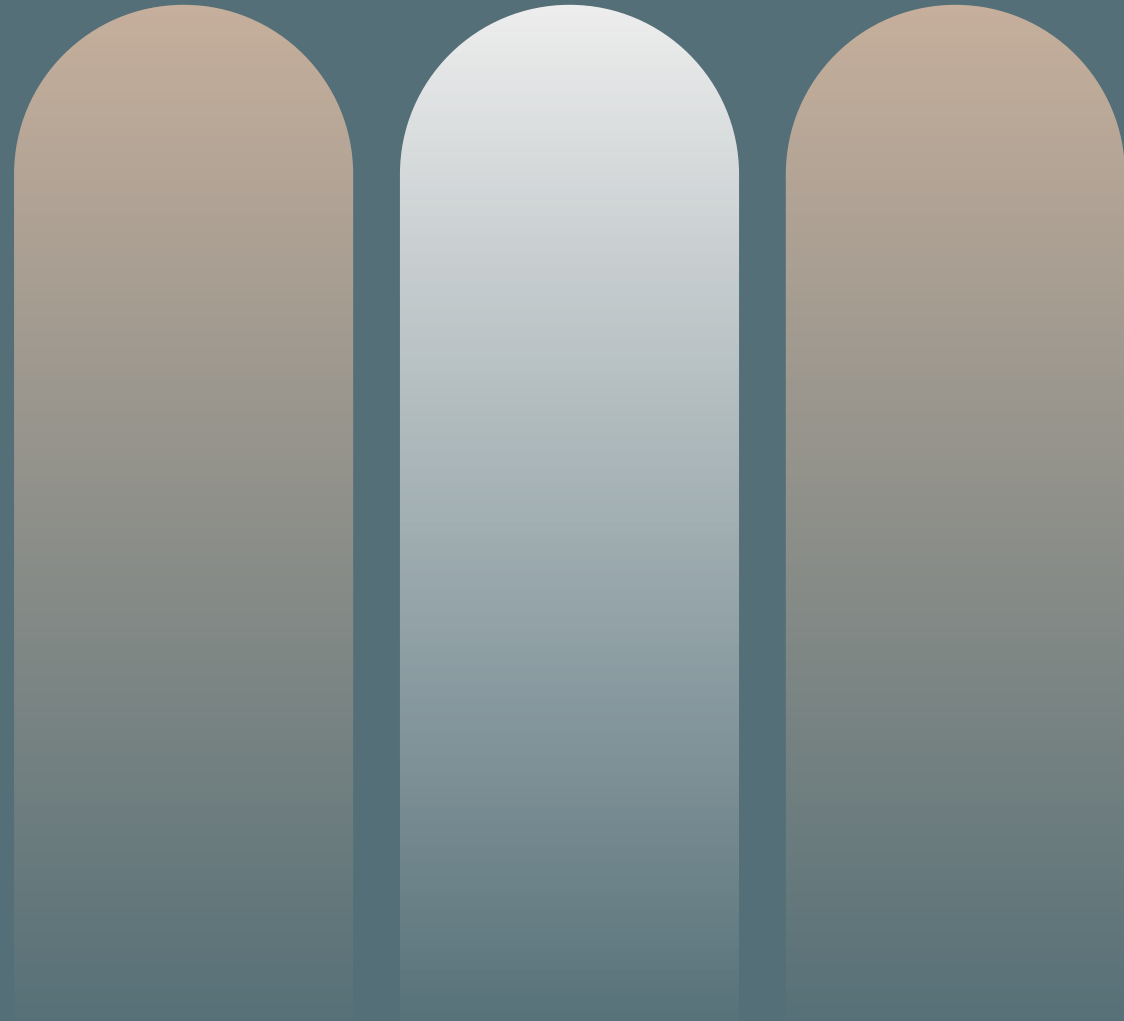


MILLSIDE MOORS  
MILNGAVIE



# MILLSIDE MOORS

MILNGAVIE

Discover the elegance of Millside Moors a contemporary development of only eight attractive apartments nestled within the heart of Milngavie, a picturesque town steeped in history and community spirit. Named in homage to the town's milling heritage, Millside Moors offers modern living with a nod to tradition.

Uncover a lifestyle where city amenities and rural tranquillity connect seamlessly, creating a haven where comfort, convenience, and community thrive.

**WELCOME HOME, WELCOME TO MILLSIDE MOORS.**



# HISTORY

## OF THE AREA

Milngavie's blend of historical significance, industrial heritage, and natural beauty makes it a unique and attractive part of East Dunbartonshire.

Originally a small village, Milngavie flourished during the Industrial era with the establishment of various mills along the Allander Water. The village served as a local centre for commerce and industry and the arrival of the railway in 1863 spurred further growth connecting Milngavie with Glasgow and nearby areas. The area also became notable for the construction of the Glasgow Corporation Waterworks which supplied fresh water to Glasgow.

Milngavie has transformed from a small village to a desirable suburban town, offering a mix of urban amenities while providing access to the surrounding countryside. With a strong focus on preserving Milngavie's historical sites and natural beauty, the town embraces development with conservation making it a charming and thriving community.



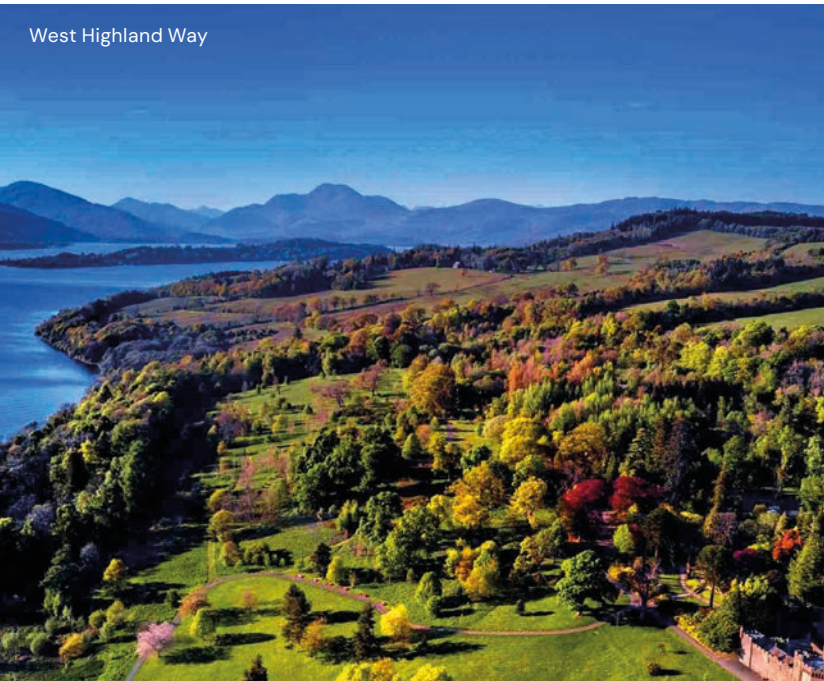


# LOCAL AREA

## MILNGAVIE / GLASGOW GREAT CONNECTIONS

Millside Moors is located on Strathblane Road and is within close walking distance of the town centre, a bustling and vibrant hub that is home to a diverse range of amenities, including local boutiques, cafes, restaurants and markets. The village also hosts various events and festivals throughout the year highlighting a strong sense of community.

Milngavie also boasts beautiful green spaces and serves as a gateway to countryside landmarks such as Mugdock Country Park and the West Highland Way, offering walking trails and cycling routes within the surrounding countryside.



Milngavie is well served by nurseries, primary and secondary schools which are consistently ranked amongst the top in the country. Additionally, the development benefits from excellent transport links. The train station is just a stone's throw away, providing convenient travel to Glasgow and beyond.

Millside Moors provides a perfect blend of vibrant community life, access to nature and excellent amenities, where city convenience meets rural serenity.

**CITY COMFORTS, COUNTRY CONNECTIONS.**







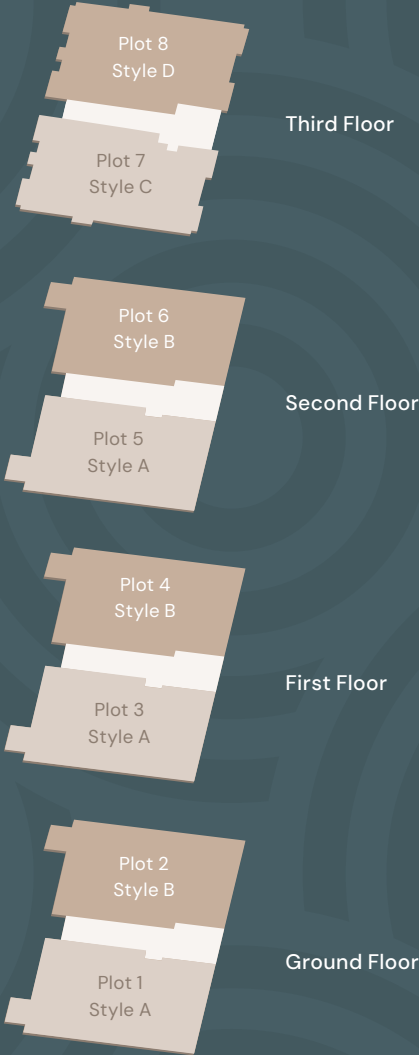


# AT A GLANCE

## SITE PLAN

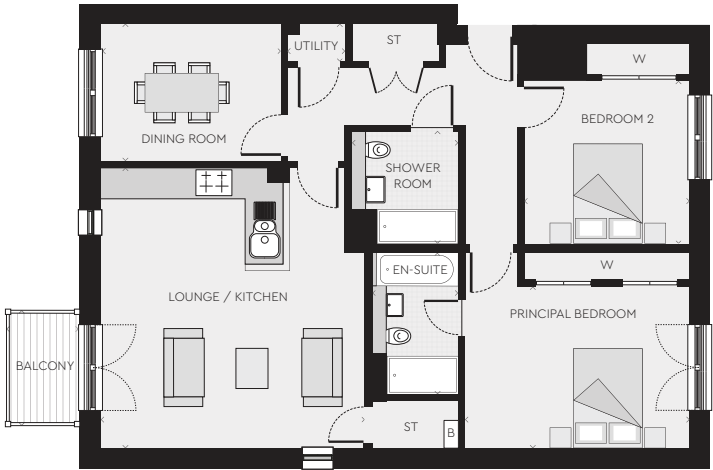
Millside Moors is a beautiful development of only eight attractive apartments built over four floors. Each of the spacious apartments boast two bedrooms, two public rooms – perfect for flexible living and boasts an excellent specification throughout.

Lift access is available to all floors and each apartment includes one allocated parking space.



# STYLE A

PLOTS 1, 3 AND 5



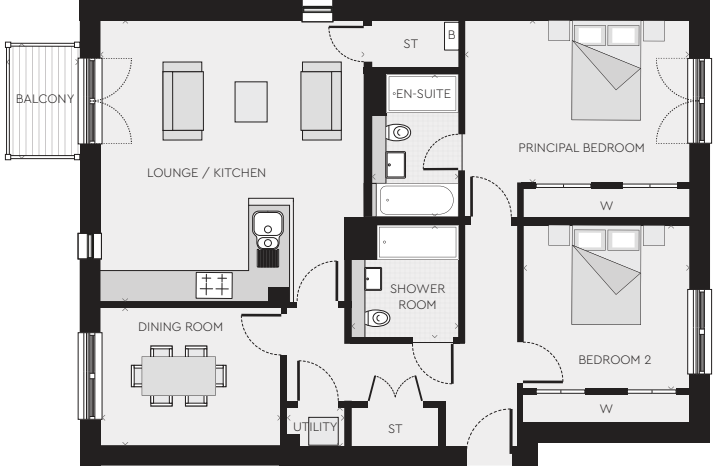
OPEN PLAN LOUNGE / KITCHEN | DINING ROOM | TWO BEDROOMS | PRINCIPAL BEDROOM WITH FITTED WARDROBE, FOUR-PIECE EN-SUITE AND JULIETTE BALCONY | FITTED WARDROBE TO BEDROOM TWO | UTILITY | BALCONY | 1,100 SQ. FT

LOUNGE / KITCHEN 5.43m x 5.78m / 17'10" x 18'11"	EN-SUITE 1.80m x 2.94m / 5'11" x 9'8"	UTILITY 1.21m x 0.82m / 4'0" x 2'8"
DINING ROOM 3.72m x 2.83m / 12'2" x 9'3"	BEDROOM 2 3.40m x 3.36m / 11'2" x 11'0"	BALCONY 1.55m x 2.40m / 5'1" x 7'10"
PRINCIPAL BEDROOM 4.62m x 3.34m / 15'2" x 10'11"	SHOWER ROOM 2.21m x 2.31m / 7'3" x 7'7"	



# STYLE B

PLOTS 2, 4 AND 6



OPEN PLAN LOUNGE / KITCHEN | DINING ROOM | TWO BEDROOMS | PRINCIPAL BEDROOM WITH FITTED WARDROBE, FOUR-PIECE EN-SUITE AND JULIETTE BALCONY | FITTED WARDROBE TO BEDROOM TWO | UTILITY | BALCONY | 1,117 SQ. FT

LOUNGE / KITCHEN 5.43m x 5.78m / 17'10" x 18'11"	EN-SUITE 1.80m x 2.94m / 5'11" x 9'8"	UTILITY 1.21m x 0.82m / 4'0" x 2'8"
DINING ROOM 3.72m x 2.83m / 12'2" x 9'3"	BEDROOM 2 3.40m x 3.35m / 11'2" x 11'0"	BALCONY 1.55m x 2.40m / 5'1" x 7'10"
PRINCIPAL BEDROOM 4.62m x 3.34m / 15'2" x 10'11"	SHOWER ROOM 2.21m x 2.31m / 7'3" x 7'7"	



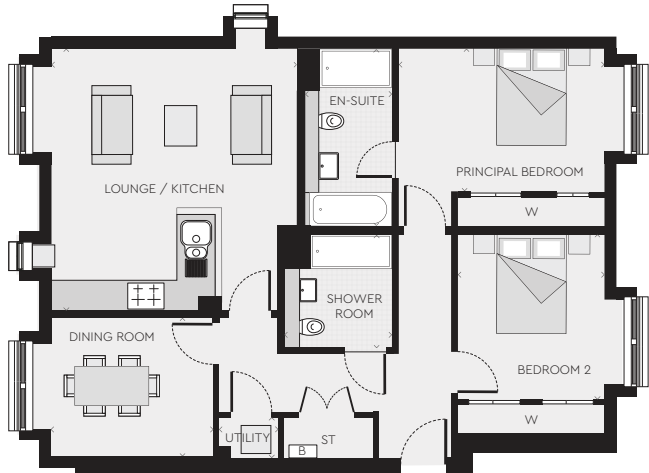
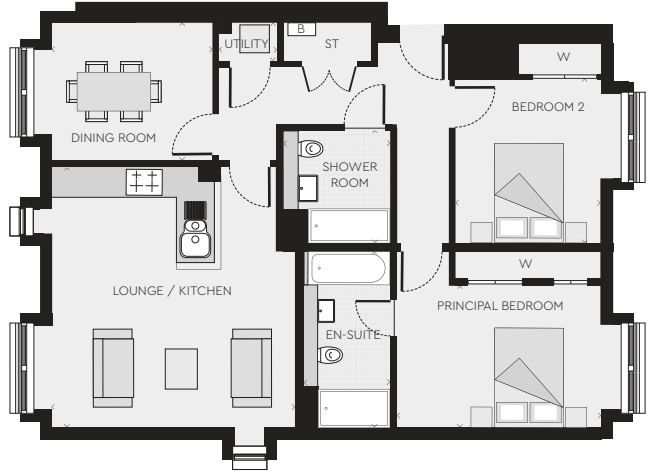


# STYLE C

PLOT 7

# STYLE D

PLOT 8

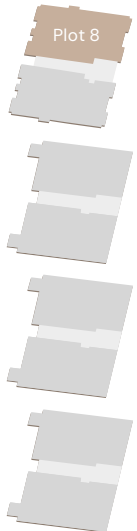
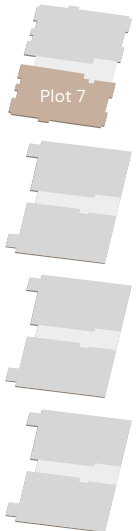


OPEN PLAN LOUNGE / KITCHEN | DINING ROOM | TWO BEDROOMS | PRINCIPAL BEDROOM WITH FITTED WARDROBE AND FOUR-PIECE EN-SUITE | FITTED WARDROBE TO BEDROOM TWO | UTILITY | 1,010 SQ. FT

<b>LOUNGE / KITCHEN</b> 5.02m x 5.36m / 16'5" x 17'7"	<b>EN-SUITE</b> 1.80m x 3.64m / 5'11" x 11'11"	<b>UTILITY</b> 1.21m x 0.82m / 4'0" x 2'8"
<b>DINING ROOM</b> 3.30m x 2.83m / 10'10" x 9'3"	<b>BEDROOM 2</b> 2.99m x 3.36m / 9'10" x 11'0"	
<b>PRINCIPAL BEDROOM</b> 4.20m x 2.92m / 13'9" x 9'7"	<b>SHOWER ROOM</b> 2.21m x 2.31m / 7'3" x 7'7"	

OPEN PLAN LOUNGE / KITCHEN | DINING ROOM | TWO BEDROOMS | PRINCIPAL BEDROOM WITH FITTED WARDROBE AND FOUR-PIECE EN-SUITE | FITTED WARDROBE TO BEDROOM TWO | UTILITY | 1,028 SQ. FT

<b>LOUNGE / KITCHEN</b> 5.02m x 5.36m / 16'5" x 17'7"	<b>EN-SUITE</b> 1.80m x 3.64m / 5'11" x 11'11"	<b>UTILITY</b> 1.21m x 0.82m / 4'0" x 2'8"
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# SPECIFICATION

At Westpoint each of our developments are bespoke and therefore each specification is unique.

As a team we spend time considering the design, aesthetic and function of our spaces and identifying suitable products to ensure that the final specification meets our exacting standards and provides you with a home to be proud of.

It is this approach and attention to detail that we believe truly sets Westpoint apart in delivering something special and exciting to the marketplace.

## KITCHENS

- Contemporary Kitchen furniture by Jackton Moor with your choice of door colour finished in either gloss or matt
- Silestone Quartz work-surface with matching upstands
- Glass splash-back behind hob in a choice of colours
- Undermount stainless steel sink with a feature tap
- LED Lighting below wall units
- Chrome switchgear to Kitchen at high level
- Integrated appliances to all apartments;
  - NEFF single multi-function oven
  - NEFF 4-zone induction hob with Hotpoint canopy cooker hood
  - Hotpoint Fridge Freezer (70/30)
  - Hotpoint Dishwasher

## UTILITY

- White laminate work surface and base supports
- Prepared plumbing and electrics for appliance

## PRINCIPAL EN-SUITES

- Contemporary Duravit white sanitaryware with Hansgrohe brassware
- Touchstone shower tray, glass screen and Hansgrohe thermostatic shower
- Profile Bath with wall-mounted bath filler, hand shower and white panel
- Undermount vanity unit – choose from a selection of colours

- Wide range of Porcelanosa wall tiling to choose from to selected areas
- Large fitted mirror installed above the wash hand basin
- Chrome towel radiator
- Shaver point

## SHOWER ROOM

- Contemporary Duravit white sanitaryware with Hansgrohe brassware
- Shower tray, glass screen and electric shower
- Wide range of Porcelanosa wall tiling to choose from to selected areas
- Large fitted mirror installed above the wash hand basin
- Chrome towel radiator



## MODERN ESSENTIALS

- Oak veneered flat entrance door with chrome ironmongery
- Contemporary white painted internal doors throughout with chrome ironmongery
- Choice of wardrobe door colours from selected ranges with complementing shelves and hanging rails to both bedrooms
- Satinwood paint finish to all woodwork
- White emulsion paint finish to all walls and ceilings
- High performance uPVC windows and doors
- LED downlights to Kitchen and Principal En-suite
- BT Point to Lounge (with master point in meter cupboard)
- SKY Q TV Point to Lounge and a TV Point within the Principal Bedroom
- High performance combination boiler with Flue Gas Heat Recovery Unit to all apartments with Myson

compact white radiators to all locations

- Smoke, heat and carbon monoxide detectors and monitors as required
- Audio door entry system with handset in hallway
- Glass balustrade to balcony and Juliette of apartments on the ground, first and second floor
- Alu-deck to all balconies
- Fire suppression system (sprinklers) to all apartments

## COMMUNAL AREAS

- Elevator access to all apartments
- Quality Oak veneered doors to common lobbies and store cupboards
- High quality finishes to the entrance lobby including floor tiles, carpets to the stairs and landing
- Hard and soft landscaping designed by Landscape Architects with high quality finishes & planting designed to complement the buildings architecture

## ENERGY EFFICIENCY

- The development will comply with the exacting Silver Active building regulations and Gold for Carbon emissions which goes beyond the standard benchmark requirements
- All apartments will be heated using a high-performance combination boiler with Flue Gas Heat Recovery unit
- Solar Photovoltaic panels will be installed on the roof to help reduce with electrical running cost of communal elements
- All lighting fitted will be low energy as standard
- Smart meters fitted as standard for both gas and electricity
- All wash hand basin taps and showers will be fitted with flow limiters to reduce water consumption
- Electric car charging points available to all allocated parking spaces



# DISTINCTLY DIFFERENT

FOR OVER 35 YEARS, WE'VE BEEN BUILDING HOMES OF THE HIGHEST QUALITY  
- USING THE FINEST MATERIALS AND SUPERIOR CRAFTSMANSHIP.

Every Westpoint development is designed in sympathy with the architectural character and style of its surroundings – so your new home adds to the richness of the community.

We understand that every home should be unique to its owner. That's why we offer a dedicated service with our sales consultant assisting you in choosing all of your finishes throughout which emphatically says it's yours – distinctly yours.



# 10 GREAT REASONS

YOU CAN EXPECT MANY GREAT THINGS FROM OUR NEW-BUILD HOMES.  
HERE ARE JUST TEN OF THEM.

## 1. MODERN BUILDING STANDARDS

We invest time and resources to take your home beyond the industry standards of construction, design and energy an efficiency.\*

## 2. FIXED PRICE

The price you see is the price you pay. All without the added stress of a closing date, which is often part of the second-hand property buying process.

## 3. BRAND NEW HOMES

Move in and enjoy, without months of DIY. And if you purchase early in the build stage, you can select your own kitchen and bathroom tiles.

## 4. DESIGNED TO SUIT YOUR LIFESTYLE

On average, 17% of the space in older properties lies unused. In a typical £200,000 house, as much as £34,000 could be going to waste. We design your new-build home to provide flexible, usable space – to fit the way you live your life.

\*In line with energy efficient recommendations at time of build.

## 5. SAFE AND SECURE

Your new home's structure, ventilation, sound insulation, electrical system, gas supply and fire safety are all designed to meet today's strict building standards. So be assured you and your loved ones are safe and secure.

## 6. HIGH SPECIFICATION

We include many features in the price, such as a high-quality fitted kitchen, appliances from leading manufacturers, and en-suites to Principal bedrooms.

## 7. ENERGY EFFICIENT HOMES

Significant financial savings every year – that is the benefit you can expect from the reduced energy bills in your new home. In fact, new homes are typically six times more energy efficient than older properties, and generate less than 60% of the CO<sub>2</sub> – so you are helping to preserve the environment.

## 8. YOUR GUARANTEES

Your Westpoint home comes with the reassurance of the National House Builders' Council (NHBC) guarantee. The standards are exacting, and detailed NHBC inspections take place as your new home is being built. Second-hand homes put the burden of repairs on you – the buyer.

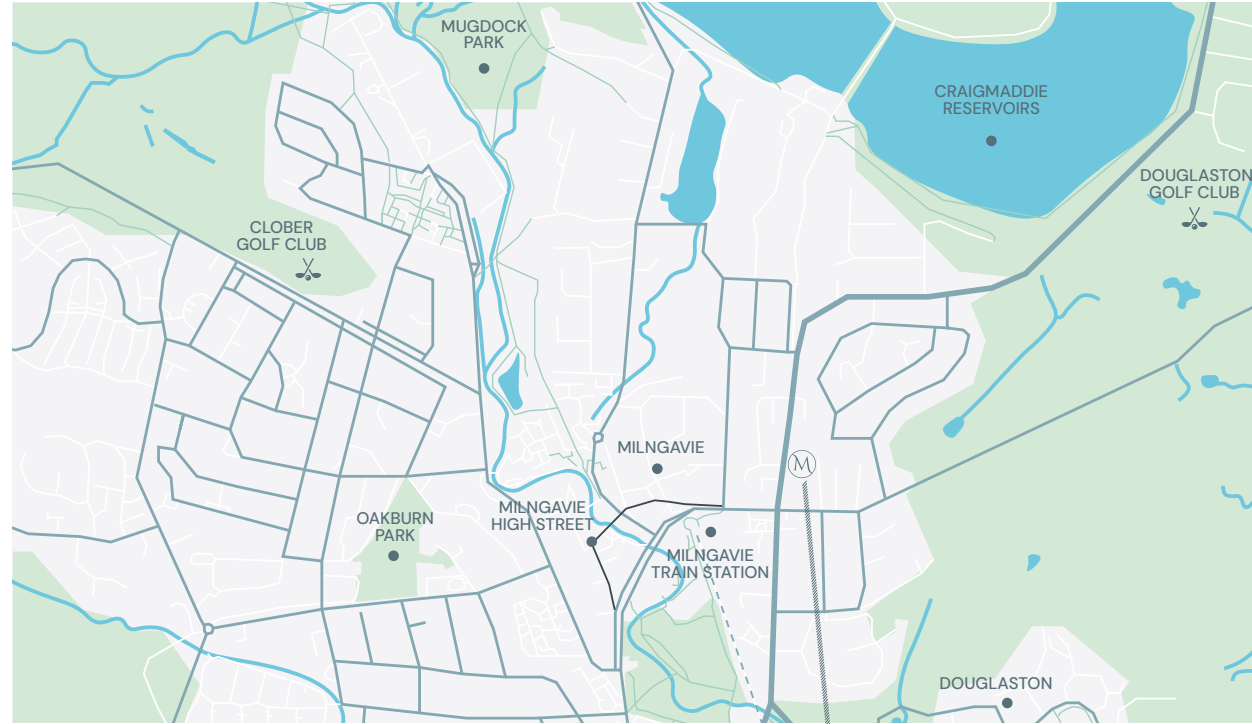
## 9. BUILDING NEW COMMUNITIES

Our locations and designs make the most of streetscapes and landscape areas, lending instant kerb appeal and sense of place. The result is a neighbourhood where you will instantly feel welcome, and that will be equally appealing to buyers, should you ever wish to sell.

## 10. THE PERSONAL TOUCH

We keep in touch with you at every stage of your build, so you'll always know the progress of your new home. Our site manager will personally make sure all aspects of your new home are built to our high standards, and that it's examined at the key stages by an NHBC inspector.

# LOCATION

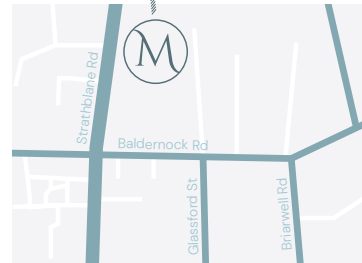


Directions to development  
SAT NAV G62 8DH

For sales information on Millside Moors, please telephone 0800 587 1118

For up-dates on Millside Moors and other Westpoint Homes developments, please follow us on Facebook.

 /WestpointHomesScotland



The particulars herein have been prepared for the benefit of intending purchasers. However, the information contained is intended as a preliminary guide only. Westpoint Homes reserves the right to amend or vary specifications. Dimensions of rooms are measured where arrows indicate. All sizes are indicative and subject to change during construction. Nothing in this brochure shall constitute or form part of any contract. The computer generated images used in this brochure are indicative only. All measurements and distances are approximate and for guidance only. Floor plans and images are for illustration purposes and may not be to scale.



[westpointhomes.net](http://westpointhomes.net)

