

**CROSBIE**  
HOMES



KILMARDINNY  
MEADOWS





# KILMARDINNY MEADOWS

- 05. Unique In Design**  
An intimate development of just four bespoke homes.
- 07. Offering Privacy And Peace Of Mind**  
The epitome of modern living.
- 08. Specialist Touches By Skilled Craftsmen**  
Welcoming spaces complemented by the finest materials,
- 11. Envious Location**  
Immersed in an area of natural beauty.
- 13. The Specification**  
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## Unique in design, generous in living space and carefully considered in every detail and finish

Kilmardinny Meadows is an intimate collection of just four bespoke main door villa style apartments, in a quaint haven of serenity within bustling Bearsden and surrounded by an abundance of green space and views you'll never tire of.

Beneath the unspoilt, largely gentle and rolling Campsie Hills, these truly exclusive three-bedroom homes are the epitome of modern living. Innovative in both concept and design they offer sleek classic styling using the latest technology to ensure energy efficiency and sustainability.

Highly energy efficient, these make for the perfect solution if you are considering downsizing. Superbly insulated, double glazed and with clever storage options, each apartment is a streamlined single level design with main door access.

Transitioning with you through time, we are providing you with a home for life in an intimate, sustainable and elegant new home.

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## Hassle free living, offering privacy and peace of mind

Kilmardinny Meadows is all about simplicity and removing the stress from life, encouraging you to immerse yourself in the area and truly take advantage of what it has to offer.

From the maintained grounds upon entry to the development, to the quiet off-road setting and designated parking, we ensure you are at ease every day.

Private main door access is the key feature of our Kilmardinny Meadows apartments, with upper floors easily accessible via elevated ramp architecture to the rear of each property. It is this removal of the need for communal areas, which provides each home with its own unique identity.





Welcoming spaces,  
complemented by the  
finest materials and the  
specialist touch of our  
skilled craftsmen

/ 08

Our design collaboration with renowned Kitchens International and Scope Bathrooms provide a premium finish, with each selected designer opting for the highest specification combined effortlessly with current colour statements and styles.

All four apartments are spacious and come equipped with contemporary kitchens, alongside soft to the touch porcelain tiles for shower areas.

Minimalist in their aesthetic, these

understated natural materials bring a sense of the outdoors inside, complementing each home's earthy and neutral colour palette - the perfect way in which to create a warming feel for you and your family, whilst also adding a hint of sophistication.

It is features like these combined with the unique design, Crosbie Homes exceptional build quality and pinpoint attention to detail, that elevate these apartments to an altogether different level.



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## The Location

Immerse yourself in nature and adopt a new stylish way of living within this leafy and desirable suburb. Just 6 miles North West of Glasgow City Centre, the location couldn't be further away from busy city life, with its sense of relaxation and calm.

Steeped in history and culture, Bearsden is welcoming of those at any stage in life and has an abundance of amenities nearby. A thriving local community, there is a diverse mix of independent shops, bars and restaurants to explore, regularly enjoyed by locals.

Meanwhile those who favour the great outdoors can take advantage of the vast array of nature walks and reserves close by – including Mugdock Country Park and Kilmardinny Loch.

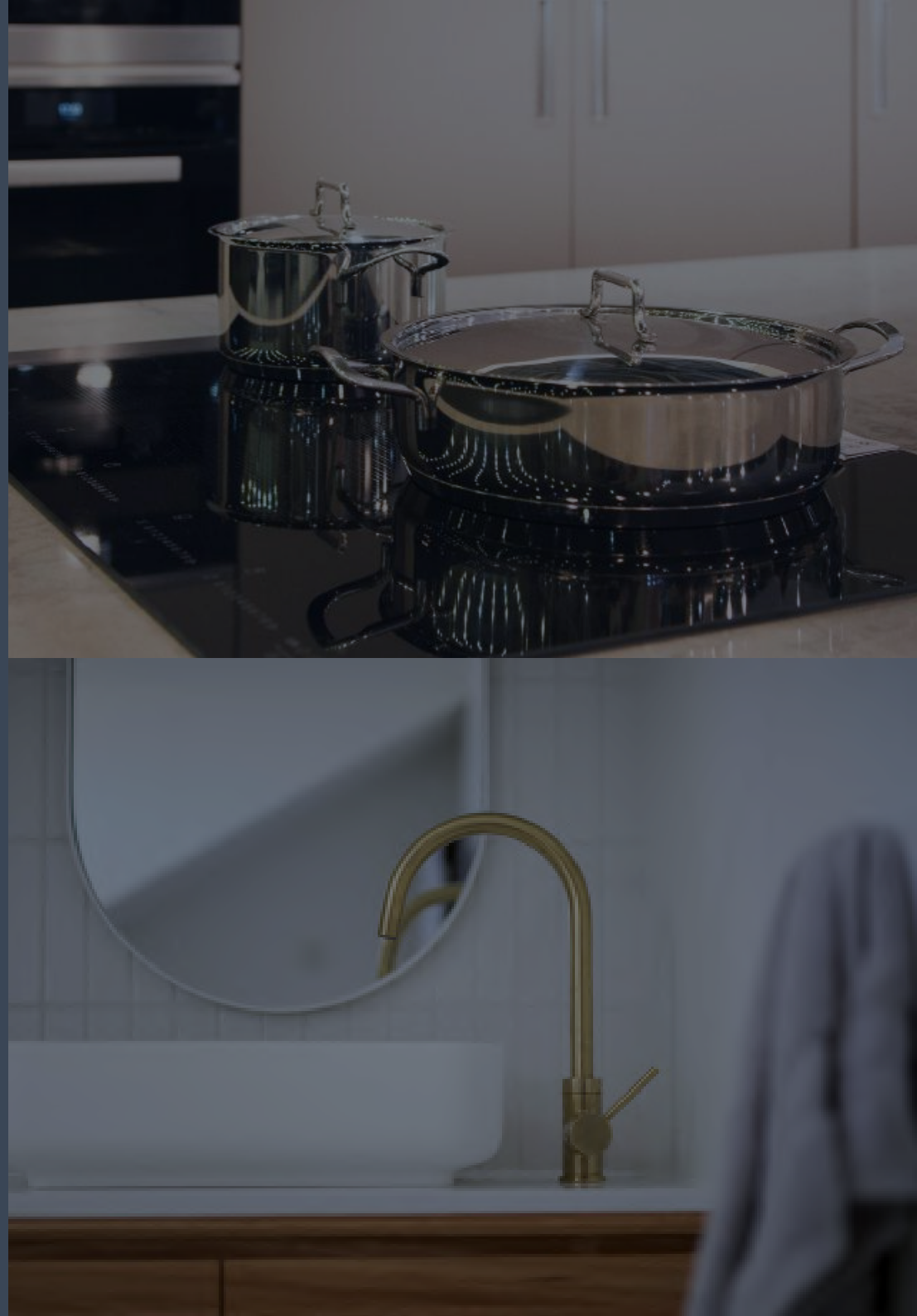
It is this slower paced lifestyle and iconic setting which has attracted artists and authors, such as Julia Donaldson, to Bearsden. And the benefits of living in such an environment are clear to see, with some of Scotland's highest-ranking schools within the local catchment.

Your new home will allow you to settle into an entirely different mindset and better quality of life as you put your mental wellbeing first.



## Property Specification

To make you feel instantly relaxed, comfortable and at home in your new apartment, we carefully consider every product, material choice and detail to deliver beautiful homes which enhance the lives of their new owners.



### Living spaces

- Choice of flooring available
- Grey pre-finished doors with glass inset
- Polished chrome door furniture
- White Blaze radiators

### Kitchens and utility rooms

- Choice of flooring available
- Kitchens by Kitchens International
- Siemens iQ Eco-Clean single oven
- Siemens iQ compact oven/microwave
- Siemens iQ warming drawer
- Siemens iQ induction hob with built in extractor
- Siemens iQ Eco-Clean oven
- Siemens iQ dishwasher
- Siemens iQ full height fridge
- Siemens iQ full height freezer
- Siemens iQ wine cooler
- Blanco Subline 500 black sink
- Blanco Mill lever mixer tap
- Blanco Mill lever utility room tap
- Plumbing for washer/dryer in utility

### Bathrooms and En-suites

- Bathrooms and En-suites by Scope
- Partially tiled walls
- Tiled floor
- Wall mounted dual flush WC
- Rain shower

- Grey pre-finished doors

### Bedrooms

- Choice of flooring available
- Mirrored wardrobes in master bedroom
- White Blaze radiators
- Grey pre-finished doors
- Polished chrome door furniture
- White sockets and switches
- Central pendant light fitting

### Modern essentials

- Double glazing
- White facings
- Mix of grey pre-finished internal doors
- Thermo toughened glass throughout
- Decorative copper roof panel
- White emulsioned walls
- White shadow gap skirtings
- Polished chrome sockets & switches
- Chrome downlights
- Dunhouse Buff natural stone
- Balcony in polished brushed satin
- Composite decking & toughened glass
- Secure by Design front door
- Interconnected mains smoke & heat alarms
- Carbon monoxide alarms
- Low energy light fittings
- USB chrome sockets
- Gas Central Heating

- Water efficient WC & WHB fittings
- Premier Guarantee Registered
- Sustainable, energy efficient homes
- Highly insulated
- Advanced technology solutions
- Cabling for sky installed
- Energy Efficiency Rating A

### Communal areas

- Landscaped and paved
- External lighting
- Buff monoblock
- Stainless steel balustrade
- Ramp access to upper apartments
- Private garden areas
- Wildflower common garden
- Monoblock private parking

Please consult with selling agents Rettie & Co if you have any questions on our specification or finish.



Kilmardinny Meadows, Lovat Avenue, Bearsden

Three Bedroom Apartment with Main Door Access  
Ground floor.

1266 sq ft | 118.3 sq m

PLOT  
ONE

Area	Dimensions	
Lounge/family room	5.7m x 6.9m	18.7 ft x 22.9 ft
Kitchen	3.9m x 4.2m	12.9 ft x 13.7 ft
Utility room	2.4m x 1.7m	7.10 ft x 5.7 ft
Bedroom one	4.1m x 4.1m	13.6 ft x 13.6 ft
Ensuite bathroom	2.8m 3.2m	9.2 ft x 10.6 ft
Bedroom two	2.7m x 4.1m	8.1 ft x 13.6 ft
Bedroom three	2.4m x 3.2m	7.10 ft x 10.7 ft
Shower room	2m x 2.8m	6.6 ft x 9.2 ft
Porch	2.4m x 3.5m	8 ft x 11.4 ft



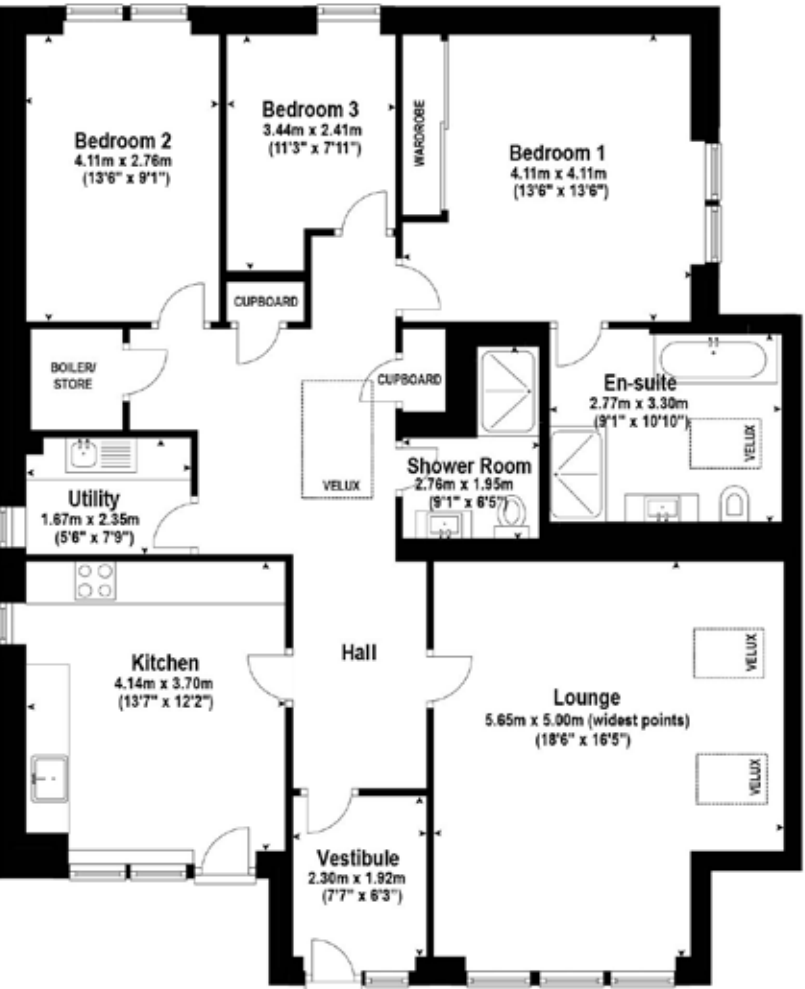
Kilmardinny Meadows, Lovat Avenue, Bearsden

Three Bedroom Apartment with Ramp Access  
First floor.

1107 sq ft | 103.1 sq m

PLOT  
TWO

Area	Dimensions	
Lounge/family room	5.0m x 5.7m	16.5ft x 18.6 ft
Kitchen	3.7m x 4.1m	12.2 ft x 13.7 ft
Utility room	2.4m x 1.7m	7.9 ft x 5.6 ft
Bedroom one	4.1m x 4.1m	13.6 ft x 13.6 ft
Ensuite bathroom	3.3m 2.8m	10.10 ft x 9.1 ft
Bedroom two	2.8m x 4.1m	9.1 ft x 13.6 ft
Bedroom three	2.4m x 3.4m	7.11 ft x 11.3 ft
Shower room	1.9m x 2.8m	6.5 ft x 9.1 ft
Vestibule	1.9m x 2.3m	6.3 ft x 7.7ft







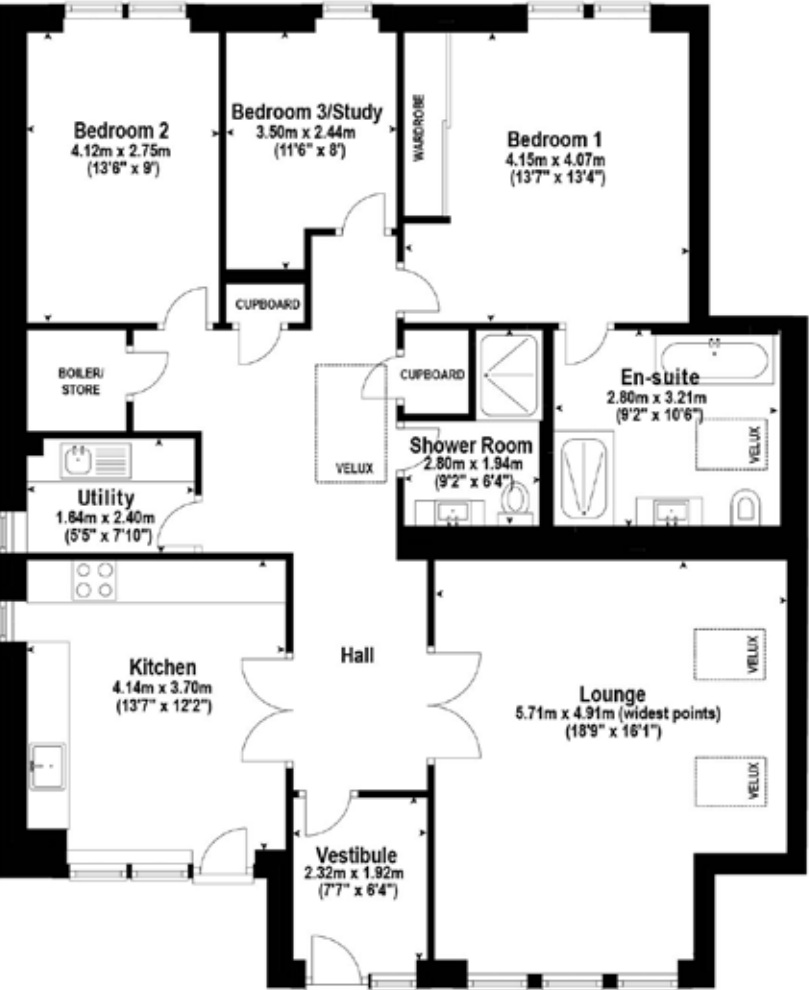
Kilmardinny Meadows, Lovat Avenue, Bearsden

Three Bedroom Apartment with Main Door Access  
Ground floor.

1191 sq ft | 109 sq m

PLOT  
THREE

Area	Dimensions	
Lounge/family room	5.7m x 4.6m	18.8 ft x 16.3 ft
Kitchen	3.7m x 4.2m	12.3 ft x 13.8 ft
Utility room	2.5m x 1.7m	8.1 ft x 5.6 ft
Bedroom one	4.1m x 4.1m	13.6 ft x 13.4 ft
Ensuite bathroom	2.8m x 3.3m	9.2 ft x 10.11 ft
Bedroom two	2.7m x 4.1m	9 ft x 13.6 ft
Bedroom three	2.4m x 3.3m	7.10 ft x 10.8 ft
Shower room	1.9m x 2.8m	6.4 ft x 9.2 ft
Vestibule	1.8m x 2.3m	6 ft x 7.6 ft
Porch	2.5m x 3.4m	8.1 ft x 11.2 ft



Kilmardinny Meadows, Lovat Avenue, Bearsden

Three Bedroom Apartment with Ramp Access  
First floor.

1115 sq ft | 103 sq m

PLOT  
FOUR

Area	Dimensions	
Lounge/family room	5.0m x 5.7m	16.1ft x 18.9 ft
Kitchen	3.7m x 4.1m	12.2 ft x 13.7 ft
Utility room	2.4m x 1.6m	7.10 ft x 5.5 ft
Bedroom one	4.1m x 4.2m	13.4 ft x 13.7 ft
Ensuite bathroom	3.2m 2.8m	10.6 ft x 9.2 ft
Bedroom two	2.8m x 4.1m	9 ft x 13.6 ft
Bedroom three	2.4m x 3.5m	8 ft x 11.6 ft
Shower room	1.9m x 2.8m	6.4 ft x 9.2 ft
Vestibule	1.9m x 2.3m	6.4 ft x 7.7 ft





## Our history and heritage

Delivering bespoke homes in prime locations, Crosbie Homes is the private residential arm of Morris & Spottiswood. An ambitious company with a very clear strategy, we aim to deliver high quality, beautiful and flexible new build homes by embracing the latest technologies to allow us to maximise energy efficiencies and sustainability whilst at the same time redefining quality and craftsmanship.

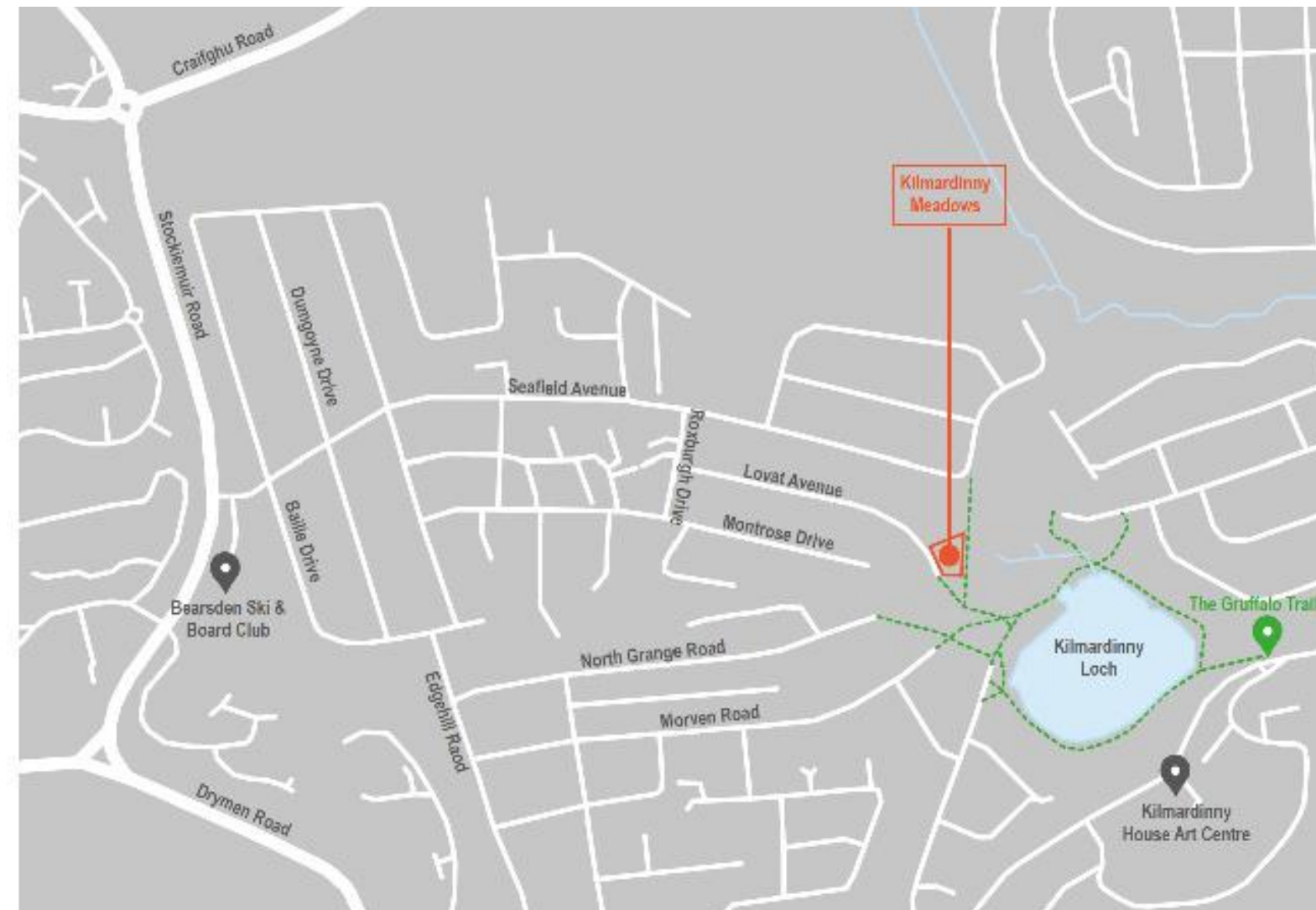
We understand that a residential property isn't just a building – it's a home and we go the extra mile to make it an outstanding one.

Strong ethics and customer care are the defining principles of our business and are what we stand for. We work tirelessly to create bespoke environments where people want to live and will thrive in.

Design and detail is our passion and we strive to embed innovation in every home we build.

Such sharply defined focus is what makes Crosbie Homes different and a unique and compelling alternative to large scale house builders.

**Find out more: [www.crosbiehomes.co.uk](http://www.crosbiehomes.co.uk)**



## KILMARDINNY MEADOWS

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