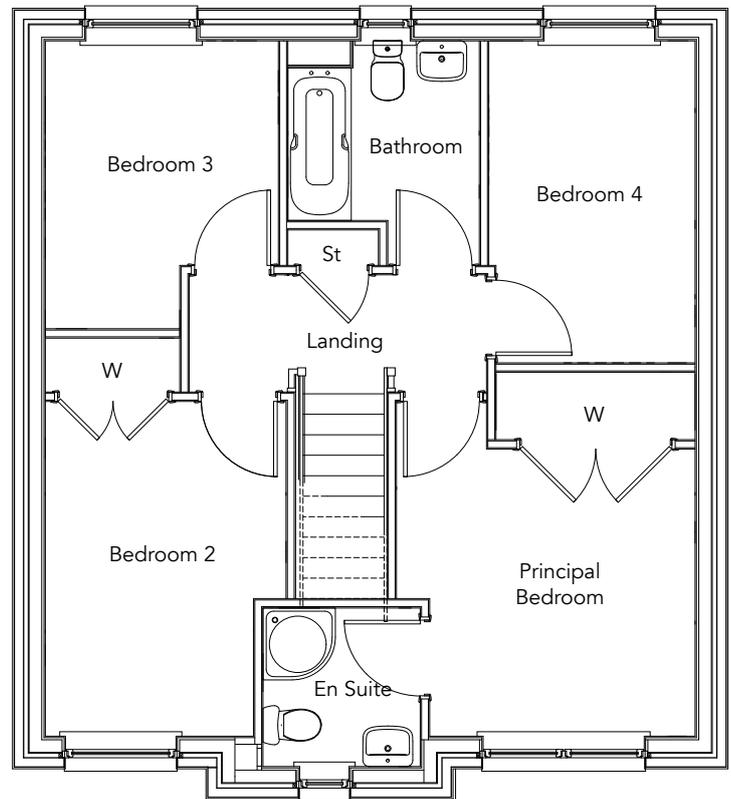
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Fintry

4 bedroom detached villa with driveway

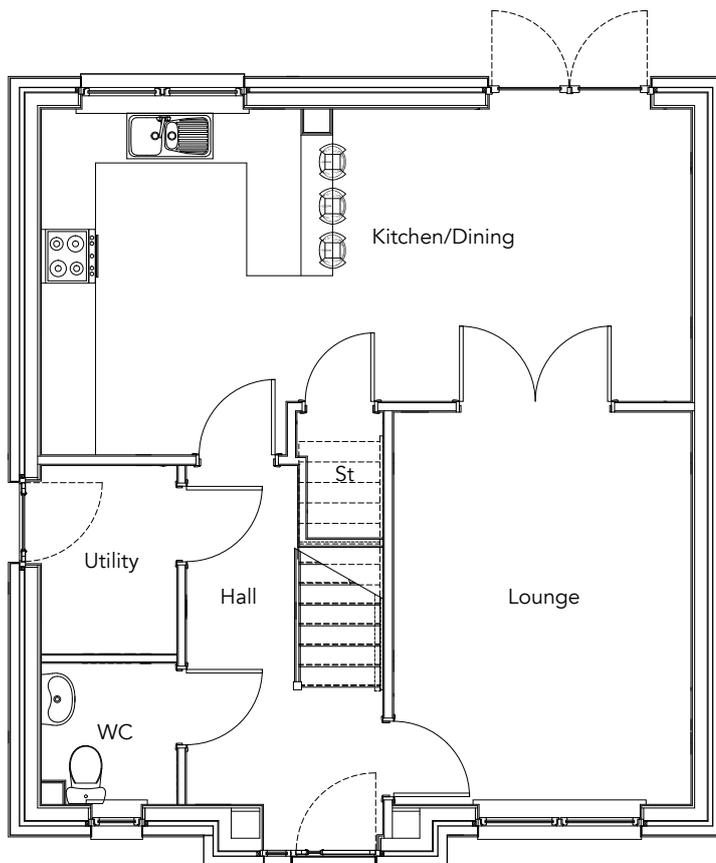
UPPER

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"



GROUND

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"





Cuillin

TOTAL AREA
121.9m² | 1312 sq ft

4 bedroom detached villa with garage

The Cuillin is a contemporary four-bedroom family home designed for modern open-plan living.

To the rear, the stylish kitchen and lounge create a bright, sociable space with bi-fold doors opening onto the garden, a separate utility room offers additional storage, perfect for family life and entertaining.

A versatile front reception room offers flexible use as a dining room, home office, or playroom.

Upstairs, four generous bedrooms include an en suite principal bedroom and fitted wardrobes with ample storage.

The family home offers an integral garage, and driveway providing modern living.

Plots

H1

H6

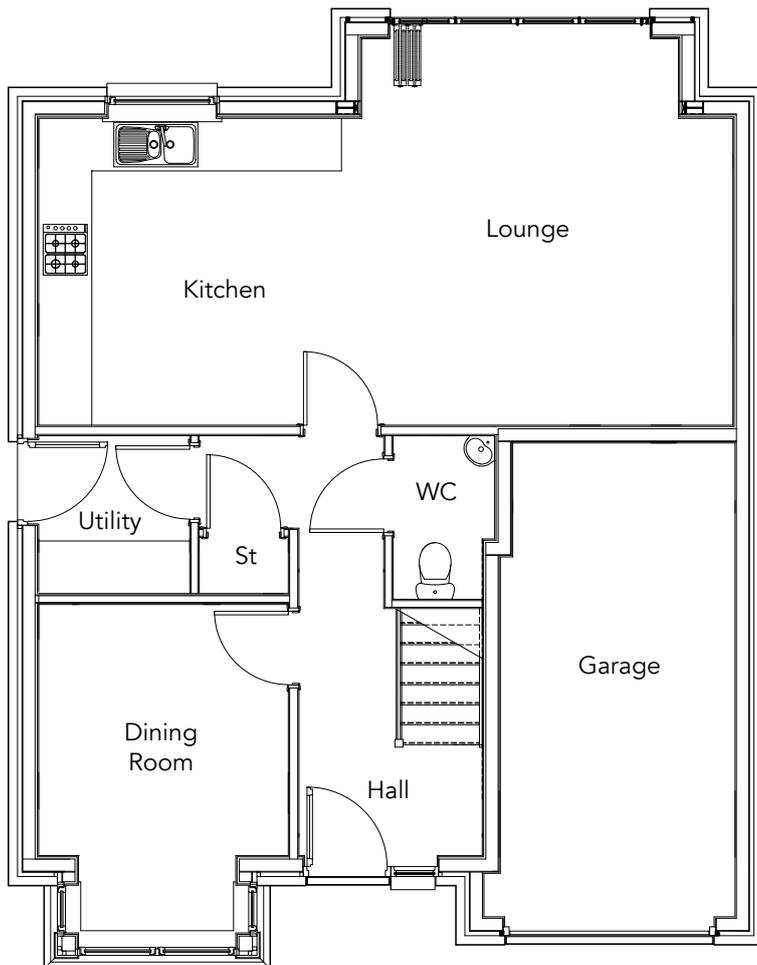
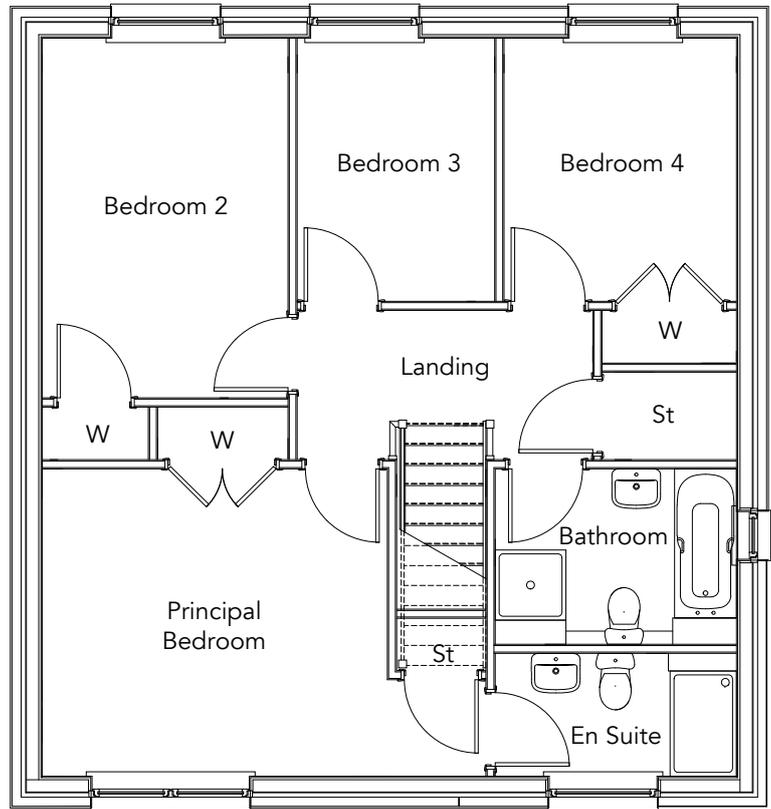
33

Cuillin

4 bedroom detached villa with garage

UPPER

Principal Bedroom	3.90 x 3.50 m	12'8" x 11'5"
En Suite	2.74 x 1.40 m	9'0" x 4'6"
Bedroom 2	2.78 x 4.10 m	9'1" x 13'5"
Bedroom 3	2.23 x 3.00 m	7'3" x 9'8"
Bedroom 4	2.63 x 3.00 m	8'6" x 9'8"
Bathroom	2.74 x 2.00 m	9'0" x 6'6"



GROUND

Lounge	4.20 x 4.57 m	13'8" x 15'0"
Kitchen	3.65 x 3.50 m	12'0" x 11'5"
Dining Room	2.82 x 3.72 m	9'3" x 12'2"
Utility	1.71 x 1.80 m	5'6" x 5'9"
WC	1.15 x 1.86 m	3'8" x 6'1"
Garage	2.67 x 5.40 m	8'8" x 17'7"





Arisaig

4 bedroom detached villa with garage

The **Arisaig** is an elegant four-bedroom family home designed for modern living, offering space, style, and everyday comfort across two well-planned floors.

A bright lounge with a striking bay window creates a welcoming retreat, while the open-plan kitchen and dining area to the rear is ideal for family life and entertaining, with French doors opening onto the garden.

Upstairs features three generous double bedrooms and a single, bedrooms one and two have en suite shower rooms. There are fitted wardrobes in bedrooms one, two, and three. A contemporary family bathroom serves the remaining bedrooms.

An integral garage and driveway complete this impressive home.

TOTAL AREA
130.5m² | 1404 sq ft

Plot

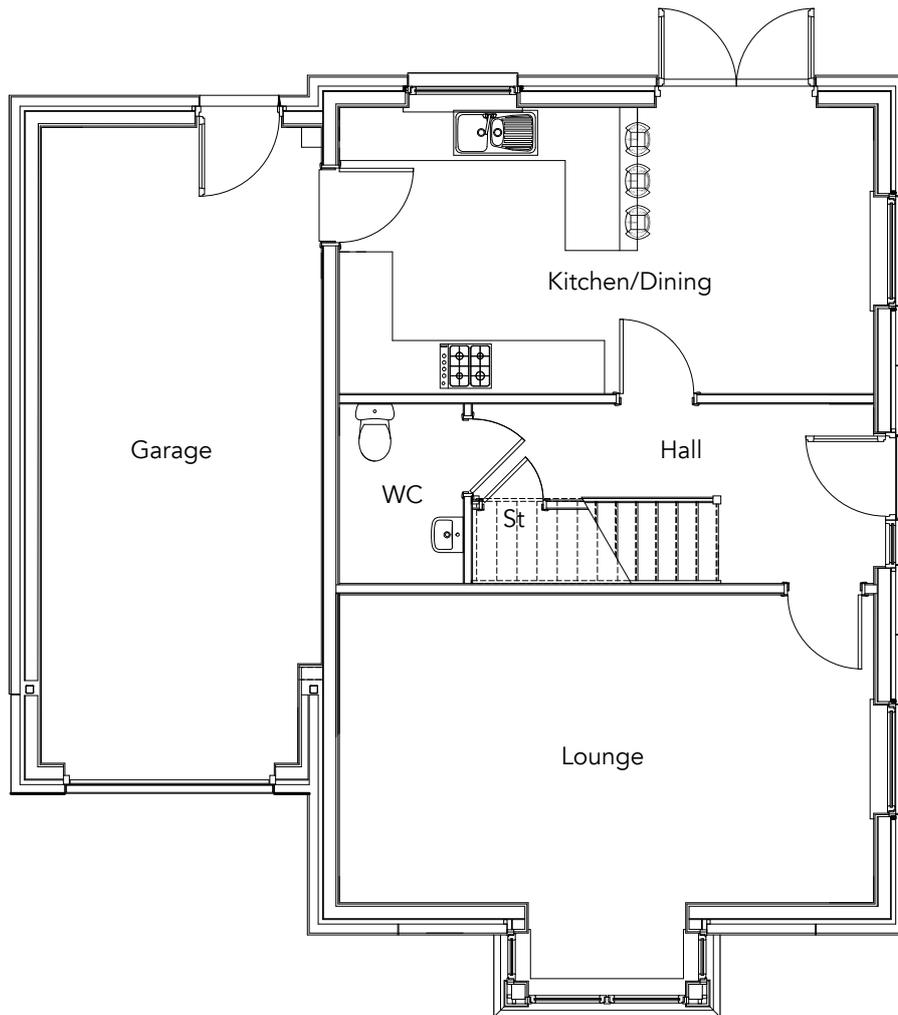
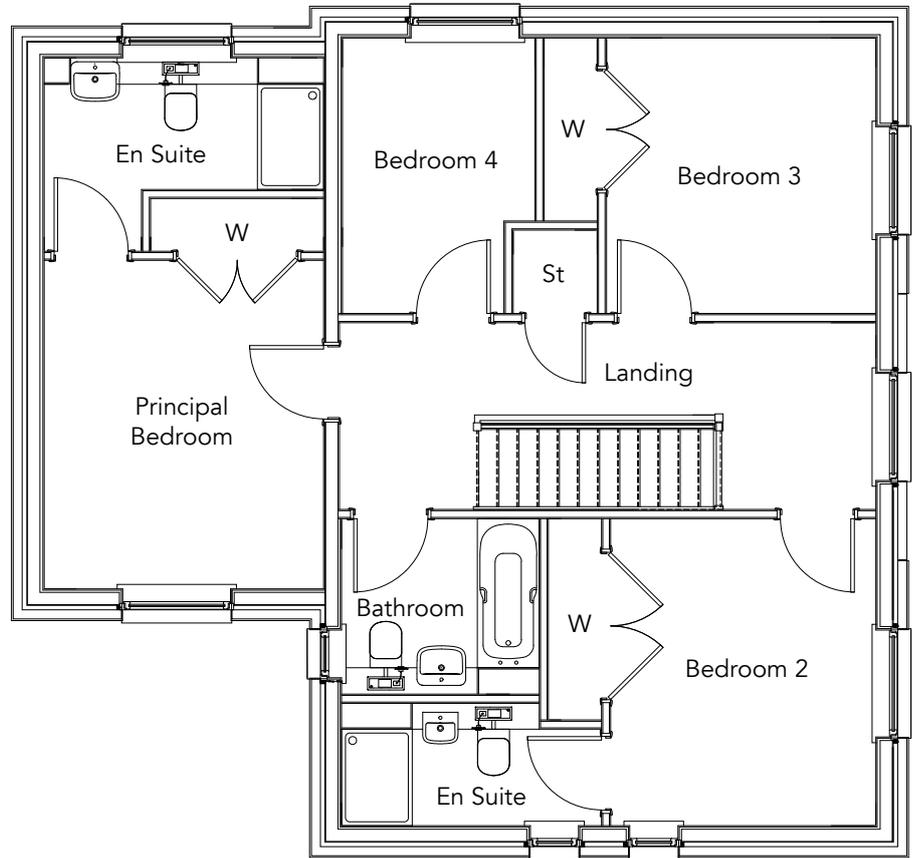
29

Arisaig

4 bedroom detached villa with garage

UPPER

Principal Bedroom	3.16 x 3.75 m 10'4" x 12'3"
En Suite 1	3.16 x 1.50 m 10'4" x 4'9"
Bedroom 2	3.00 x 3.50 m 9'8" x 11'5"
En Suite 2	2.94 x 1.40 m 9'6" x 4'6"
Bedroom 3	3.05 x 3.14 m 10'0" x 10'3"
Bedroom 4	2.18 x 3.14 m 7'2" x 10'3"
Bathroom	2.24 x 2.00 m 7'4" x 6'6"



GROUND

Lounge	6.05 x 3.50 m 19'9" x 11'5"
Kitchen/Dining	6.05 x 3.25 m 19'9" x 10'7"
WC	1.40 x 2.03 m 4'6" x 6'7"
Garage	3.17 x 7.18 m 10'5" x 23'7"





Morar

TOTAL AREA
150.5m² | 1620 sq ft

5 bedroom detached villa with driveway

The **Morar** is a spacious five-bedroom family home offering generous proportions and outstanding versatility.

A bright lounge with a bay window leads through double doors to an impressive open-plan kitchen, dining, and family area with breakfast bar and French doors to the garden, ideal for modern living and entertaining.

A utility room, ground-floor WC, and flexible fifth bedroom/home office adds practicality.

Upstairs features four double bedrooms, including an en suite principal bedroom.

A generous garden and driveway complete this exceptional home.

Plots

H4

H5

30

43

46

90

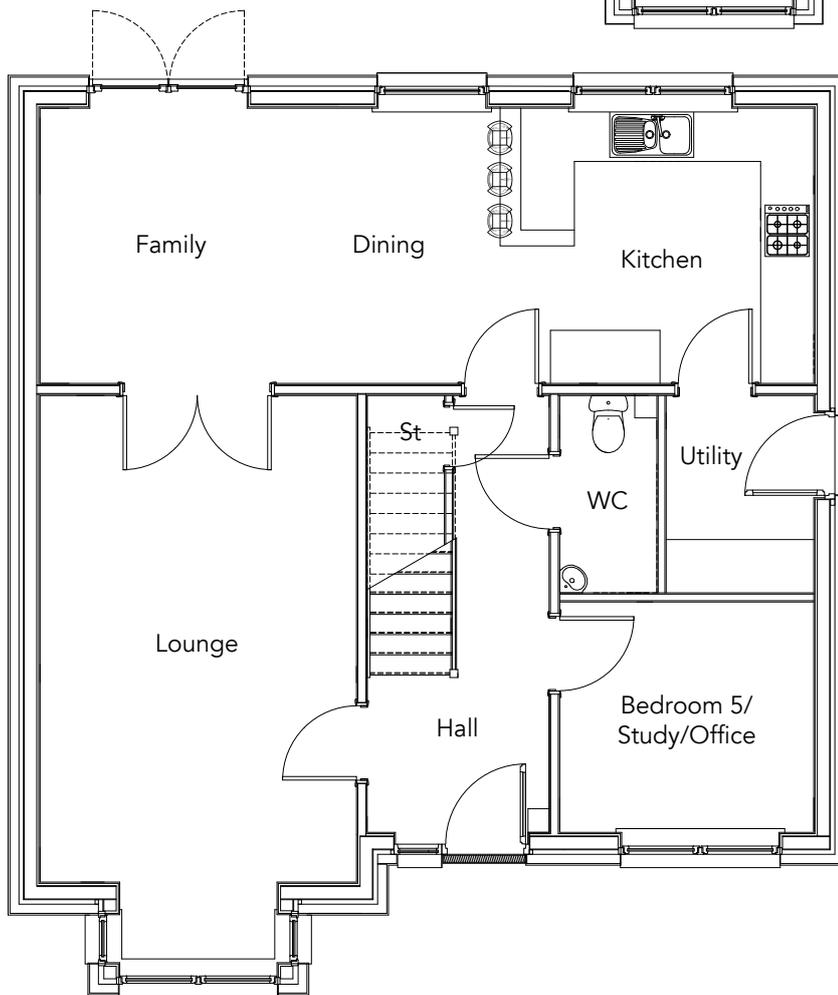
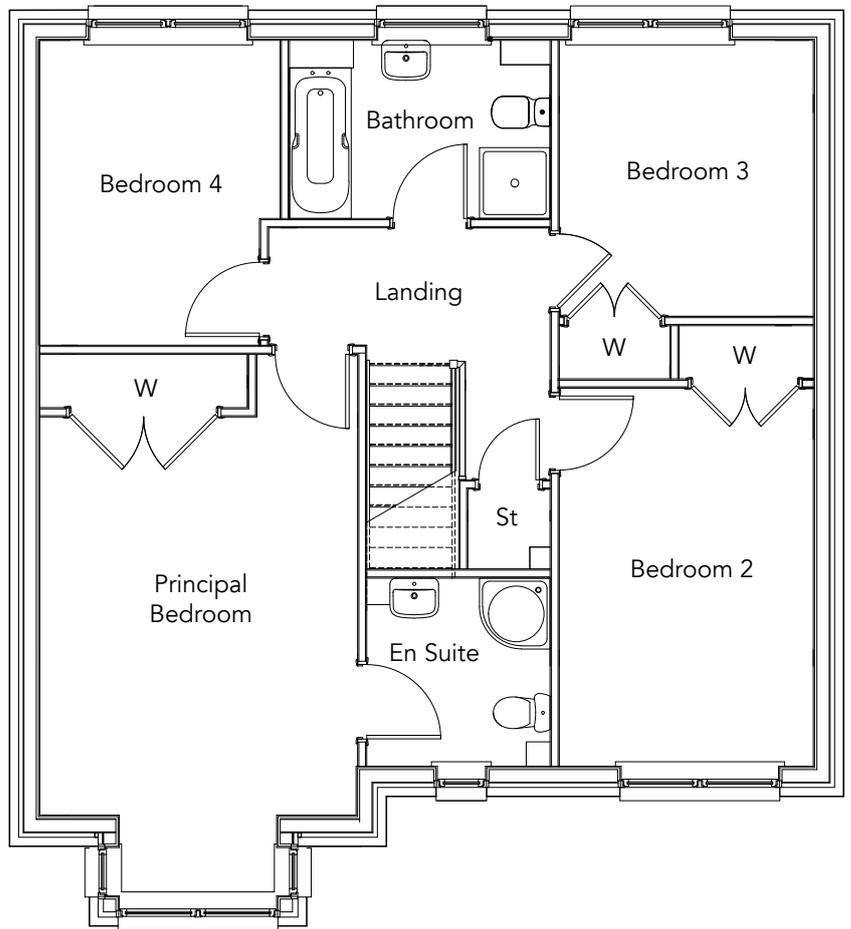
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Morar

5 bedroom detached villa with driveway

UPPER

Principal Bedroom	3.60 x 4.50 m 11'8" x 14'8"
En Suite	2.08 x 2.12 m 6'8" x 6'10"
Bedroom 2	2.88 x 4.27 m 9'4" x 14'0"
Bedroom 3	2.88 x 3.12 m 9'4" x 10'2"
Bedroom 4	2.72 x 3.44 m 8'9" x 11'3"
Bathroom	2.95 x 2.01 m 9'7" x 6'6"



GROUND

Lounge	3.58 x 5.49 m 11'7" x 18'0"
Kitchen	3.55 x 3.11 m 11'6" x 10'2"
Family/ Dining	5.21 x 3.11 m 17'1" x 10'2"
Utility	1.67 x 2.23 m 5'5" x 7'3"
Bedroom 5/ Study/Office	2.88 x 2.60 m 9'4" x 8'5"
WC	1.10 x 2.23 m 3'6" x 7'3"





Galloway

TOTAL AREA
161.8m² | 1742 sq ft

5 bedroom detached villa with garage

The **Galloway** is an impressive five-bedroom detached villa, designed for spacious and modern family living.

At its heart is a generous open-plan kitchen and dining area with French doors opening onto the garden, perfect for everyday life and entertaining.

This home features a bright living room, a versatile family room or home office, and a convenient ground-floor WC.

Upstairs, the principal bedroom features an en suite and dressing area, complemented by further well-proportioned bedrooms.

An integral garage and utility access complete this exceptional home.

Plots

23

32

40

92

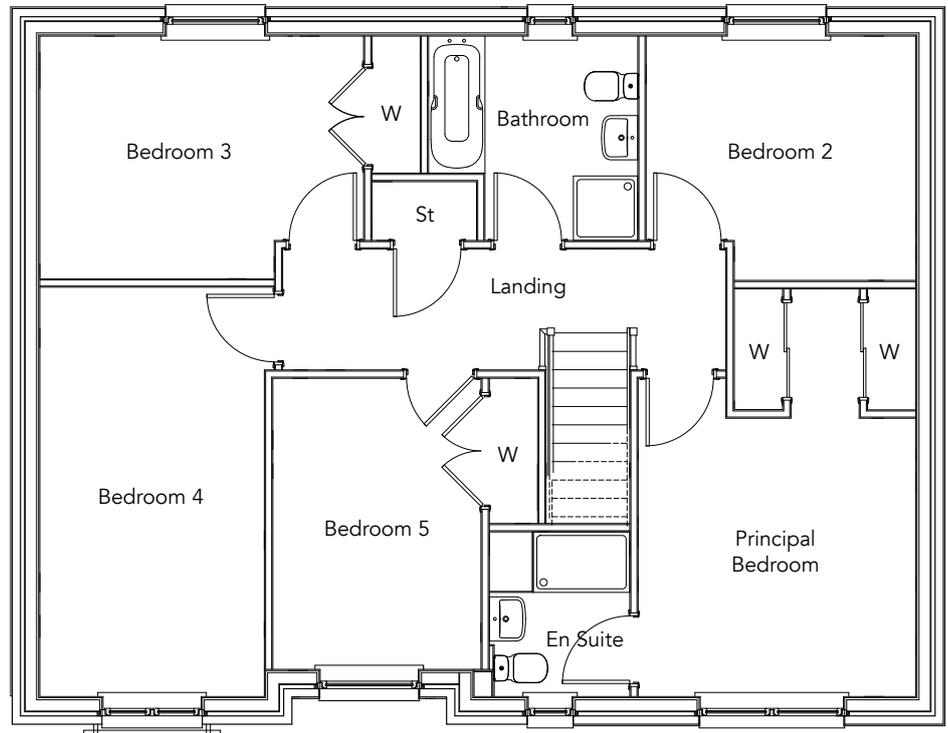
Galloway

5 bedroom detached villa with garage

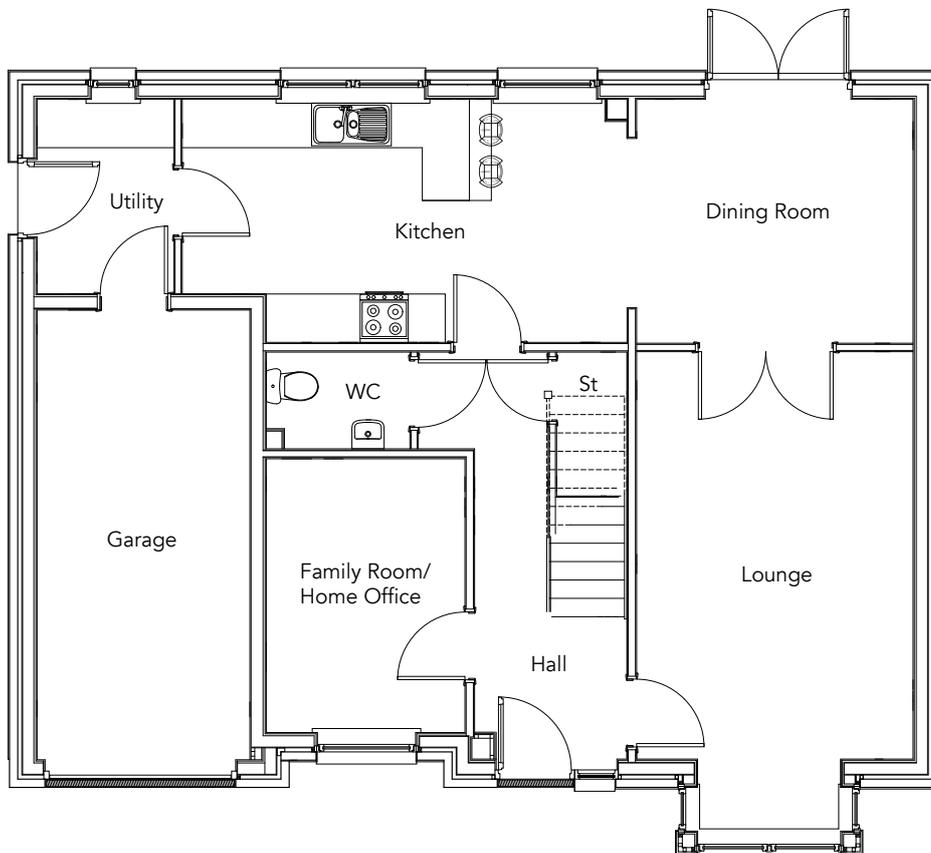


UPPER

Principal Bedroom	3.30 x 3.19 m 10'10" x 10'6"
En Suite	1.73 x 1.76 m 5'8" x 5'9"
Bedroom 2	2.66 x 3.72 m 8'9" x 12'3"
Bedroom 3	2.57 x 3.20 m 8'5" x 10'6"
Bedroom 4	2.28 x 3.58 m 7'6" x 11'9"
Bathroom	2.11 x 2.00 m 6'11" x 6'7"



GROUND



Lounge	3.44 x 5.05 m 11'3" x 16'6"
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/ Home Office	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"

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Interior photography for illustration purposes only. Consequently, these particulars do not form part of any contract.

Why Buy New



10 year
Premier Warranty



Energy-Efficient
Homes



2 year
Aftercare



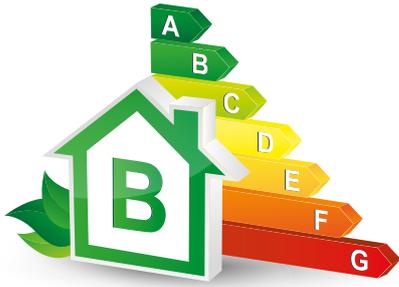
Low
Maintenance



Save Money on
Household Bills



Personalise Your
New Home



Energy-Efficient New Homes

Our eco-friendly homes are meticulously designed with state-of-the-art energy-saving appliances, significantly reducing energy consumption. This dedication to sustainability positively impacts the environment and promotes cost-efficiency for homeowners.

Together, we can build a greener future!

Our Customer Service and Aftercare

At Allanwater Homes, we want to ensure our customers that they are in safe hands.

Our experienced Development Sales Managers are available to offer support throughout the buying journey and will provide information on progress throughout the construction process.

Prior to moving into a new build home, customers will be invited to attend a home demonstration, where our Construction Manager will explain how various aspects of your new home operate.

On move-in day we provided a handover pack, including certificates, warranties and a new home handbook full of practical information, hints and tips on how to care for a new build home.

But our Customer Service does not end there. Over the next two years, our customer care team will be available to provide guidance and support to our customers as they settle into their new homes.

We aim to deliver the best service possible to our customers.



Community

Wherever we build, we like to give back to the community. Here are some of the projects we are involved in.



Proud Sponsors of Football & Rugby Clubs



Carluke Gala Day



Supporting Foodbank & Toybank Appeals



Family Open Days



Building Quality Homes for Over 40 Years

Allanwater Homes is a family-owned business with over four decades of experience in the building trade. Established in 1980 in Bridge of Allan, Stirlingshire, we began by transforming older properties into modern apartments before expanding into light industrial, commercial and healthcare developments.

In 2007, Allanwater Homes was created as part of the Allan Water Group, giving our residential projects a clear identity. Led by Managing Director David Stirling, we are proud to be known as an honest, transparent, and customer-focused regional housebuilder.

Today, we continue to grow across central Scotland and beyond, designing and building energy efficient homes that combine stylish exteriors with quality interiors. By listening to our customers, we adapt our designs to suit modern family life while keeping sustainability at the heart of what we do.

Our mission is to deliver homes of lasting quality, with excellent aftercare, making Allanwater the builder of choice for homeowners across Scotland.



Locations of our new-build homes include Alloa, Alva, Carluke, Chryston, Glenrothes, Haddington, and Stirling, to name just a few.



Protection for new-build home buyers

ALLANWATER
HOMES



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 (where design dictates)
- 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





ALLANWATER *Carluk*e

Development Sales Manager: Lynn McNair



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allanwaterhomes.co.uk

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