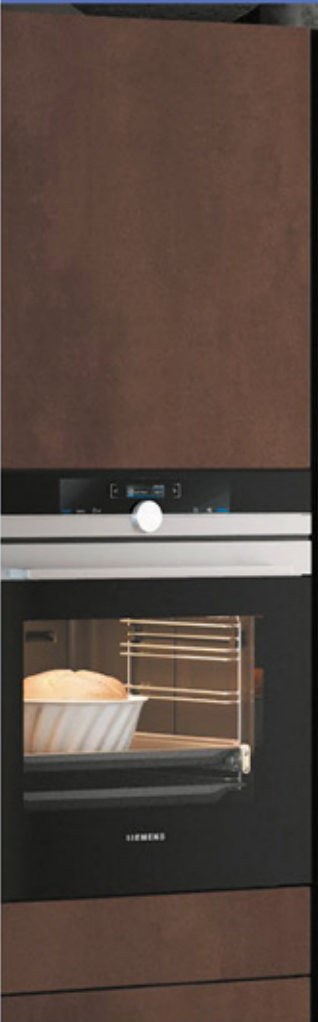




Callanish Homes



Queen's Gardens Glenboig

Choice of innovative and stylish
2, 3 & 4 bedroom detached family homes



queensgardens.scot

Callanish Homes brings a fresh outlook and design inspiration to its developments, underpinned by traditional values of professionalism and craftsmanship. We also seek to blend our developments harmoniously into their environment and integrate them within existing communities.

What's more, when you buy a Callanish Home, you have secured the benefit of a lifetime of experience of creating quality developments; and our personal guarantee to work as hard as we can to satisfy your family's needs.

Our mission is to create a quality built home that fits around you and your family; with a high basic specification, but also giving you options for add-ons, upgrades and finishing touches to help personalise your new home.

Developing and maintaining good relationships with our home buyers is important to us and we commit to responding quickly, efficiently and professionally during every stage of the journey towards your dream home.

All our homes are backed by a 10 year Premier Guarantee to give you ultimate peace of mind and our own Callanish snagging and aftercare service.



“Queen’s Gardens offers rural tranquility with all the benefits of urban living.”



Queen's Gardens, Glenboig

Stylish, modern designs...built for living

Queen's Gardens offers a range of 44 thoughtfully designed family homes in 6 different styles ranging from the well proportioned, 2-bedroom Leverburgh up to the substantial 4-bedroom Carloway. Our homes encourage open-plan living and provide flexible spaces that can be tailored to your family's needs in an ever changing world.

We aim to deliver a home you can be proud of and which offers a high level specification and amazing value for money.



"We aim to deliver a home you can be proud of."





A Natural place to call home...

Nestling up against the nationally important Gartcosh Nature Reserve and part of the historic village of Glenboig, once home to the World's largest and best firebrick works, Queen's Gardens is both a haven of tranquility and part of a vibrant and growing community.

You can spend endless hours wandering around the Seven Lochs Wetland Park, Drumpellier Country Park, or take a shorter stroll up the Duck's Walk into the local nature reserve. On all of these

walks you will have wonderful views towards the Campsie Fells and beyond.

Gartcosh Nature Reserve is home to one of Europe's largest colonies of Great Crested Newts and the design of Queen's Gardens has made sure that these protected amphibians are looked after; and indeed a specially constructed amphibian wall keeps them safely inside their nature reserve. Special newt underpasses allow them to cross under the new Glenboig Link Road safely!



Superbly Connected...

With easy access to the M73 via the new Glenboig Link Road, and from there the M8, M74, M80, Glenboig is superbly connected. Whether it is commuting to work in Glasgow, Edinburgh or Stirling, day tripping, or just exploring the many local attractions, Glenboig offers a great base for your family's future adventures.

With Gartcosh Train Station an easy walk, cycle or very short hop in the car away, Glenboig is also a very sustainable location, when you choose to leave the car at home.

Glenboig is also only a short 10-minute drive from the Glasgow Fort Shopping Complex, which boasts all major high street brands, as well as a cinema, Morrisons and a range of great family restaurants.



A Welcoming Community...

Glenboig Village has a long and proud history. The storyboards around Garnqueen Loch tell the amazing story of the growth of the village on the back of the local resources of fireclay and how Glenboig Firebricks became famous around the world.

Today the community is once again growing, building on strong foundations and with an already good range of local services and amenities. The village will soon boast a new community retail hub at the centre of the village, with a Co-operative convenience store, expected to open in 2022, as anchor tenant.

The community hub sits opposite the newly redeveloped Community House, a community owned and run facility providing a range of leisure, family and support services for the entire village.



Great for Families...

Queen's Gardens is a great choice for families with good local schools servicing the village. Lochview pre-school nursery is under a mile away and Glenboig Primary School is only a short walk through the village.

For older children, Coatbridge High School is just 3.6 miles to the south and Chryston High School 3.1 miles to the north-west.

To keep the family active, you don't need to go far, as the village has a fantastic play area next to Garnqueen Loch. This includes fun equipment for toddlers, juniors and seniors, a multi-use games area and a skate park.

The surrounding countryside is also a natural playground for all the family, with cycling and walking routes on your doorstep. There are leisure centres in Coatbridge and Cumbernauld offering indoor swimming, if wild swimming in the local lochs is not your thing!



"The surrounding countryside is a natural playpark for the family."

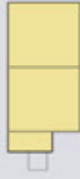
Your future starts here...



Queen's Gardens

Site plan & House Styles

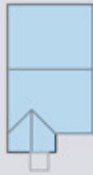




The Leverburgh

2 Bedroom Mid-Terrace

69.0sq/m 743sq.ft



The Dalmore

3 Bedroom Semi-detached/Mid-Terrace

83.4sq/m 898sq.ft



The Taransay

3 Bedroom Detached

90.8sq/m 978sq.ft



The Luskentyre

3 Bedroom Detached

98.7sq/m 1063sq.ft



The Scarista

4 Bedroom Detached Home

108.7sq/m 1171sq.ft



The Carloway

4 Bedroom Detached Home

127.8sq/m 1376sq.ft

The Leverburgh

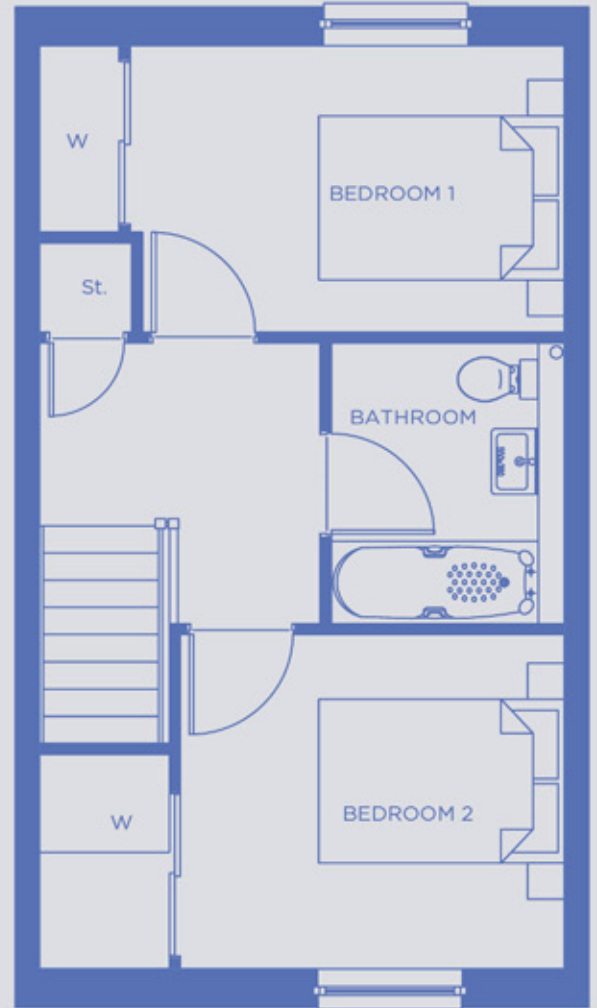
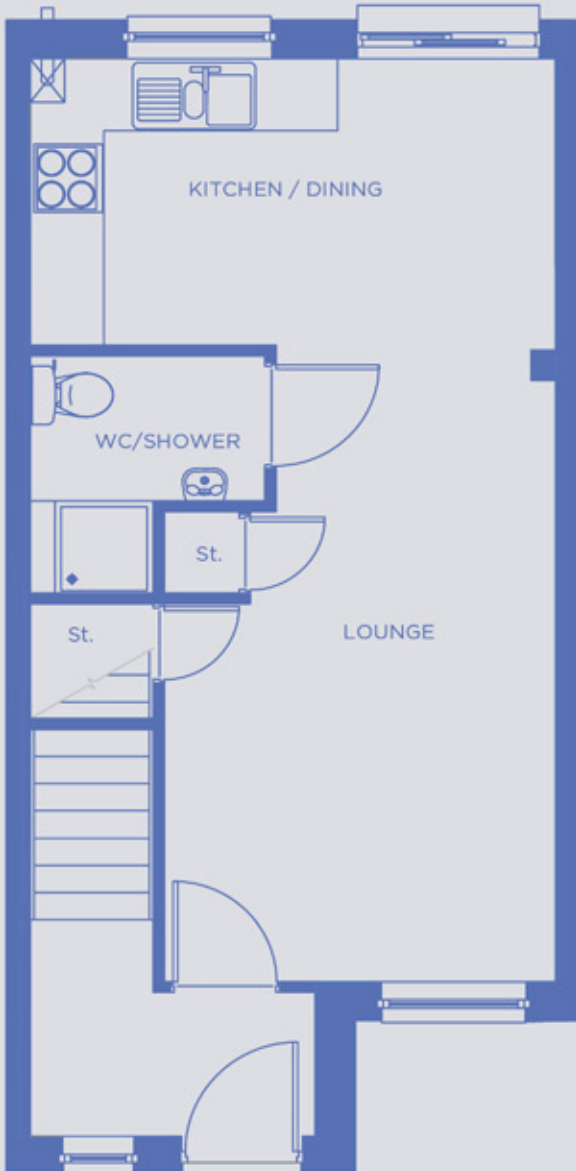


2 Bedroom Mid-Terraced

69.0sq/m 743.sq.ft

The Leverburgh is a well proportioned two-bedroom, mid terrace house. It has a generous kitchen/diner with french doors opening onto the rear garden. With an open plan layout, the kitchen/diner connects to the lounge, providing very flexible and airy space...perfect for entertaining. A downstairs toilet and

shower room offers a practical solution for a busy home. The entrance hall gives access to the lounge and the upstairs, where you will find two good sized double bedrooms, with built in wardrobes and a family sized bathroom. There are three separate storage cupboards in the house making this a very practical option.



Ground Floor

Lounge	3.19m x 5.29m	10'5" x 17'14"
Kitchen/Dining	4.27m x 2.44m	14'0" x 8'0"
WC/Shower	1.97m x 2.01m	6'5" x 6'7"

Upper Floor

Bedroom 1	3.54m x 2.40m	11'7" x 7'10"
Bedroom 2	3.23m x 2.80m	10'3" x 9'2"
Bathroom	1.93m x 2.33m	6'4" x 7'6"

(All sizes taken at wildest point and excluding wardrobes)

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The Dalmore

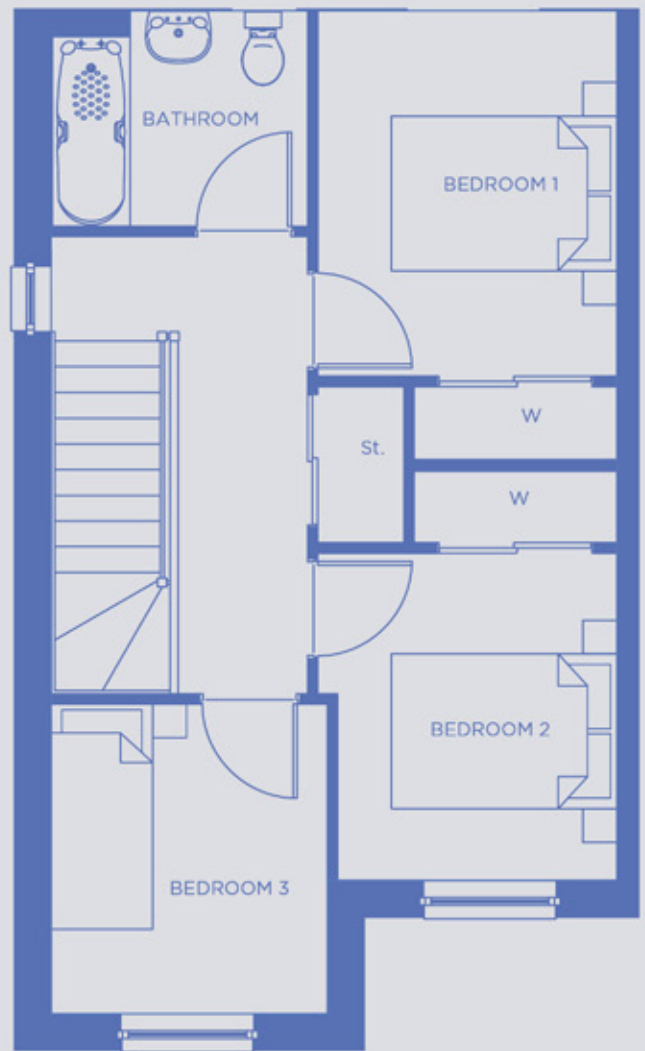


3 Bedroom Semi-detached/Mid-Terrace

83.4sq/m 898sq.ft

The Dalmore offers good family accommodation. Downstairs is a fantastic open plan space, with kitchen, dining room and lounge combining to create a feeling of light and space. A downstairs shower room and toilet and under stairs storage cupboard make this a practical house as well.

French doors open from the lounge onto the rear garden, adding even further to the atmosphere. From the entrance hall you move upstairs and find two double bedrooms and a large single bedroom, as well as a family bathroom and good sized storage cupboard. Both double bedrooms have built-in wardrobes.



Ground Floor

Lounge/Dining	5.10m x 3.82m	16'8" x 12'6"
Kitchen/Dining	2.52m x 3.92m	8'3" x 12'10"
WC/Shower	1.14m x 2.58m	3'8" x 8'5"

Upper Floor

Bedroom 1	2.70m x 3.30m	8'10" x 12'9"
Bedroom 2	3.23m x 2.80m	8'7" x 7'2"
Bedroom 3	2.40m x 2.60m	7'10" x 8'6"
Bathroom	2.20m x 1.85m	7'2" x 6'0"

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The Taransay

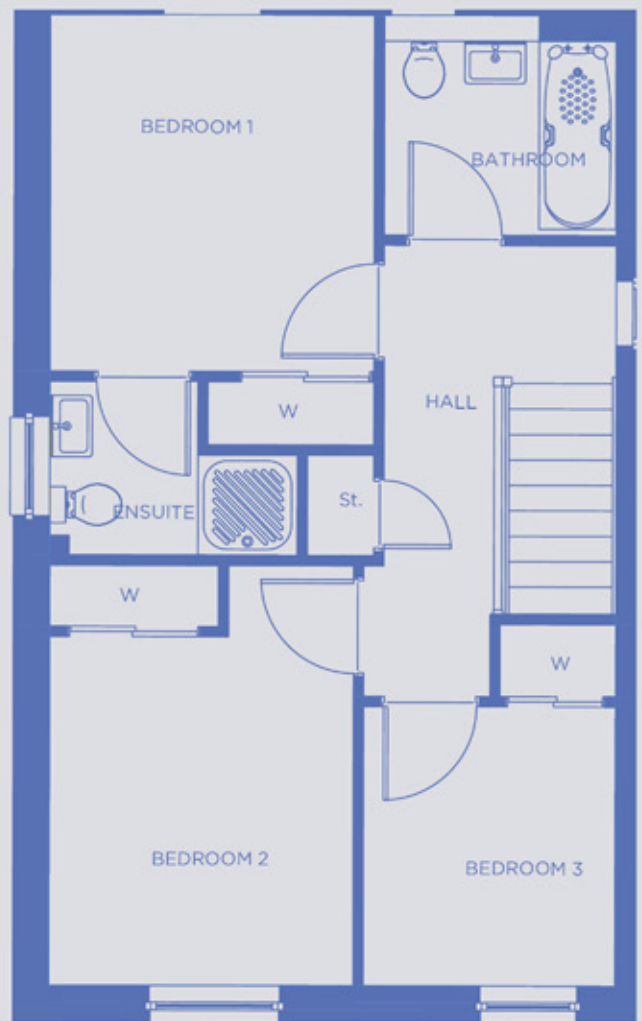


3 Bedroom Detached

90sq/m 878sq.ft

The Taransay is a good-sized detached family home. From the entrance hall you will walk into an impressive open-plan lounge and dining space with 3 windows pouring light into the room. You walk through to the connected kitchen/diner from where French doors open onto the rear garden. Two separate storage cupboards and a toilet complete the

downstairs accommodation. Upstairs a landing opens onto two large double bedrooms and a single bedroom, as well as a family bathroom and another storage cupboard. All three bedrooms have built in wardrobes and the master bedroom has a good sized en-suite toilet and shower room.



Ground Floor

Lounge/Dining	3.96m x 5.32m	13'0" x 17'5"
Kitchen/Dining	3.84m x 3.21m	12'7" x 10'6"
WC/Shower	1.12m x 2.13m	3'8" x 7'0"

Upper Floor

Bedroom 1	2.89m x 3.10m	9'6" x 10'2"
Bedroom 2	2.75m x 3.59m	9'0" x 11'9"
Bedroom 3	2.20m x 2.42m	7'2" x 7'11"
Bathroom	2.20m x 1.85m	7'2" x 6'0"
Ensuite	2.14m x 1.61m	7'0" x 5'3"

(All sizes taken at wildest point and excluding wardrobes)

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The Luskenntyre

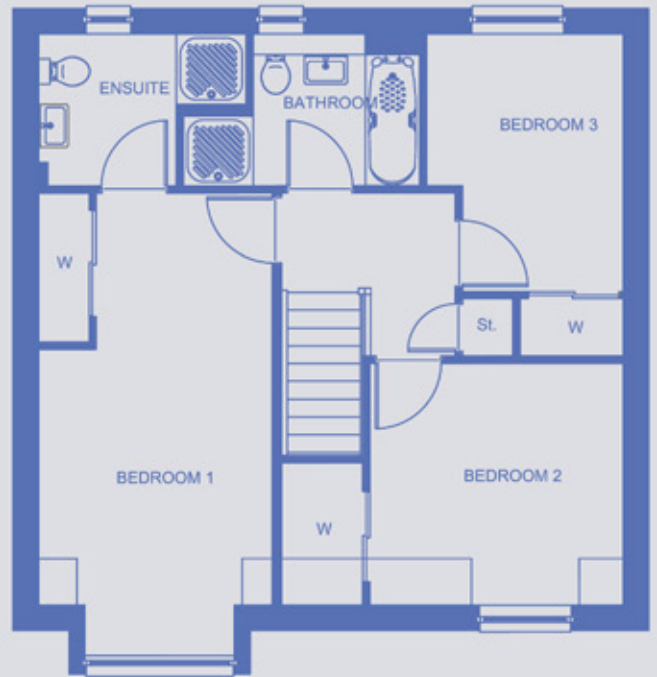
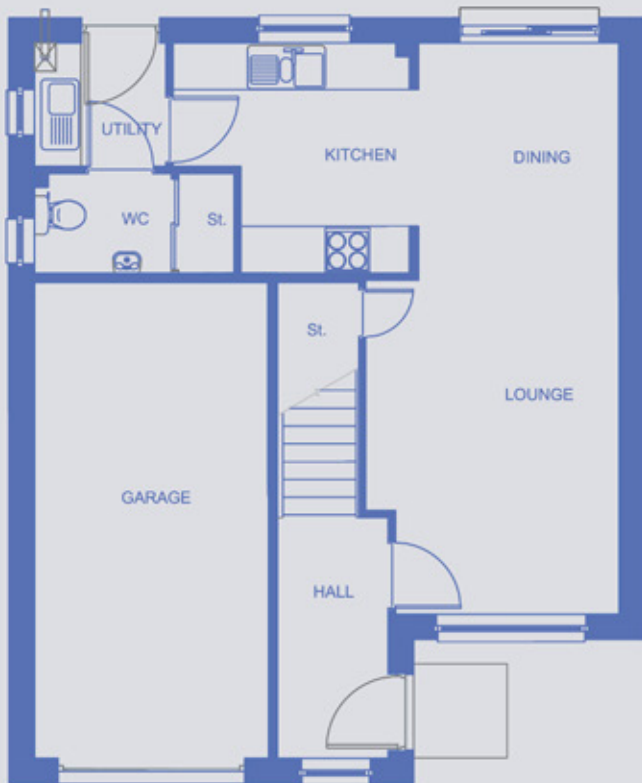


3 Bedroom Detached

98sq/m 1063sq.ft

The Luskenntyre is an excellent family home, offering plenty of space, an integral garage and ever practical utility room. From the entrance hall you access the open plan lounge, dining area and kitchen. French doors lead from the dining area into the rear garden. From the kitchen, you access a separate utility room, which includes a downstair

toilet and storage cupboard. A backdoor leads from the utility into the rear garden. Upstairs consists of a large master bedroom with en-suite toilet and shower room and a further two good sized bedrooms and family bathroom with bath and separate shower. All bedrooms have built-in wardrobes.



Ground Floor

Lounge	3.19m x 4.12m	10'5" x 13'6"
Dining	2.42m x 3.04m	7'11" x 9'11"
Kitchen	2.86m x 2.87m	9'4" x 9'5"
Utility	1.83m x 1.56m	6'0" x 5'1"
WC	1.77m x 1.20m	5'9" x 3'11"

Upper Floor

Bedroom 1	2.92m x 6.07m	9'7" x 19'11"
Bedroom 2	3.19m x 3.00m	10'6" x 9'11"
Bedroom 3	2.42m x 3.20m	7'11" x 10'6"
Bathroom	2.60m x 1.70m	8'8" x 5'7"
Ensuite	3.00m x 1.90m	9'11" x 6'3"

(All sizes taken at wildest point and excluding wardrobes)

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The Scarista

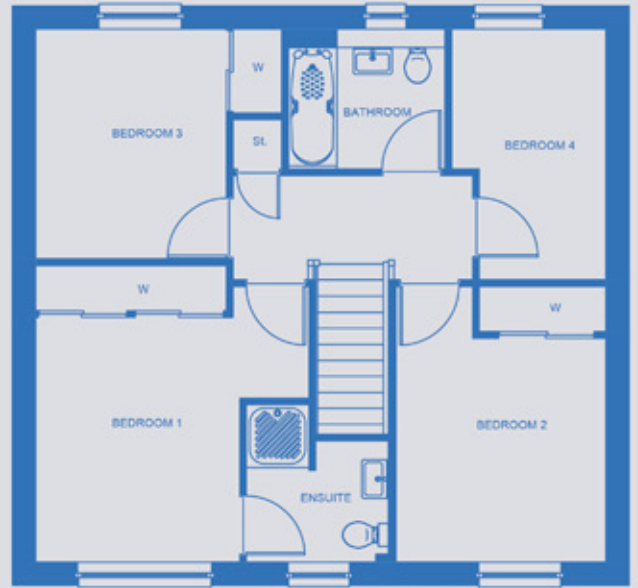
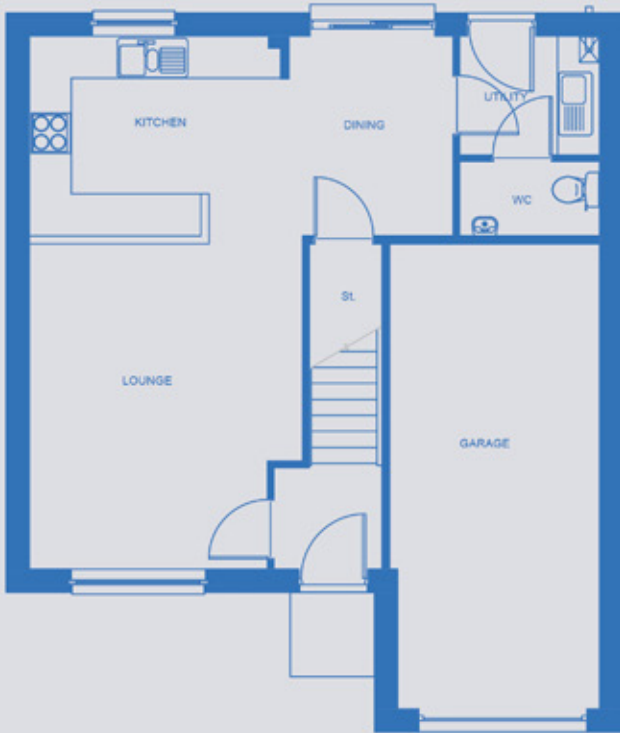


4 Bedroom Detached

108.7sq/m 1171sq.ftft

The Scarista provides generous family accommodation, with a well designed open-plan layout on the ground floor that includes a large kitchen and connected dining area, leading through to a separate utility room and downstairs toilet. The kitchen looks into the lounge with a breakfast bar creating a focal point for entertaining and a practical solution for getting the family fed in the morning. A large storage cupboard is accessed from the dining room and French doors provide plentiful light and access to the rear garden. A back

door from the utility room is a practical solution to avoid dirty shoes in the house! From the first floor landing you access a large master bedroom with en-suite shower room and toilet. A wonderful built in wardrobe runs the length of one side of this room, with a large window ensuring plenty of light fills the space. A further two double bedrooms and another single bedroom along with a good size family bathroom and a storage cupboard complete the accommodation upstairs. All double bedrooms benefit from built in wardrobes.



Ground Floor

Lounge	3.81m x 4.56m	12'6" x 14'11"
Kitchen/Dining	5.94m x 2.77m	19'6" x 9'1"
Utility	1.94m x 1.60m	6'4" x 5'3"
WC	1.83m x 1.56m	6'4" x 3'6"

Upper Floor

Bedroom 1	3.81m x 3.42m	12'6" x 11'3"
Bedroom 2	2.94m x 3.83m	9'8" x 12'7"
Bedroom 3	2.62m x 3.20m	8'7" x 10'6"
Bedroom 4	2.10m x 3.50m	6'11" x 10'8"
Bathroom	2.24m x 1.69m	7'4" x 5'7"
Ensuite	2.01m x 2.32m	6'7" x 7'7"

(All sizes taken at wildest point and excluding wardrobes)

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The Carloway

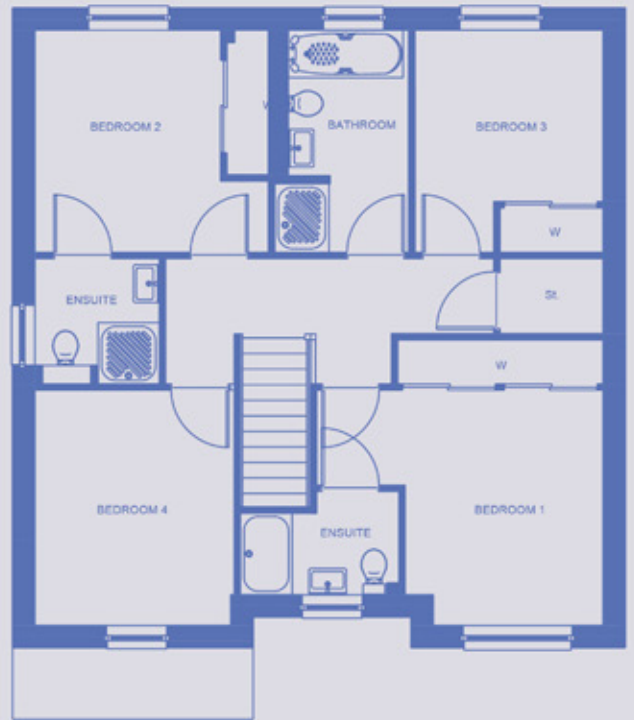


4 Bedroom Detached

127.8sq/m 1376sq.ftft

The Carloway is our top of the range home and is both spacious and well designed. On the ground floor you walk along the hall and enter the large open plan kitchen and dining room, with delightful French doors providing access into the rear garden. The open plan lounge connecting from the dining room creates a wonderful entertaining area and is also a great family space! Access from the kitchen is taken into a large utility with downstairs toilet.

The garden is accessed from the back door in the utility. An integral garage and large understairs cupboard add practicality to this excellent property. Upstairs you will find four large double bedrooms, two of which have en-suite shower rooms and toilets. A further family bath and shower room makes this home perfect for larger families. Three of the bedrooms have built in wardrobes and a large storage cupboard is accessed off the landing.



Ground Floor

Lounge	2.95m x 5.00m	9'8" x 16'5"
Kitchen/Dining	6.32m x 3.77m	20'9" x 12'4"
Utility	1.74m x 1.87m	5'9" x 6'2"
WC	1.92m x 1.13m	6'4" x 3'8"

Upper Floor

Bedroom 1	4.12m x 3.35m	13'6" x 11'0"
Bedroom 2	3.31m x 3.15m	10'10" x 10'4"
Bedroom 3	2.76m x 3.15m	9'1" x 10'4"
Bedroom 4	2.82m x 3.35m	9'3" x 11'0"
Bathroom	1.86m x 3.15m	6'1" x 10'4"
Ensuite 1	2.43m x 1.50m	8'0" x 4'11"
Ensuite 2	1.72m x 1.84m	5'8" x 6'0"

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Standard Specification

Kitchens

- Hotpoint appliances, including induction hob and washing machine
- Integrated dishwasher and fridge/freezer
- Fitted Bauformat German kitchen units
- Matching units in Utility where applicable
- Choice of quality worktops to complement kitchen units
- Full length coloured glass splashback
- Stainless steel sinks and taps
- Choice of units from exclusive designer range
- 150mm upstands to match worktops in kitchen and utility (where applicable)
- Stainless steel hood over hob
- Chrome sockets and switches, incl. USB socket
- Spotlights in kitchen area
- Under pelmet lighting

Bedrooms/Lounge

- Built in mirrored wardrobes
- Data socket in master bedroom
- TV/Satellite cabling and socket in lounge and master bedroom

Internal Finishes and Features

- All walls and ceilings with smooth white finish
- White finish staircase balustrade and handrail
- White finish skirtings and facings

Bathrooms & En-suites

- Matching stylish, white sanitary ware
- Full height Porcelanosa tiling in shower cubicle (25cm x 45cm)
- Mains pressure thermostatic shower
- Tile splashback to washhand basins and baths - 1.2m (Porcelanosa 25cm x 45cm)
- Vanity Units in all bathrooms and en-suites
- Shaver sockets in bathrooms and en-suites
- Chrome trim to tiling around bath and washhand basin
- Towel warmer in bathrooms and en-suites
- Spotlights in all bathrooms and shower rooms
- Chrome finish shower cubicle

Electrical and Heating

- Pendant lighting throughout other than kitchen and bathrooms (where spotlights fitted)
- Smoke, CO and heat alarms
- Chrome switches and sockets throughout
- Security alarm
- Standard white radiators throughout
- Gas combi boiler

Windows, Doors and Floors

- UPVC double glazed windows and patio/French doors - grey external finish, white inside
- Concrete ground floor
- Oak veneered Palermo internal doors, glazed between public rooms
- Tongue and groove treated chipboard on upper floor

External Finishes and Garden

- Paving slabs to front door
- Front garden turfed
- Graded topsoil finish in rear garden, levels specific to plot
- Minimum 1.8m high garden fence to rear and to rear sides
- Power and light to garage where applicable
- Security
- PV panels to roof
- Monobloc driveway
- External socket to rear
- Doorbell
- Above door/porch light
- Hot and cold mixer tap to rear
- Patio/rear wall light
- External or internal garage wiring for EV charging point (for all homes with driveway)



Upgrades and Extras

Kitchens/Utility

- Extended Bauformat Designer range, or bespoke units as specified by Purchaser with Premium worktops
- NEFF appliances
- Premium sinks and taps, or bespoke finish as specified by Purchaser

Bathrooms

- Larger Porcelanosa tiles - 30 x 60
- Floor tiling
- Additional tiling (1.2m or full height, by wall)

Electrical and Heating

- Milano designer radiators, or bespoke as specified by Purchaser
- Underfloor heating in bathrooms (where floor tiles specified by Purchaser)

Internal Finishes and Features

- Oak skirtings and facing

External Finishes and Garden

- Turf, astroturf and decking options
- Additional lights





Your future starts here...





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Countrywide

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