



ANTONINE COURT

BEARSDEN

FAIRBRIGHT
HOMES

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WELCOME TO ANTONINE COURT

Situated in Bearsden, Antonine Court is an exclusive new development comprising five sustainably built, executive family villas that run alongside Bearsden golf course.

Each home is designed with modern living at the heart and feature an open plan kitchen-diner to maximise space and create a contemporary feel.

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside and Antonine Court is located within the highly sought after catchment area for Bearsden Academy and has an abundance of excellent primary schools and nurseries within close proximity.

Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. Gyms and sports clubs are also plentiful.

There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton, and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.



All images are for illustrative purposes only and do not form any part of a contract.

PREPARED FOR THE FUTURE

One of the unique aspects of Antonine Court is the smart construction of the properties that include industry leading design, offering opportunity to make future expansion simple with attic roof trusses for easy conversion to a home office, fifth bedroom or playroom.

The homes are designed with low carbon, modern living in mind with state of the art insulation, aluminium bi fold doors, PVC windows & triple glazed roof lights, combined with natural slate roofs, zinc, slate and Siberian larch facades.

On top of that, each of the properties have piped underfloor heating to the ground floor, six solar panels that will help further reduce both your carbon footprint and your energy bills.

So, what does all of that matter? Well, quite simply, Antonine court is built with the future in mind. By investing in the best quality and most modern energy-saving materials we are building homes that are designed to both last for years to come and provide the owners with peace of mind that the future is prepared for.



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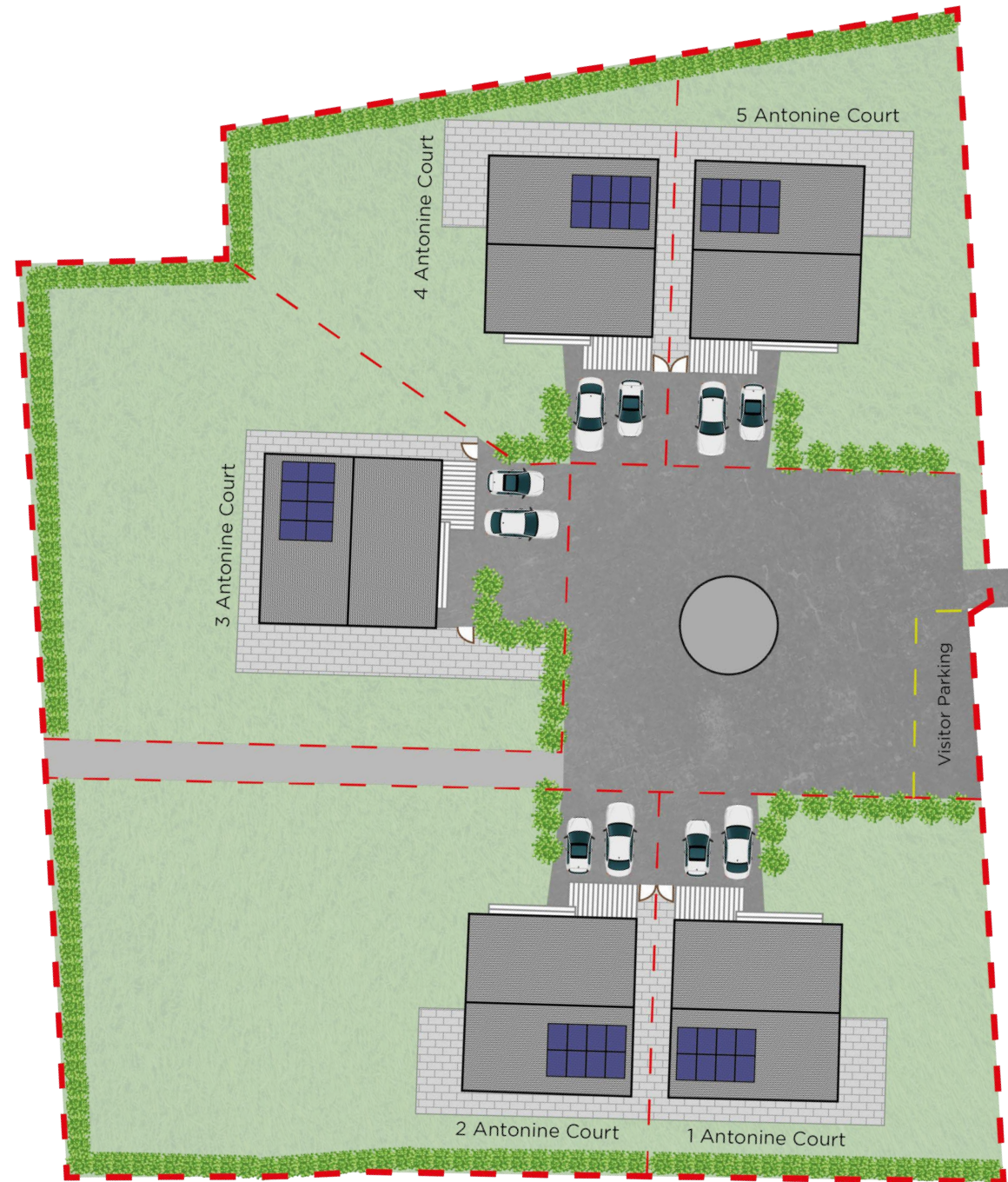


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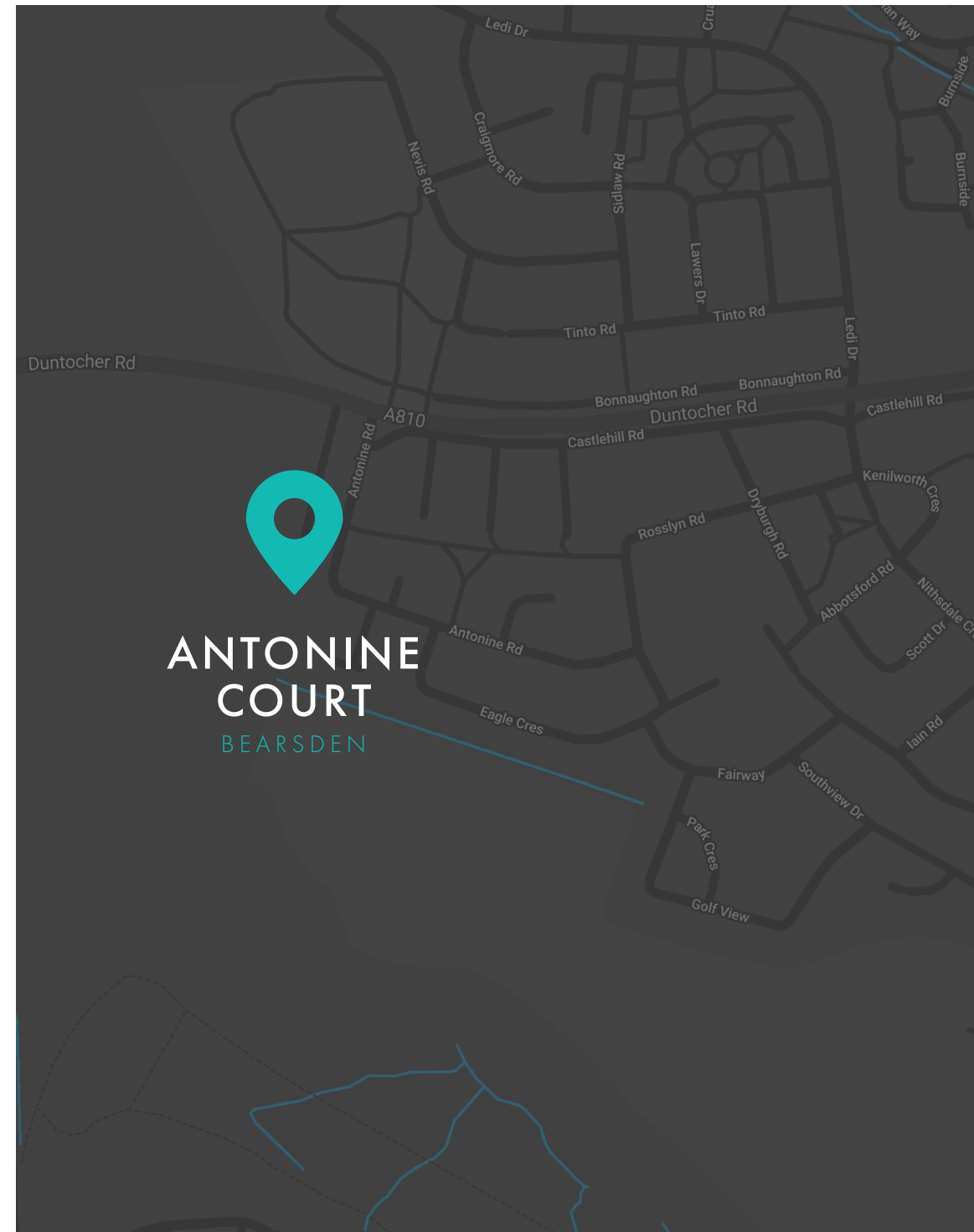


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Site Plan



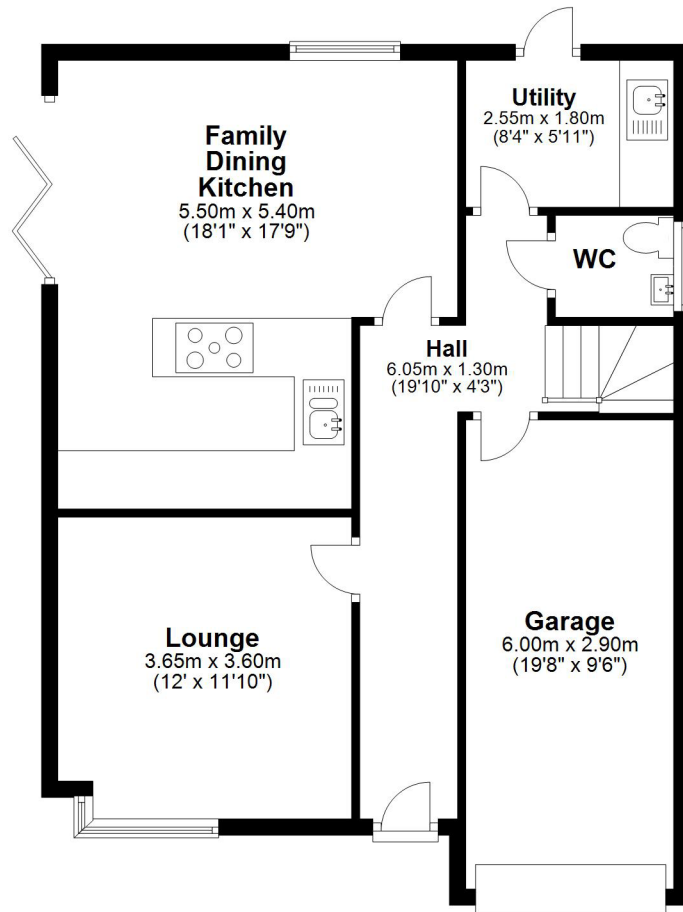
Location Map



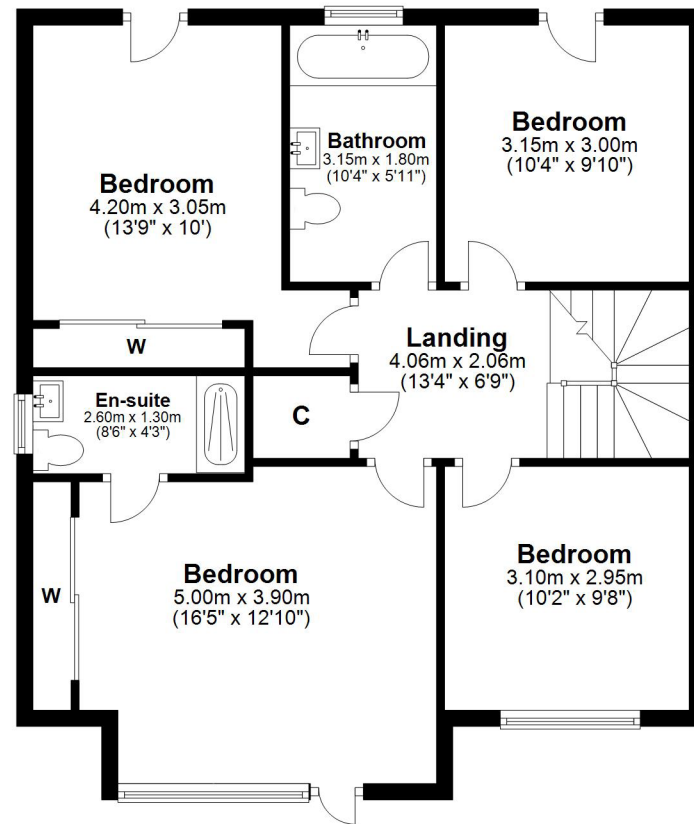
1, 3 & 4

Antonine Court

Ground Floor



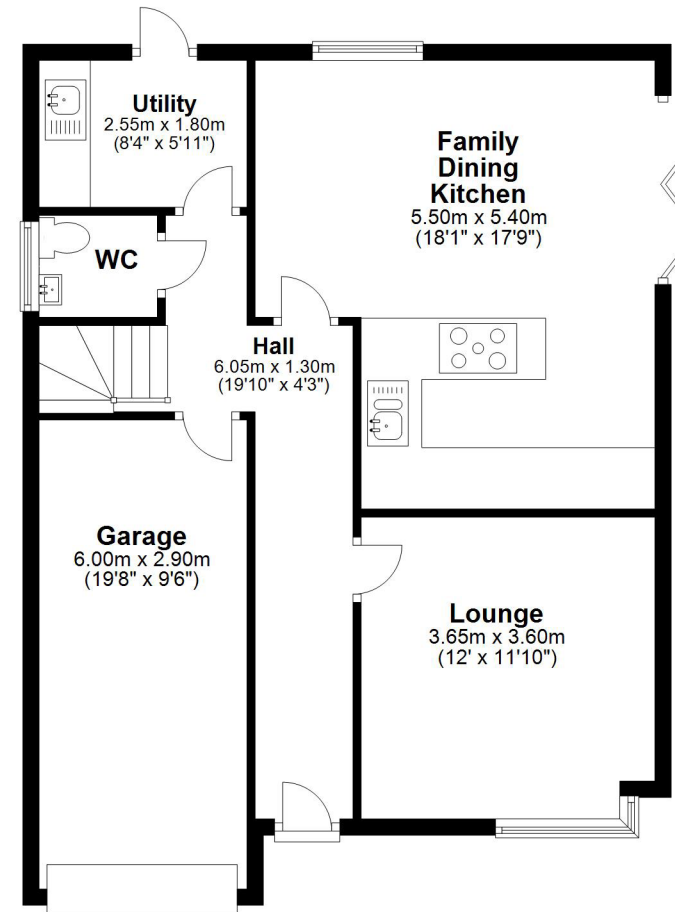
First Floor



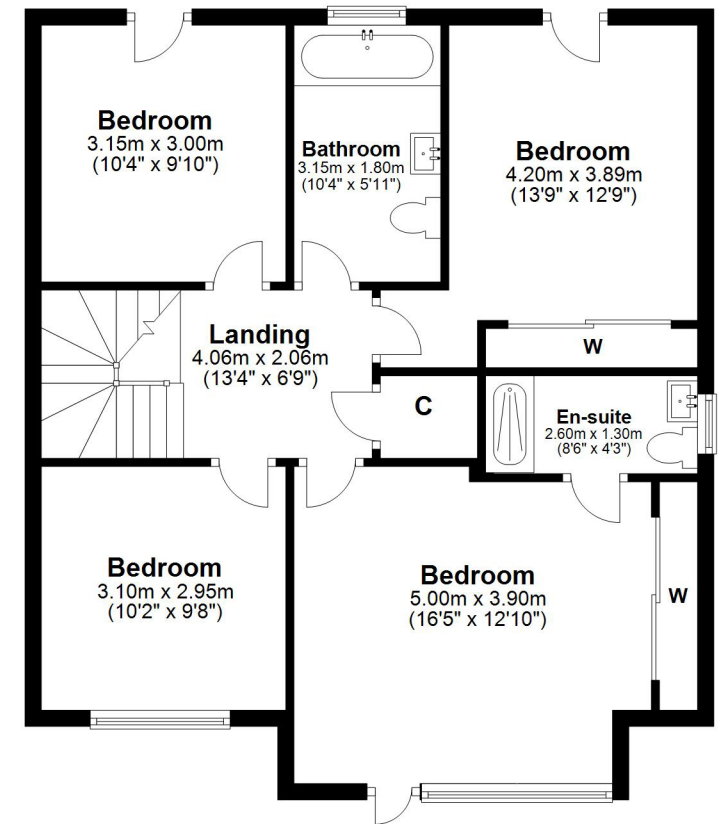
2 & 5

Antonine Court

Ground Floor



First Floor



SPECIFICATIONS

At Antonine Court, all aspects of the house have been created with the utmost care and attention, and the internal living specifications are no different. We have worked with the very best suppliers to make sure your home is truly of the highest calibre.

They say that the kitchen is the heart of the home and we have partnered with Kitchens International to create unique kitchens designed to enhance the living experience of your home.

Features include a breakfast bar, selection of cabinet and worktop colours, as well as an integrated fridge/freezer, oven, and microwave.

Additionally, there is also a separate, dedicated utility room that comes in matching design to the kitchen.

The bathrooms and en-suite include luxury sanitary ware and tiling from the award-winning Porcelanosa.



KITCHEN

- BY Kitchen International with the Leicht range of units with a selection of colours & finishes to choose from
- 30mm thick leicht laminate worktop with 100mm upstands
- Glass splash back at hob various colours

APPLIANCES

- Siemens iQ500 hbb535aosob single oven
- Siemens iQ500 CM585AGSOB compact oven with microwave
- Siemens iQ500 BI510CNROB Warming drawer
- Siemens iQ100 EU611BEB1E 60cm Induction hob
- Siemens iQ100 K187VNSFOG Fridge Freezer
- Siemens iQ300 SN73HX42VG 60cm integrated Dishwasher

SINK & TAP

- Blanco Supra-if 500 single bowl sink, stainless steel
- Blanco Envoy Single lever tap in chrome
- Blanco Mobile wave drainer

UTILITY ROOM

- Utility Sink & tap
- Blanco crest tap in chrome
- Blanco tipo 45 over mounted sink in stainless steel

DOWN STAIRS WC

- Urban C back to wall WC with soft close seat. Smart line concealed cistern & Randa flush button
- Urban 45cm wall-hung basin with Semi pedestal
- Hotels basin mixer

FAMILY BATHROOM

- Urban C back to wall WC with soft close seat. Smart line concealed cistern & Randa flush button
- Urban 80.5 X 48 wall-hung vanity unit finished in bianco with gelcoat basin
- Hotels basin mixer
- SP One XL 170 x70cm tiled in bathtub with exafill system
- Inter 2b 80cm pivot bath screen
- City hand Shower with slider rail, bracket and hose with liberty outlet
- Hotels single lever valve with diverter

MASTER ENSUITE

- Urban C back to wall WC with soft close seat. Smart line concealed cistern & Randa flush button
- Urban 60.5 X 48 wall-hung vanity unit finished in bianco with gelcoat basin
- Work 120x80 cm low profile shower tray
- Inter 9 120cm sliding shower screen door
- Neptune Slim Round 20cm shower head with wall mounted arm
- minimal hand shower, bracket/outlet, hose
- Basic 2 way concealed thermostatic shower valve
- Modern Essentials

WINDOWS & DOORS

- The Front door is a grey modern design with a 1400mm chrome handle to the front, a glass panel for light and a post box
- Bi fold doors are grey aluminium opening out to let the outside in
- At the top of the stairwell is a triple glazed vaulted aluminium glass roof light providing natural light into the stairwell
- To the rear both bedrooms have full height windows opening in with a glass balustrade
- All windows are PVC with grey windows inside and out to the lower level and grey with white internal frames in the upper level

INTERNAL DOORS

- Contemporary white single panel solid core doors throughout the house with chrome ironmongery and complimenting architrave and skirting

HEATING

- Worcester Bosch 8000 life 40 kw boiler
- Ground floor with underfloor heating
- Upper with radiators

LIGHT FITTINGS

- Plentiful supply of sockets to all rooms with built-in USB sockets to the dining kitchen and master bed room
- Two led down lighters & pendants to bedrooms, living room, bathrooms, the attic & kitchen which will also have lighting over the breakfast area & lighting above the worktop area.
- External lighting will be supplied to the front of the house.

EXTERNAL FAÇADE

- The house is architect designed by one of Glasgow's top architect firms UNIT 5 ARCHITECTS
- The façade has a mixture of zinc or Siberian larch wood, slate tiles to the front upper section, render to the lower front & back as well as both gables
- The garage features an electric opening function

FLOOR COVERINGS

- All bedrooms incl. the upper hallway will be supplied with contemporary carpets
- Bathrooms will have tiled floors & half tiled walls with a choice of tiles from Porcelanosa's contractors tile range.
- Lounge and hallways fitted with choice of wooden flooring
- Family room, kitchen, downstairs W.C and utility will be fitted with high quality vinyl flooring.

EXTERNAL COURT YARD

- Shared paved court yard



SIEMENS



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