

# ALLANWATER HOMES

A selection of 3, 4 & 5 bedroom villas

## Chryston

SHOWHOME & VIEWHOME OPEN

Thursday – Monday, 11am – 5.30pm

Sat Nav: G69 9JY

Joanne Ladlow: 07860 804957



# ALLANWATER CHRYSTON

G69 9JY


## Development Plan



For current availability contact our Sales Manager or refer to the online price list





### 3 bedroom homes

-  **Kintail**  
semi detached Villa
-  **Arrochar**  
semi detached Villa

### 4 bedroom homes

-  **Ochil**  
detached Villa
-  **Fintry**  
detached Villa
-  **Arisaig**  
detached Villa
-  **Lewis**  
detached Villa
-  **Iona**  
detached Villa

### 5 bedroom homes

-  **Morar**  
detached Villa
-  **Galloway**  
detached Villa

The Development Plan is for orientation purposes only and does not show details of land gradients, boundary treatments or lighting. The plan has been prepared with care, and it is our intention to build in accordance with this plan, but there may be occasions when boundaries, footpaths and landscaping may change during the building process. Please check with our Sales Manager for up-to-date details of your chosen property prior to reservation.

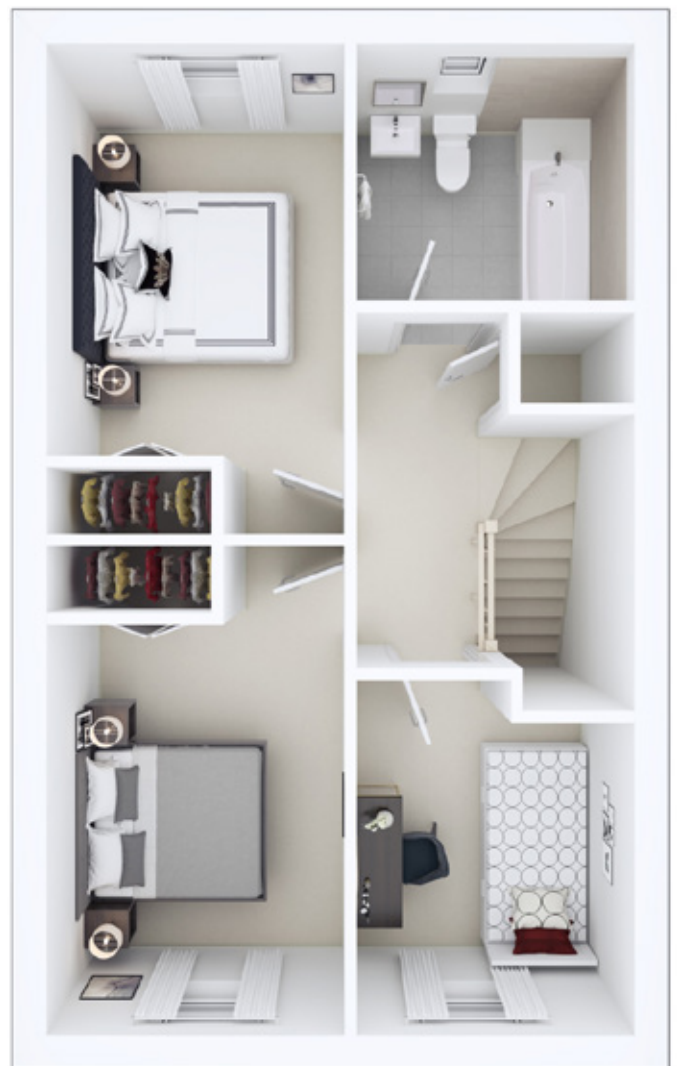


# ALLANWATER CHRYSTON



## Kintail

3 bedroom semi detached villa



### GROUND FLOOR

Lounge	3.78 x 4.67m	12'5" x 15'4"
Kitchen/Dining	3.52 x 3.72m	11'7" x 12'2"
WC	1.20 x 1.80m	3'11" x 5'11"

### FIRST FLOOR

Principal Bedroom	2.61 x 3.62m	8'7" x 11'11"
Bedroom 2	2.61 x 3.40m	8'7" x 11'2"
Bedroom 3	2.18 x 2.73m	7'2" x 9'0"
Bathroom	2.14 x 2.02m	7'0" x 6'8"

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods. Computer generated images – individual features, specification and elevational treatments may vary at the discretion of Allanwater Homes, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.



# ALLANWATER CHRYSTON



## Arrochar

3 bedroom semi detached villa



### GROUND FLOOR

Lounge	4.07 x 4.37m	13'4" x 14'0"
Kitchen/Dining	5.23 x 2.78m	17'2" x 9'2"
WC	1.19 x 1.82m	3'11" x 5'11"

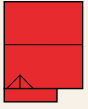
### FIRST FLOOR

Principal Bedroom	3.09 x 2.82m	10'2" x 9'3"
Ensuite	1.85 x 1.50m	6'1" x 4'11"
Bedroom 2	3.09 x 2.75m	10'2" x 9'0"
Bedroom 3	2.68 x 3.06m	6'8" x 10'0"
Bathroom	2.04 x 1.90m	6'8" x 6'3"

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# ALLANWATER CHRYSTON



## Ochil

4 bedroom detached villa  
with garage



### GROUND FLOOR

Lounge	4.48 x 5.15m	14'8" x 16'11"
Kitchen/Dining	5.39 x 2.87m	17'8" x 9'5"
Utility	1.80 x 1.59m	5'11" x 5'3"
WC	1.80 x 1.20m	5'11" x 3'11"
Garage	5.26 x 2.61m	17'3" x 8'7"



### FIRST FLOOR

Principal Bedroom	3.05 x 4.12m	10'0" x 13'6"
En suite	1.18 x 2.14m	3'10" x 7'0"
Bedroom 2	2.53 x 3.26m	8'3" x 10'8"
Bedroom 3	2.33 x 2.93m	7'8" x 9'7"
Bedroom 4	2.84 x 3.00m	9'4" x 9'10"
Bathroom	2.20 x 1.84m	7'3" x 6'0"

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# ALLANWATER CHRYSTON



## Fintry

4 bedroom detached villa



### GROUND FLOOR

Lounge	4.36 x 3.29m	14'4" x 11'0"
Kitchen/Dining	3.85 x 7.18m	12'8" x 23'7"
Utility	1.50 x 2.10m	4'11" x 6'11"
WC	1.50 x 1.56m	4'11" x 5'1"



### FIRST FLOOR

Principal Bedroom	3.20 x 3.30m	10'6" x 10'10"
En suite	1.77 x 1.74m	5'10" x 5'9"
Bedroom 2	3.73 x 2.66m	12'3" x 8'9"
Bedroom 3	3.21 x 2.58m	10'6" x 8'5"
Bedroom 4	3.59 x 2.29m	11'9" x 7'6"
Bathroom	2.00 x 2.12m	6'7" x 6'11"

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# ALLANWATER CHRYSTON



## Arisaig

4 bedroom detached villa  
with garage



### GROUND FLOOR

Lounge	6.05 x 3.50m	19'10" x 11'6"
Kitchen/Dining	6.05 x 3.25m	19'10" x 10'8"
WC	1.40 x 2.03m	4'7" x 6'8"
Garage	7.07 x 3.17m	23'2" x 10'5"



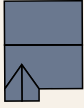
### FIRST FLOOR

Principal Bedroom	3.16 x 3.75m	10'4" x 12'4"
En suite 1	3.16 x 1.50m	10'4" x 4'11"
Bedroom 2	3.00 x 3.50m	9'10" x 11'6"
En suite 2	2.94 x 1.40m	9'8" x 4'7"
Bedroom 3	3.05 x 3.14m	10'0" x 10'5"
Bedroom 4	2.18 x 3.14m	7'2" x 10'5"
Bathroom	2.24 x 2.00m	7'4" x 6'7"

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# ALLANWATER CHRYSTON



## Lewis

4 bedroom detached villa with garage



### GROUND FLOOR

Lounge	3.34 x 5.87m	10'11" x 19'3"
Kitchen/Dining	4.38 x 4.75m	14'4" x 15'7"
Utility	1.49 x 1.88m	4'10" x 6'2"
WC	1.50 x 1.88m	4'11" x 6'2"
Garage	3.00 x 7.00m	9'10" x 22'11"



### FIRST FLOOR

Principal Bedroom	4.75 x 3.14m	15'7" x 10'3"
En suite	1.49 x 2.21m	4'10" x 7'3"
Bedroom 2	3.29 x 3.34m	10'9" x 10'11"
Bedroom 3	3.12 x 3.28m	10'2" x 10'9"
Bedroom 4	3.12 x 3.40m	10'2" x 11'1"
Bathroom	1.98 x 2.20m	6'5" x 7'2"

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# ALLANWATER CHRYSTON



## Iona

4 bedroom detached villa



### GROUND FLOOR

Lounge	3.58 x 5.49m	11'9" x 18'0"
Kitchen/Breakfast	3.64 x 4.12m	11'11" x 13'6"
Dining Room	3.08 x 3.11m	10'1" x 10'2"
Family Room	2.85 x 3.72m	9'4" x 12'2"
Utility	1.80 x 1.81m	5'11" x 5'11"
WC	1.80 x 1.30m	5'11" x 4'3"



### FIRST FLOOR

Principal Bedroom	3.59 x 4.81m	11'9" x 15'9"
En suite	2.04 x 1.79m	6'8" x 5'10"
Bedroom 2	2.87 x 3.93m	9'5" x 12'11"
Bedroom 3	2.87 x 3.12m	9'5" x 10'3"
Bedroom 4	3.00 x 3.14m	9'10" x 10'4"
Bathroom	2.68 x 2.01m	8'10" x 6'7"

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# ALLANWATER CHRYSTON



## Morar

5 bedroom detached villa



### GROUND FLOOR

Lounge	3.58 x 5.49m	11'9" x 18'0"
Kitchen	3.52 x 3.11m	11'7" x 10'2"
Family/Dining	5.24 x 3.11m	17'2" x 10'2"
Bedroom 5	2.88 x 2.60m	9'5" x 8'6"
Utility	1.67 x 2.23m	5'6" x 7'4"
WC	1.10 x 2.23 m	3'7" x 7'4"



### FIRST FLOOR

Principal Bedroom	3.60 x 4.50m	11'10" x 14'9"
En suite	2.08 x 2.12m	6'10" x 6'11"
Bedroom 2	2.88 x 4.27m	9'5" x 14'0"
Bedroom 3	2.88 x 3.12m	9'5" x 10'3"
Bedroom 4	2.72 x 3.44m	8'11" x 11'3"
Bathroom	2.95 x 2.01m	9'8" x 6'7"

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# ALLANWATER CHRYSTON



## Galloway

5 bedroom detached villa with garage



### GROUND FLOOR

Lounge	3.44 x 5.05m 11'3" x 16'7"
Kitchen/Breakfast	5.53 x 3.01m 18'2" x 9'11"
Dining Room	3.44 x 3.03m 11'3" x 9'11"
Family Room	2.47 x 3.40m 8'1" x 11'2"
Utility	1.70 x 2.41m 5'7" x 7'11"
WC	1.79 x 1.20m 5'10" x 3'11"
Garage	5.58 x 2.65m 18'4" x 8'8"

### FIRST FLOOR

Principal Bedroom	3.45 x 3.45m 11'4" x 11'4"
En suite	1.75 x 2.04m 5'9" x 6'8"
Bedroom 2	3.35 x 3.03m 11'0" x 9'11"
Bedroom 3	4.02 x 3.01m 13'2" x 9'11"
Bedroom 4	2.79 x 5.08m 9'2" x 16'8"
Bedroom 5	2.59 x 3.63m 8'6" x 11'11"
Bathroom	2.60 x 2.54m 8'6" x 8'4"



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# Allanwater Chryston

G69 9JY



All homes...

Energy Efficiency Rating

**B**



## KITCHEN

- Stylishly designed Moores kitchen with soft close doors
- Extractor hood (as design dictates)
- Zanussi gas hob with glass splashback
- Zanussi single oven
- Franke 1.5 bowl stainless steel sink
- Under unit lighting

## BATHROOMS & EN SUITES

- White sanitary ware from Twyford, Aspect Bath, with Bristan Quest mixer tap
- Twyford Alcona wash hand basins, with Bristan Quest Basin Mixer tap
- Twyford Alcona Close Coupled Toilet
- Bristan Frenzy Thermostatic shower (to en suite where design dictates)
- Mira Flight Shower Tray on Riser
- Mira Elevate Range Chrome Shower Screen (Opening method as design dictates)

## WALL TILING

- Around bath approx. 400-600mm dependent on tile selected and fitting orientation
- En suite, Bathroom, & WC Sinks – Single tile splashback
- En suite shower cubicle full tiling
- White rounded tile trim

## DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Skirtings, facings and balustrade finished in white satinwood

## WARDROBES

- To match pass doors where design dictates
- Sliding (chrome finished slider) or hinged as design dictates
- Handles Chrome T bar

## ELECTRICAL

- Low energy light fittings to all rooms, pendant or rose where design dictates
- Switches and sockets white Schneider Lisse range
- Three USB sockets fitted as included

## SECURITY & SAFETY

- Mains-wired smoke detectors as required
- Heat detector in kitchen
- Carbon monoxide detector

## PLUMBING & HEATING

- Constructed to new thermal and airtight standards, providing greater heating efficiency
- Central heating via a high efficiency gas boiler with radiators
- Thermostatic heating controls
- Radiators Myson premier range

## EXTERNAL

- Low energy external light fittings provided to external door exits
- Lucide chrome up and down front exit light
- Fern Howard rear/side light
- Turf fitted to front garden, rear garden rotovated top-soil
- Fencing 1.8m timber to rear garden boundaries in single slat, side boundary in a ranch style
- Solar panels to all homes
- Driveway – Brindle monoblock
- Fibre broadband
- 10 year Premier Guarantee
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- 10 year Premier Guarantee

## A WIDE RANGE OF OPTIONS ARE AVAILABLE ON REQUEST

Options are subject to build stage. Full payment is required at time of order. Please discuss any request as soon as possible with your Sales Manager to avoid disappointment.