



GREENHEAD  
GARDENS

INCHINNAN





## GREENHEAD GARDENS

Welcome to Greenhead Gardens, an exclusive development of just 15 detached, 3, 4, and 5 bedroom homes.

Designed with modern family life in mind, each has been carefully designed to provide space for the family and also for everyone to have their own privacy when they need it.

The development is set away from the main road, surrounded by beautiful Scottish countryside, with the River Clyde close by. Each house has its own enclosed gardens where children can play in safety, or the family can enjoy time together to relax. Inchinnan also has pubs and restaurants for everyone, as well as plentiful playing fields and play areas for children of all ages to enjoy.

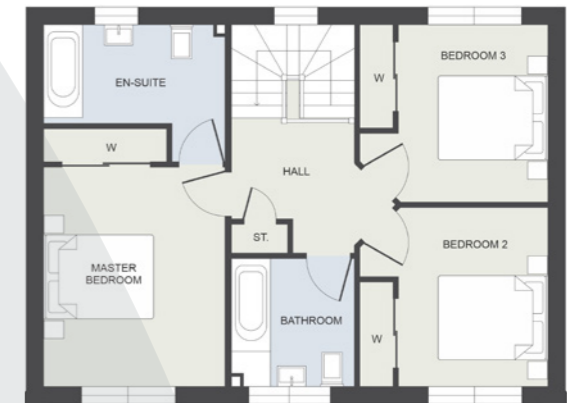
The City of Glasgow is just a 15 minute drive away, so everyone can benefit from all the City has to offer, with buses running regularly throughout the day. For travellers, Glasgow Airport is just a 12 minute drive, while the M8 is just a short drive, linking to the national motorway network.

The Trossachs National Park and Loch Lomond are just 35 minutes away by car, with many walks and family activities available, including The Sea life centre and infamous Maid of the Loch.

### Site Plan



### House Type 1 ● Ash



#### Ground Floor

Kitchen/Dining	3.42m	x	6.59m
Lounge/Family	3.32m	x	6.59m
WC	1.19m	x	2.00m

#### First Floor

Master Bedroom	3.32m	x	4.00m
En-suite	3.32m	x	2.52m
Bedroom 2	3.43m	x	3.27m
Bedroom 3	3.43m	x	3.25m
Bathroom	2.26m	x	2.34m

 **House Type 2** ● Beech



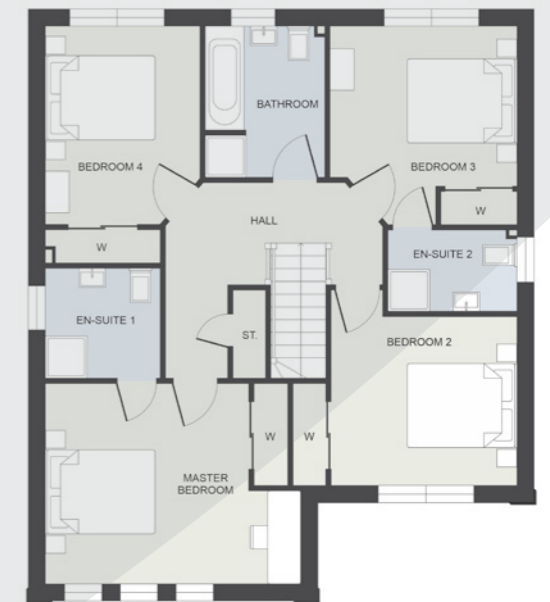
**Ground Floor**

Kitchen/Dining	8.13 <sup>m</sup>	x	3.49 <sup>m</sup>
Lounge	3.33 <sup>m</sup>	x	4.81 <sup>m</sup>
Utility	1.77 <sup>m</sup>	x	2.84 <sup>m</sup>
WC	1.82 <sup>m</sup>	x	1.90 <sup>m</sup>

**First Floor**

Master Bedroom	3.33 <sup>m</sup>	x	4.26 <sup>m</sup>
En-suite	2.20 <sup>m</sup>	x	2.04 <sup>m</sup>
Bedroom 2	2.88 <sup>m</sup>	x	3.96 <sup>m</sup>
Bedroom 3	2.98 <sup>m</sup>	x	2.95 <sup>m</sup>
En-suite 2	1.84 <sup>m</sup>	x	2.09 <sup>m</sup>
Bedroom 4	2.73 <sup>m</sup>	x	2.96 <sup>m</sup>
Bathroom	2.45 <sup>m</sup>	x	3.02 <sup>m</sup>

 **House Type 3** ● Chestnut



**Ground Floor**

Kitchen/Dining	3.90 <sup>m</sup>	x	7.03 <sup>m</sup>
Lounge	3.39 <sup>m</sup>	x	4.40 <sup>m</sup>
Utility	1.51 <sup>m</sup>	x	1.84 <sup>m</sup>
WC	1.30 <sup>m</sup>	x	2.93 <sup>m</sup>

**First Floor**

Master Bedroom	4.68 <sup>m</sup>	x	3.68 <sup>m</sup>
En-suite	2.12 <sup>m</sup>	x	2.03 <sup>m</sup>
Bedroom 2	3.40 <sup>m</sup>	x	3.58 <sup>m</sup>
Bedroom 3	3.42 <sup>m</sup>	x	3.64 <sup>m</sup>
En-suite 2	2.37 <sup>m</sup>	x	1.50 <sup>m</sup>
Bedroom 4	2.85 <sup>m</sup>	x	3.64 <sup>m</sup>
Bathroom	2.20 <sup>m</sup>	x	2.77 <sup>m</sup>



# House Type 4

- Maple
- Rowan
- Cherry
- Willow



### Ground Floor

Kitchen/Dining	5.81 <sup>m</sup>	x	4.26 <sup>m</sup>
Lounge	4.65 <sup>m</sup>	x	4.26 <sup>m</sup>
Utility	2.72 <sup>m</sup>	x	2.91 <sup>m</sup>
WC	1.98 <sup>m</sup>	x	1.91 <sup>m</sup>

### First Floor

Master Bedroom	5.47 <sup>m</sup>	x	3.74 <sup>m</sup>
En-suite	1.92 <sup>m</sup>	x	2.86 <sup>m</sup>
Bedroom 2	3.05 <sup>m</sup>	x	3.71 <sup>m</sup>
Bedroom 3	2.68 <sup>m</sup>	x	3.71 <sup>m</sup>
Bedroom 4	3.88 <sup>m</sup>	x	2.93 <sup>m</sup>
Bedroom 5	2.72 <sup>m</sup>	x	3.48 <sup>m</sup>
En-suite	1.65 <sup>m</sup>	x	2.27 <sup>m</sup>
Bathroom	1.92 <sup>m</sup>	x	2.57 <sup>m</sup>



# Specification

### Kitchen

- Choice of a high quality kitchen, laminate worktop including up-stand, (granite or silestone at an extra cost).
- Stainless steel sink (inc utility where applicable).
- Splash-back to hob area.
- Under wall unit lighting.
- Chrome down-lighters to ceiling.
- Kitchen appliances to include;
  - Integrated extractor
  - 4 burner Induction hob
  - Microwave (to 5 bed homes only)
  - Integrated fan oven
  - Integrated dishwasher
  - Integrated fridge/freezer.

### Bathroom

- Roca Ona Sanitary ware.
- Chrome bar shower kit (if no en-suite).
- Heated chrome towel rail.
- Tile splashback to sink and bath.
- Chrome down-lighters to ceiling.

### WC

- Roca Ona sanitary ware.
- Sink with integrated vanity storage.
- Heated chrome towel rail.

### En-suite

- Roca Ona sanitary ware.
- Heated towel rail.
- Chrome bar shower kit.
- Chrome down lighters to ceiling.
- Tile splashback to sink and fully tiled shower.

### Internal

- Phone point in lounge, kitchen and bedroom 1.
- Light pendant to lounge, dining room, hallways and bedrooms.
- Combination Boiler gas fuelled central heating system complete with thermostatically controlled radiator valves.
- TV and satellite socket in lounge, TV socket to kitchen, family room and master bedroom.
- Coving to all public rooms and downstairs hallway.
- Specially selected door handles.
- Oak veneered panelled doors throughout.
- Mirror wardrobe doors to bedrooms.
- Sockets and lighting to garage (where applicable).
- White painted MDF facings and skirtings with white painted walls and ceilings.

### External

- Ivory base with Ashton Cream roughcast.
- Black rainwater goods.
- Charcoal roof tiles.
- High performance UPVC double glazed windows; white inside/anthracite external with locking handles.
- Composite 3 point locking Anthracite front doors.
- Turf to front garden.
- Topsoil to back garden.
- 1.8m (6ft) fencing to rear boundary - trip fence to adjoining properties.
- Charcoal coloured mono-block driveway.
- Rotary drier supplied only.
- Roller garage door in anthracite. (powered as an extra).

### Security

- Smoke and heat detectors.
- All external pass doors to have 3 point locking.
- 10 year structural warranty.





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