



THOMAS EDWARDS
HOMES LIMITED



KENMURE ROAD

Whitecraigs

ALL ENQUIRIES TO:
0141 639 5888 or n.mearns@corumproperty.co.uk



An exclusive development of 2 Luxury Family Homes situated in the leafy suburb of Whitecraigs.



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Luxury Family Homes

Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area.

The district features an abundance of eye catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park are all within a short walk from the property, as is the station. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling that includes Kirkhill Primary School, St Cadoc's Primary School, St Clare's Primary School, Mearns Castle High School and St Ninian's High School.

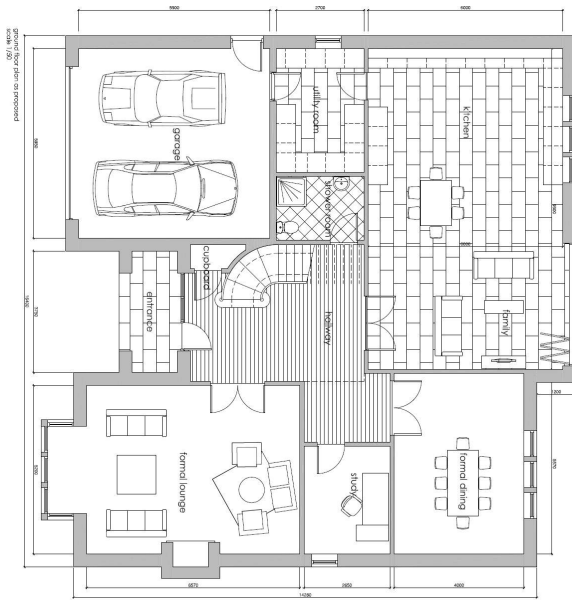
The two bespoke luxury homes are set in a child safe cul de sac within secure landscaped grounds. These brand new homes are finished to an incredibly high standard. The double height front reception hall boasts a stunning American black walnut bespoke sweeping staircase incorporating wrought iron spindles. American black walnut is predominant throughout the property in the internal doors and ground floor finishes. The design offers wonderfully light, spacious and free flowing accommodation. The house boasts a roomy integral double garage giving access to the house via the utility room. Each bedroom boasts its own en-suite facilities.



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Layout - Laurelbank



Ground Floor

Garage - 5.9 x 5.9 mtrs (19'4" x 19'4")

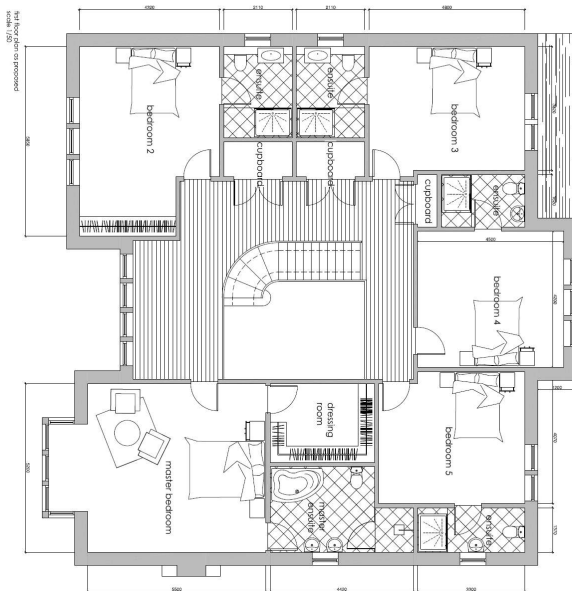
Utility - 2.7 x 3.75 mtrs (8'9" x 12'3")

Kitchen/Family - 9.9 x 6.0 mtrs (32'5" x 20')

Formal Dining - 5.6 x 4.0 mtrs (18'4" x 13')

Study - 2.6 x 3.25 mtrs (8'5" x 10'7")

Formal Lounge - 5.2 x 7.8 mtrs (17' x 25'6")



First Floor

Master Bedroom - 5.2 x 6.7 mtrs (17' x 22')

Bedroom 2 - 5.8 x 4.3 mtrs (19' x 14'1")

Bedroom 3 - 4.8 x 3.8 mtrs (15'7" x 12'5")

Bedroom 4 - 4.2 x 4.5 mtrs (13'8" x 14'8")

Bed 5 - 4.1 x 4.5 mtrs (13'5" x 14'8")

This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

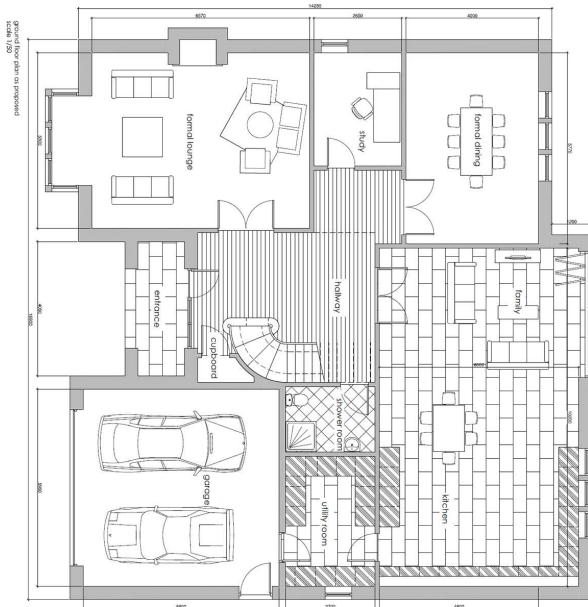
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Layout - Rowanbank



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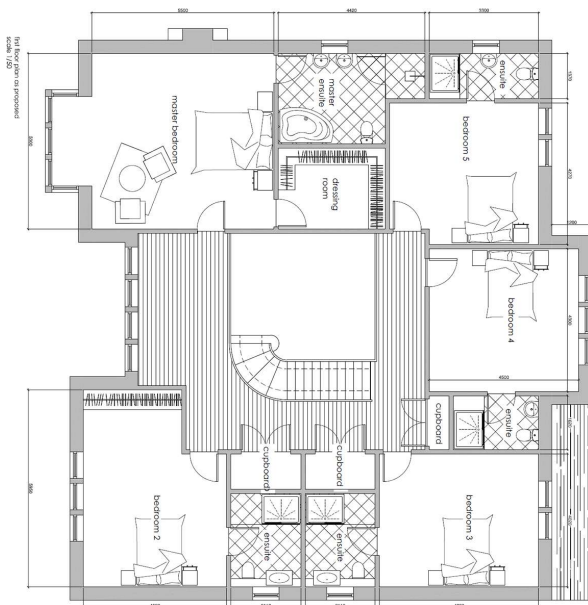
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Specification

5220 square feet

Double glazed black upvc windows with square pattern lead details

Clay, black roof tiles

Aluminium deep flow gutters

Insulated sectional remote control garage door

Walnut or oak custom skirtings and facings

Chrome door handles

Brushed chrome switches and sockets

Bespoke kitchen and utilities supplied by J S Geddes

Bi-fold doors to rear garden

Custom American black walnut or oak staircase with black iron spindles

Cornicing throughout

Fireplace in the lounge (to be picked by client)

Master en-suite:-

Underfloor heating

Heated double mirror

Double basin

Tub

Shower

Heated chrome towel rails x 2

En-suites 2,3,4,5:-

Fitted showers

Chrome heated towel rails

All tiling by Porcelanosa

Alarm system

CCTV pre-wire

Electric gates

External house lighting to front and rear

CAT 6 cabling throughout

Floored attic

Un-vented pressurised hot water system and gas central heating

3 metre ceiling height downstairs

2.7 metre ceiling height upstairs

Premier Guarantee 10 year structural warranty

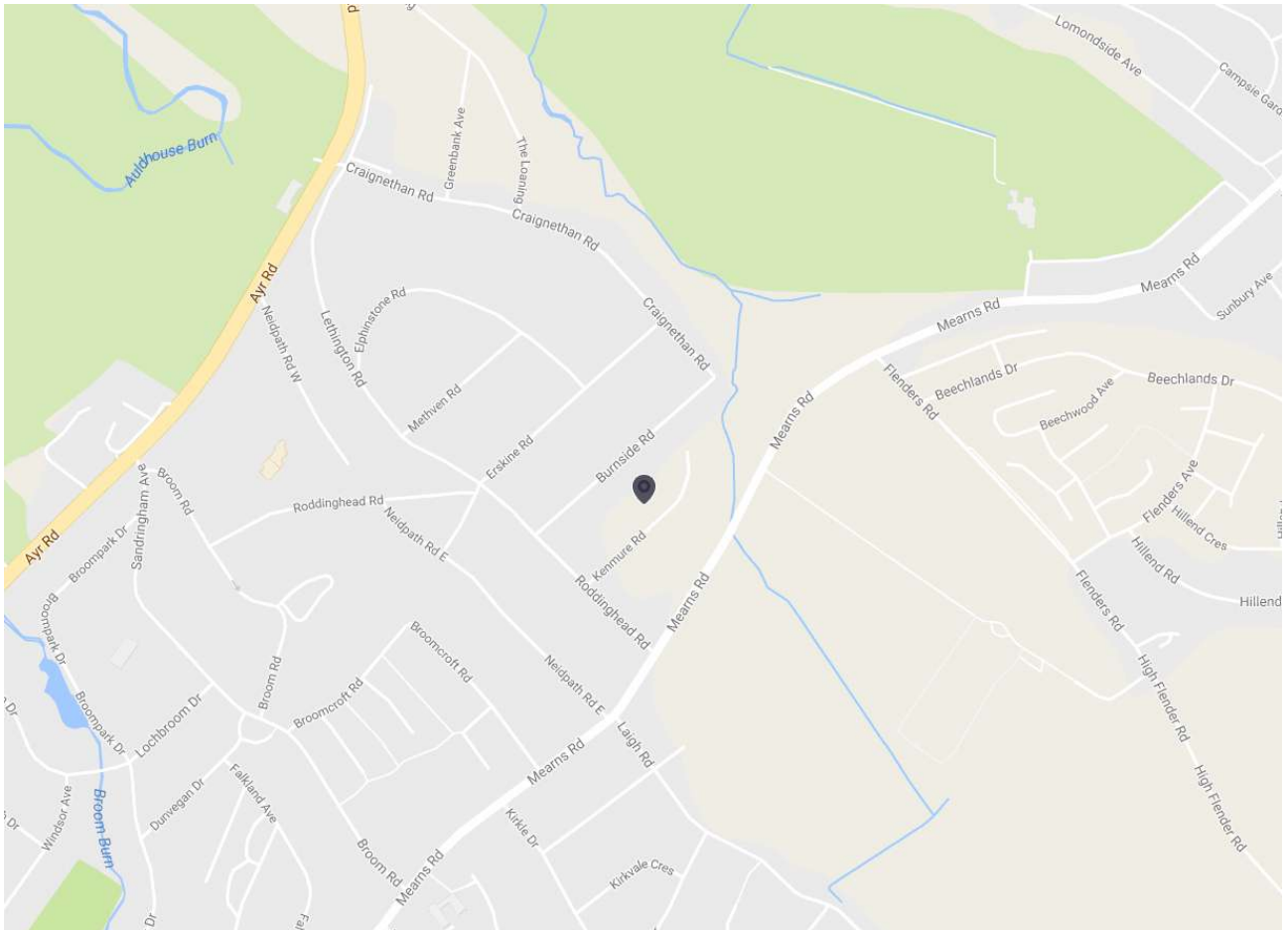


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Directions



Proceed south on the M77 Ayr Road from Eastwood Toll approx 1 mile, take a left opposite the Whitecraigs Golf Club onto Craignethan Road and immediately turn right onto Lethington Road on your right hand side. Continue up the hill and along the road which flows into Roddinghead Road. Kenmure Road is the last road on the left hand side before the T junction onto Mearns Road. The two properties are situated half way down on the left hand side.

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