





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.

Welcome to Cleddans Grove

Cleddans Grove is an exciting new development from multi-award winning housebuilder Cruden Homes, in the popular Drumchapel area of Glasgow. This fantastic development offers a collection of 2, 3 and 4 bedroom homes designed to suit every lifestyle, from first time buyers to larger families.

About the Development

The modern, spacious, and energy-efficient new homes at Cleddans Grove offer high quality and thoughtfully specified properties ideal for first time buyers, growing families and downsizers alike. Properties comprise of two and three-bedroom terraced and semi-detached homes and 4-bedroom three storey townhouses, all with private front and rear gardens and parking.



CGI street scene of Cleddans Grove development



Bluebell woods

Location

Cleddans Grove enjoys an elevated position with panoramic views over the Kilpatrick Hills, surrounded by an abundance of green space and woodland, including the popular Cleddans Burn trail. Located only 8 miles from Glasgow's City Centre, the development benefits from excellent transport links, including regular bus and train services.



Drumchapel Park

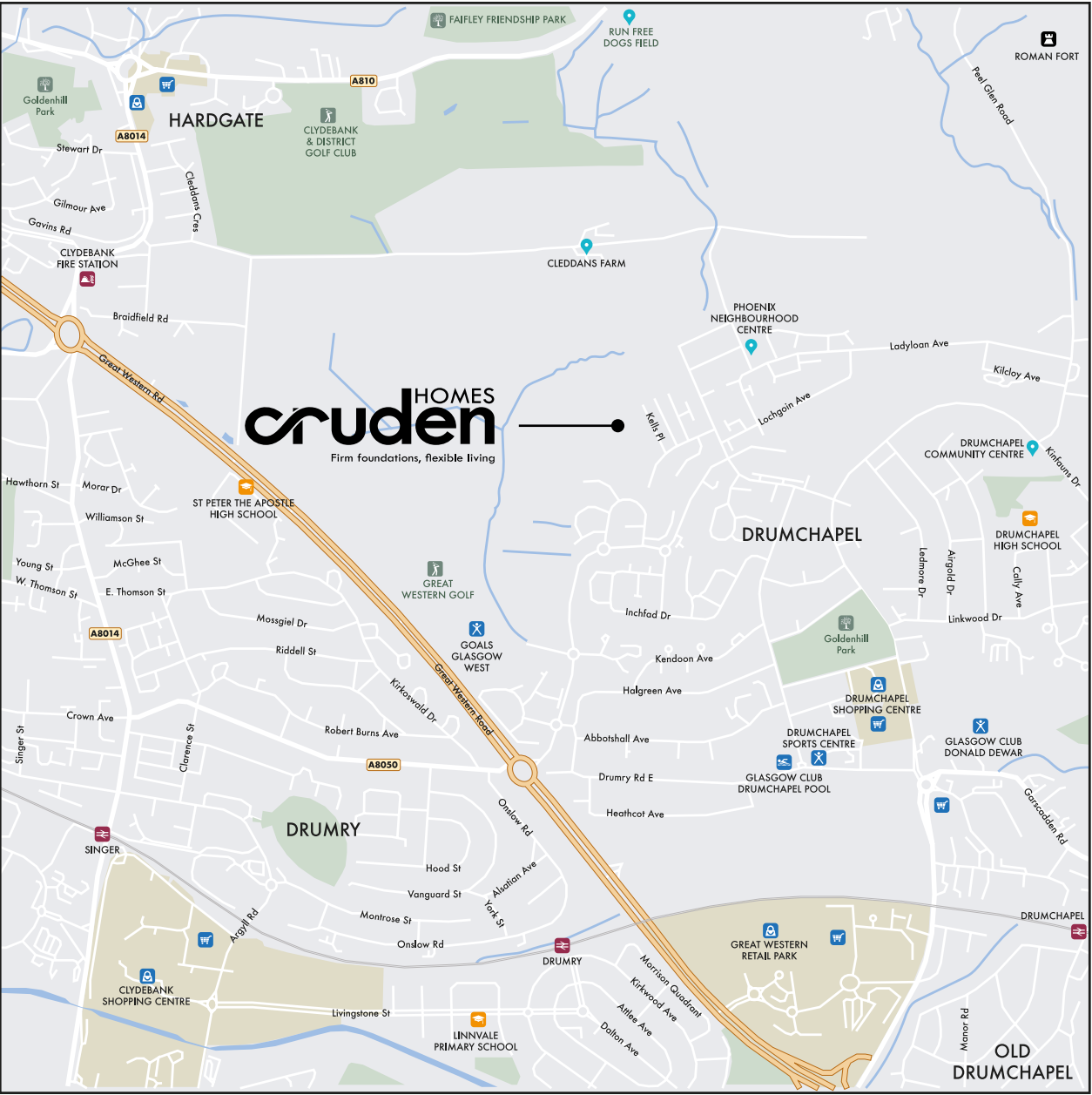
Glasgow's vibrant West End is also within easy reach with its bustling restaurants, bars and shops. The well-established community also offers a host of local amenities, schools and nurseries as well as a range of sports facilities, including two golf courses and a driving range nearby.



Local area photography



Beautiful walks to Cleddans burn behind the development



Location

Katewell Avenue,
Drumchapel,
Glasgow, G15 8EU

Journey times from Cleddans Grove:

Drumry train station - 21 mins	5 mins	
Great Western Retail Park - 28 mins	5 mins	
Clydebank shopping centre - 34 mins	8 mins	
Braehead - 21 mins		
Glasgow Airport - 17 mins		
Glasgow Central Station - 36 mins		
Glasgow Queen Street train station - 24 mins		
M8 at Anderston - 18 mins		

Please note all times are approximate and for indication only.



- Almond
2 BEDROOM MID-TERRACED VILLA
- Borthwick
3 BEDROOM SEMI-DETACHED
AND END TERRACED VILLAS
- Eden
3 BEDROOM SEMI-DETACHED VILLA
- Eddleston
3 BEDROOM SEMI-DETACHED VILLA
- Tay
4 BEDROOM SEMI-DETACHED
TOWNHOUSE
- Affordable Housing

Cleddans Grove
Drumchapel, Glasgow

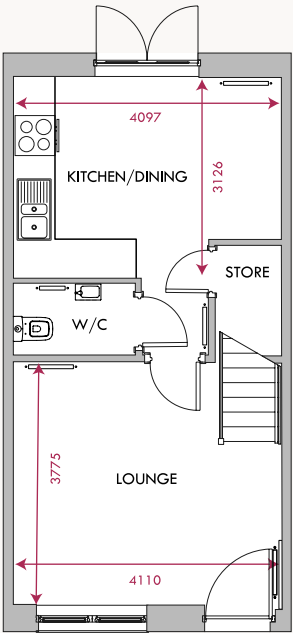
CUSTOMER NOTICE
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual 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.

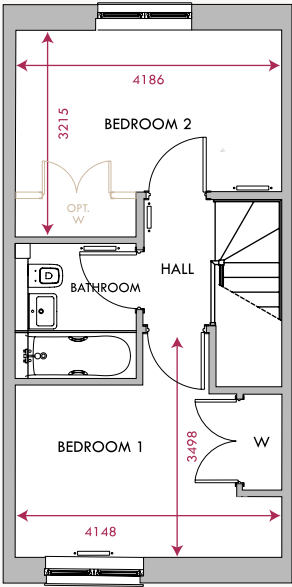


Almond

2 BEDROOM
MID-TERRACED VILLA



GROUND FLOOR



FIRST FLOOR

Almond

2 BEDROOM MID-TERRACED VILLA

PLOTS 32, 33, 36 AND 37

LOUNGE	4110mm x 3775mm	13'6" x 12'4"
KITCHEN/DINING	4097mm x 3126mm	13'5" x 10'3"
BEDROOM 1	4148mm x 3498mm	13'7" x 11'5"
BEDROOM 2	4186mm x 3215mm	13'9" x 10'6"

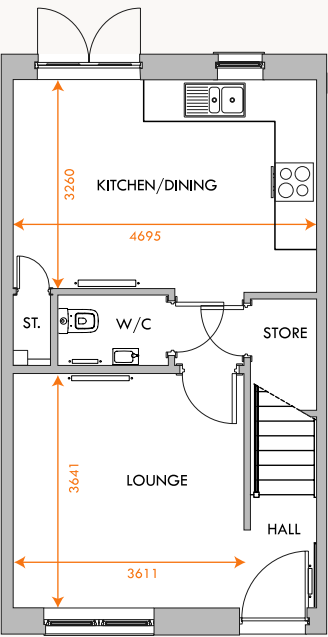
TOTAL FLOOR AREA	67.9sqm	731sqft
------------------	---------	---------

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 floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

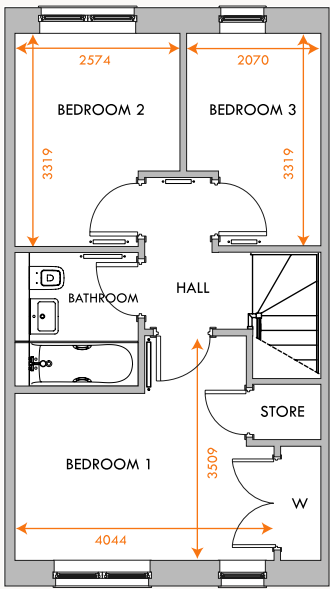
TYPE T2

Borthwick

3 BEDROOM END-TERRACED
AND SEMI-DETACHED VILLA



GROUND FLOOR



FIRST FLOOR

Borthwick

3 BEDROOM SEMI-DETACHED OR END-TERRACED VILLA

PLOTS 31, 34, 35, 38 43, 44, 45 AND 46

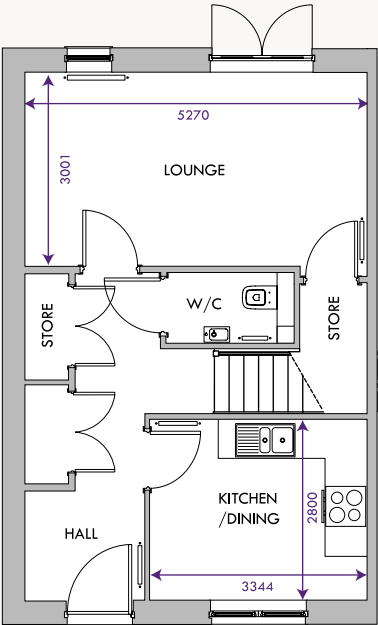
LOUNGE	3611mm x 3641mm	11'10" x 11'11"
KITCHEN/DINING	4695mm x 3260mm	15'5" x 10'8"
BEDROOM 1	4044mm x 3509mm	13'3" x 11'6"
BEDROOM 2	2574mm x 3319mm	8'5" x 10'10"
BEDROOM 3	2070mm x 3319mm	6'9" x 10'10"
TOTAL FLOOR AREA	78sqm	840sqft

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 floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

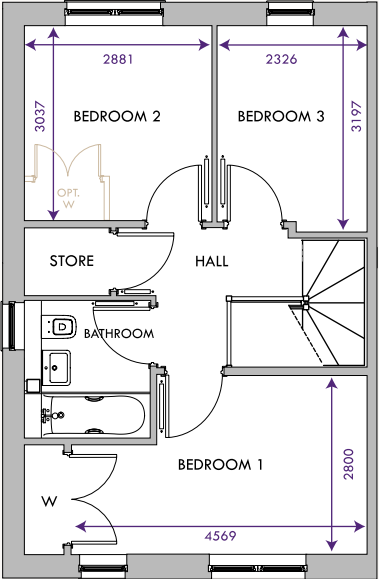
TYPE T3

Eden

3 BEDROOM
SEMI-DETACHED VILLA



GROUND FLOOR



FIRST FLOOR

Eden

3 BEDROOM SEMI-DETACHED VILLA

PLOTS 19, 20, 27, 28, 29, 30, 39, 40, 41, 42, 47 AND 48

LOUNGE	5270mm x 3001mm	17'3" x 9'10"
KITCHEN/DINING	3344mm x 2800mm	10'11" x 9'2"
BEDROOM 1	4569mm x 2800mm	14'12" x 9'2"
BEDROOM 2	2881mm x 3037mm	9'5" x 9'11"
BEDROOM 3	2326mm x 3197mm	7'7" x 10'6"

TOTAL FLOOR AREA	85.8sqm	924sqft
------------------	---------	---------

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 floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

TYPE T4A

Eddleston

3 BEDROOM
SEMI-DETACHED VILLA



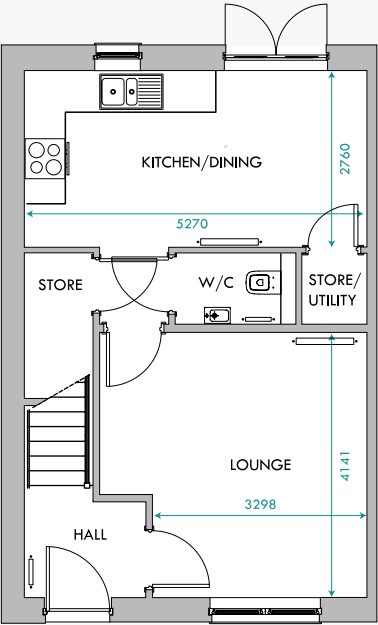
Eddleston

3 BEDROOM SEMI-DETACHED VILLA

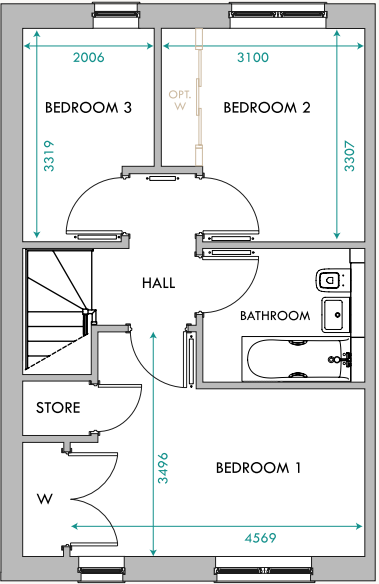
PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17 AND 18

LOUNGE	3298mm x 4141mm	10'10" x 13'7"
KITCHEN/DINING	5270mm x 2760mm	17'3" x 9'0"
BEDROOM 1	4569mm x 3496mm	14'12" x 11'5"
BEDROOM 2	3100mm x 3307mm	10'2" x 10'10"
BEDROOM 3	2006mm x 3319mm	6'7" x 10'10"

TOTAL FLOOR AREA	85.8sqm	924sqft
------------------	---------	---------



GROUND FLOOR



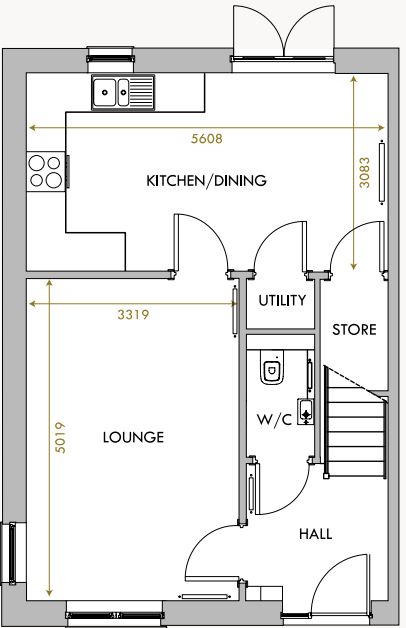
FIRST FLOOR

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 floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

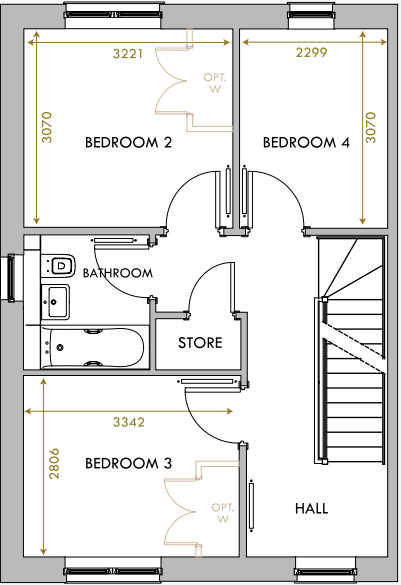
TYPE T4B

Tay

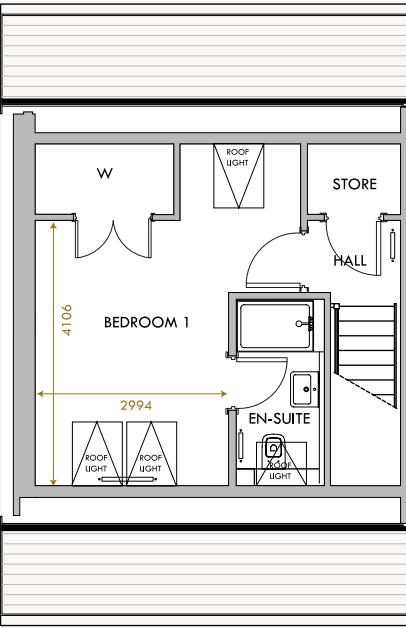
4 BEDROOM
SEMI-DETACHED TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Tay

4 BEDROOM SEMI-DETACHED TOWNHOUSE

PLOTS 21, 22, 23, 24, 25 AND 26

LOUNGE	3319mm x 5019mm	10'10" x 16'5"
KITCHEN/DINING	5608mm x 3083mm	18'5" x 10'1"
BEDROOM 1	2994mm x 4106mm	9'10" x 13'5"
BEDROOM 2	3221mm x 3070mm	10'7" x 10'1"
BEDROOM 3	3342mm x 2806mm	10'11" x 9'2"
BEDROOM 4	2299mm x 3070mm	7'6" x 10'1"

TOTAL FLOOR AREA	116sqm	1250sqft
------------------	--------	----------

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 floorplans and are for guidance only. Please ask the sales advisor for current plot specific details prior to reservation.

TYPE T11



Typical Cruden Homes bedroom CGI

Important Notice

This information is correct at the time of print in October 2023. Whilst every effort has been made to ensure the accuracy of these details, Cruden Homes Ltd operates a policy of continuous product development and may also substitute components in the event of material supply issues to those of a similar standard and appearance. Therefore some aspects of the specification may vary at the company's discretion. Consequently, the contents do not form part of any contract nor constitute a representation warranty. Please ask the sales advisor for the latest plot specific information prior to reservation.

KITCHEN

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

BATHROOM/EN-SUITE

- Stylish white sanitaryware
- Designer ceramic tiles
- Chrome mixer tap
- Thermostatic shower and enclosure (en-suite)
- Thermostatic shower over bath where no en-suite

LIGHTING

- 3 spot LED track light fitting to kitchen
- Flush round ceiling light to bathroom and en-suite
- Pendant light fittings elsewhere

HEATING AND PLUMBING

- Single zone heating system
- Thermostatic heating control in hall and individually controlled TRVs

ELECTRICAL

- White sockets/light switches throughout
- Digital TV outlets per plans
- Fibre to home
- Smoke/Heat/Carbon Monoxide detectors installed as per plans

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 to front garden
- Rear garden rotovated

Specification

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

IMPORTANT CUSTOMER NOTICE

Cruden Homes Ltd operate a principle of continual product development and the specifications outlined in this brochure are indicative only. The specifications (both external and internal) of houses and apartments is correct at the date of print (October 2023) but may be subject to change as necessary and without notice. Cruden Homes Ltd reserves the right to implement changes to the specifications both internally and externally without warning. Whilst these particulars are prepared with all due care and attention for the convenience of potential purchasers, the information is intended as a guide only. The computer generated images provide an indication of the finish of a typical property or street scene and do not necessarily represent the exact finish of a particular property on this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the sales adviser for the most up-to date information. Nothing contained in this brochure shall constitute or form part of any contract. All information contained in this brochure is correct at time of going to print (October 2023)



Nearby driving range



Get in touch

0141 442 0014

cleddansgrove@crudenhomes.co.uk

www.crudenhomes.co.uk

