

**CROSBIE**  
HOMES



CAMPSIE DENE  
LANE



# CAMPSIE DENE LANE

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## Two unique new homes with space for your family to grow and flourish

Nestling in an idyllic scene in the most picturesque village of Blanefield, Campsie Dene Lane is an exclusive address made up of just two bespoke, five-bedroom detached family homes; Corrieknowe View and Corrieknowe Meadow.

Accessed via a private road and long tree lined drive, Campsie Dene Lane takes you close to nature and away from the hectic life of the city. From this rural haven, you can enjoy the healthier lifestyle associated with country living whilst surrounded by panoramic views of the rolling Campsie hills, pockets of wildflowers and a world of peace and serenity.

Being close to nature is proven to assist both physical and mental wellbeing and Campsie Dene Lane embraces these benefits but with the added advantage of an easy commute to Glasgow's City Centre, Stirling and a number of excellent schools.

Campsie Dene Lane is a lifestyle choice and offers a wonderful opportunity for you and your family to grow and flourish.





## Exclusive. Secluded. Versatile.

Modern family living demands that a new home is versatile enough to accommodate every change in circumstance that comes along. Whether that's a new addition to your family, the creation of a home office or your children growing up and requiring more of their 'own space'.

Campsie Dene Lane has been crafted with this in mind. From spacious living areas and bedroom suites to its multiple bathrooms, every family member is able to create their own space to sit back, relax and enjoy the calming vista.

Corrieknowe View and Corrieknowe Meadow are exclusive homes built to provide high energy efficiency. They are exquisitely finished and hidden from the road in a quiet, natural and undisturbed spot which lets you enjoy being on the inside!

Take a moment to imagine yourself taking in your own private garden and the surrounding countryside from your secluded balcony and enjoy the fact that you can keep this secret spot just for yourself.





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

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.

Each home is spacious and comes equipped with the contemporary, sleek and practicality of Quartz Silestone worktops and pristine gloss surfaces, 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 magnificent homes to an altogether different level.







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## The Location

Breathe in the fresh air, enjoy the tranquillity and immerse yourself in your new surroundings as you embrace the great outdoors.

Within Strathblane's North Western fringe, the rural village of Blanefield encourages a more active lifestyle, with an array of scenic forrest walks, running and cycling routes right on its doorstep.

Incorporating national landmarks, such as the Trossachs National Park and The West Highland Way, they make for the perfect weekend family day out.

Glasgow City Centre is just 10 miles from Blanefield where cinemas, snow sports, soft play and leisure areas are all easily reached, as are sought after local primary and secondary education. You can also take advantage of Glasgow's renowned museums for a cultural and educational day out.

The beauty and uniqueness of the location means you can choose whether to embrace your rural settings or instead travel to neighbouring cities and suburbs.



## Property Specification

To make you feel instantly relaxed, comfortable and at home in Corrieknowe Meadow and Corrieknowe View, 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
- Silestone worktops
- 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
- White glass pre-finished built in wardrobes
- White Blaze radiators
- Grey pre-finished doors
- Polished chrome door furniture
- White sockets and switches
- Central pendant light fitting
- Private balcony off master suite

### Modern essentials

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

- Energy efficient air source heat pump
- Water efficient WC & WHB fittings
- Electric roller garage door
- Premier Guarantee Registered
- Sustainable, energy efficient homes
- Highly insulated
- Advanced technology solutions
- Cabling for sky installed
- Intergral double garage
- Energy Efficiency Rating A

### Communal & private outdoor areas

- Landscaped drive
- External lighting
- Buff monoblock
- Private gardens with each property
- Monoblock driveway parking with each property



**Ground Floor**

Area	Dimensions	
Living room	5.9m x 4.9m	19.3 ft x 16.0 ft
Family room	4.5m x 4.3m	14.7 ft x 14.1 ft
Dining kitchen	4.8m x 6.7m	15.7 ft x 21.9 ft
Utility	3.7m x 1.9m	12.1 ft x 6.2 ft
Bedroom five	3.0m x 4.3m	9.8 ft x 14.1 ft
Ensuite shower room	2.5m x 2.0m	8.2 ft x 6.5 ft
Shower room	1.5m x 3.1m	4.9 ft x 10.1 ft
Double garage	6.0m x 6.4m	19.6 ft x 20.9 ft

**First Floor**

Area	Dimensions	
Bedroom one	4.7m x 4.9m	15.4 ft x 16.0 ft
Ensuite bathroom	2.8m x 4.0m	9.1 ft x 13.1 ft
Balcony	4.9m x 1.4m	16.0 ft x 4.5 ft
Bedroom two	4.5m x 5.0m	14.7 ft x 16.4 ft
Ensuite shower room	2.1m x 3.3m	6.8 ft x 10.8 ft
Bedroom three	4.7m x 5.0m	15.4 ft x 16.4 ft
Bedroom four	3.7m x 3.4m	12.1 ft x 11.1 ft
Bathroom	3.6m x 3.3m	11.8 ft x 10.8 ft

Corrieknowe View, Campsie Dene Lane, Blanefield

Five Bedroom Detached Villa with Double Garage

3412 sq ft | 317 sq m

CORRIEKNOWE  
VIEW











Corrieknowe Meadow, Campsie Dene Lane, Blanefield

Five Bedroom Detached Villa with Double Garage

3444 sq ft | 320 sq m

**CORRIEKNOWE  
MEADOW**

**Ground Floor**

Area	Dimensions	
Living room	5.9m x 6.0m	19.3 ft x 19.6 ft
Family room	4.2m x 4.2m	13.7 ft x 13.7 ft
Dining kitchen	6.9m x 4.8m	22.6 ft x 15.7 ft
Utility	1.8m x 4.0m	5.9 ft x 13.1 ft
Bedroom five	4.1m x 3.8m	13.4 ft x 12.4 ft
Ensuite shower room	2.5m x 1.7m	8.2 ft x 5.5 ft
Shower room	2.4m x 2.2m	7.8 ft x 7.2 ft
Double garage	6.0m x 6.2m	19.6 ft x 20.3 ft

**First Floor**

Area	Dimensions	
Bedroom one	5.9m x 3.9m	19.3 ft x 12.7 ft
Ensuite bathroom	2.4m x 4.1m	7.8 ft x 13.4 ft
Balcony	4.9m x 1.4m	16.0 ft x 4.5 ft
Bedroom two	2.9m x 6.2m	9.5 ft x 20.3 ft
Ensuite shower room	2.4m x 3.4m	7.8 ft x 11.1 ft
Bedroom three	4.3m x 4.1m	14.1 ft x 13.4 ft
Bedroom four	3.2m x 4.1m	10.4 ft x 13.4 ft
Bathroom	2.4m x 4.1m	7.8 ft x 13.4 ft







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## 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)



## CAMPSIE DENE LANE

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