





#### 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.

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#### 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.

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#### 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.

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CGI street scene of Cleddans Grove development



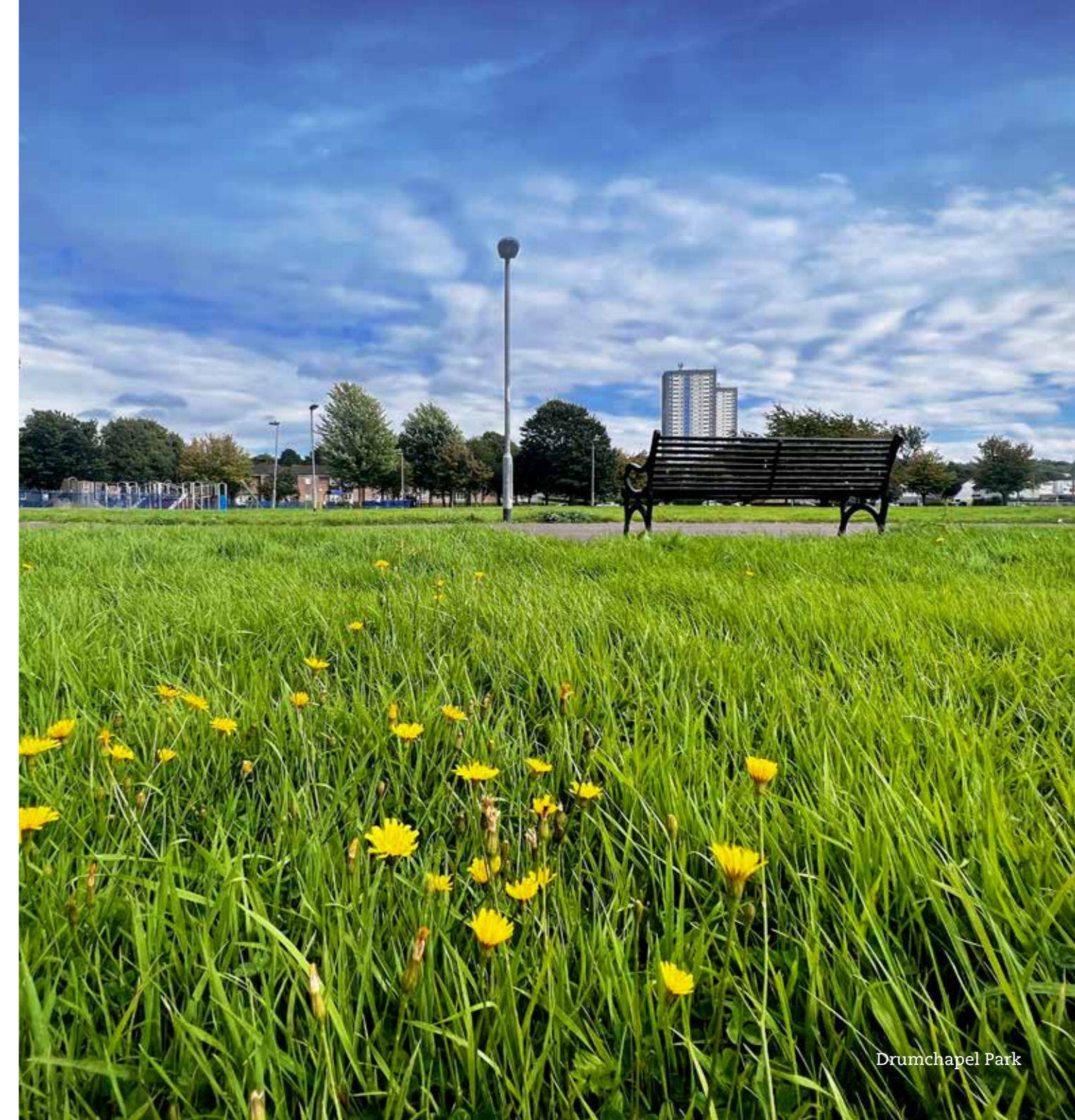
Bluebell woods

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#### 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.

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Drumchapel Park

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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.

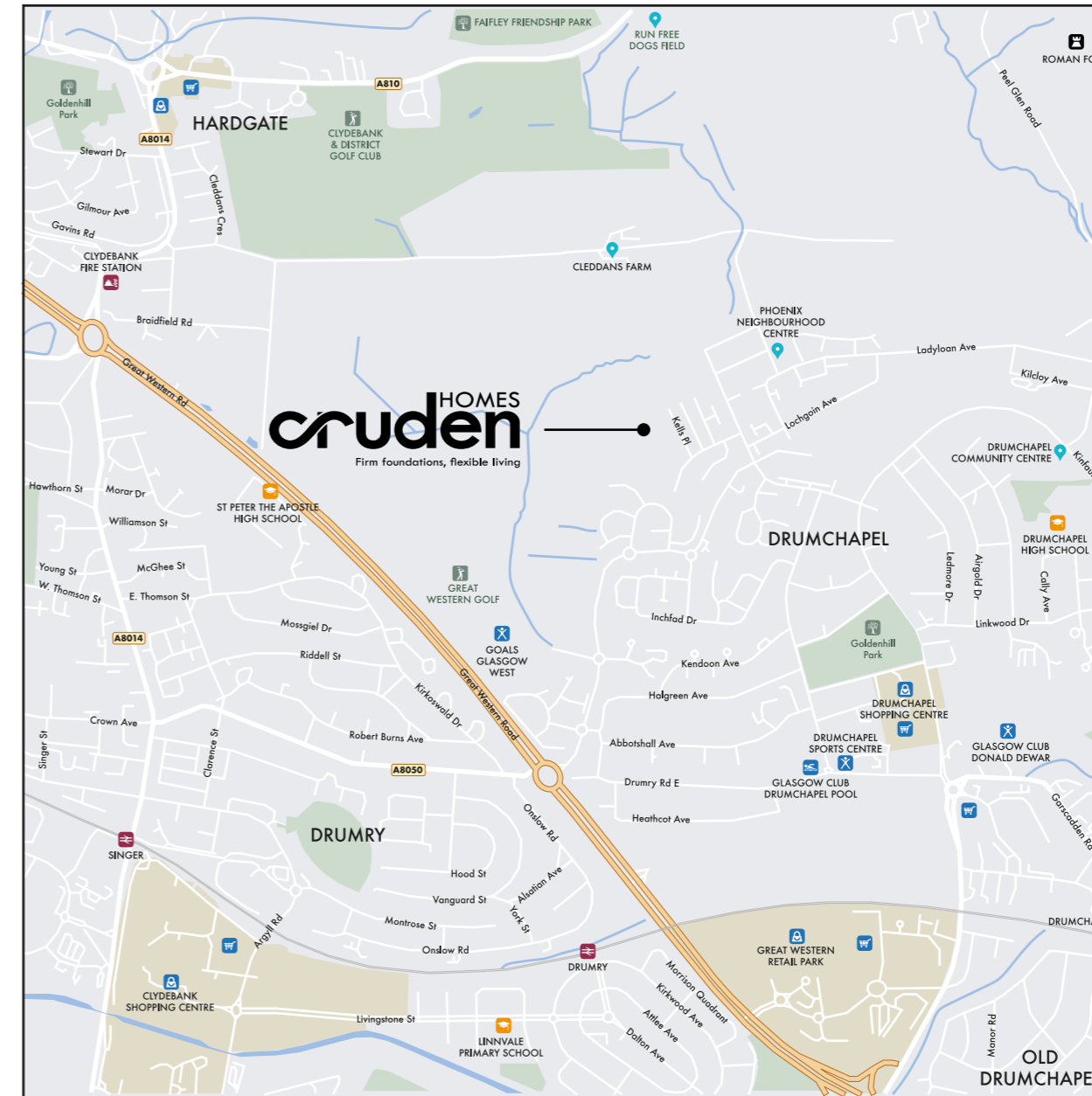
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Local area photography



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

## Cleddans Grove

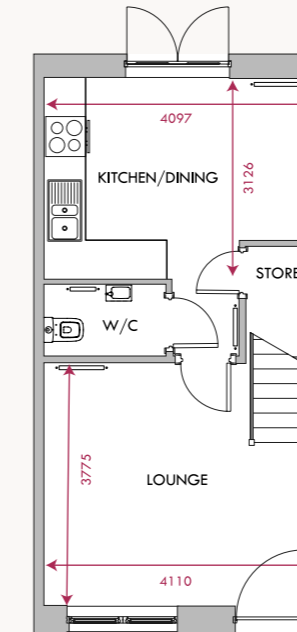
*Drumchapel, Glasgow*

**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.

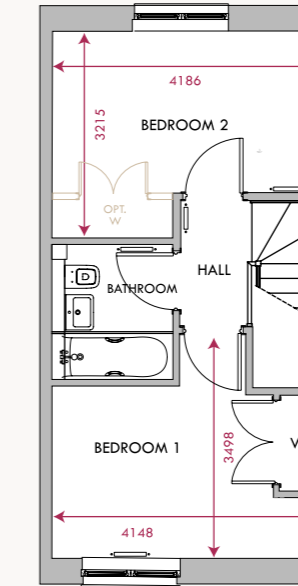


# Almond

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

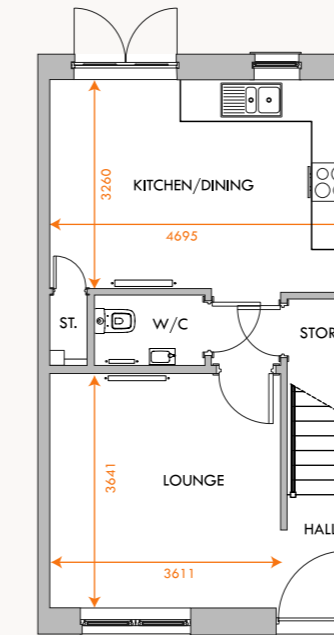
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TYPE T2

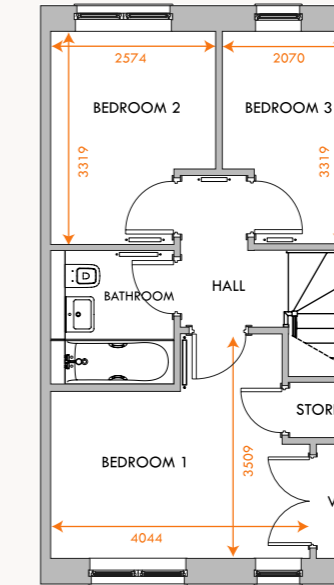


## Borthwick

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

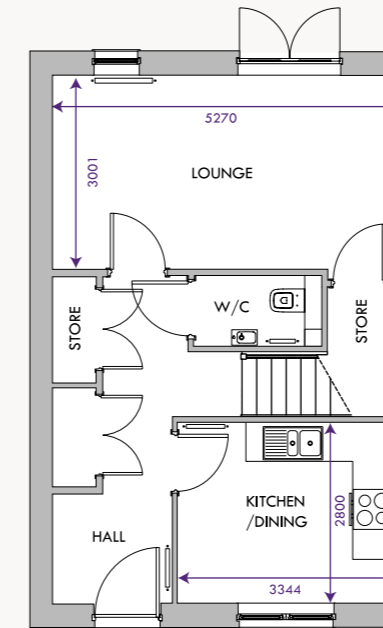
LOUNGE	3611mm x 3641mm	11'10" x 11'11"
KITCHEN/DINING	4695mm x 3260mm	15'5" x 10'8"
BEDROOM 1	4044mm x 3509mm	13'3" x 11'6"
BEDROOM 2	2574mm x 3319mm	8'5" x 10'10"
BEDROOM 3	2070mm x 3319mm	6'9" x 10'10"
TOTAL FLOOR AREA	78sqm	840sqft

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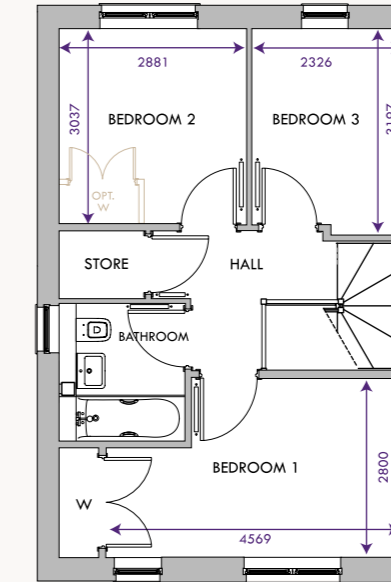
TYPE T3

# 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"

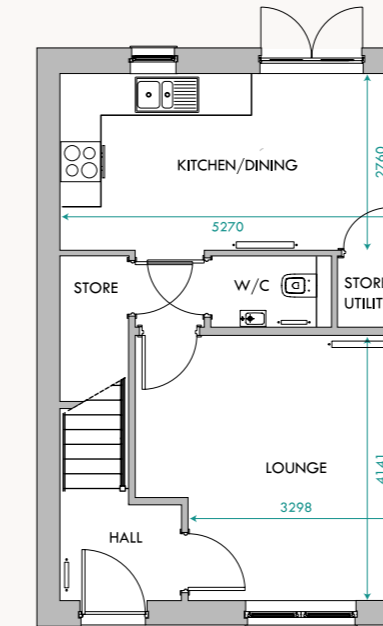
TOTAL FLOOR AREA 85.8sqm 924sqft

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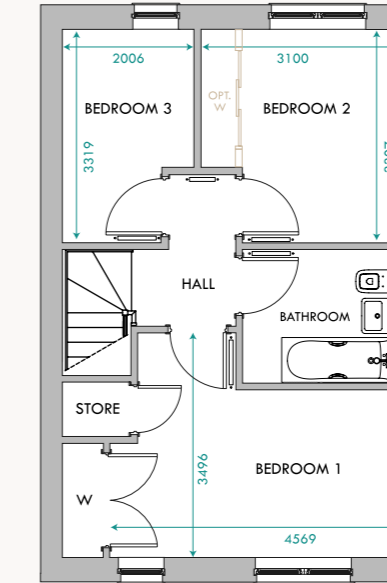
TYPE T4A

## Eddleston

3 BEDROOM  
SEMI-DETACHED VILLA



GROUND FLOOR



FIRST FLOOR

## 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"

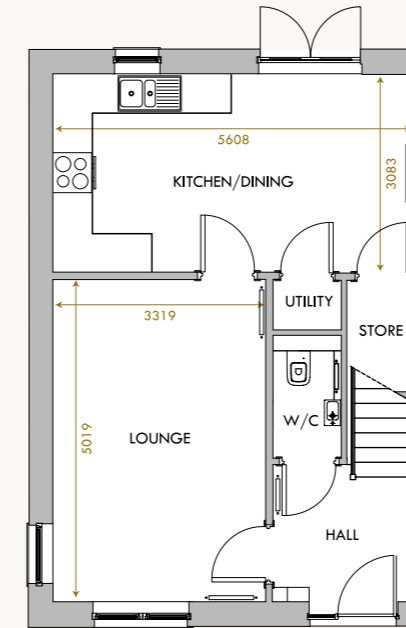
TOTAL FLOOR AREA 85.8sqm 924sqft

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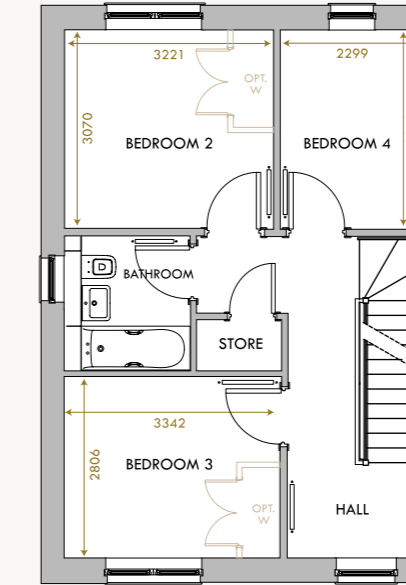
TYPE T4B

# Tay

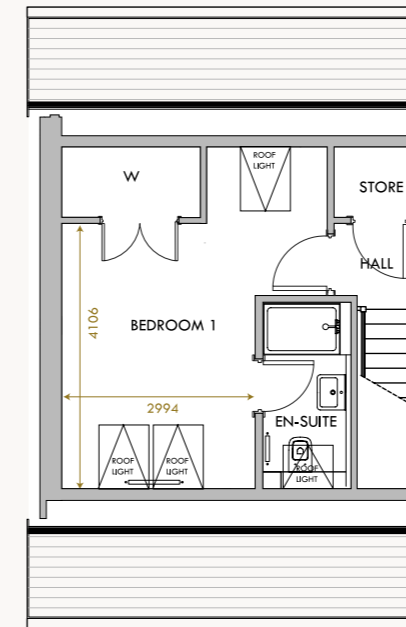
4 BEDROOM  
SEMI-DETACHED TOWNHOUSE



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"
<b>TOTAL FLOOR AREA</b>	<b>116sqm</b>	<b>1250sqft</b>

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**TYPE T11**



Typical Cruden Homes bedroom CGI

#### Important Notice

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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)
- 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

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

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Nearby driving range



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