

# King's View

Toryglen, Glasgow

A RANGE OF 2 AND 3 BEDROOM  
ENERGY EFFICIENT NEW HOMES.



**cruden** HOMES  
Firm foundations, flexible living



## Customer Notice

The plans, illustrations, photography, lifestyle images and dimensions (metric and imperial) included in this brochure are indicative. Computer generated images are from an imaginary viewpoint and are designed to portray the development characteristics rather than serve as an accurate description of properties. Whilst every effort has been made to ensure the accuracy of these details, we operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of Cruden Homes. We reserve the right to make adjustments to house types and consequently these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract.



# About Cruden Homes

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Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. A mindset vital for delivering the best quality homes.

We know that a house only becomes a home once someone loves living there, which is why each of our homes is built with our customers in mind.

**Discover Cruden** - new homes crafted by people who care.





# Welcome to King's View

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King's View is an exciting new development from multi-award-winning housebuilder Cruden Homes, in the popular Toryglen area of Glasgow. This development offers a collection of 2- and 3-bedroom energy efficient new homes to suit every lifestyle, from first time buyers to growing families.

## *The Development*

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The modern and energy-efficient new homes at King's View offer high quality and thoughtfully specified properties in a range of two and three-bedroom terraced and semi-detached styles.

King's View is a vibrant and growing new community with a host of first-class amenities right on the doorstep, including public parks, play areas, shops, a supermarket, schools and nurseries, a health centre, and

excellent transport links to Glasgow city centre.

The neighbouring Malls Mire Community Woodland is a beautiful nature reserve, which can be accessed directly from the development. Green spaces, walking and cycling routes, and dedicated wildlife features are just some of the reasons why King's View is an inspiring place for residents to live, connect, and thrive.



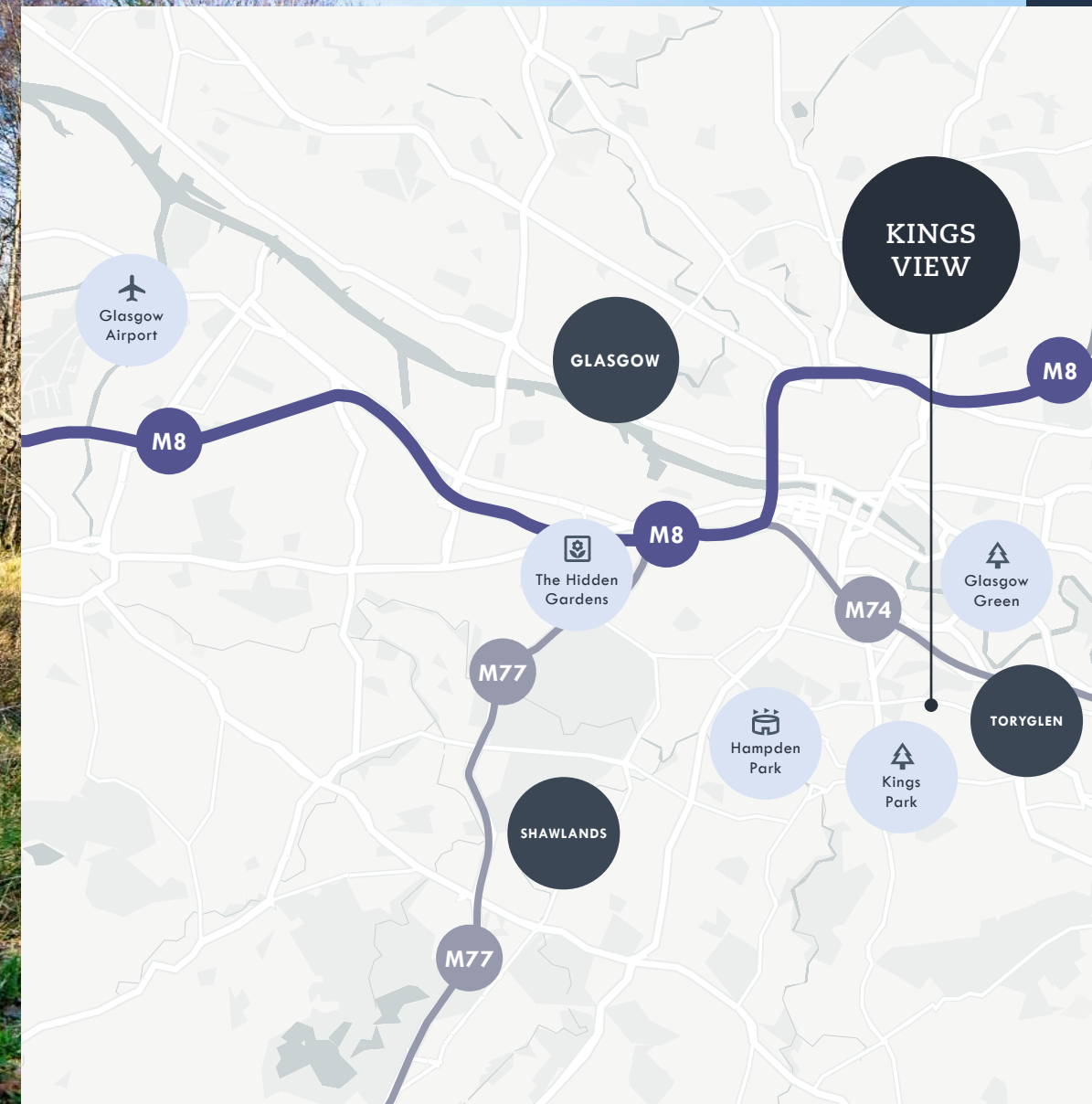


# Location




Prospecthill Circus  
Toryglen  
Glasgow  
G42 0AJ

King's View is ideally situated just four miles from Glasgow's City Centre and benefits from excellent transport links, including regular bus and train services.

Glasgow's leafy King's Park and vibrant Southside is also within easy reach, offering an eclectic range of bustling restaurants, bars and shops.



# Connections

			
Mount Florida Station	5 mins	21 mins	25 mins
Rutherglen Railway Station	7 mins	17 mins	28 mins
The Hidden Gardens	11 mins	24 mins	34 mins
Hampden Park	3 mins	-	17 mins
Glasgow Airport	18 mins	68 mins	-
Glasgow Central Station	17 mins	40 mins	-
Glasgow Queen Street train station	21 mins	43 mins	-

Please note all times are approximate and for indication only.



# King's View

Toryglen, Glasgow



## CUSTOMER NOTICE

The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.

A number of new homes on this development may have been designated as affordable as part of the planning consent. Affordable properties will be clearly identified on the development plan and are not available for sale. Remaining plots are available for sale on the open market, to private individuals or other types of purchasers. This includes RSLs, Local Authorities or Investors, who may purchase more than one property. The mix of tenures on this development may therefore be subject to change. Please speak to your sales advisor for more information



**Almond**  
2 BEDROOM MID TERRACED

**Borthwick**  
3 BEDROOM SEMI-DETACHED/  
MID AND END TERRACED

**Eden**  
3 BEDROOM SEMI-DETACHED/  
END TERRACED

**Eddleston**  
3 BEDROOM SEMI DETACHED

**Eddleston A**  
3 BEDROOM SEMI-DETACHED /  
END TERRACED





# Specification

## KITCHEN

- A range of contemporary door fronts
- Laminate worktop with upstand
- Electric single fan assisted oven
- Electric 4 zone ceramic hob with stainless steel splashback
- Stainless steel sink with chrome mixer tap

## BATHROOM

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower over bath

## LIGHTING

- LED track light fitting to kitchen
- Flush ceiling light to bathroom
- Pendant light fittings elsewhere

## ELECTRICAL

- White socket/light switches throughout
- Digital TV outlets per plans
- Fibre to home
- Smoke/heat detectors installed as per plans

## HEATING AND PLUMBING

- Single zone heating system
- Eco-friendly air source heat pump solution
- Thermostatic heating control and individually controlled TRVs

## DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White pass doors
- Satin chrome ironmongery
- Fitted wardrobes, shelf and hanging rail to principal bedroom

## EXTERNAL

- PIR sensor to front door
- Light to side/rear entrances
- Turf/shrub planting to front garden (per landscape plans)
- Rear garden rotovated
- Timber boundary fence

A range of choices and optional extras is available, subject to build stage at time of reservation. Please speak to the sales advisor for further information.



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# Almond.

2 BEDROOM MID-TERRACED HOME

LOTS 22, 23, 26, 27, 31, 34, 37, 40, 45, 48, 52, 55.



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA | 67.91sqm | 731sqft

## GROUND FLOOR

ROOM	FT	MM
KITCHEN/ DINING	13'5" x 10'3"	4097 x 3126
LOUNGE	13'6" x 12'5"	4110 x 3775

## FIRST FLOOR

ROOM	FT	MM
BEDROOM 1	13'7" x 11'6"	4148 x 3498
BEDROOM 2	13'9" x 10'7"	4186 x 3215

## CUSTOMER NOTICE

The specification and layout of each plot may vary from those shown. Plot specific elevational treatment, fenestration and handing variances may apply to this house type. CGI and floor layouts are indicative for marketing purposes only. All dimensions, metric and imperial, are taken from points as indicated on the floor plans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.



# Borthwick.

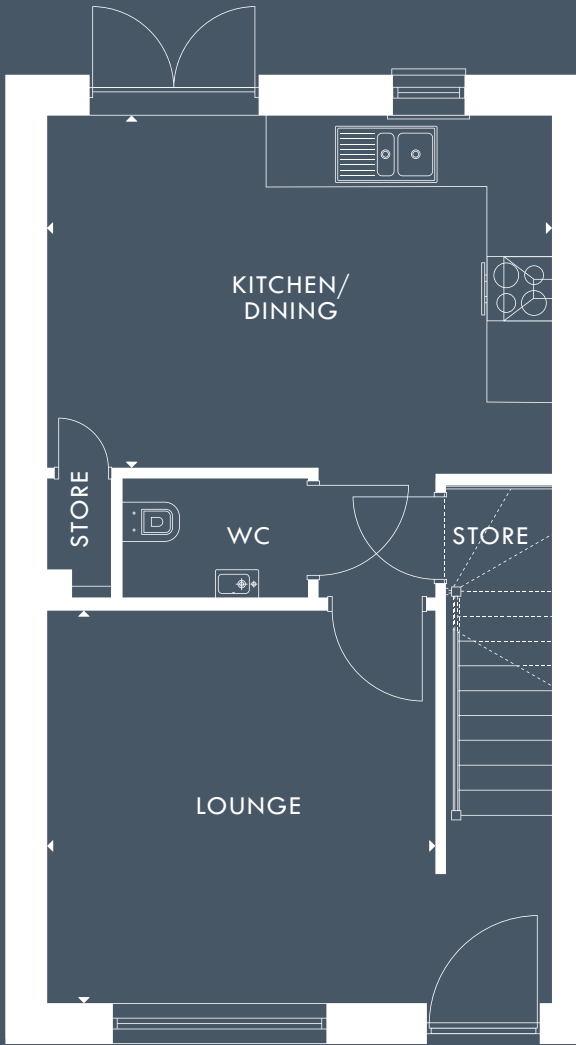
3 BEDROOM SEMI-DETACHED OR  
MID-TERRACED OR END-TERRACED HOME

**PLOTS** 30, 41, 44, 51:

MID-TERRACED.

**PLOTS** 21, 25, 33, 36, 49,  
54: END TERRACED.

**PLOTS** 5, 6, 7, 8, 13, 14,  
15, 16: SEMI-DETACHED.



GROUND FLOOR

TOTAL FLOOR AREA | 78sqm | 840sqft



FIRST FLOOR

\* Window is plot specific, please ask sales advisor for more information.

## GROUND FLOOR

ROOM	FT	MM
KITCHEN/ DINING	15'3" x 10'8"	4660 x 3260
LOUNGE	11'9" x 11'11"	3576 x 3641

## FIRST FLOOR

ROOM	FT	MM
BEDROOM 1	13'2" x 11'6"	4010 x 3509
BEDROOM 2	8'4" x 10'11"	2540 x 3319
BEDROOM 3	6'9" x 10'11"	2070 x 3319

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Eden.

3 BEDROOM SEMI-DETACHED OR  
END-TERRACED HOME

**PLOTS** 2, 3, 4, 11, 12, 19:  
SEMI-DETACHED.

**PLOTS** 32, 39, 46, 53:  
END-TERRACED.



GROUND FLOOR



FIRST FLOOR

**TOTAL FLOOR AREA** | 85.8sqm | 924sqft

GROUND FLOOR

ROOM	FT	MM
KITCHEN/ DINING	10'11" x 9'1"	3344 x 2771
LOUNGE	17'3" x 9'10"	5270 x 3001

FIRST FLOOR

ROOM	FT	MM
BEDROOM 1	14'11" x 9'2"	4569 x 2800
BEDROOM 2	9'5" x 9'11"	2881 x 3037
BEDROOM 3	7'8" x 10'6"	2326 x 3197

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Eddleston.

3 BEDROOM SEMI-DETACHED HOME

PLOTS 9, 10, 17 AND 18.



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA | 85.8sqm | 924sqft

GROUND FLOOR

ROOM	FT	MM
KITCHEN/ DINING	17'3" x 9'1"	5270 x 2760
LOUNGE	10'10" x 13'7"	3298 x 4129

FIRST FLOOR

ROOM	FT	MM
BEDROOM 1	15'0" x 11'6"	4569 x 3496
BEDROOM 2	10'2" x 10'10"	3100 x 3307
BEDROOM 3	6'7" x 10'10"	2005 x 3307

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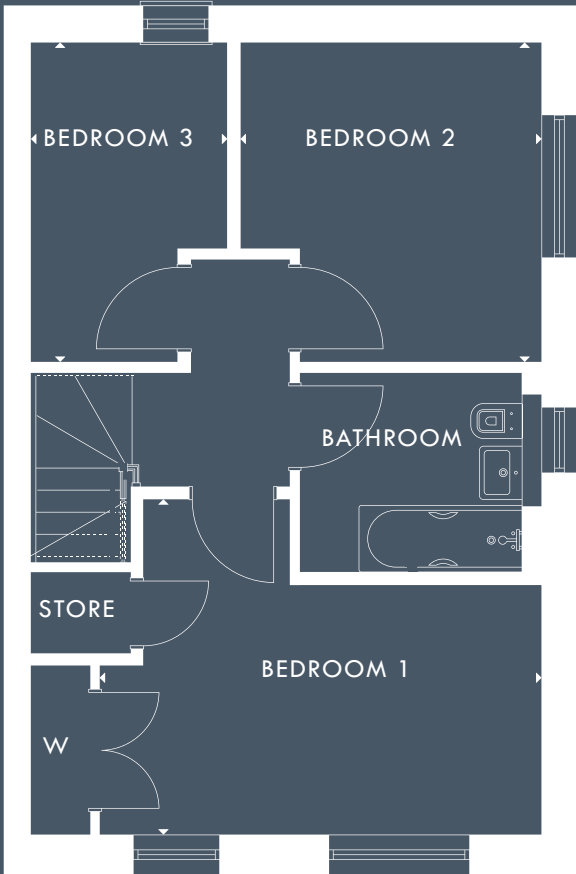
# Eddleston A.

3 BEDROOM SEMI-DETACHED OR  
END TERRACED HOME

**PLOTS 1, 20:**  
SEMI-DETACHED.  
**PLOTS 24, 28, 29, 35, 38,**  
**42, 43, 47, 50, 56:**  
END TERRACED.



GROUND FLOOR



FIRST FLOOR

**TOTAL FLOOR AREA** | 85.8sqm | 924sqft

## GROUND FLOOR

ROOM	FT	MM
KITCHEN/ DINING	17'3" x 9'1"	5270 x 2760
LOUNGE	10'10" x 13'7"	3298 x 4129

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