



Calderpark Gardens

Broomhouse, Glasgow

Choice of innovative and stylish of
3 & 4 bedroom detached family homes

Calderpark Gardens is an exclusive development of 3 and 4 bedroom detached family homes featuring a choice of seven superb new house styles.

Situated just off Boghall Road in Broomhouse Glasgow, close to the site of the former Calderpark Zoo, the development has been carefully designed and crafted to offer fine family living in a location close to all modern living essentials such as schools, shops and travel.



*Calderpark Gardens
offers outstanding
value for money*



Every bright and spacious new home at Calderpark Gardens offers great value for money backed up by excellent fixtures and fittings. The stylish German kitchens include integrated appliances and feature cabinet lighting. The contemporary bathrooms include Roca sanitary ware and heated towel rails while most bedrooms have either a fitted or walk-in wardrobe and all master bedrooms have an en-suite.

Each home is built for family living and offers generous private gardens, perfect for children's playing, for entertaining or simply relaxing.



Briar Homes 
making your house a home

Briar Homes Limited is wholly owned by AS Homes (Scotland) Limited, a long standing Glasgow based house building company with wide expertise in the field of private house building and community building projects.

We are working in conjunction with Housing Growth Partnership - a social impact investor backed by Lloyds Bank and the Homes & Communities Agency to help address housing affordability by providing support to the regional residential development community to increase the number of new homes built in the UK.

Calderpark Gardens

Broomhouse, Glasgow

Site Plan & House Styles



The Alder

3 Bedroom detached home



The Willow

4 Bedroom detached home



The Birch

4 Bedroom detached home



The Oak

3 Bedroom detached home



The Rowan

4 Bedroom detached home



The Hazel

3 Bedroom detached home



The Juniper

4 Bedroom detached home

Briar Homes
making your house a home

Calderpark Gardens

Broomhouse, Glasgow

Specification



- Kitchens

- Quality German kitchens by Impuls
- A range of 6 units, laminate worktops, handles and glass splash back options
- Feature cabinet lighting, soft closing drawers
- Stainless steel eye level oven, 4 burner gas hob and extractor
- Integrated washer dryer, dishwasher, fridge and freezer
- Washer dryers to utility room (if applicable)

- Bathrooms & En-suites

- Contemporary Roca Laura sanitary ware including concealed cistern, soft closing seat, chrome flush button, chrome towel warmer and taps
- A full range of Porcelanosa tiling - mix of full height tiling and half height to wet areas (see sales adviser for detailed drawings)
- Low level shower tray with sliding door or fixed enclosure, feature rain shower head with separate hand shower with flexi hose
- Electric Showers over bath in main bathroom with fixed shower door

- General

- Feature oak veneer pass doors, clear glass doors to principle rooms
- Fitted sliding mirrored wardrobes to most bedrooms
- Gas fired central heating radiators with combi boiler for 3 bedroom house styles, system boiler for 4 bedroom house styles
- Combination of down lighters and pendant lighting throughout
- Moulded or bevel facings and skirtings throughout
- Feature oak veneer banister to stair case

- Exterior & Gardens

- Turfing to front and rear
- Patio area to rear
- French door if applicable
- 1.8m fencing to full rear boundary
- Outside light to front and rear
- Outside tap

- Upgrade Options

Kitchen - wine cooler / induction hob / steam oven / stone worktops / Quooker tap / double oven / microwave oven

Bathroom/En-suites - full height tiling throughout

Bathroom - Vanity unit installed to main bathroom

WC - Half height tiling throughout

Wardrobes - A selection of wood veneer finishes

General - brushed steel switches and sockets

Fireplaces

Burglar Alarms

Flooring - Optional Extra

- Laminate flooring to lower hall, lounge, dining and kitchen areas - 3 colour options - Oak white / Natural / Grey
- A selection of quality carpets to upper halls and bedrooms - 6 colour options

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Images are for illustrative purposes only, please consult Sales Advisor for actual fixtures and fittings.



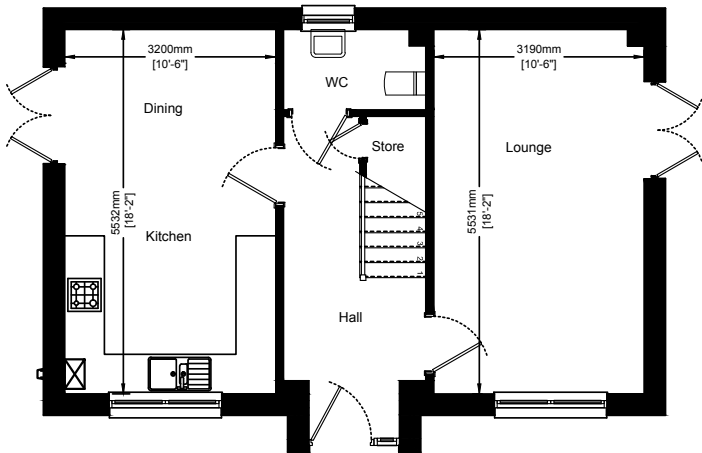
The Alder

3 bedroom detached home

A delightful detached villa with single garage and featuring a spacious lounge with patio doors, excellent dining kitchen, downstairs cloakroom and en-suite with the master bedroom. A perfect family home.

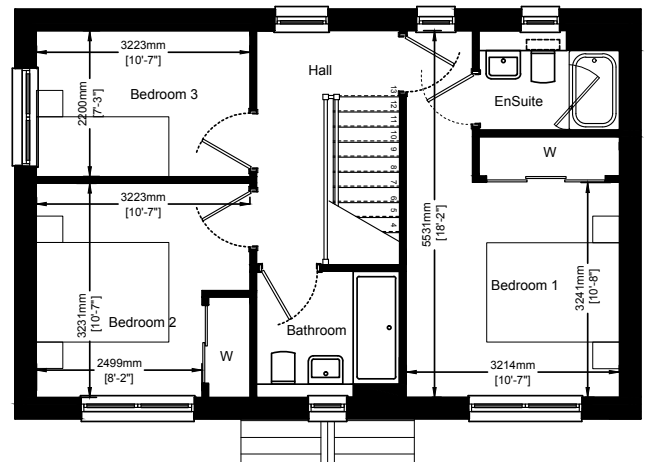
The Alder

3 bedroom detached home



GROUND FLOOR

Kitchen	5.53m x 3.20m	18'2" x 10'6"
Lounge	5.53m x 3.19m	18'2" x 10'6"
Garage	5.57m x 2.54m	18'4" x 8'4"



FIRST FLOOR

Bedroom 1	3.24m x 3.21m	10'8" x 10'7"
Bedroom 2	3.23m x 3.22m	10'7" x 10'7"
Bedroom 3	2.20m x 3.22m	7'3" x 10'7"

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The Birch

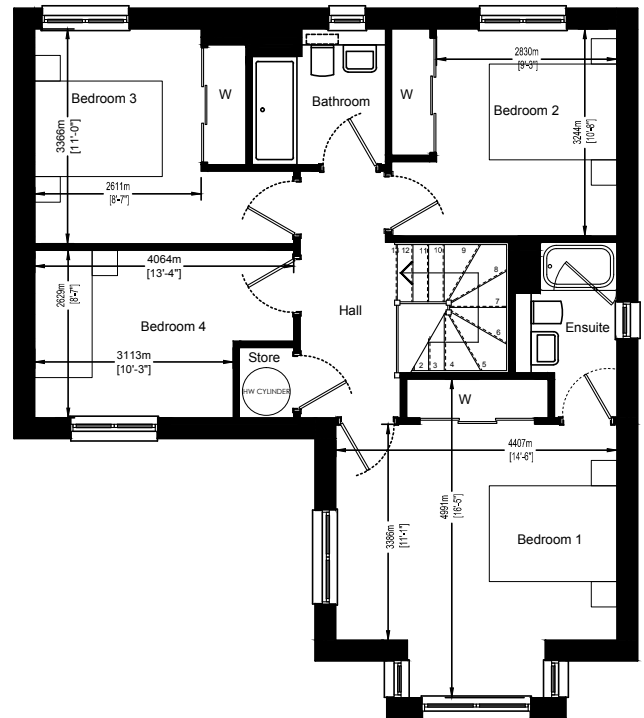
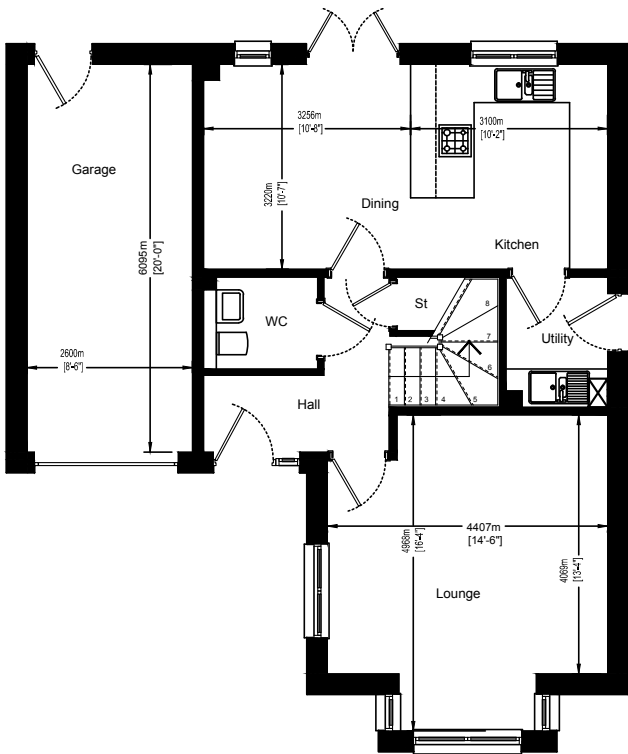
4 bedroom detached home

This superb family home includes a generous kitchen/dining room with patio doors to the rear garden, separate utility room, fitted wardrobes to the three main bedrooms with the master also including an en-suite. This stunning home includes an integral garage.

The Birch

4 bedroom detached home

Some plots have an additional gable lounge window - please ask Sales Advisor for details.



GROUND FLOOR

Kitchen	3.22m x 3.10m	10'7" x 10'2"
Dining	3.22m x 3.25m	10'7" x 10'8"
Lounge	4.06m x 4.40m	13'4" x 14'6"
Garage	6.09m x 2.60m	20'0" x 8'6"

FIRST FLOOR

Bedroom 1	3.38m x 4.40m	11'1" x 14'6"
Bedroom 2	3.24m x 2.83m	10'8" x 9'3"
Bedroom 3	3.36m x 2.61m	11'0" x 8'7"
Bedroom 4	2.62m x 3.11m	8'7" x 10'3"

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The Hazel

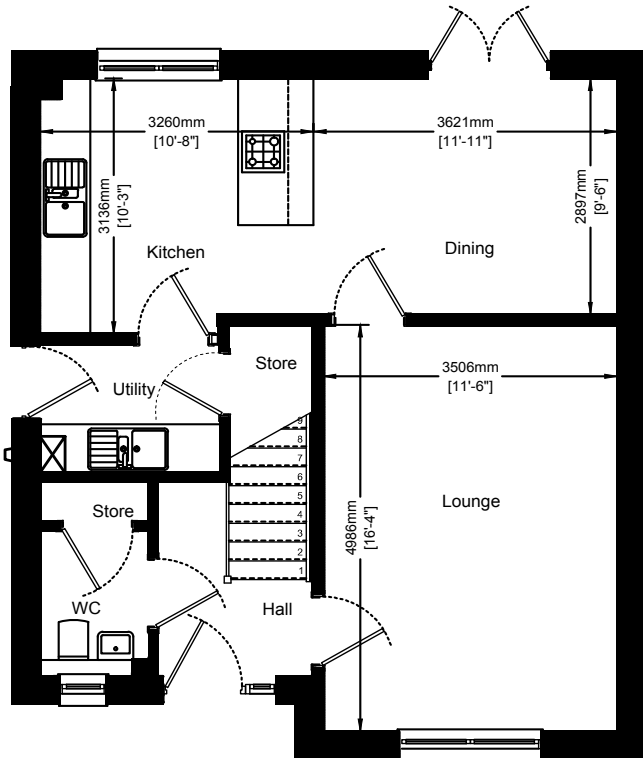
3 bedroom detached home

With a spacious kitchen / dining room including patio doors to the garden, a utility room and downstairs cloakroom, The Hazel is a great home for a growing family. Upstairs features three good sized bedrooms, with the master including an en-suite.

The Hazel

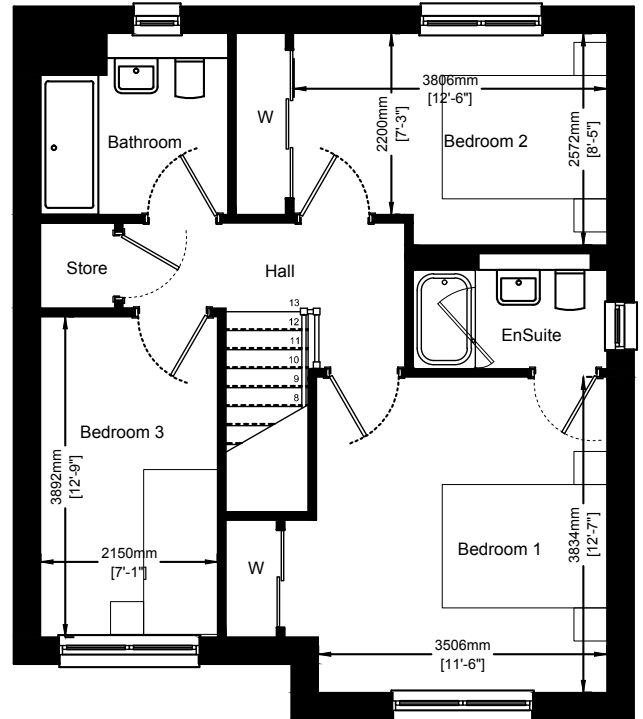
3 bedroom detached home

Some plots have an additional gable lounge window - please ask Sales Advisor for details.



GROUND FLOOR

Kitchen	3.13m x 3.26m	10'3" x 10'8"
Dining	2.89m x 3.62m	9'6" x 11'11"
Lounge	4.98m x 3.50m	16'4" x 11'6"
Garage	5.57m x 2.54m	18'4" x 8'4"



FIRST FLOOR

Bedroom 1	3.83m x 3.50m	12'7" x 11'6"
Bedroom 2	2.57m x 3.80m	8'5" x 12'6"
Bedroom 3	3.89m x 2.15m	12'9" x 7'1"

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The Juniper

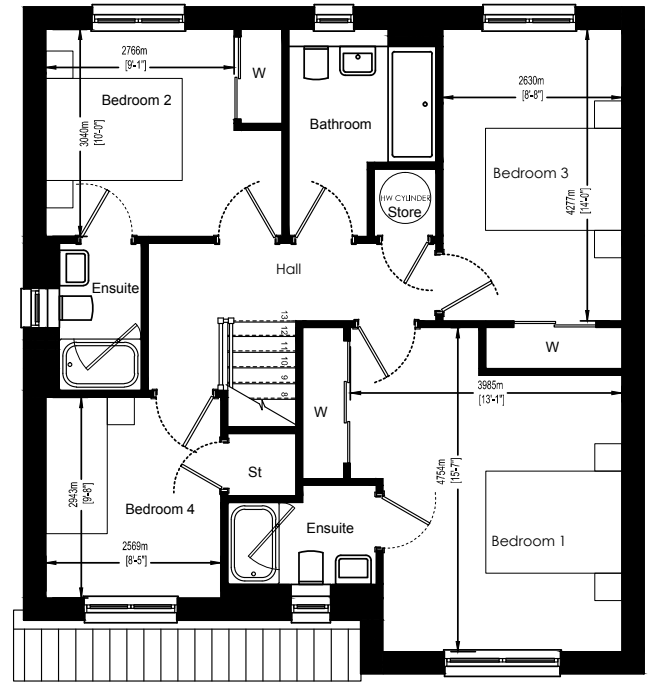
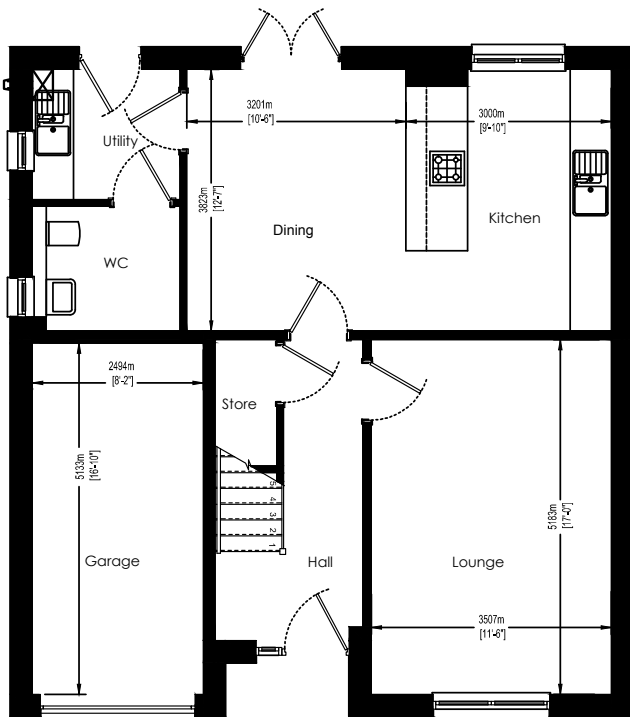
4 bedroom detached home

The Juniper is a magnificent home with all the essentials for family life. Downstairs has a dining / kitchen with patio doors, excellent lounge, separate cloakroom and utility room. Upstairs features four good sized bedrooms with the master including an en-suite. This lovely home is completed by an integral garage.

The Juniper

4 bedroom detached home

Some plots have an additional gable lounge window - please ask Sales Advisor for details.



GROUND FLOOR

Kitchen	3.82m x 3.00m	12'7" x 9'10"
Dining	3.82m x 3.20m	12'7" x 10'6"
Lounge	5.18m x 3.50m	17'0" x 11'6"
Garage	5.13m x 2.49m	16'10" x 8'2"

FIRST FLOOR

Bedroom 1	4.75m x 3.98m	15'7" x 13'1"
Bedroom 2	3.04m x 2.76m	10'0" x 9'1"
Bedroom 3	4.27m x 2.63m	14'0" x 8'8"
Bedroom 4	2.94m x 2.56m	9'8" x 8'5"

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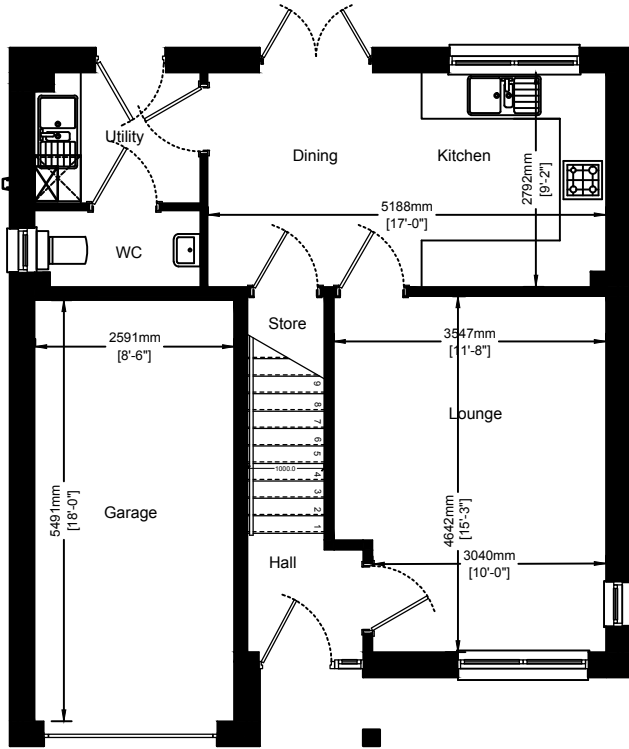
The Oak

3 bedroom detached home

An excellent home offering the best in family living. The highly practical downstairs layout includes dining / kitchen with patio doors and separate utility and cloakroom. Upstairs presents three fine bedrooms, the master with an en-suite. An integral garage completes this lovely home.

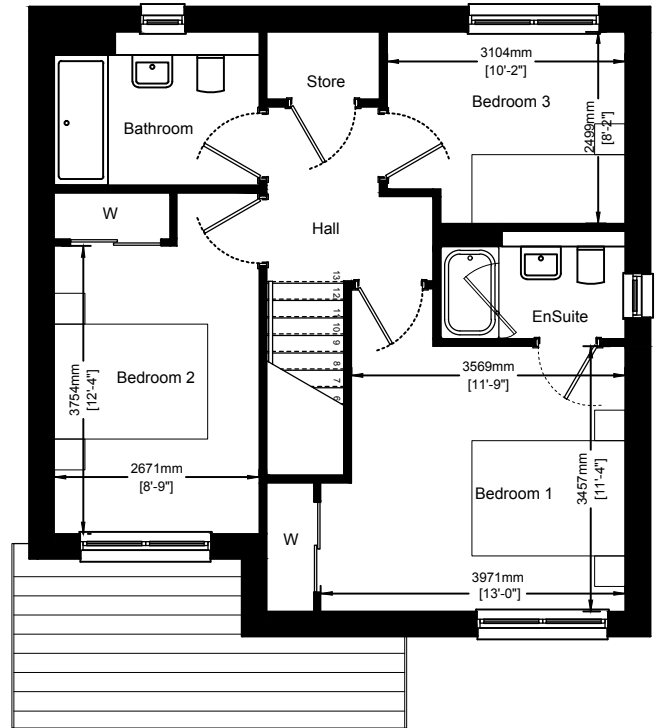
The Oak

3 bedroom detached home



GROUND FLOOR

Kitchen/Dining	2.79m x 5.18m	9'2" x 17'0"
Lounge	4.64m x 3.54m	15'3" x 11'8"
Garage	5.49m x 2.59m	18'0" x 8'6"



FIRST FLOOR

Bedroom 1	3.45m x 3.97m	11'4" x 13'0"
Bedroom 2	3.75m x 2.67m	12'4" x 8'9"
Bedroom 3	2.49m x 3.10m	8'2" x 10'2"

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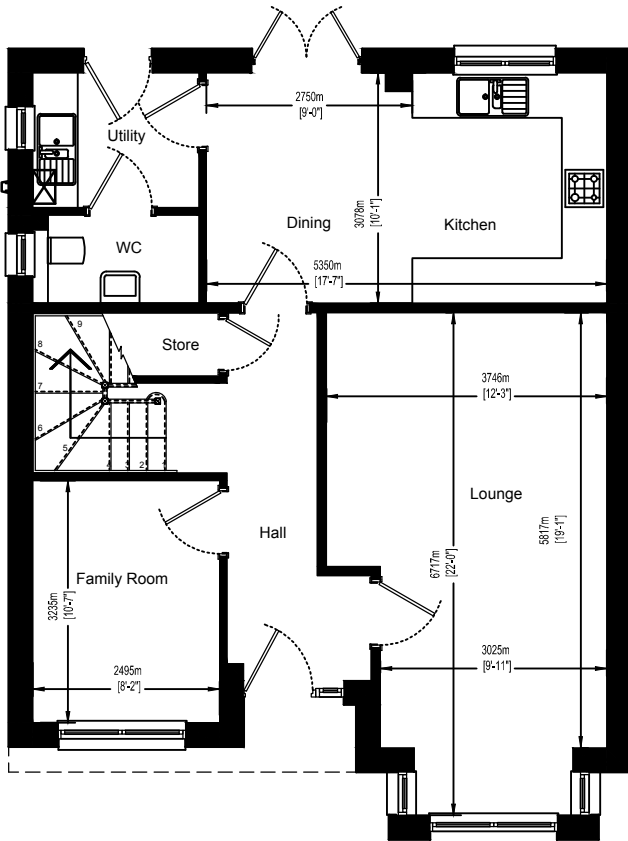
The Rowan

4 bedroom detached home

The exceptional Rowan house style is the ultimate in family living. The spacious lounge is completed by a separate family room, while the generous kitchen / dining room has patio doors to the garden. A separate utility room is another significant benefit, as is the downstairs cloakroom. Upstairs there are four good sized bedrooms with the master featuring an en-suite.

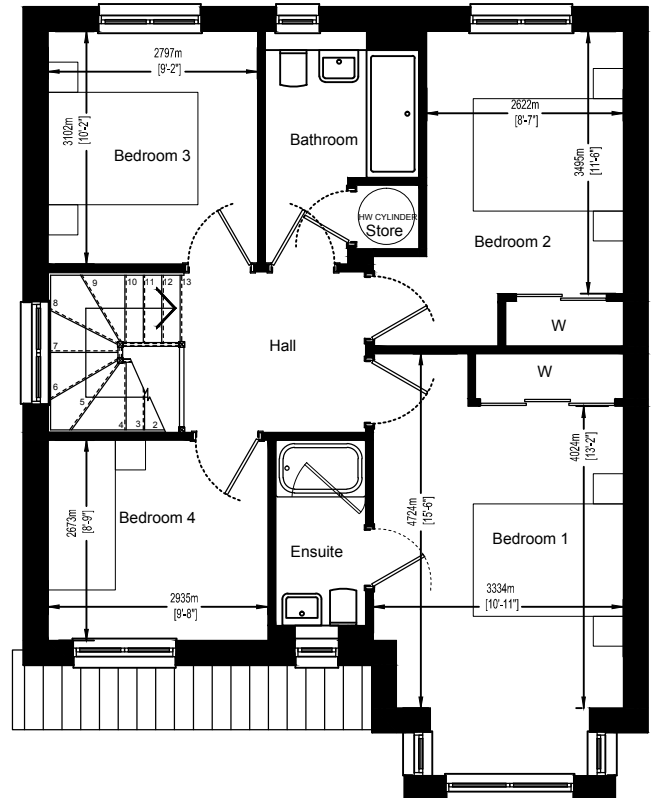
The Rowan

4 bedroom detached home



GROUND FLOOR

Kitchen/Dining	3.07m x 5.35m	10'1" x 17'7"
Lounge	6.71m x 3.74m	22'0" x 12'3"
Family Room	3.23m x 2.49m	10'7" x 8'2"
Garage	5.57m x 2.54m	18'4" x 8'4"



FIRST FLOOR

Bedroom 1	4.02m x 3.33m	13'2" x 10'11"
Bedroom 2	3.49m x 2.62m	11'6" x 8'7"
Bedroom 3	3.10m x 2.79m	10'2" x 9'2"
Bedroom 4	2.67m x 2.93m	8'9" x 9'8"

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The Willow

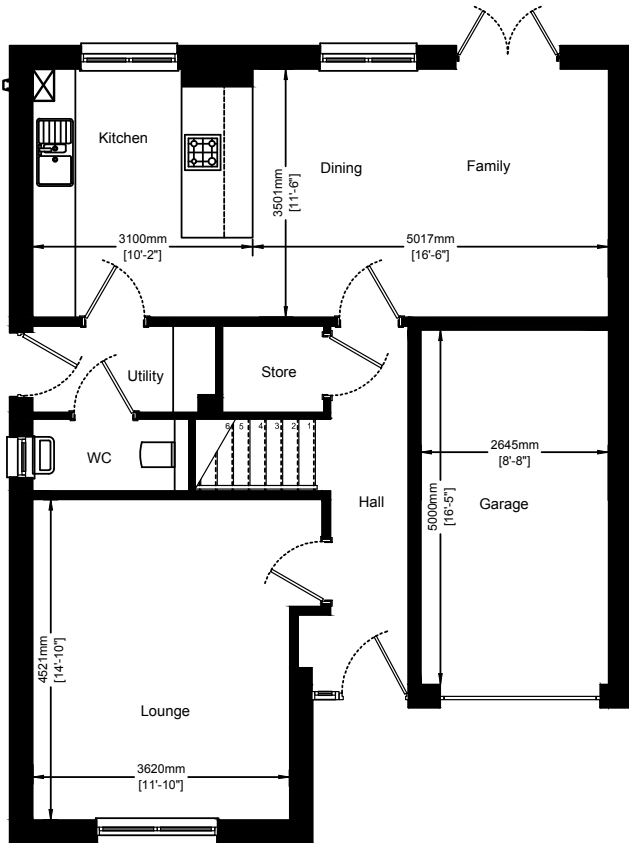
4 bedroom detached home

A magnificent kitchen / dining / family room with patio to the garden is the unique feature of The Willow. With a generous sized lounge, separate utility, downstairs cloakroom and four lovely bedrooms with en-suite to the master bedroom and bedroom two.

The Willow represents the best of family living.

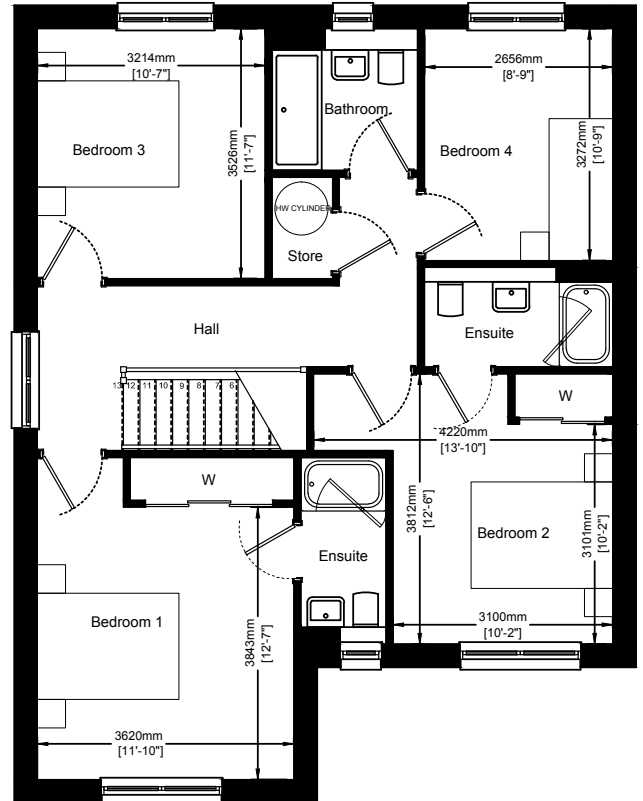
The Willow

4 bedroom detached home



GROUND FLOOR

Kitchen	3.50m x 3.10m	11'6" x 10'2"
Dining/Family	3.50m x 5.01m	11'6" x 16'6"
Lounge	4.52m x 3.62m	14'10" x 11'10"
Garage	5.00m x 2.64m	16'5" x 8'8"



FIRST FLOOR

Bedroom 1	3.84m x 3.62m	12'7" x 11'10"
Bedroom 2	3.10m x 3.10m	10'2" x 10'2"
Bedroom 3	3.52m x 3.21m	11'7" x 10'7"
Bedroom 4	3.27m x 2.65m	10'9" x 8'9"

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briar-homes.co.uk



Baillieston Station
The Forge & Glasgow Fort
Shopping Centres
Drumpellier Country Park
M74 / M73 / M8
Hogganfield Loch
Hamilton Retail
& Leisure Park



_Location

Calderpark Gardens is located off Boghall Road, Broomhouse, Glasgow and is easily reached by turning off the old A74 Hamilton Road at the well-known Dogs Trust premises.

The development offers quick and easy access to the M74 / M73 / M8 motorway network and is close to Baillieston and Mount Vernon train stations which are both around 15 minutes walk away. From either you can be in Glasgow city centre in less than 20 minutes.

There are proposals to develop Baillieston Station as a Park and Ride facility.

