

AN EXCLUSIVE DEVELOPMENT OF ONLY FOUR DETACHED
ARCHITECT DESIGNED FIVE BEDROOM LUXURY VILLAS



MILLBANK

CARMUNNOCK



www.zoomdevelopments.com



Computer generated image of Millbank street scene
Images shown are for illustration purposes only



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CARMUNNOCK

The picturesque conservation village of Carmunnock is the inspiration for Millbank. This select development of only 4 new homes sit in a mature tree-lined enclave within the village.

Set within large plots, our designs seek to create a development that people are proud to call home. The palette of materials in stone and traditional render find their inspiration from the heritage of this conservation area and create homes that feel uniquely individual. With large private gardens and terraces, these homes take advantage of this rural setting in an exquisite village.

NATURALLY
CONNECTED



Computer generated image of Millbank property style



Zoom Developments Holdings Ltd is a privately owned and substantially resourced property development company operating in West Central Scotland. Since incorporation in 1995, we have carried out residential and commercial developments with innovative design creating magnificent places to live and work. We've developed listed buildings, derelict sites and greenfield housing. In addition we have been instrumental in strategic land assembly together with remediation of contaminated sites.

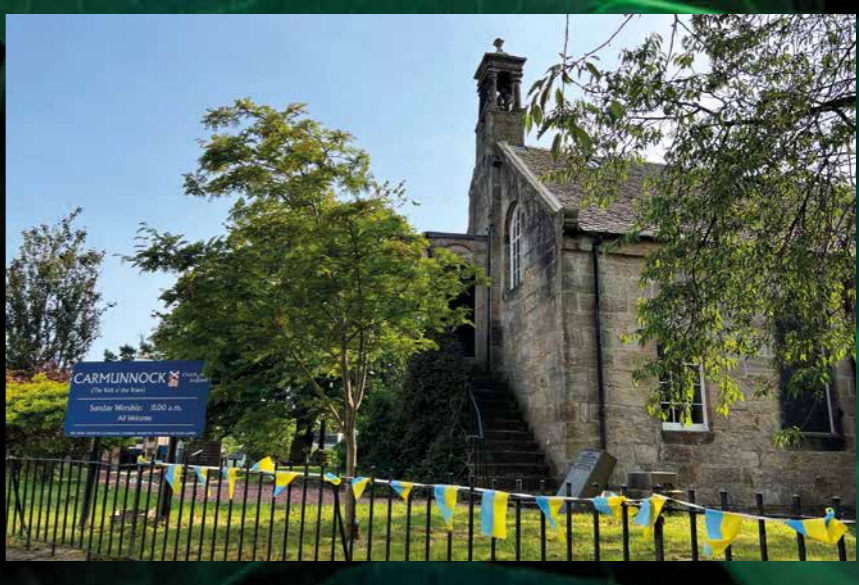
We are one of the very few Scottish developers capable of taking projects from the drawing board right through to construction completion, all done in-house. Our development team have created the perfect environment for either investing autonomously or working with like-minded companies to deliver exceptional projects. Our steady growth through strong relationships with landowners, occupiers, funders and joint venture partners has established Zoom with an enviable reputation and track record for delivering quality buildings and developments.



INNOVATIVE
DESIGN CREATING
MAGNIFICENT PLACES
TO LIVE AND WORK



Interior images are for illustration purposes only and although all care has been undertaken to represent the final finishes and colours, the finished homes may have variations to that shown.



Lying just 5 miles south of Glasgow city centre and within 3 miles of East Kilbride, Rutherglen and Busby, Carmunnock is situated in an area of natural beauty and tranquillity. The beautiful Cathkin Braes Country Park lies on the village doorstep. An important area of nature conservation including grasslands, woodlands and heath, it's also important for a wide range of habitats. The views from the Braes are quite stunning including the Campsie Hills, the Trossachs, Ben Lomond and Arran.

Small local amenities include Booths General Store, coffee place and sandwich takeaway and Laura's Coffee Shop and Tea Room - the ideal location for coffee, breakfast or a quiet family lunch. Or for something more substantial you can enjoy dinner at Mitchells the chef-patron run restaurant who offer the best of Scottish produce with global touches.

CARMUNNOCK NATURAL BEAUTY

Specification correct at time of publication and subject to change. Please clarify details with your sales advisor.

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Bauformat German designer kitchens with NEFF & Bosch appliances
- Dekton stone worktops
- NEFF Flex induction hob
- Extractor hood
- Built-in single oven/microwave & oven combination/warming drawer
- Built-in fridge freezer
- Built-in dishwasher
- Quooker style boiling tap in kitchen.

BATHROOMS & EN SUITES

- Porcelanosa sanitaryware
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and en suites
- RAK designer tiles to bathrooms with LED lighting.
- Heated Floor Tiling Matt in Master Ensuite
- Designer Vanity Units to cloakroom, bathroom & en suites.

DECORATION

- Internal walls/ceilings will be finished in white emulsion
- Pre-finished solid hardwood doors
- Satinwood white paint to skirtings and facings.

WARDROBES

- Designer bi-fold wardrobes to all bedrooms.

ELECTRICAL

- Chrome Power, TV and BT points in public rooms.
- TV plates and Cat 6 Data points in all rooms
- Chrome Downlighters throughout
- Solar panels to roof area providing sustainable energy
- Smoke & CO2 detectors
- DMEV fans from kitchen and bathrooms.

SECURITY & SAFETY

- Alarm system.

PLUMBING & HEATING

- Underfloor Heating with multi zone controls
- Gas system boiler
- 300L Hot water storage.

EXTERNALS

- Turf to front garden and landscaping design plot specific
- Slabbed patio area
- External rear tap
- External double socket
- Soffit downlighters to front and back elevations
- Stone Chipped driveways
- Rough raked and rotovated rear garden
- 1.8m screen fence between rear gardens
- 1.2m post and wire on rear boundary
- PVCu double glazed windows Anthracite External/White Internal
- Black rainwater goods
- Detached double garage with remote control electric door.

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HOMES THAT FEEL UNIQUELY INDIVIDUAL

09 | ZOOM DEVELOPMENTS



FLOORPLAN



FIRST FLOOR



GROUND FLOOR

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ROOM DIMENSIONS

GROUND FLOOR

Lounge	15'6" x 22'1"
Family/Kitchen	29'2" x 22'0"
Study	15'6" x 12'9"
Dining	15'6" x 12'9"
Utility	9'2" x 8'6"
WC	7'6" x 9'2"

FIRST FLOOR

Master Bedroom	15'6" X 17'5"
Dressing Room	9'2" x 7'2"
En Suite	9'2" x 12'5"
Bedroom 2	15'2" x 14'1"
Bedroom 3	15'7" x 10'1"
Bedroom 4	15'5" x 10'1"
Bedroom 5 /Media	13'8" x 17' 5"
Bathroom	10'6" x 8'1"

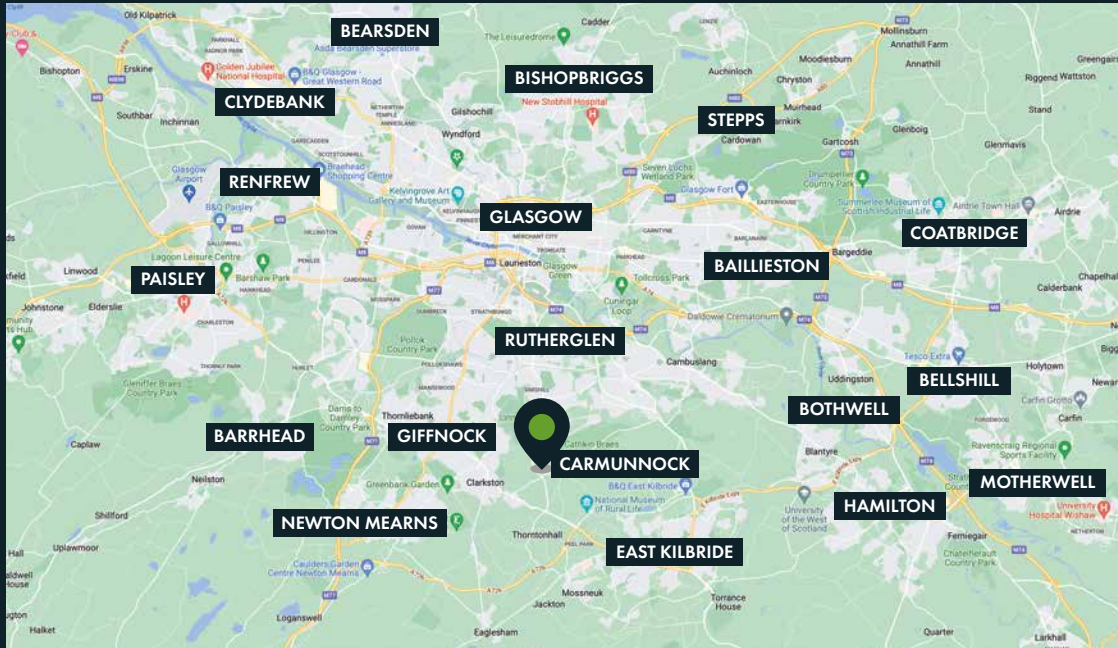


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