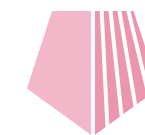


# FIVE SOUTH

GIFFNOCK



**FiveSouth is an exceptional new development in a highly desirable location.**

Built within beautifully landscaped, mature grounds in Giffnock – one of Scotland’s most affluent and sought-after towns – the project combines classic elegance with cutting-edge design. 52 two and three-bedroom apartments and penthouses occupy four contemporary blocks with the remaining four apartments within the sensitively converted historic villa, the B-Listed Eastwoodhill House.

Giffnock is around 20 minutes by car or frequent train service from Glasgow city centre. Several beautiful parks, as well as independent shops, bars and restaurants, are on your doorstep, while lively Shawlands is a few minutes away. Excellent schools include some of Scotland’s top performing state high schools.

# HISTORY

## A TOWN APART

Although part of the Greater Glasgow conurbation, Giffnock is a town in its own right, and the administrative centre of East Renfrewshire. First mentioned in the 16th century, Giffnock was a scattered farming community until the Victorian period, when sandstone quarries opened here. Giffnock sandstone helped build many of Glasgow's great landmarks, including Kelvingrove Museum and Art Gallery.

With the coming of the rail and tramways in the mid-19th century, the town attracted wealthy professionals and business people escaping the smog of the city. Many of these 'captains of industry' built elegant villas, like Eastwoodhill House, which is at the heart of Five South.



# LOCATION

THE PERFECT PLACE  
TO CALL HOME

Giffnock has featured among the most desirable places to live in Scotland for decades, and it's easy to see why. This is a peaceful yet never sleepy community, full of individual character and style. Fashionable bars and restaurants abound, while access to the big city, and lively suburbs like Shawlands, is quick and easy.

The Giffnock area has numerous parks, excellent golf courses, a major gym and sports centre and many more sports and leisure clubs. The shopping scene includes interesting independent businesses, as well as big names at nearby Silverburn and The Avenue Shopping Centre.

Giffnock has two primary schools and several high schools, including St. Ninians, which came out as Scotland's top-performing state school in a 2019 inspection.

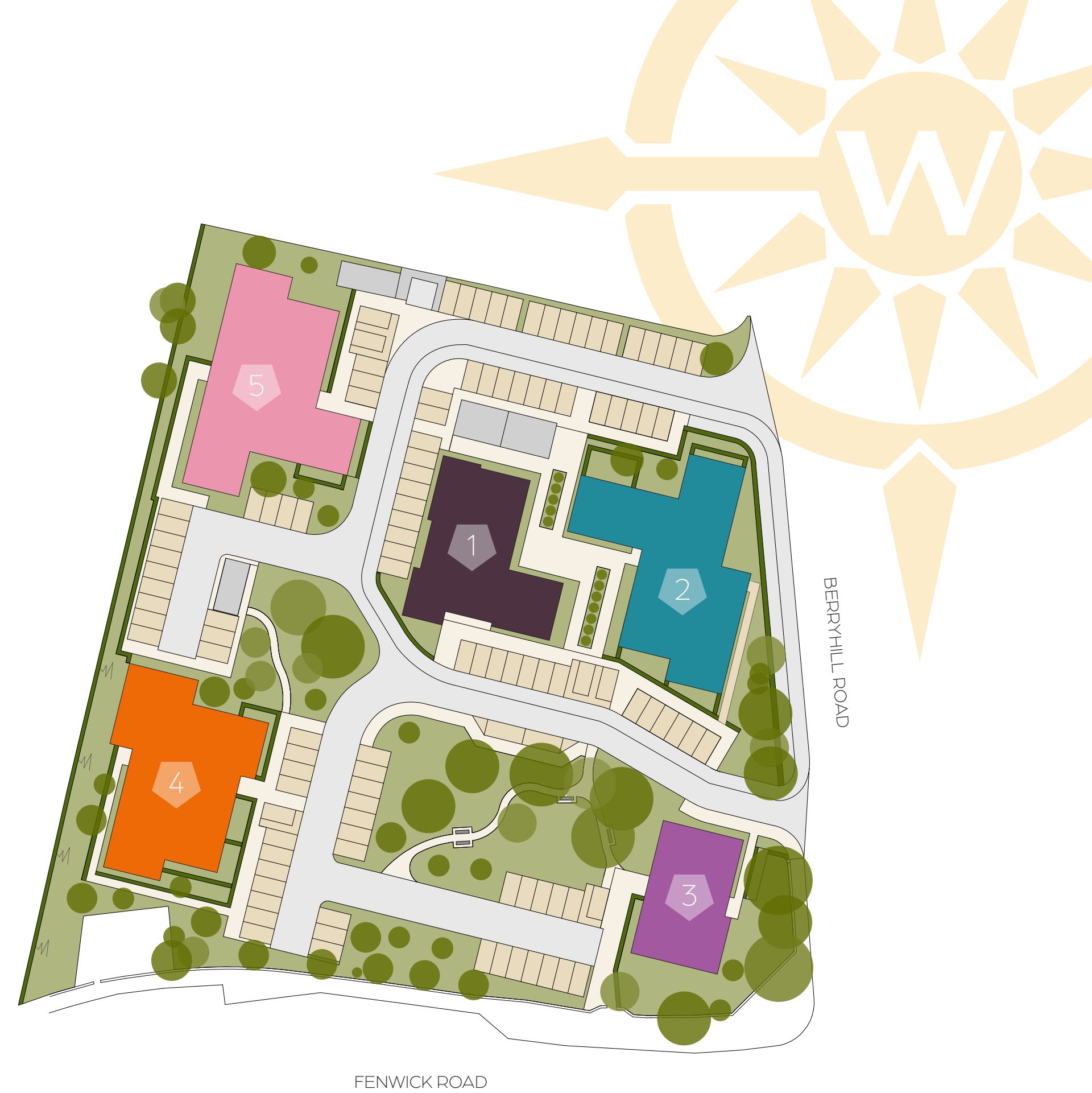


# THE SITE

## A UNIQUE DEVELOPMENT

Five South is a unique development, combining a fine, B-listed Victorian villa conversion and four exciting, contemporary buildings, all contained within beautiful landscaped grounds. Together, the development offers 56 generously proportioned two and three-bedroom apartments and penthouses.

The original villa – Eastwoodhill House – was built as a grand private residence in the 1860s. Now an important B-listed building, the villa is converted into four elegant apartments. The remaining properties are housed in four stunning contemporary blocks of three, four and five storeys. All three-bedroom properties have two allocated parking spaces each, while two-bedroom apartments have one space. The contemporary blocks have lift access to all floors.



\*Please see landscape drawing for detailed planting etc.

# VILLA ONE\*

'Villa 1' at Five South is the original historic, B-listed mansion, built in the 1860s just as the wealthy industrialists of Glasgow were discovering the space and clean air of Giffnock. Retaining all of its exterior period character, the interior space has been transformed into four stylish, contemporary apartments.

Two three-bedroom apartments share the ground floor – one with open-plan design and the other with a separate kitchen. The first floor houses two, two-bedroom apartments, each with an en-suite to the principle bedroom.

\*Please see separate brochure for layouts



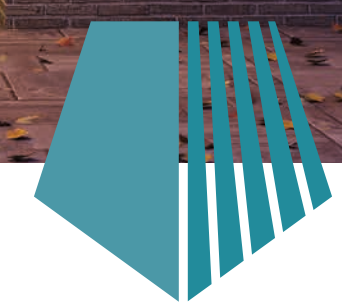
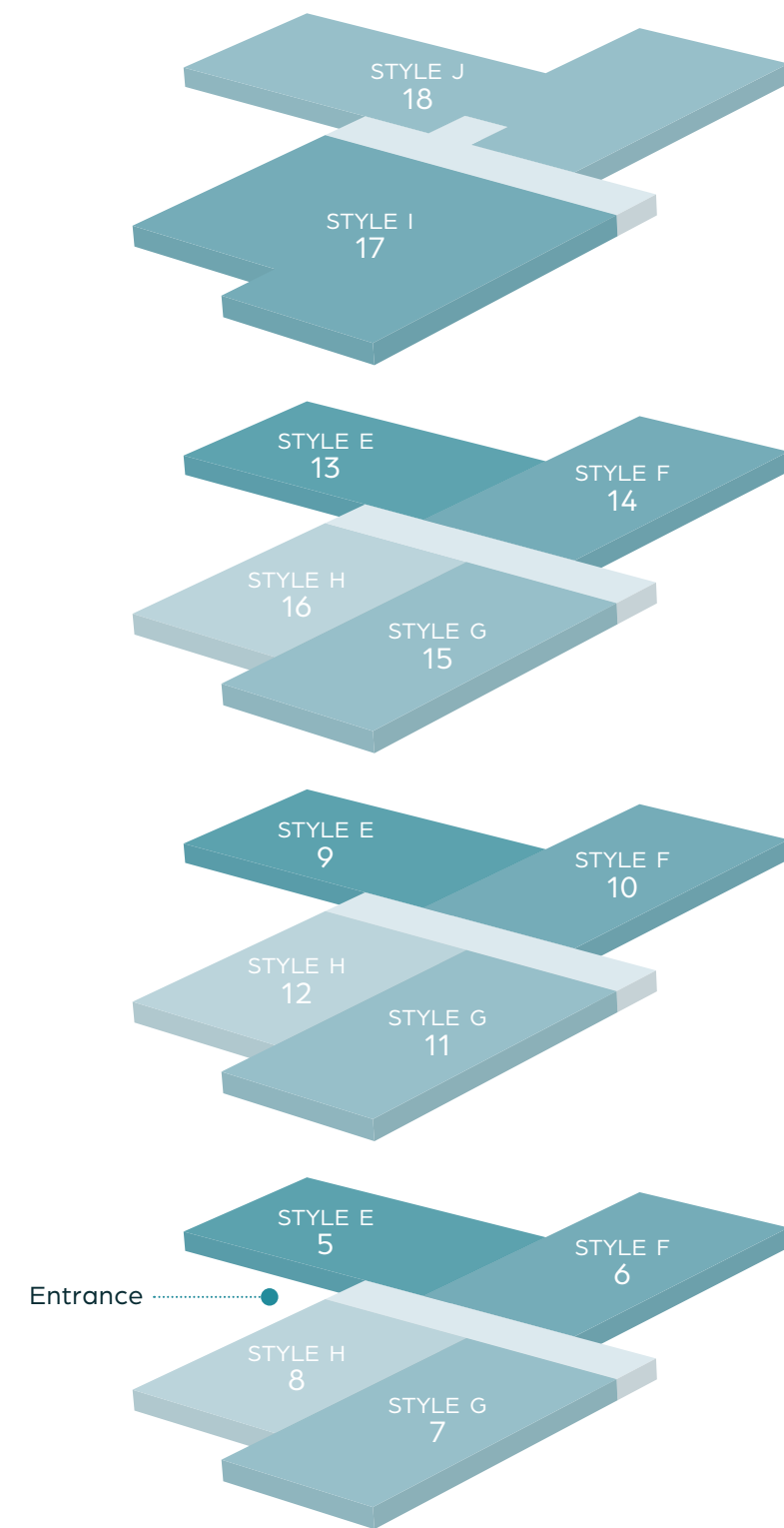
# VILLA TWO

Villa Two is a stunning four-storey building which consists of nine three-bedroom apartments, three two-bedroom apartments and two magnificent three-bedroom penthouses.

Each of the apartments boast a generous open-plan living space, a stylish four-piece en-suite and fitted wardrobes to the principal bedroom, convenient utility and private outdoor space.

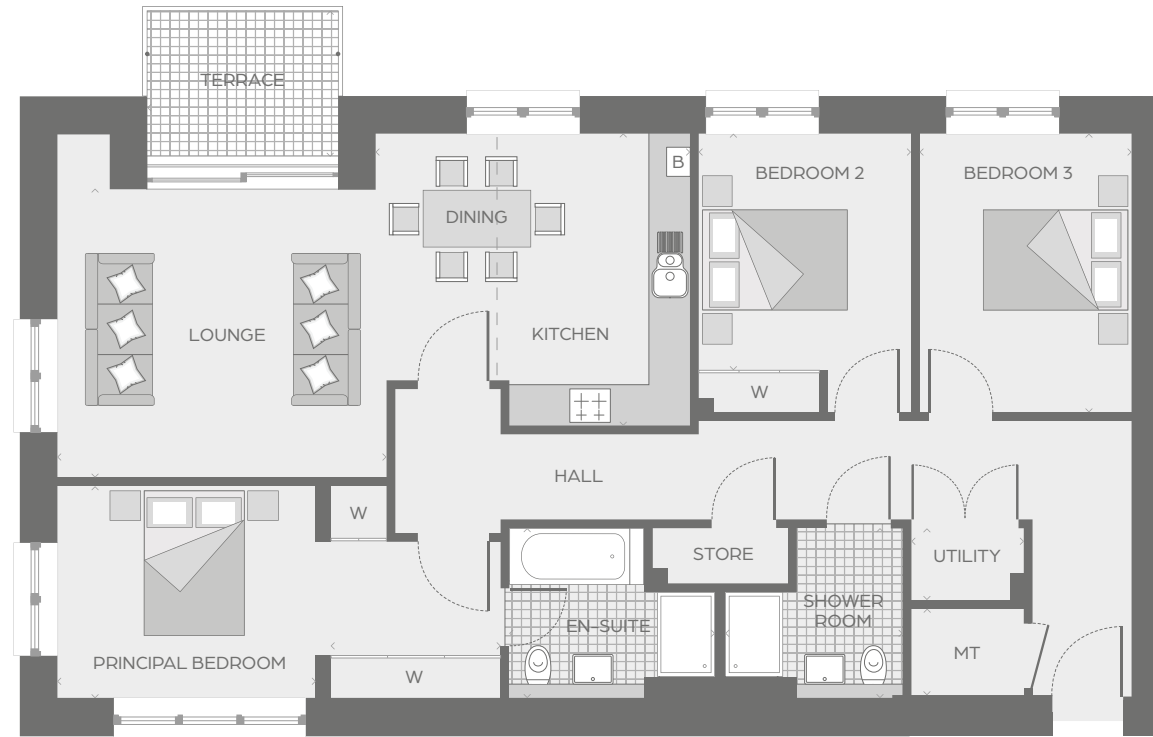
The ground floor apartments boast a private terrace and garden.

The penthouse apartments feature magnificent rooftop terraces which overlook the beautiful landscaped grounds of Five South and can be accessed from the lounge and principal bedroom.



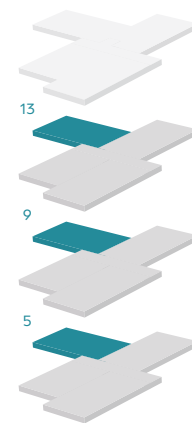
# STYLE E

PLOTS 5, 9\* AND 13\*



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,263 SQ. FT

<b>LOUNGE</b> 4.66m x 4.07m   15'3" x 13'4"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40"   9'6" x 7'10"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"	<b>TERRACE AND GARDEN</b> (PLOT 5) See sales consultants for dimensions
<b>KITCHEN / DINING</b> 4.45m x 4.14m   14'7" x 13'7"	<b>BEDROOM 2</b> 3.00m x 3.34m / 9'10" x 11'0"	<b>UTILITY</b> 1.60m x 1.05m   5'3" x 3'5"	
<b>PRINCIPAL BEDROOM</b> 3.66m x 3.00m   12'0" x 9'10"	<b>BEDROOM 3</b> 3.00m x 3.94m / 9'10" x 12'11"	<b>BALCONY (PLOTS 9 AND 13)</b> 2.71m x 1.47m   8'11" x 4'10"	



\*The above plan relates to Plot 5 – see separate plans showing balcony to Plots 9 and 13

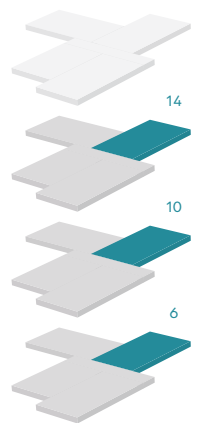
# STYLE F

PLOTS 6, 10\* AND 14\*



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,212 SQ. FT

<b>LOUNGE</b> 4.03m x 4.66m   13'3" x 15'3"	<b>PRINCIPAL EN-SUITE</b> 2.80m x 2.40m   9'2" x 7'10"	<b>SHOWER ROOM</b> 2.40m x 2.40m   7'10" x 7'10"	<b>TERRACE AND GARDEN</b> (PLOT 6) See sales consultants for dimensions
<b>KITCHEN / DINING</b> 4.11m x 4.16m   13'6" x 13'8"	<b>BEDROOM 2</b> 3.00m x 3.56m   9'10" x 11'8"	<b>UTILITY</b> 1.80m x 0.78m   5'11" x 2'7"	
<b>PRINCIPAL BEDROOM</b> 3.82m x 3.20m   12'6" x 10'6"	<b>BEDROOM 3</b> 3.00m x 3.34m   9'10" x 11'0"	<b>BALCONY (PLOTS 10 AND 14)</b> 1.59m x 2.71m   5'2" x 8'11"	

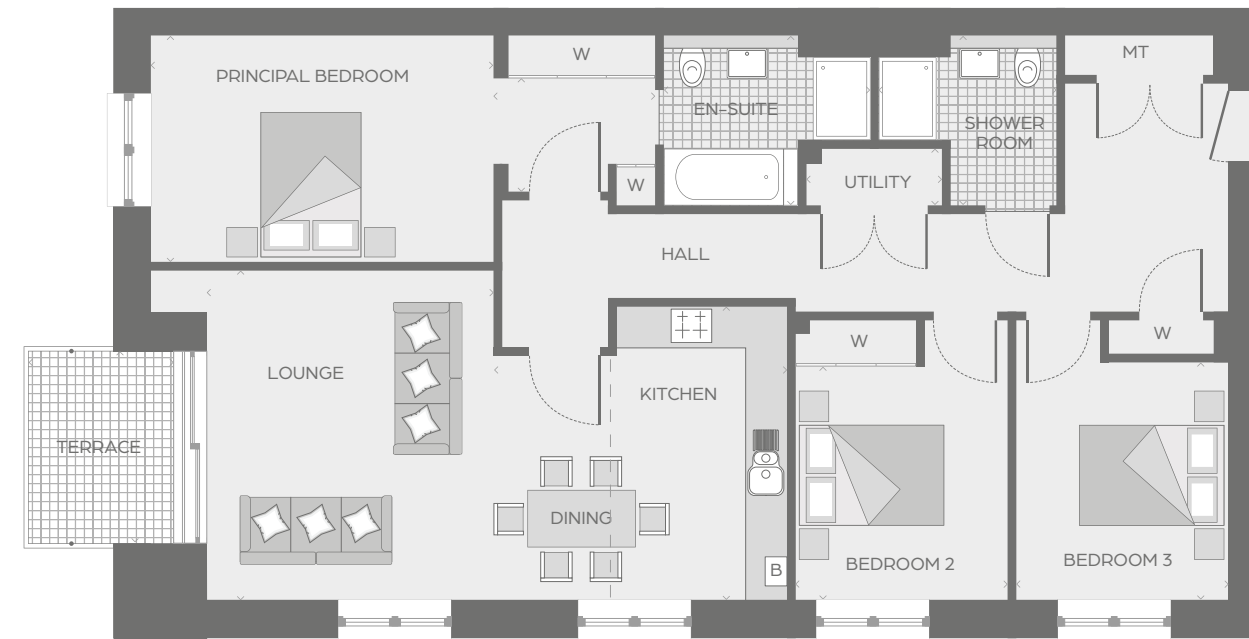


\*The above plan relates to Plot 6 – see separate plans showing balcony to Plots 10 and 14



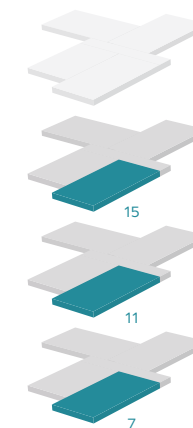
# STYLE G

PLOTS 7, 11\* AND 15\*



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,251 SQ. FT

<b>LOUNGE</b> 4.04m x 4.66m   13'3" x 15'3"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"	<b>TERRACE AND GARDEN</b> (PLOT 7) See sales consultants for dimensions
<b>KITCHEN / DINING</b> 4.14m x 4.16m   13'7" x 13'8"	<b>BEDROOM 2</b> 3.00m x 3.30m   9'10" x 10'10"	<b>UTILITY</b> 1.90m x 0.80m   6'3" x 2'7"	
<b>PRINCIPAL BEDROOM</b> 4.83m x 3.20m   15'10" x 10'6"	<b>BEDROOM 3</b> 3.00m x 3.36m   9'10" x 11'0"	<b>BALCONY (PLOTS 11 AND 15)</b> 1.58m x 2.71m   5'2" x 8'11"	



\*The above plan relates to Plot 7 – see separate plans showing balcony to Plots 11 and 15

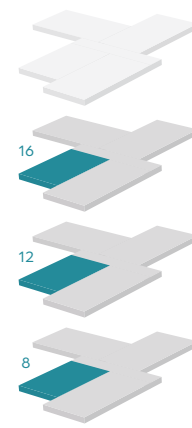
# STYLE H

PLOTS 8, 12\* AND 16\*



TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 973 SQ. FT

<b>LOUNGE</b> 3.20m x 4.65m   10'6" x 15'3"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>UTILITY</b> 0.90m x 0.81   2'11" x 2'8"	<b>TERRACE AND GARDEN</b> (PLOT 8) See sales consultants for dimensions
<b>KITCHEN / DINING</b> 4.10m x 4.13m   13'6" x 13'7"	<b>BEDROOM 2</b> 3.00m x 3.33m   9'10" x 10'11"	<b>BALCONY (PLOTS 12 AND 16)</b> 1.58m x 2.71m   5'2" x 8'11"	
<b>PRINCIPAL BEDROOM</b> 3.99m x 3.20m   13'1" x 10'6"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"		



\*The above plan relates to Plot 8 – see separate plans showing balcony to Plots 12 and 16

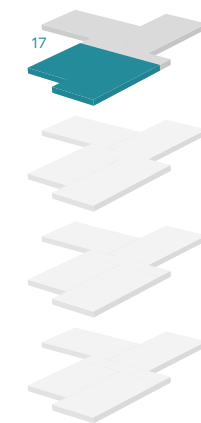
# STYLE I



PLOT 17

# STYLE J

PLOT 18

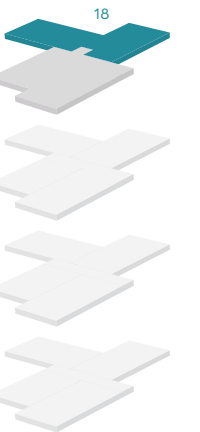


THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | ROOFTOP TERRACE | 1,353 SQ. FT

<b>LOUNGE / DINING</b> 5.61m x 4.76m   18'5" x 15'7"	<b>PRINCIPAL EN-SUITE</b> 3.58m x 2.44m   11'9" x 8'0"	<b>BEDROOM 3</b> 3.00m x 3.36m   9'10" x 11'0"	<b>ROOFTOP TERRACE</b> 78m <sup>2</sup>
<b>KITCHEN</b> 3.00m x 4.16m   9'10" x 13'8"	<b>WALK-IN WARDROBE</b> 1.80m x 2.46m   5'11" x 8'1"	<b>SHOWER ROOM</b> 2.73m x 1.50m   8'11" x 4'11"	
<b>PRINCIPAL BEDROOM</b> 4.09m x 5.31m   13'5" x 17'5"	<b>BEDROOM 2</b> 3.30m x 3.00m   10'10" x 9'10"	<b>UTILITY</b> 1.30m x 1.52m   4'3" x 5'0"	

THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | TWO ROOFTOP TERRACES | 1,292 SQ. FT

<b>LOUNGE / DINING</b> 5.87m x 4.33m   19'3" x 14'2"	<b>PRINCIPAL EN-SUITE</b> 2.20m x 3.15m   7'3" x 10'4"	<b>BEDROOM 3</b> 2.81m x 3.35m   9'3" x 11'0"	<b>ROOFTOP TERRACE</b> From Lounge 52m <sup>2</sup> From Principal Bedroom 52m <sup>2</sup>
<b>KITCHEN</b> 2.80m x 3.93m   9'2" x 12'11"	<b>WALK-IN WARDROBE</b> 2.84m x 1.27m   9'4" x 4'2"	<b>SHOWER ROOM</b> 2.77m x 1.60m   9'1" x 5'3"	
<b>PRINCIPAL BEDROOM</b> 4.20m x 4.07m   13'9" x 13'4"	<b>BEDROOM 2</b> 3.00m x 3.00m   9'10" x 9'10"	<b>UTILITY</b> 1.25m x 1.62m   4'1" x 5'4"	

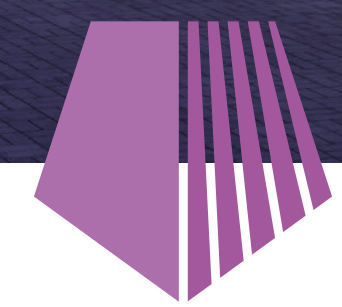
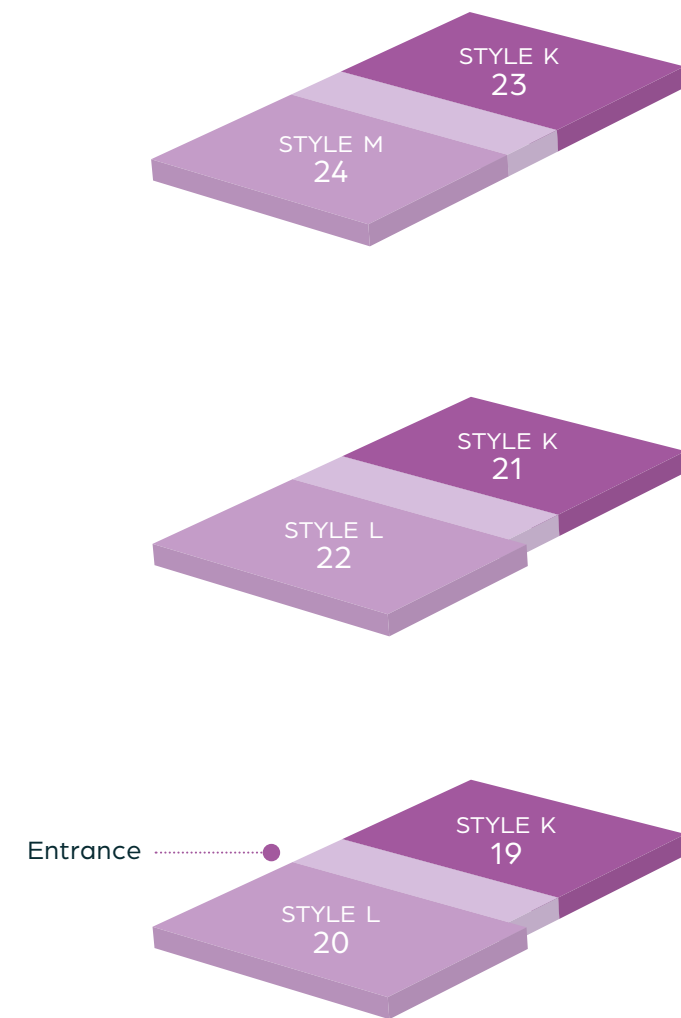


# VILLA THREE

A discreet three-storey block, Villa Three has just six stylish two-bedroom apartments, in three differing styles.

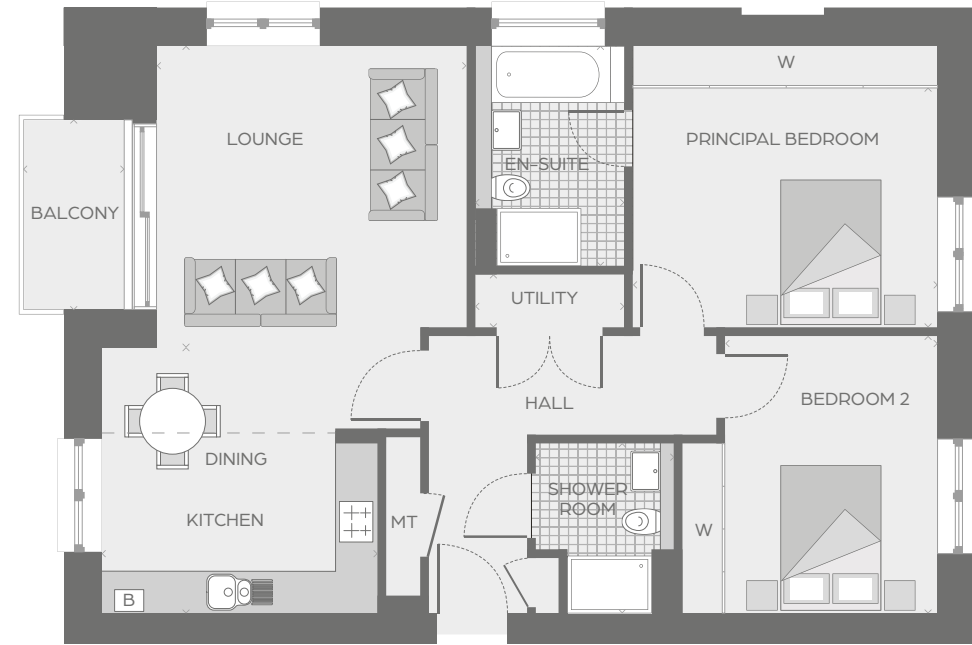
Each apartment benefits from an open-plan design for flexible living together with a balcony for private outdoor space. The principal bedroom in each apartment has an attractive four-piece en-suite and fitted wardrobes.

As with all two-bedroom apartments at Five South, each apartment has an allocated parking space.



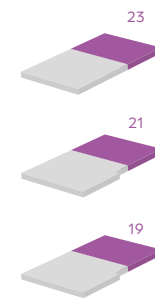
# STYLE K

PLOTS 19, 21 AND 23



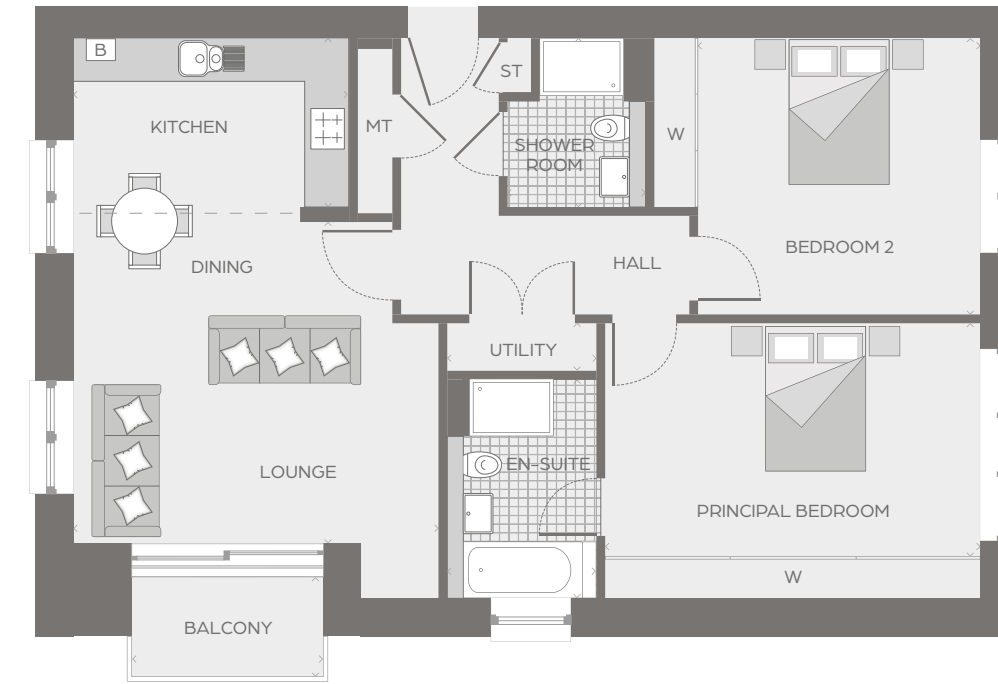
TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 983 SQ. FT

<b>LOUNGE</b> 4.37m x 4.27m   14'4" x 14'0"	<b>PRINCIPAL EN-SUITE</b> 2.10m x 3.10m   6'11" x 10'2"	<b>UTILITY</b> 2.14m x 0.77m   7'0" x 2'6"
<b>KITCHEN / DINING</b> 3.91m x 3.73m   12'10" x 12'3"	<b>BEDROOM 2</b> 3.00m x 3.92m   9'10" x 12'10"	<b>BALCONY</b> 1.59m x 2.71m   5'2" x 8'11"
<b>PRINCIPAL BEDROOM</b> 4.30m x 3.39m   14'1" x 11'1"	<b>SHOWER ROOM</b> 1.94m x 2.40m   6'4" x 7'10"	



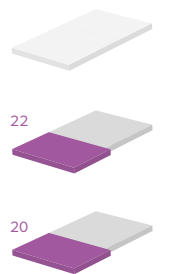
# STYLE L

PLOTS 20 AND 22



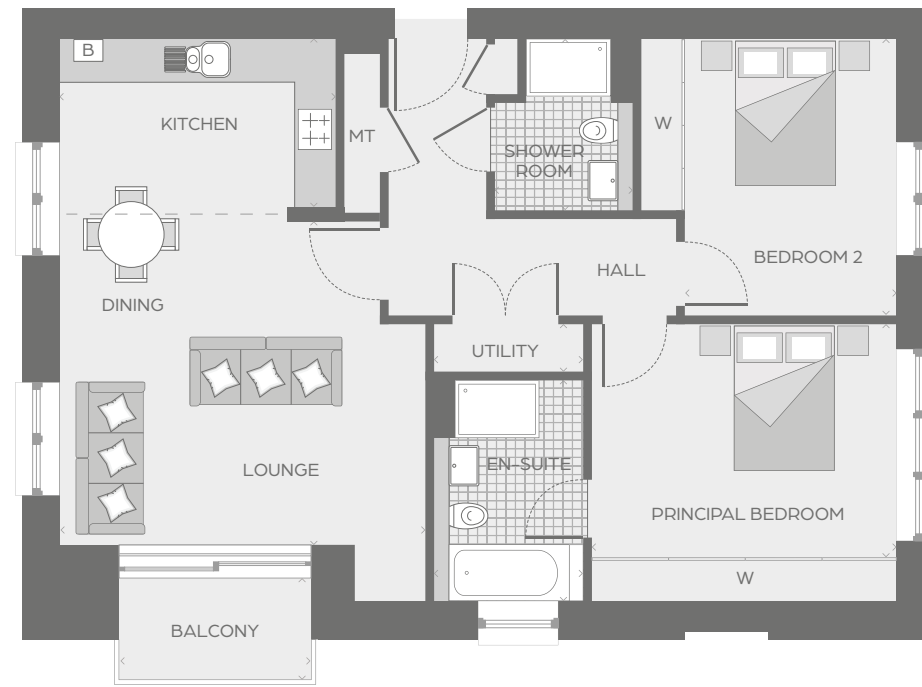
TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,055 SQ. FT

<b>LOUNGE / DINING</b> 5.17m x 4.53m   16'11" x 14'10"	<b>PRINCIPAL EN-SUITE</b> 2.10m x 3.10m   6'11" x 10'2"	<b>UTILITY</b> 2.14m x 0.68m   7'0" x 2'3"
<b>KITCHEN</b> 3.91m x 2.40m   12'10" x 7'10"	<b>BEDROOM 2</b> 4.00m x 3.92m   13'1" x 12'10"	<b>BALCONY</b> 2.71m x 1.59m   8'11" x 5'2"
<b>PRINCIPAL BEDROOM</b> 5.30m x 3.27m   17'4" x 10'9"	<b>SHOWER ROOM</b> 1.95m x 2.40m   6'5" x 7'10"	



# STYLE M

PLOT 24



TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
 UTILITY | PRIVATE BALCONY | 969 SQ. FT

**LOUNGE / DINING**  
 5.17m x 4.57m | 16'11" x 14'11"

**KITCHEN**  
 3.91m x 2.40m | 12'10" x 7'10"

**PRINCIPAL BEDROOM**  
 4.30m x 3.30m | 14'1" x 10'10"

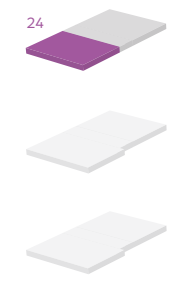
**PRINCIPAL EN-SUITE**  
 2.10m x 3.10m | 6'11" x 10'2"

**BEDROOM 2**  
 3.51m x 3.92m | 11'6" x 12'10"

**SHOWER ROOM**  
 1.95m x 2.40m | 6'5" x 7'10"

**UTILITY**  
 2.14m x 0.68m | 7'0" x 2'3"

**BALCONY**  
 2.71m x 1.58m | 8'11" x 5'2"





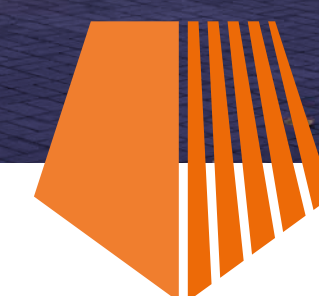
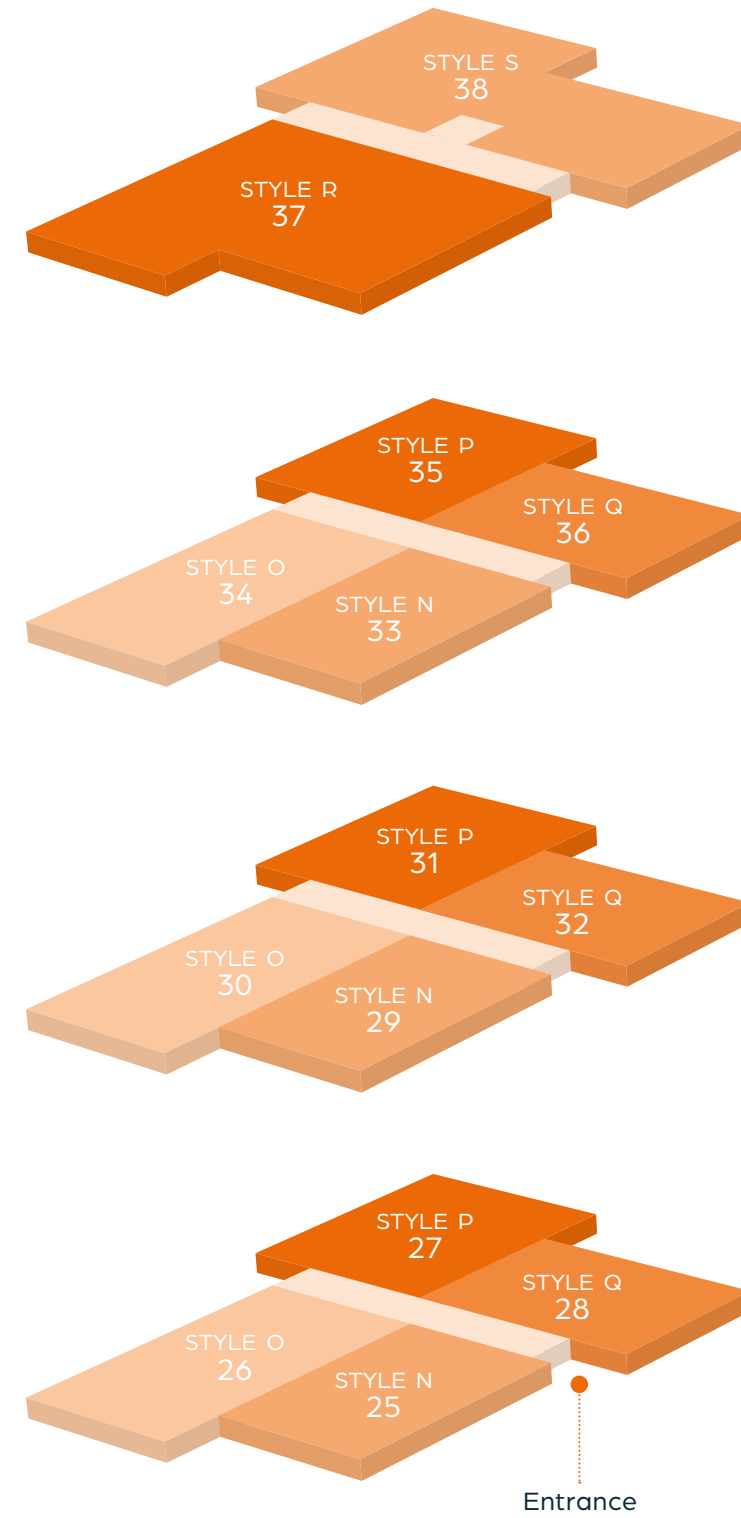
# VILLA FOUR

The impressive collection of 14 apartments within Villa Four consist of six three-bedroom apartments, six two-bedroom apartments and two three-bedroom penthouse apartments.

Each of the apartments feature open plan living, principal bedroom with fitted wardrobes and sumptuous four-piece en-suite, utility and private outdoor space.

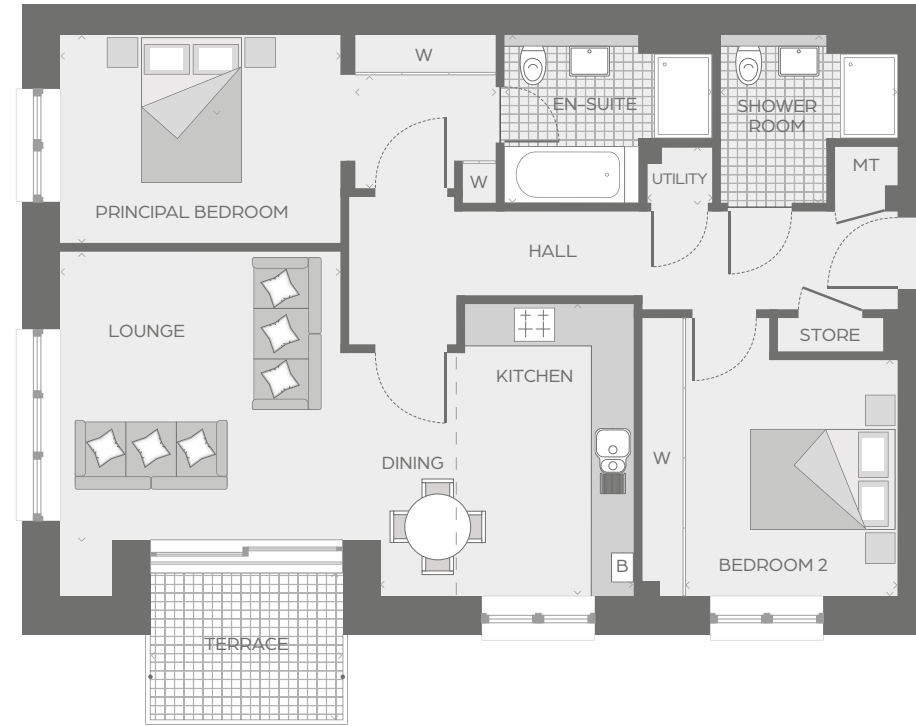
The ground floor apartments of Plots 25 and 28 boast a private terrace and garden.

The top floor of Villa 4 offers two opulent three-bedroom penthouse apartments with large private rooftop terraces which can be accessed from your lounge and principal bedroom – an exceptional space where you can enjoy your new surroundings.



# STYLE N

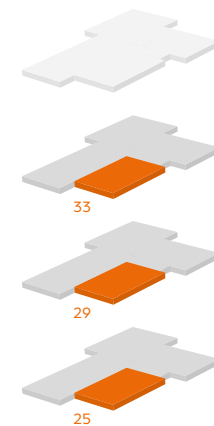
PLOTS 25, 29\* AND 33\*



TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 976 SQ. FT

<b>LOUNGE</b> 4.04m x 4.06m   13'3" x 13'4"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>UTILITY</b> 0.90m x 0.80   2'11" x 2'7"
<b>KITCHEN / DINING</b> 3.59m x 4.13m   11'9" x 13'7"	<b>BEDROOM 2</b> 3.00m x 3.33m   9'10" x 10'11"	<b>BALCONY (PLOTS 29 AND 33)</b> 2.71m x 1.59m   8'11" x 5'2"
<b>PRINCIPAL BEDROOM</b> 3.95m x 3.00m   12'11" x 9'10"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"	

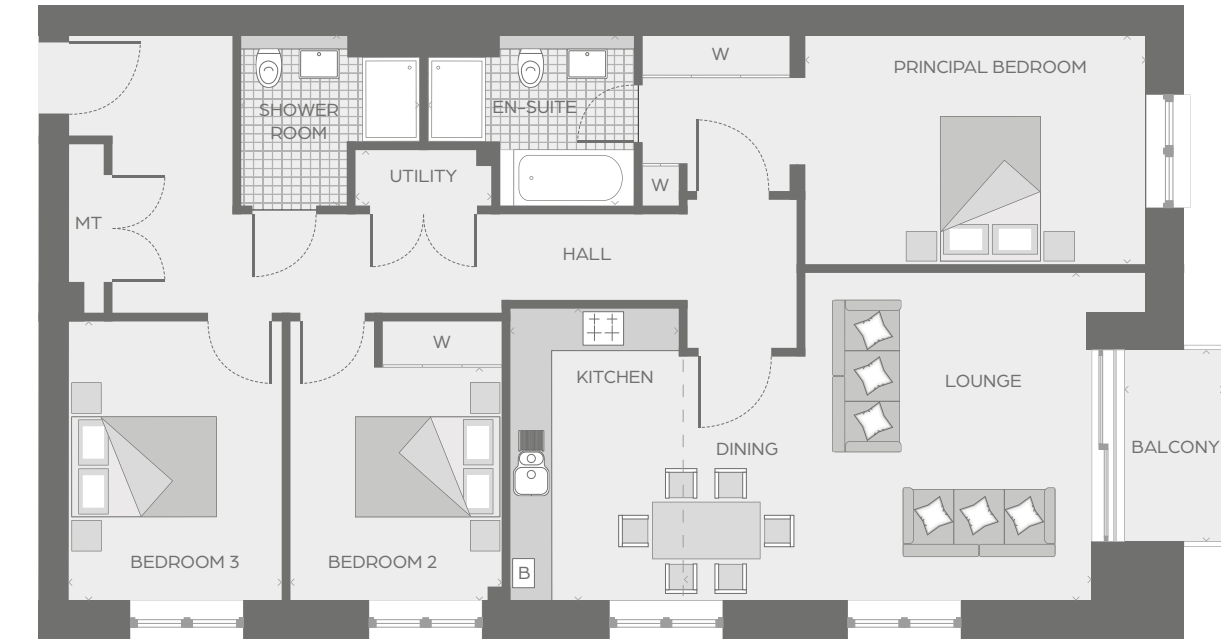
**TERRACE AND GARDEN**  
(PLOT 25) See sales consultants  
for dimensions



\*The above plan relates to Plot 25 – see separate plans showing balcony to Plots 29 and 33

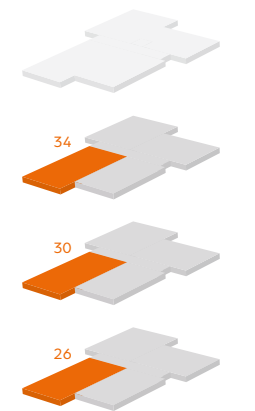
# STYLE O

PLOTS 26, 30 AND 34



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,265 SQ. FT

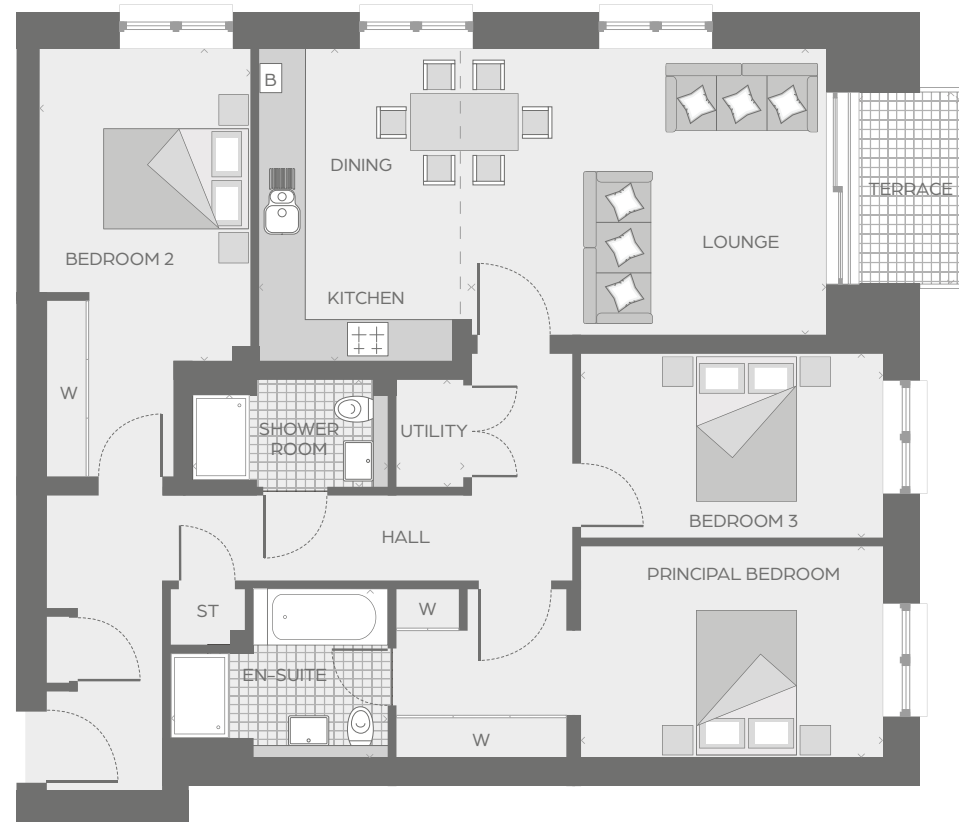
<b>LOUNGE / DINING</b> 5.80m x 4.66m   19'0" x 15'3"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"
<b>KITCHEN</b> 2.40m x 4.16m   7'10" x 13'8"	<b>BEDROOM 2</b> 3.00m x 3.31m   9'10" x 10'10"	<b>UTILITY</b> 1.90m x 0.80m   6'3" x 2'7"
<b>PRINCIPAL BEDROOM</b> 4.83m x 3.20m   15'10" x 10'6"	<b>BEDROOM 3</b> 3.00m x 3.96m   9'10" x 13'0"	<b>BALCONY</b> 1.56m x 2.71m   5'1" x 8'11"





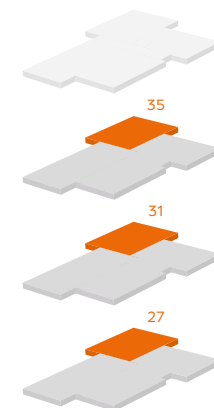
# STYLE P

PLOTS 27, 31\* AND 35\*



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,241 SQ. FT

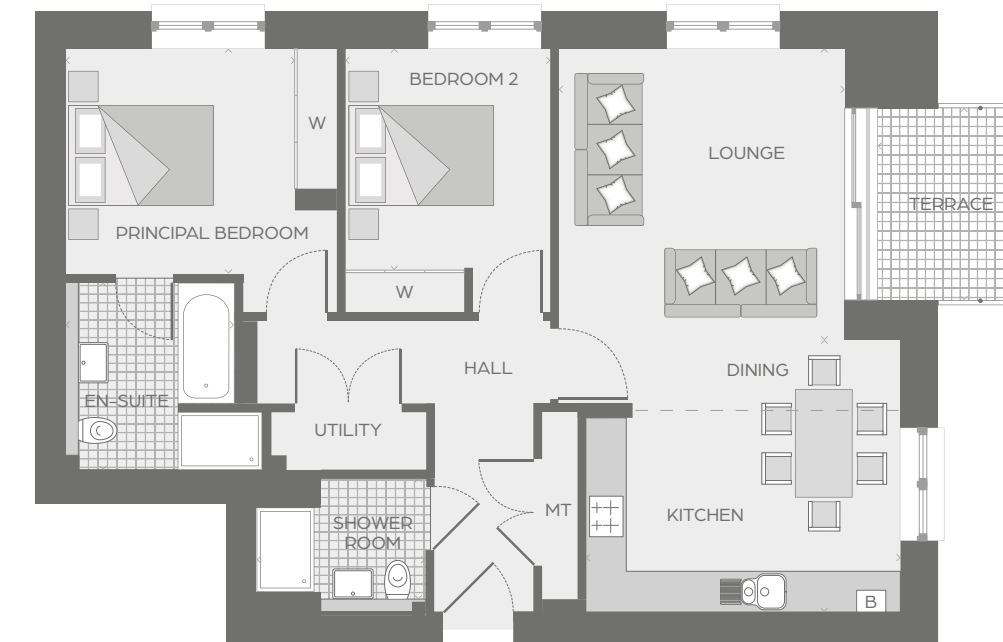
<b>LOUNGE / DINING</b> 5.01m x 4.02m   16'5" x 13'2"	<b>PRINCIPAL EN-SUITE</b> 3.06m x 2.40m   10'0" x 7'10"	<b>SHOWER ROOM</b> 2.75m x 1.50m   9'0" x 4'11"	<b>TERRACE (PLOT 27)</b> 1.59m x 2.71m   5'2" x 8'11"
<b>KITCHEN</b> 3.00m x 4.40m   9'10" x 14'5"	<b>BEDROOM 2</b> 3.00m x 4.40m   9'10" x 14'5"	<b>UTILITY</b> 0.96m x 1.52m   3'2" x 5'0"	
<b>PRINCIPAL BEDROOM</b> 4.25m x 3.00m   13'11" x 9'10"	<b>BEDROOM 3</b> 4.25m x 2.60m   13'11" x 8'6"	<b>BALCONY (PLOTS 31 AND 35)</b> 1.59m x 2.71m   5'2" x 8'11"	



\*The above plan relates to Plot 27 – see separate plans showing balcony to Plots 31 and 35

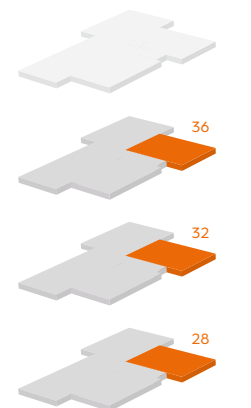
# STYLE Q

PLOTS 28, 32\* AND 36\*



TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 913 SQ. FT

<b>LOUNGE</b> 4.04m x 4.05m   13'3" x 13'3"	<b>PRINCIPAL EN-SUITE</b> 2.40m x 2.65m   7'10" x 8'8"	<b>UTILITY</b> 2.20m x 0.82m   7'3" x 2'8"	<b>TERRACE AND GARDEN (PLOT 28)</b> See sales consultants for dimensions
<b>KITCHEN / DINING</b> 4.45m x 3.90m   14'7" x 12'9"	<b>BEDROOM 2</b> 2.90m x 3.14m   9'6" x 10'4"	<b>BALCONY (PLOTS 32 AND 36)</b> 1.59m x 2.71m   5'2" x 8'11"	
<b>PRINCIPAL BEDROOM</b> 3.25m x 3.17   10'8" x 10'5"	<b>SHOWER ROOM</b> 2.40m x 1.90m   7'10" x 6'3"		



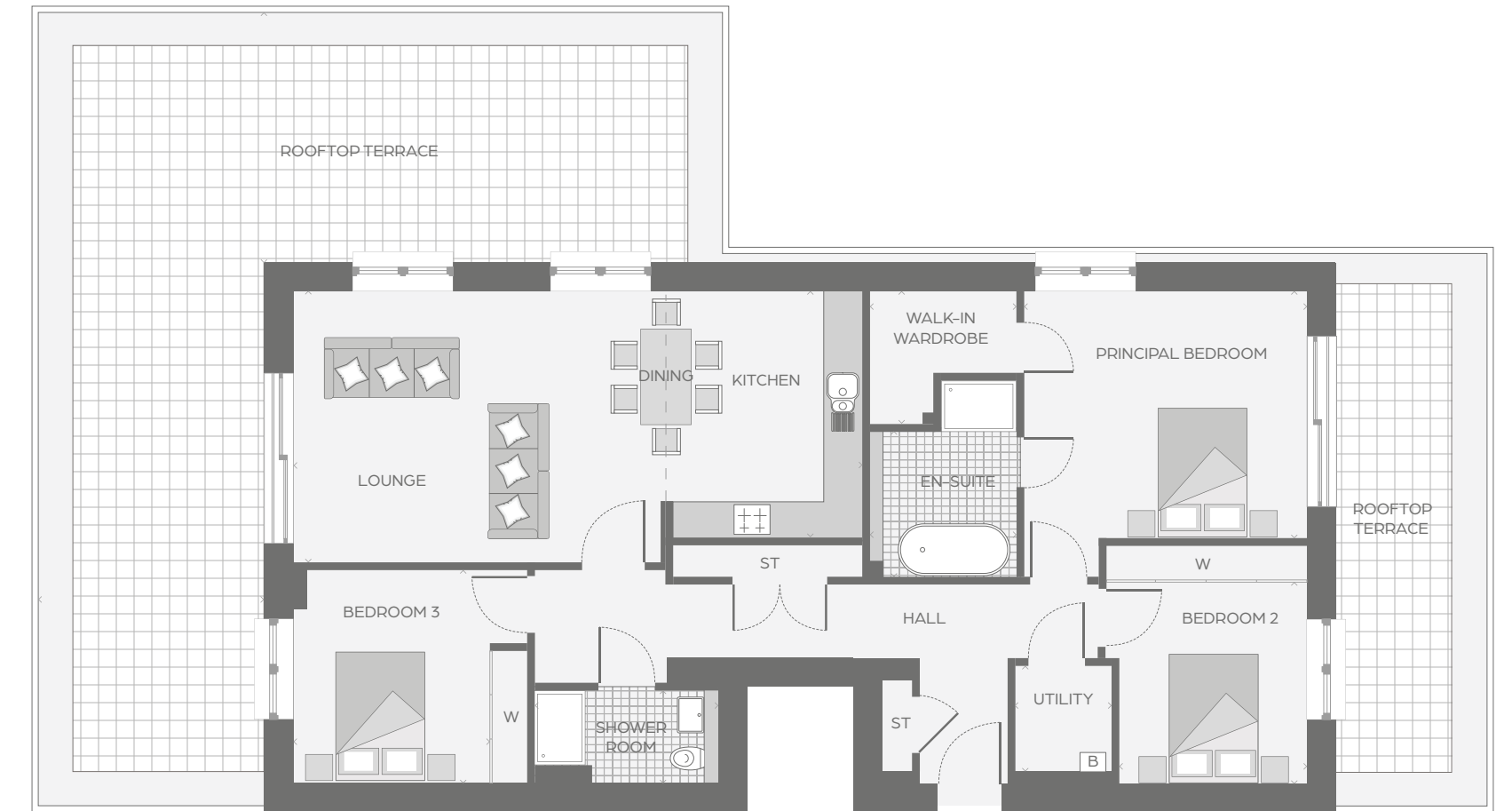
\*The above plan relates to Plot 28 – see separate plans showing balcony to Plots 32 and 36

# STYLE R



## PLOT 37

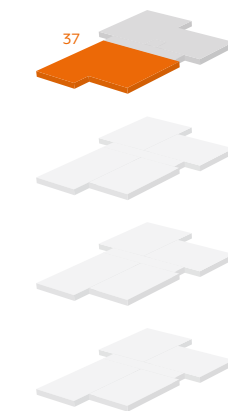
# STYLE S



## PLOT 38

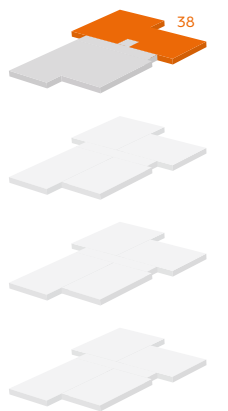
THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | ROOFTOP TERRACE | 1,361 SQ. FT

<b>LOUNGE</b> 5.60m x 4.85   18'5" x 15'11"	<b>PRINCIPAL EN-SUITE</b> 3.25m x 2.70m   10'8" x 8'10"	<b>BEDROOM 3</b> 3.00m x 3.36m   9'10" x 11'0"	<b>ROOFTOP TERRACE</b> 81m <sup>2</sup>
<b>KITCHEN / DINING</b> 3.00m x 4.24m   9'10" x 13'11"	<b>WALK-IN WARDROBE</b> 2.00m x 2.51m   6'7" x 8'3"	<b>SHOWER ROOM</b> 2.80m x 1.60m   9'2" x 5'3"	
<b>PRINCIPAL BEDROOM</b> 4.10m x 5.04m   13'5" x 16'6"	<b>BEDROOM 2</b> 3.55m x 2.92m   11'8" x 9'7"	<b>UTILITY</b> 1.50m x 1.62m   4'11" x 5'4"	



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | TWO ROOFTOP TERRACES | 1,302 SQ. FT

<b>LOUNGE / DINING</b> 5.85m x 4.33m   19'2" x 14'2"	<b>PRINCIPAL EN-SUITE</b> 2.31m x 3.10m   10'2" x 7'7"	<b>BEDROOM 3</b> 3.14m x 3.44m   10'4" x 11'3"	<b>ROOFTOP TERRACES</b> From Lounge 59m <sup>2</sup> From Principal Bedroom 14m <sup>2</sup>
<b>KITCHEN</b> 3.20m x 3.96m   10'6" x 13'0"	<b>WALK-IN WARDROBE</b> 2.35m x 2.13m   7'9" x 7'0"	<b>SHOWER ROOM</b> 2.90m x 1.50m   9'6" x 4'11"	
<b>PRINCIPAL BEDROOM</b> 4.50m x 3.94m   14'9" x 12'11"	<b>BEDROOM 2</b> 3.00m x 3.20m   9'10" x 10'6"	<b>UTILITY</b> 1.55m x 1.68m   5'1" x 5'6"	



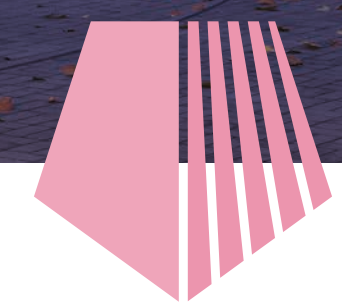
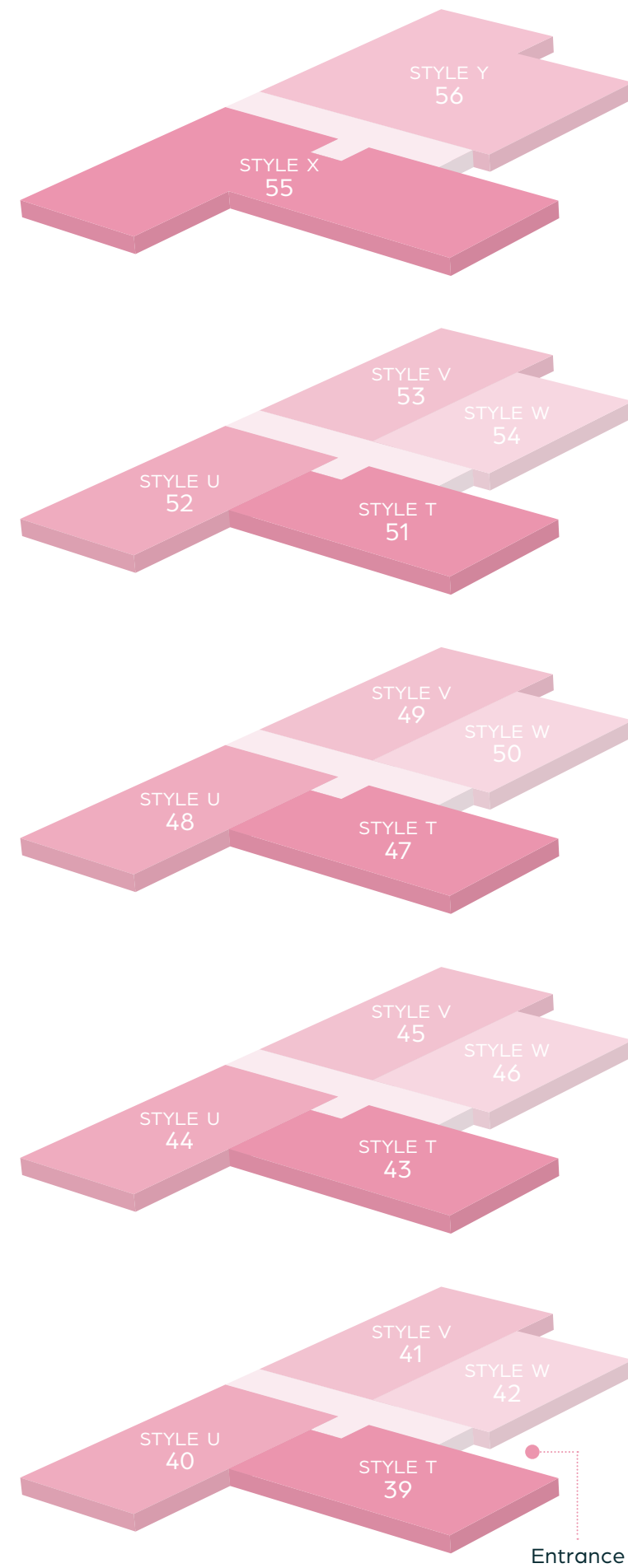
# VILLA FIVE

The commanding five-storey block of Villa Five combines 12 stylish three-bedroom apartments, four two-bedroom apartments and two luxurious three-bedroom penthouses.

Each of the apartments boast a generous open-plan living space, principal bedroom complete with four-piece en-suite and fitted wardrobes, utility and private outdoor space.

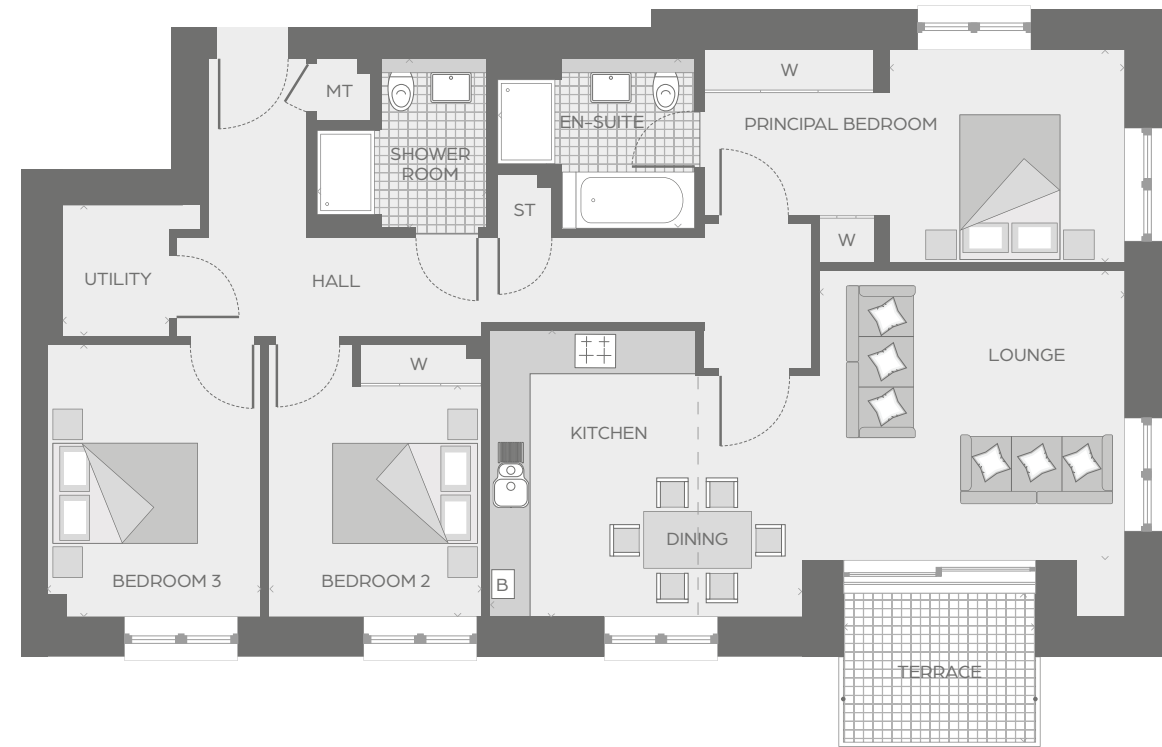
Style T, Plot 39, located on the ground floor, boasts a private terrace and garden.

The crowning glory of Villa Five has to be the two lavish three-bedroom penthouse apartments with large rooftop terraces where you can enjoy alfresco entertaining with friends and family. The terraces can be accessed from both the lounge and principal bedroom.



# STYLE T

PLOT 39, 43\*, 47\* AND 51\*



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,207 SQ. FT

LOUNGE  
4.31m x 4.10m | 14'2" x 13'6"

PRINCIPAL EN-SUITE  
2.80m x 2.40m | 9'2" x 7'10"

SHOWER ROOM  
2.40m x 2.40m | 7'10" x 7'10"

TERRACE AND GARDEN  
(PLOT 39) See sales consultants  
for dimensions

KITCHEN / DINING  
4.45m x 4.05m | 14'7" x 13'4"

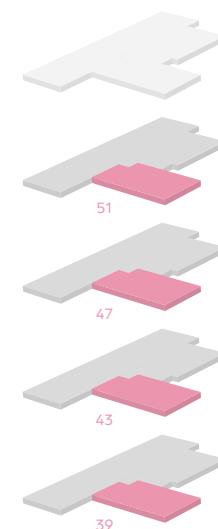
BEDROOM 2  
3.00m x 3.26m | 9'10" x 10'8"

UTILITY  
1.50m x 1.85m | 4'11" x 6'1"

PRINCIPAL BEDROOM  
3.32m x 3.00m | 10'11" x 9'10"

BEDROOM 3  
3.00m x 3.86m | 9'10" x 12'8"

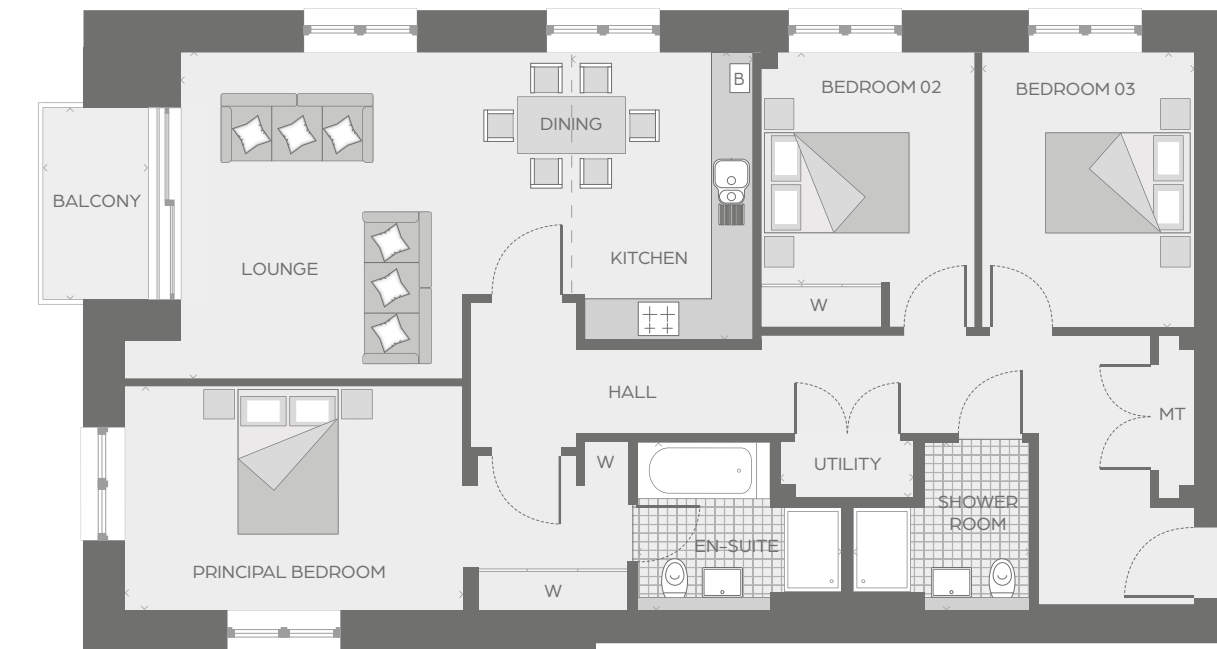
BALCONY (PLOTS 43, 47 AND 51)  
2.71m x 1.59m | 8'11" x 5'2"



\*The above plan relates to Plot 39 – see separate plans showing balcony to Plots 43, 47 and 51

# STYLE U

PLOTS 40, 44, 48 AND 52



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,241 SQ. FT

LOUNGE / DINING  
5.69m x 4.60m | 18'8" x 15'1"

PRINCIPAL EN-SUITE  
2.90m x 2.40m | 9'6" x 7'10"

SHOWER ROOM  
2.50m x 2.40m | 8'2" x 7'10"

KITCHEN  
2.40m x 4.08m | 7'10" x 13'4"

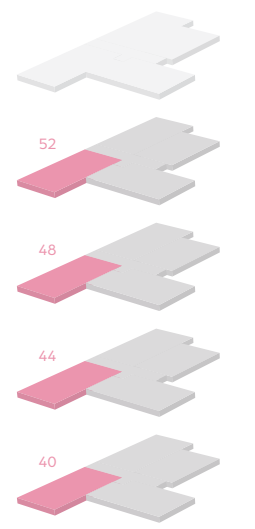
BEDROOM 2  
3.00m x 3.26m | 9'10" x 10'8"

UTILITY  
1.90m x 0.80m | 6'3" x 2'7"

PRINCIPAL BEDROOM  
4.78m x 3.18m | 15'8" x 10'5"

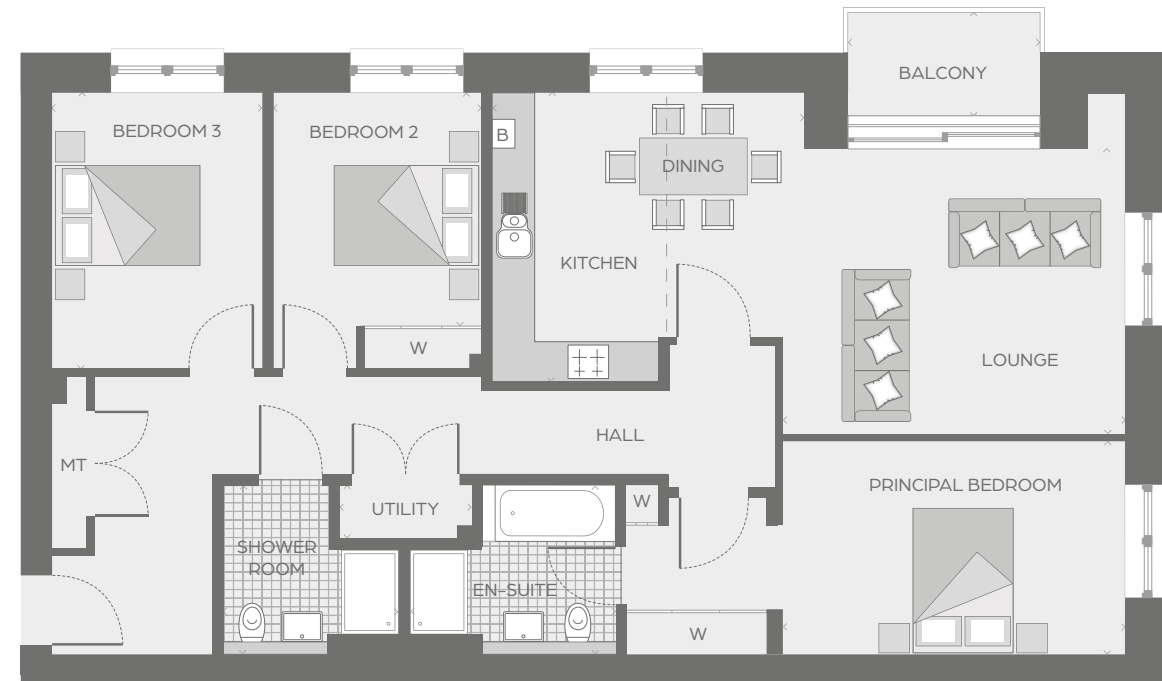
BEDROOM 3  
3.00m x 3.88m | 9'10" x 12'9"

BALCONY  
1.59m x 2.71m | 5'2" x 8'11"



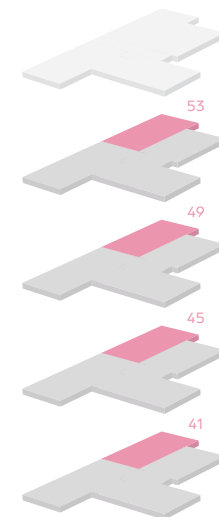
# STYLE V

PLOT 41, 45, 49 AND 53



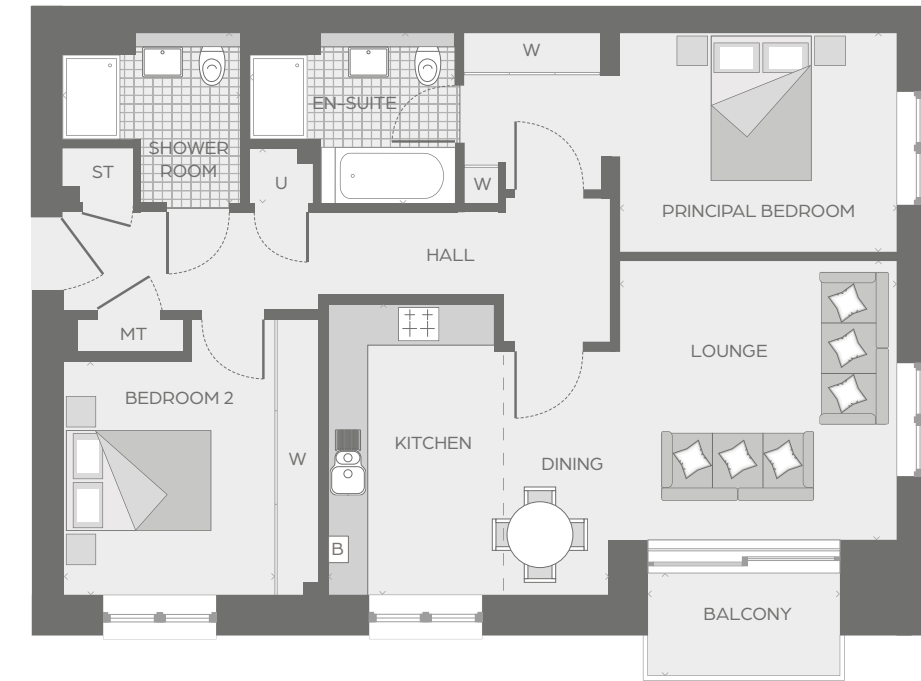
THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 1,251 SQ. FT

<b>LOUNGE</b> 4.83m x 3.99m   15'10" x 13'1"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"
<b>KITCHEN / DINING</b> 4.43m x 4.08m   14'6" x 13'4"	<b>BEDROOM 2</b> 3.00m x 3.28m   9'10" x 10'9"	<b>UTILITY</b> 1.90m x 0.80m   6'3" x 2'7"
<b>PRINCIPAL BEDROOM</b> 4.83m x 3.00m   15'10" x 9'10"	<b>BEDROOM 3</b> 3.00m x 3.88m   9'10" x 12'9"	<b>BALCONY</b> 2.71m x 1.59m   8'11" x 5'2"



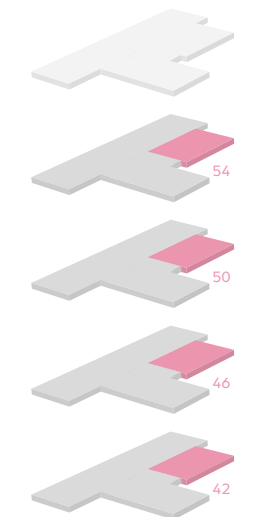
# STYLE W

PLOTS 42, 46, 50 AND 54



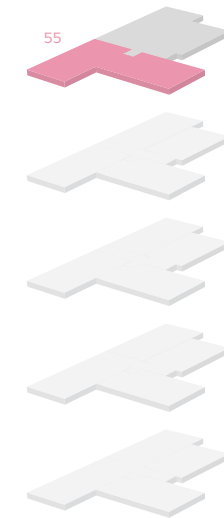
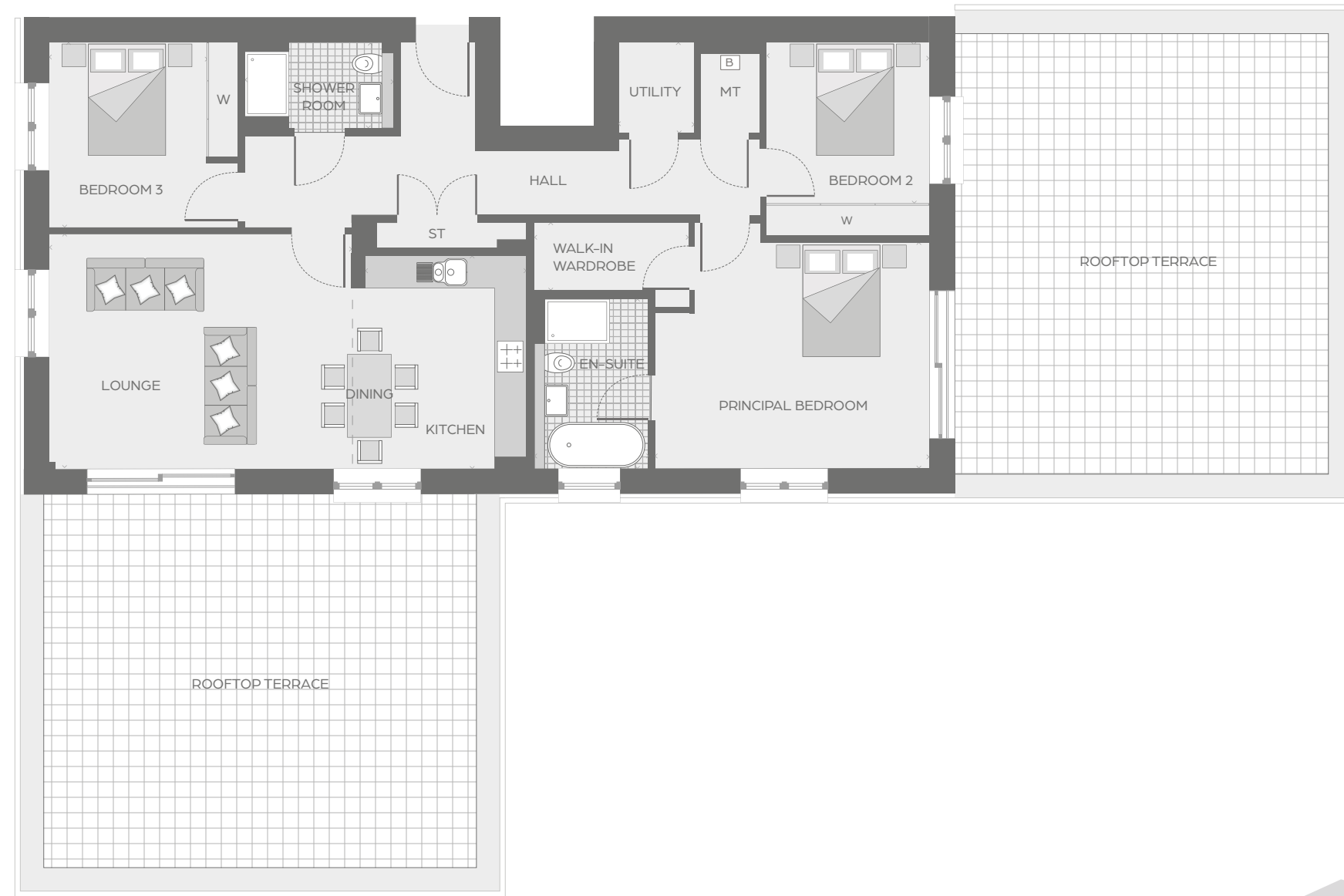
TWO BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES  
UTILITY | PRIVATE BALCONY | 970 SQ. FT

<b>LOUNGE</b> 3.95m x 3.97m   12'11" x 13'0"	<b>PRINCIPAL EN-SUITE</b> 2.90m x 2.40m   9'6" x 7'10"	<b>UTILITY</b> 0.90m x 0.81   2'11" x 2'8"
<b>KITCHEN / DINING</b> 4.00m x 4.13m   13'2" x 13'7"	<b>BEDROOM 2</b> 3.00m x 3.33m   9'10" x 10'11"	<b>BALCONY</b> 2.71m x 1.59m   8'11" x 5'2"
<b>PRINCIPAL BEDROOM</b> 3.95m x 3.09m   12'11" x 10'2"	<b>SHOWER ROOM</b> 2.50m x 2.40m   8'2" x 7'10"	



# STYLE X

PLOT 55

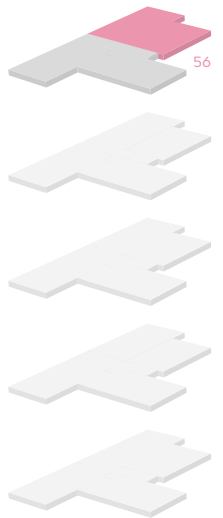


THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | TWO ROOFTOP TERRACES | 1,295 SQ. FT

<b>LOUNGE</b> 5.55m x 4.30m   18'2" x 14'1"	<b>PRINCIPAL EN-SUITE</b> 2.10m x 3.15m   6'11" x 10'4"	<b>BEDROOM 3</b> 2.90m x 3.40m   9'6" x 11'2"	<b>ROOFTOP TERRACE</b> From Lounge 52m <sup>2</sup> From Principal Bedroom 53m <sup>2</sup>
<b>KITCHEN / DINING</b> 3.00m x 3.92m   9'10" x 12'10"	<b>WALK-IN WARDROBE</b> 2.86m x 1.26m   9'5" x 4'1"	<b>SHOWER ROOM</b> 2.70m x 1.60m   8'10" x 5'3"	
<b>PRINCIPAL BEDROOM</b> 5.01m x 4.17m   16'5" x 13'8"	<b>BEDROOM 2</b> 3.00m x 2.94m   9'10" x 9'8"	<b>UTILITY</b> 1.40m x 1.68m   4'7" x 5'6"	

# STYLE Y

PLOT 56



THREE BEDROOMS | PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE  
UTILITY | ROOFTOP TERRACE | 1,361 SQ. FT

<b>LOUNGE</b> 5.70m x 4.76m   18'8" x 15'7"	<b>PRINCIPAL EN-SUITE</b> 3.44m x 2.50m   11'3" x 8'2"	<b>BEDROOM 3</b> 4.00m x 3.00m   13'1" x 9'10"	<b>ROOFTOP TERRACE</b> 80m <sup>2</sup>
<b>KITCHEN / DINING</b> 3.00m x 4.16m   9'10" x 13'8"	<b>WALK-IN WARDROBE</b> 1.80m x 2.52m   5'11" x 8'3"	<b>SHOWER ROOM</b> 2.70m x 1.60m   8'10" x 5'3"	
<b>PRINCIPAL BEDROOM</b> 4.00m x 5.24m   13'1" x 17'2"	<b>BEDROOM 2</b> 3.00m x 3.15m   9'10" x 10'4"	<b>UTILITY</b> 1.50m   1.30m / 4'11" x 4'3"	

# SPECIFICATION

At Westpoint each of our developments are bespoke and therefore each specification is unique.

As a team we spend time considering the design, aesthetic and function of our spaces and identifying suitable products to ensure that the final specification meets our exacting standards and provides you with a home to be proud of.

It is this approach and attention to detail that we believe truly sets Westpoint apart in delivering something special and exciting to the marketplace.

## KITCHENS

- Wide range of door colours and handle finishes to select from
- Silestone quartz work-surfaces with matching upstands
- LED under unit lighting
- 1.5 bowl under-mounted stainless steel sink with a feature tap
- Glass splashback behind hob in a choice of colours
- Chrome switchgear at work surface level
- LED down-lighters
- Integrated Neff appliances:
  - 4 Zone induction hob
  - Canopy extraction
  - Multi-function oven
  - Microwave
  - Fridge-freezer
  - Dishwasher

## All apartments include a dedicated Utility store located off the Hallway which includes:

- White laminate work-surface and base supports
- Pre-prepared plumbing and electrics for appliances

## SHOWER ROOM & PRINCIPAL EN-SUITES

Principal En-suites will feature the following:

- Bespoke vanity arrangement in a choice of colours with quartz worktop, mirror, lighting and concealed storage space
- Contemporary white porcelain sanitaryware with Hansgrohe brassware
- Carron Profile Duo bath with Hansgrohe bath filler and complementing panel to match the vanity unit selection
- Feature bathtub to Penthouse apartments with Hansgrohe bath filler
- Stone resin shower tray, sliding screen and Hansgrohe shower

- Large format Porcelanosa wall tiling from a wide range of colours to selected walls with complimentary grout and chrome trims
- Choice of Amtico floor finish from selected ranges
- LED down-lighters, chrome shaver socket and anthracite coloured towel radiator

## Shower Rooms feature the following:

- Contemporary white porcelain sanitaryware with Hansgrohe brassware
- Stone resin shower tray, sliding screen and electric shower
- Large format Porcelanosa wall tiling from a wide range of colours to selected walls with complimentary grout and chrome trims
- Choice of Amtico floor finish from selected ranges
- LED down-lighters and anthracite coloured towel radiator





### MODERN ESSENTIALS

- Walnut veneered entrance doors to each apartment finished with chrome ironmongery
- Contemporary white single panel solid core doors throughout the apartment finished with chrome ironmongery and complimenting architrave and skirting
- Wardrobes to the Principal Bedroom and Bedroom 2 from selected ranges with a choice of colours, walk-in wardrobes are provided with shelving and hanging rails
- Intruder alarms installed to all apartments
- Sky Q enabled communal dishes with a main point to the Lounge, digital TV points to the Lounge and Principal Bedroom. Within the Lounge an entertainment plate will be installed to provide a clean solution for points and sockets
- BT Points to the Lounge & Principal Bedroom with a master point in the Hallway meter cupboard including a socket for connection of a broadband router
- Plentiful supply of sockets to all rooms with in-built USB points to the Kitchen and Principal Bedroom
- 5 Amp lighting circuits to both the Lounge and Principal Bedroom
- LED down-lights to the Hallway

- Low voltage mechanical extraction systems
- Secure door access system with video handset in the hallway
- Your choice of either Gloss or Satinwood to all woodwork, with a choice of selected colours to walls, all supplied by Dulux
- Apartments will be heated using Vokera high performance combination boilers
- Solar Photovoltaic panels will be installed on the roof to help reduce the electrical running cost of communal elements
- All lighting fitted will be low energy as standard
- Smart meters fitted as standard for both gas and electricity
- Enhanced window sizes to provide greater natural daylight

### COMMUNAL SPACES:

- Contemporary carpets and floor finishes throughout the communal areas
- Feature wall finishes and colours to selected areas
- Individually commissioned artwork or photography to selected areas
- High quality lift cabin finishes
- Feature light fittings

### THE BUILDINGS WILL BE FINISHED EXTERNALLY IN THE FOLLOWING:

- Contemporary facing brickwork with feature detailing in reconstituted stone
- High performance aluminium-clad timber double glazed windows
- Glazed balustrading and high quality paving slabs to terraces
- Powder coated steel railings to Juliette and walk out balconies finished completed with low maintenance Aluminium decking boards
- High quality paving, road and parking paviour blocks by Tobermore
- Our landscape Architects have designed the grounds to provide a high quality external amenity

**All specifications correct at time of going to print, variations within individual apartments may occur, please consult with your sales consultant for any specific queries.**



# DISTINCTLY DIFFERENT

FOR OVER 30 YEARS, WE'VE BEEN BUILDING HOMES OF THE HIGHEST QUALITY – USING THE FINEST MATERIALS AND SUPERIOR CRAFTSMANSHIP

Every Westpoint development is designed in sympathy with the architectural character and style of its surroundings – so your new home adds to the richness of the community.

We understand that every home should be unique to its owner. That's why we offer a dedicated service with our new-homes coordinator assisting you in choosing all of your finishes throughout which emphatically says it's yours – distinctly yours.



# 10 GREAT REASONS

YOU CAN EXPECT MANY GREAT THINGS FROM OUR NEW-BUILD HOMES. HERE ARE JUST 10 OF THEM

## 1. MODERN BUILDING STANDARDS

We invest time and resources to take your home beyond the industry standards of construction, design and energy efficiency.\*

## 2. FIXED PRICE

The price you see is the price you pay. All without the added stress of a closing date, which is often part of the second-hand property buying process.

## 3. BRAND NEW HOMES

Move in and enjoy, without months of DIY. And if you purchase early in the build stage, you can select your own kitchen, bathroom tiles and paint colours.

## 4. DESIGNED TO SUIT YOUR LIFESTYLE

On average, 17% of the space in older properties lies unused. In a typical £200,000 house, as much as £34,000 could be going to waste. We design your new-build home to provide flexible, usable space – to fit the way you live your life.

## 5. SAFE AND SECURE

Your new home's structure, ventilation, sound insulation, electrical system, gas supply and fire safety are all designed to meet today's strict building standards. So be assured you and your loved ones are safe and secure.

## 6. HIGH SPECIFICATION

We include many features in the price, such as a high-quality fitted kitchen, appliances from leading manufacturers, cloakrooms, and en-suites to Principal bedrooms.

## 7. ENERGY EFFICIENT HOMES

Significant financial savings every year – that is the benefit you can expect from the reduced energy bills in your new home. In fact, new homes are typically six times more energy efficient than older properties, and generate less than 60% of the CO<sub>2</sub> – so you are helping to preserve the environment.

## 8. YOUR GUARANTEES

Your Westpoint home comes with the reassurance of the National House Builders Council (NHBC) guarantee. The standards are exacting, and detailed NHBC inspections take place as your new home is being built. Second-hand homes put the burden of repairs on you – the buyer.

## 9. BUILDING NEW COMMUNITIES

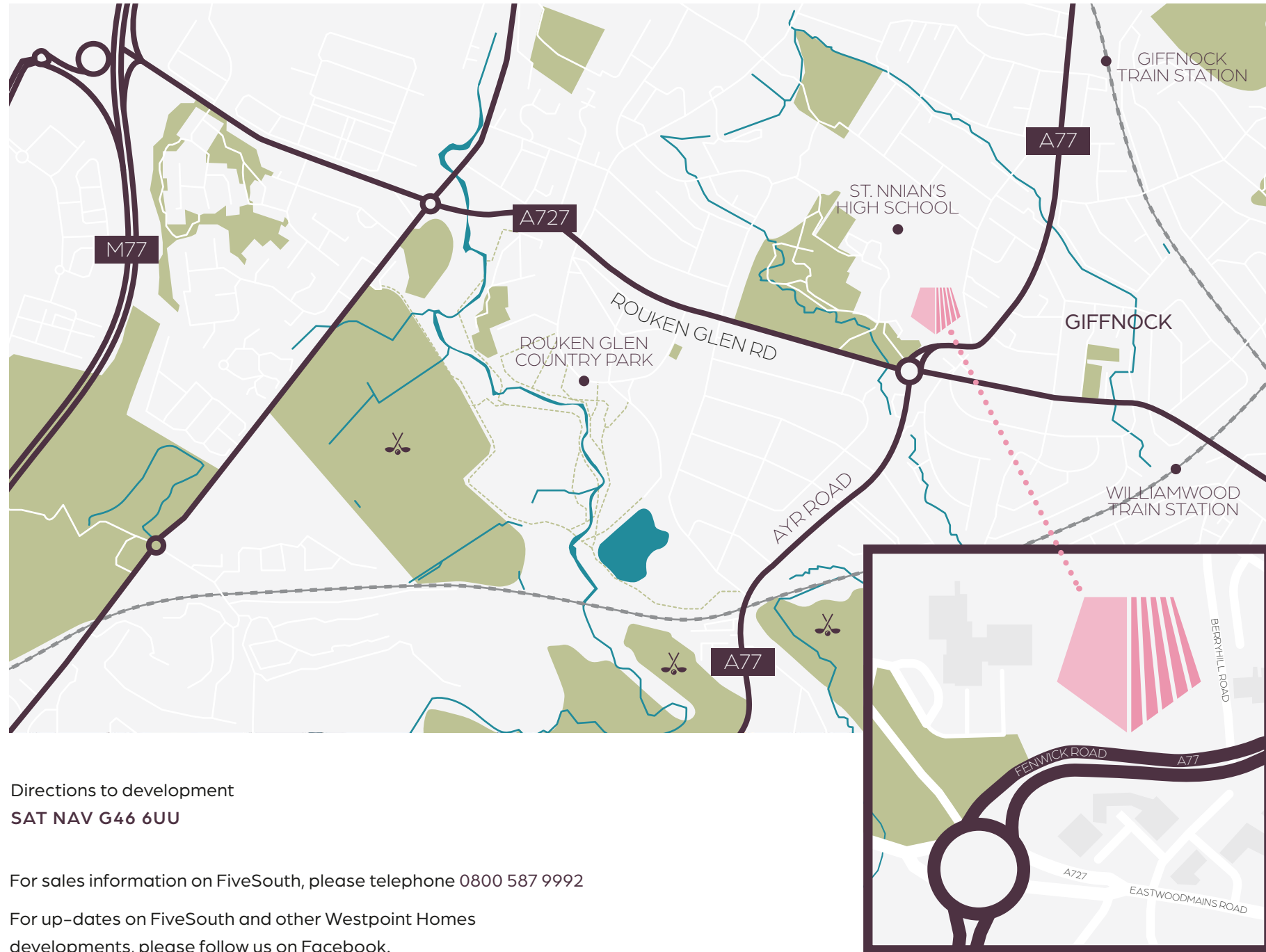
Our locations and designs make the most of streetscapes and landscape areas, lending instant kerb appeal and sense of place. The result is a neighbourhood where you will instantly feel welcome, and that will be equally appealing to buyers, should you ever wish to sell.

## 10. THE PERSONAL TOUCH

We keep in touch with you at every stage of your build, so you'll always know the progress of your new home. Our site manager will personally make sure all aspects of your new home are built to our high standards, and that it's examined at the key stages by an NHBC inspector.

\*In-line with energy efficiency recommendations at time of build

# LOCATION



Directions to development  
SAT NAV G46 6UU

For sales information on FiveSouth, please telephone 0800 587 9992

For up-to-date on FiveSouth and other Westpoint Homes developments, please follow us on Facebook.

 /WestpointHomesScotland



The particulars herein have been prepared for the benefit of intending purchasers. However, the information contained is intended as a preliminary guide only. Westpoint Homes reserves the right to amend or vary specifications. Dimensions of rooms are measured where arrows indicate. All sizes are indicative and subject to change during construction. Nothing in this brochure shall constitute or form part of any contract. The computer generated images used in this brochure are indicative only. All measurements and distances are approximate and for guidance only. Floor plans and images are for illustration purposes and may not be to scale.



[westpointhomes.net](http://westpointhomes.net)

