

Hawkhead Mews

Paisley, Renfrewshire

A COLLECTION OF 3 BEDROOM STYLISH
AND ENERGY EFFICIENT NEW HOMES

cruden HOMES
Firm foundations, flexible living

Welcome

“Beautiful homes, perfectly located for a balanced lifestyle”

Introducing Hawkhead Mews - a brand-new development from multi award-winning housebuilder Cruden Homes, in the popular and leafy suburb of Hawkhead in Paisley. This striking development offers a collection of 37 three-bedroom semi-detached villas and terraced townhouses to suit every lifestyle, from first time buyers to growing families.



Cruden Homes

*“A mindset vital for delivering
the best quality homes”*

Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. 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.



The Development

*“Ideally situated in a tranquil spot on the outskirts
of the bustling town of Paisley, Renfrewshire.”*

Each new home enjoys a carefully considered layout and an interior specification which features the thoughtful design elements we have become known for over our eighty-year heritage. Every contemporary

new home is energy efficient as standard and benefits from a variety of sustainable features, including high performance insulation, photovoltaic panels and future proofing for electric vehicle charging installation.



Location

Hawkhead Road
Paisley
Renfrewshire
PA2 7BN

Hawkhead Mews is perfectly located for easy reach to a host of local amenities, including a great choice of well-regarded schools within walking distance.

Paisley's vibrant and historic town centre is just over 1 mile away and offers an abundance of shops, restaurants and leisure opportunities. Alternatively, the nearby Phoenix Retail Park, which

features a large Asda store, is close at hand.

Located only 9.5 miles from Glasgow City Centre, the development benefits from excellent transport links, including Hawkhead Train Station which is just a short walk away. The location is also well placed for the local bus network and for easy commuter access to the M8 and M77 motorways.



Connections

			
Paisley Gilmour Street station	8 mins	29 mins	43 mins
Hawkhead Railway Station	2 mins	14 mins	16 mins
The Paisley Centre	9 mins	18 mins	39 mins
Phoenix Retail Park	15 mins	46 mins	-
Glasgow Airport	9 mins	56 mins	-
Glasgow Central Station	18 mins	35 mins	-
Glasgow Queen Street train station	24 mins	39 mins	-

Please note all times are approximate and for indication only.

Site Plan

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.

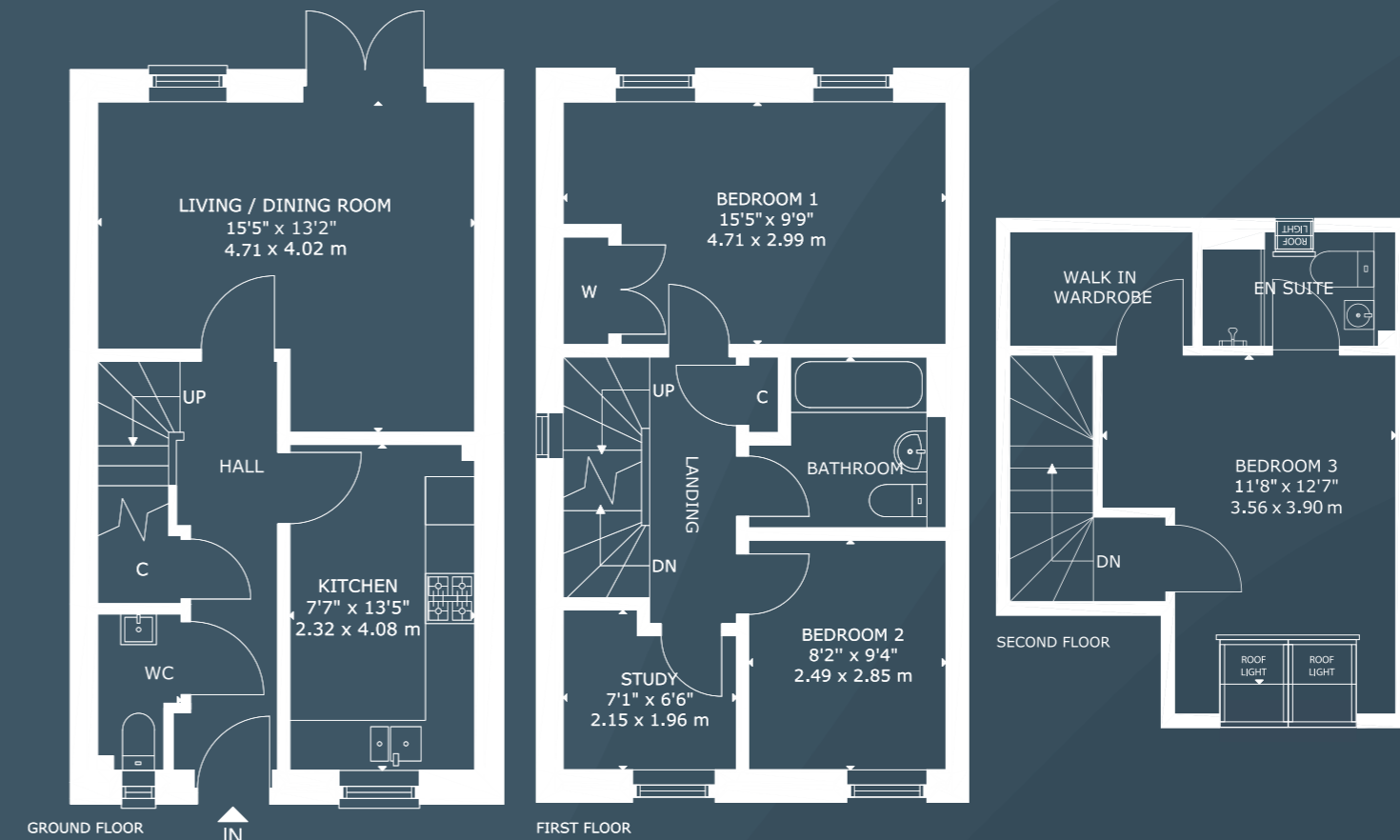


Goudie

Plots 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35.

The Goudie is a 3-bedroom + study terraced townhouse featuring generous spaces and a flexible layout to suit your lifestyle. On the ground floor you'll find a spacious living and dining area, a separate kitchen

and WC. On the first floor there are 2 bedrooms, a very handy study, nursery or playroom and a family bathroom. The principal bedroom is situated on the second floor with a walk-in wardrobe and en-suite.



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.



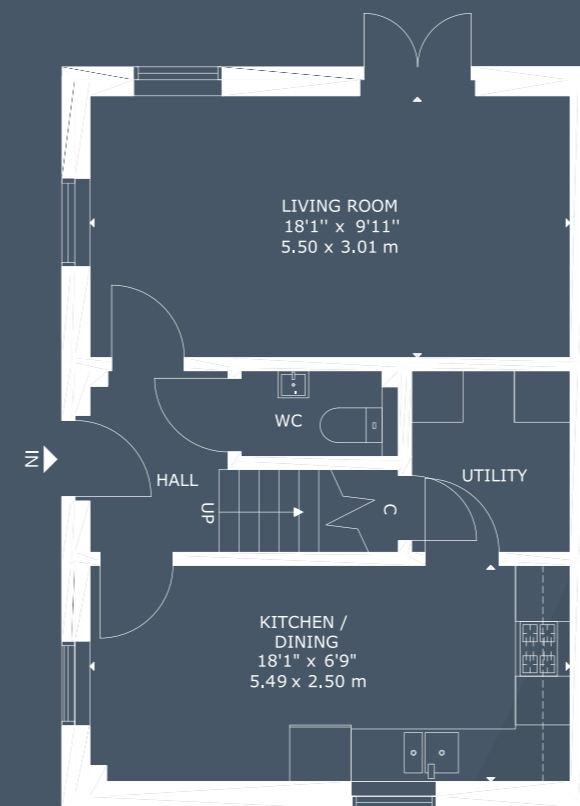
Hart

Plots 6, 7, 20, 21, 22, 23, 36, and 37.

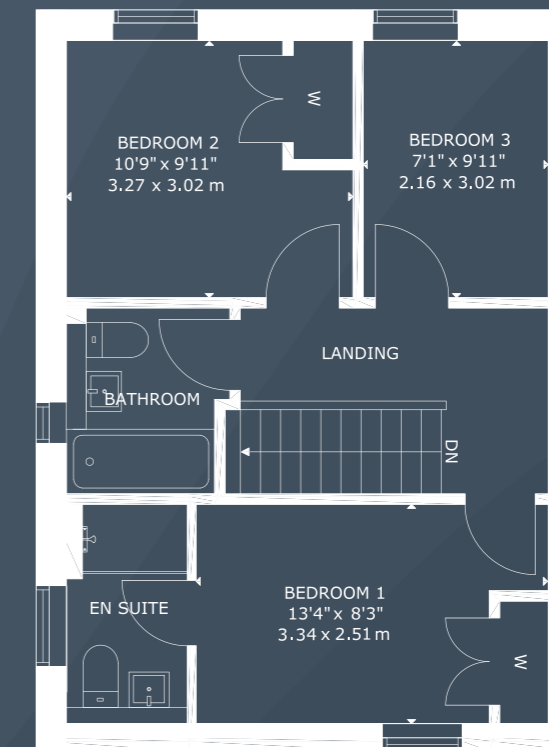
The Hart is a 3-bedroom semi-detached villa. Cleverly designed with a gable entrance to maximise the layout, the ground floor features a very spacious lounge that offers

access to the rear garden, a kitchen and dining area with separate utility room, and a WC. Upstairs you will find 3 generous bedrooms, one with en-suite, and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Specification

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)

ELECTRICAL

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

LIGHTING

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

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 (see plans)

HEATING AND PLUMBING

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

EXTERNAL

- PIR sensor to front door
- Light to side/rear entrances
- Turf or shrub planting to front garden as per plans
- Rear garden rotovated



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.

IMPORTANT CUSTOMER NOTICE

Cruden Homes Ltd operates 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 (April 2024) 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 advisor 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 (April 2024).



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‘Creating homes
and happiness
since 1943’

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Registered house builder

**CONSUMER
CODE FOR
HOME BUILDERS**