



ELRIG
GATE
NEWLANDS

A decorative graphic on the left side of the page consists of a solid green background with several thin, white, curved lines that originate from the top left and fan out towards the bottom right, creating a sense of movement and depth.

CITY PROXIMITY, SUBURBAN SERENITY: WELCOME TO NEWLANDS

Discover Elrig Gate at Circle Green, an exclusive housing development set in the heart of Newlands.

Nestled amidst the charming residential character of this prosperous South Glasgow locale, Circle Green is a testament to contemporary living blended seamlessly with the area's timeless appeal.

Featuring ten elegant townhouses, each spanning three spacious levels and boasting four-bedrooms. Each townhouse features a private garden and allocated parking space.

Located a mere four miles from Glasgow's city centre, Newlands is one of the most popular suburbs in Scotland and is well served by public transport with bus and train services within a short stroll of this stunning new development.

HISTORY

Newlands, a district nestled within Glasgow's southside, has a remarkable journey through time, evolving from ancient parishes to a thriving residential hub.

Nestled on the opposite bank of the White Cart Water from Pollokshaws, Newlands was once graced by the rustic working farm buildings known as the 'Mains of Newlands.'

The landscape evolved, and as Glasgow expanded, so did the allure of Newlands. The early 1900s witnessed a rapid transformation as this idyllic enclave, transitioned from rural landscapes to a burgeoning residential neighbourhood, and was officially incorporated into the city of Glasgow.

Right: Waterfall at Linn Park
Below top: Holmwood House
Below bottom: St Margaret's Church



Newlands has embraced modernity while preserving its historical essence, the area has seen a blend of refurbishments and new constructions, preserving green spaces while accommodating a growing community. The fusion of rural roots and urban aspirations shaped Newlands into the affluent, flourishing neighbourhood we cherish today.

LOCAL AREA

Located within the vibrant embrace of Glasgow's southside, Newlands boasts a rich blend of history, community, and contemporary convenience. This esteemed district is renowned for its traditional charm, manifested through numerous blonde sandstone villas—the hallmark of Newlands architecture.

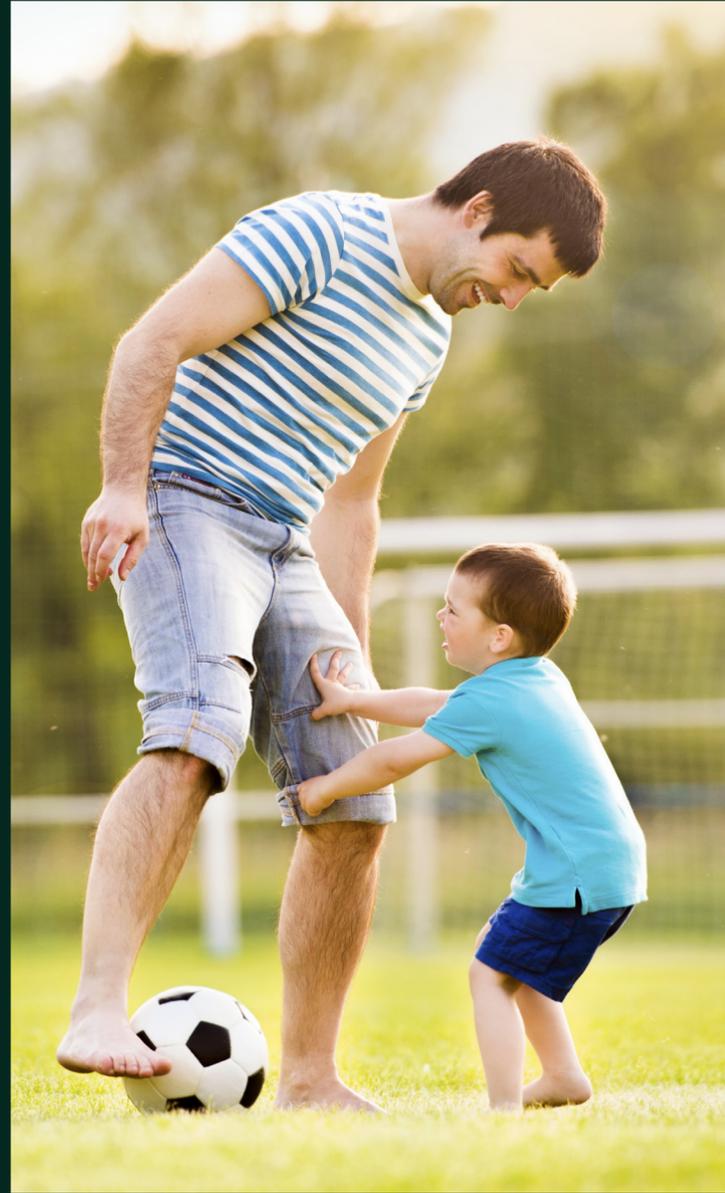
The area is enriched by excellent transport links via bus, road, and rail, ensuring effortless connectivity to Glasgow and beyond with quick and easy access to the M74, M77 and M8.

Discover the beauty of heritage, the warmth of community, and the comfort of contemporary living.

The community of Newlands thrives around its historic buildings and green spaces including the awe-inspiring St. Margaret's Church and the beautiful Newlands Park. The expansive Pollock Country Park and the vibrant Linn Park are also located close by.

The area is well-served by nurseries, primary and secondary schools, and Clyde College's Langside campus is just a mile away. Newlands offers a range of activities including tennis, golf and lawn bowls. Whether you are socialising or shopping, there is an abundance of cafés, restaurants, and independent shops nearby and in neighbouring Giffnock, Shawlands, and Cathcart. Newlands has rightfully earned its reputation as one of Scotland's most sought-after suburban havens.



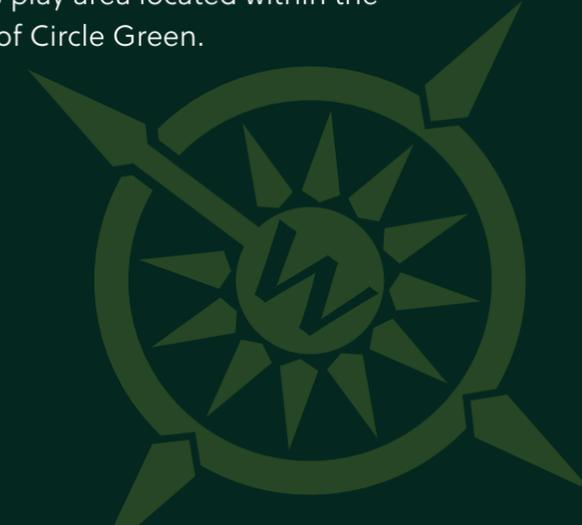




SITE PLAN

These 10 stylish townhouses are built over three floors and feature four bedrooms. A pleasant, carefully landscaped open space with a focus for relaxed community life, Elrig Gate at Circle Green combines beautiful heritage with contemporary living.

Each townhouse boasts an excellent specification and features a private garden, an allocated parking space and communal children's play area located within the grounds of Circle Green.



STYLE A

PLOT 10

AT A GLANCE

FOUR BEDROOM TOWNHOUSE • OPEN PLAN LIVING
 UTILITY • PRINCIPAL BEDROOM WITH EN-SUITE AND JULIETTE BALCONY
 1,522 SQ. FT

GROUND FLOOR

Lounge / Dining 5.5m x 3.1m / 18'1" x 10'3"

Kitchen 2.8m x 2.5m / 9'3" x 8'1"

Family Room 2.8m x 3.2m / 9'2" x 10'8"

Cloak 1.4m x 1.8m / 4'5" x 5'11"

FIRST FLOOR

Principal Bedroom 4.8m x 3.1m / 15'10" x 10'3"

En-Suite 2.8m x 2.4m / 9'2" x 8'0"

Bedroom 4 2.8m x 3.2m / 9'3" x 10'8"

Utility 2.5m x 1.4m / 8'3" x 4'6"

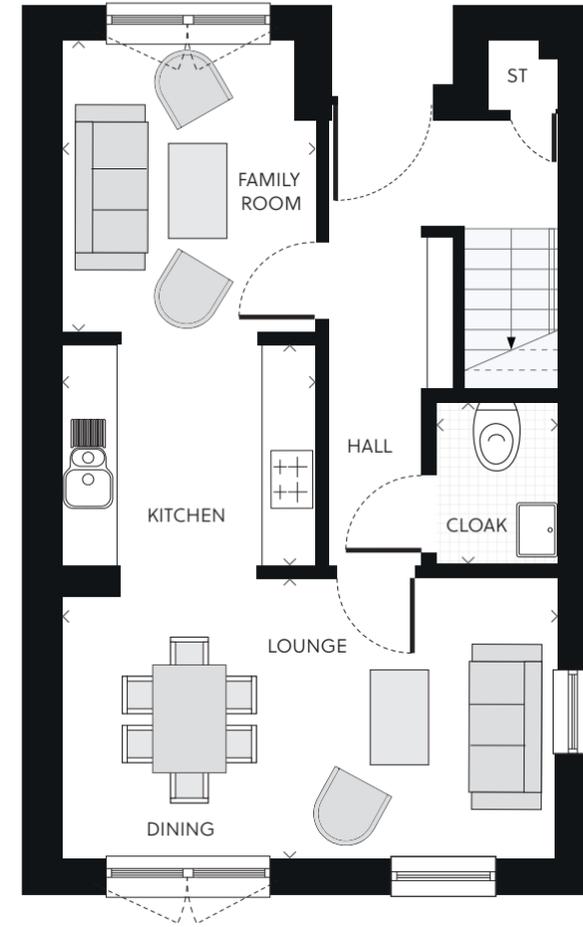
SECOND FLOOR

Bedroom 2 4.3m x 2.6m / 14'3" x 8'8"

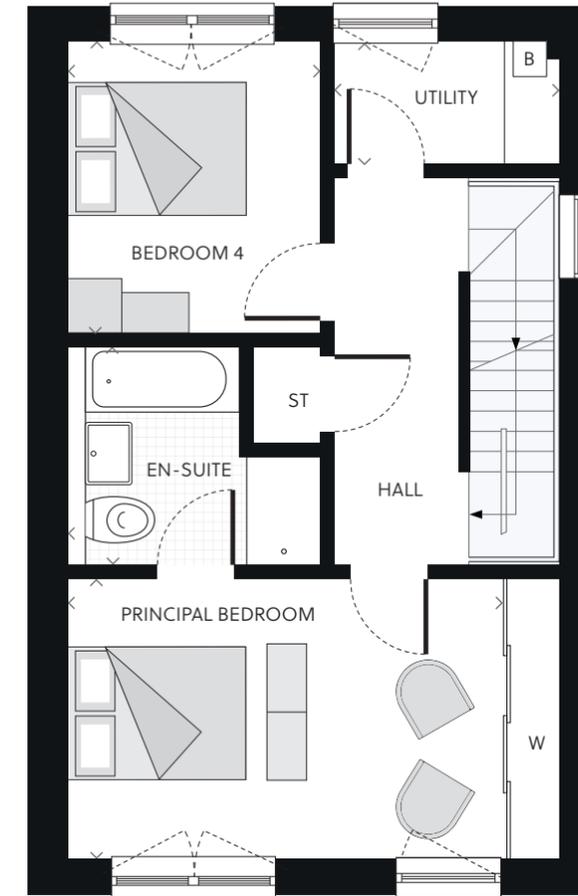
Bedroom 3 4.3m x 2.8m / 14'2" x 9'1"

Shower Room 2.8m x 2.4m / 9'2" x 8'0"

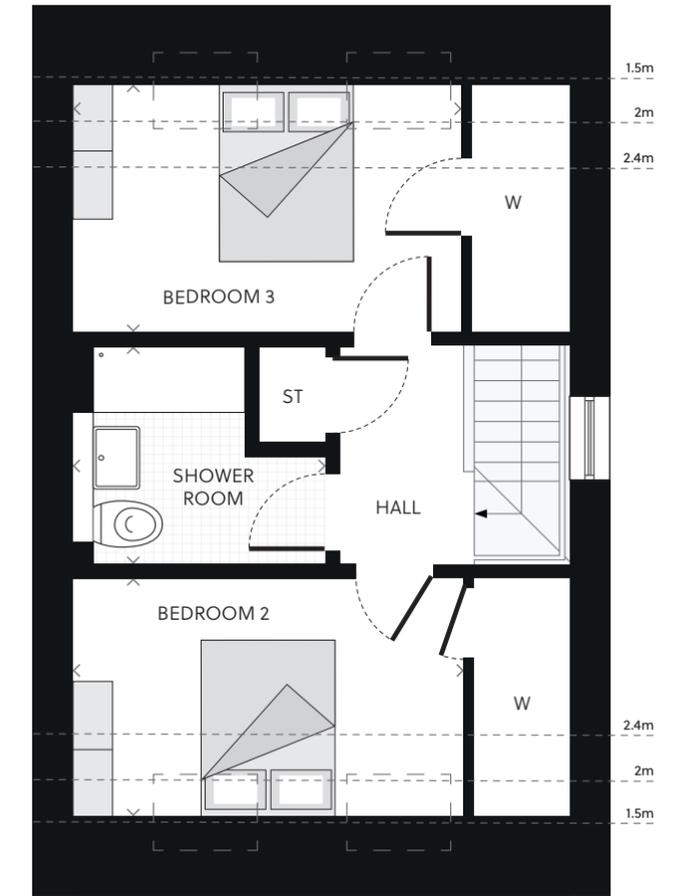
Ground Floor



First Floor



Second Floor



STYLE B

PLOT 6

AT A GLANCE

FOUR BEDROOM TOWNHOUSE • OPEN PLAN LIVING
 UTILITY • PRINCIPAL BEDROOM WITH EN-SUITE AND JULIETTE BALCONY
 1,570 SQ. FT

GROUND FLOOR

Lounge / Dining 5.6m x 3.1m / 18'5" x 10'3"

Kitchen 2.9m x 2.5m / 9'8" x 8'1"

Family Room 2.9m x 3.2m / 9'8" x 10'8"

Cloak 1.4m x 1.8m / 4'5" x 5'11"

FIRST FLOOR

Principal Bedroom 4.9m x 3.1m / 16'2" x 10'3"

En-Suite 2.9m x 2.4m / 9'7" x 7'11"

Bedroom 4 2.9m x 3.2m / 9'8" x 10'8"

Utility 2.5m x 1.4m / 8'2" x 4'6"

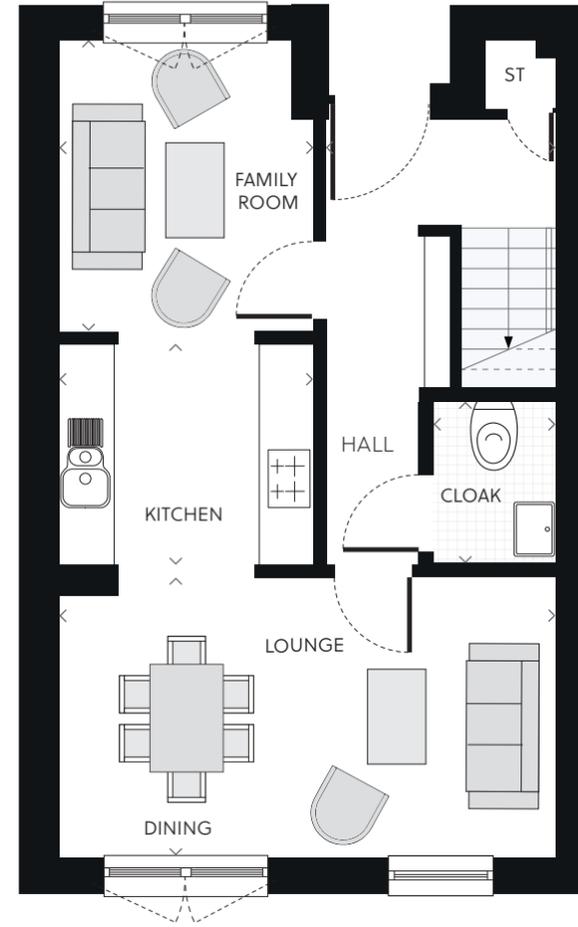
SECOND FLOOR

Bedroom 2 4.4m x 2.6m / 14'7" x 8'8"

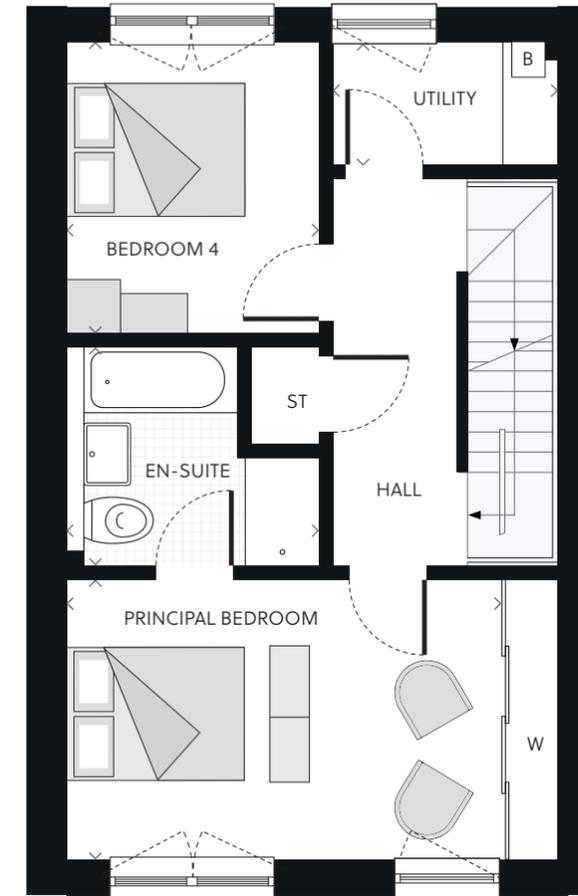
Bedroom 3 4.4m x 2.8m / 14'7" x 9'1"

Shower Room 2.9m x 2.4m / 9'7" x 8'0"

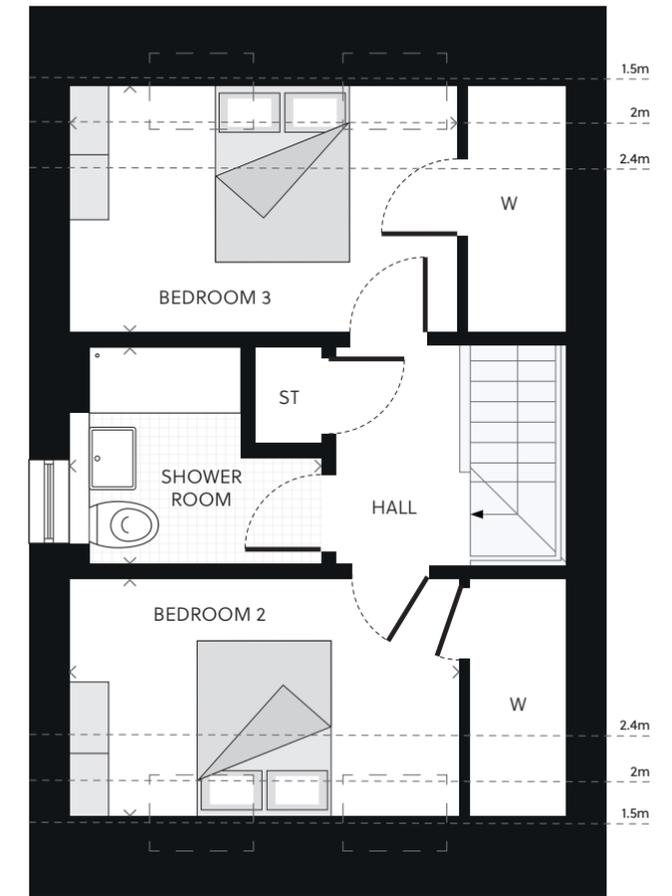
Ground Floor



First Floor



Second Floor





STYLE C

PLOT 5

AT A GLANCE

FOUR BEDROOM TOWNHOUSE • OPEN PLAN LIVING
 UTILITY • PRINCIPAL BEDROOM WITH EN-SUITE AND JULIETTE BALCONY
 1,552 SQ. FT

GROUND FLOOR

Lounge / Dining 5.6m x 3.1m / 18'3" x 10'3"

Kitchen 2.8m x 2.5m / 9'3" x 8'1"

Family Room 2.8m x 3.2m / 9'3" x 10'8"

Cloak 1.4m x 1.8m / 4'5" x 5'11"

FIRST FLOOR

Principal Bedroom 4.9m x 3.1m / 16'0" x 10'3"

En-Suite 2.8m x 2.4m / 9'2" x 8'0"

Bedroom 4 2.8m x 3.2m / 9'3" x 10'8"

Utility 2.5m x 1.4m / 8'4" x 4'6"

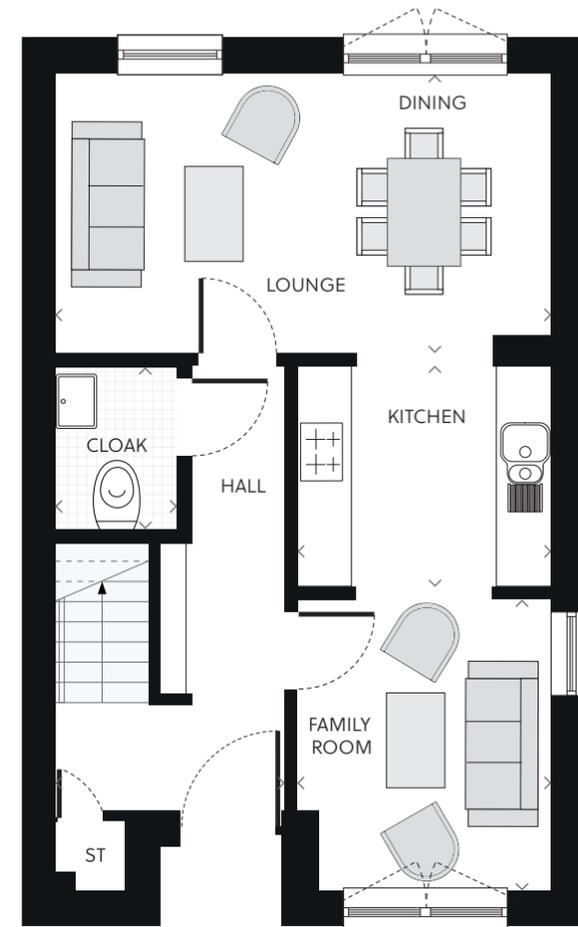
SECOND FLOOR

Bedroom 2 4.4m x 2.6m / 14'5" x 8'8"

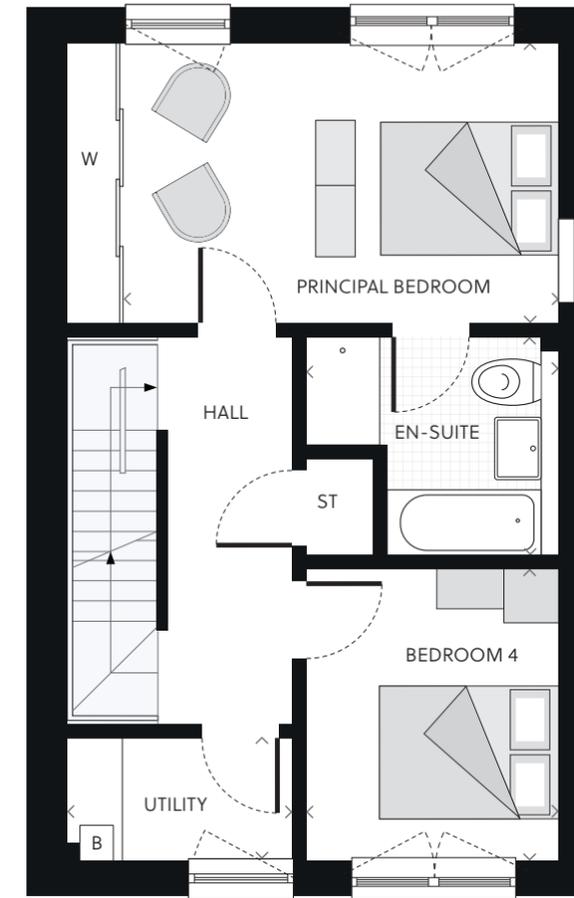
Bedroom 3 4.4m x 2.8m / 14'4" x 9'1"

Shower Room 2.8m x 2.4m / 9'2" x 8'0"

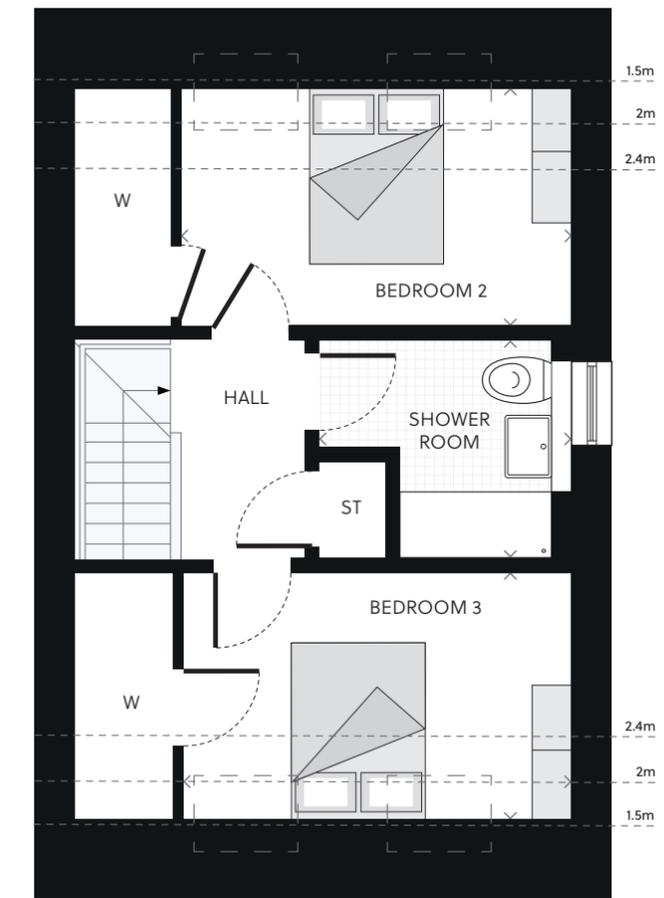
Ground Floor



First Floor



Second Floor



STYLE D

PLOT 1

AT A GLANCE

FOUR BEDROOM TOWNHOUSE • OPEN PLAN LIVING
 UTILITY • PRINCIPAL BEDROOM WITH EN-SUITE AND JULIETTE BALCONY
 1,540 SQ. FT

GROUND FLOOR

Lounge / Dining 5.5m x 3.1m / 18'3" x 10'3"

Kitchen 2.8m x 2.5m / 9'3" x 8'1"

Family Room 2.8m x 3.2m / 9'3" x 10'8"

Cloak 1.4m x 1.8m / 4'5" x 5'11"

FIRST FLOOR

Principal Bedroom 4.9m x 3.1m / 15'11" x 10'3"

En-Suite 2.8m x 2.4m / 9'1" x 8'0"

Bedroom 4 2.8m x 3.2m / 9'3" x 10'8"

Utility 2.5m x 1.4m / 8'4" x 4'6"

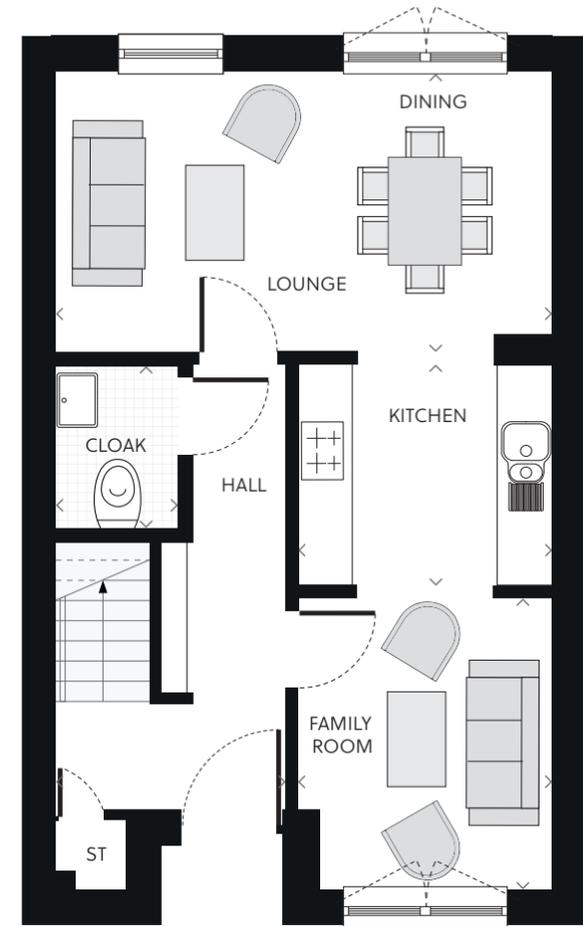
SECOND FLOOR

Bedroom 2 4.4m x 2.6m / 14'5" x 8'8"

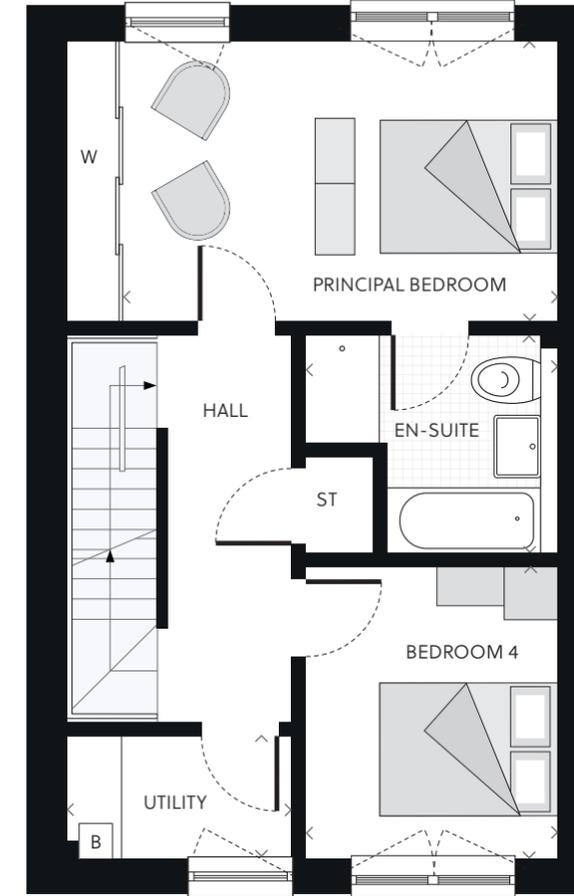
Bedroom 3 4.4m x 2.8m / 14'4" x 9'1"

Shower Room 2.8m x 2.4m / 9'2" x 8'0"

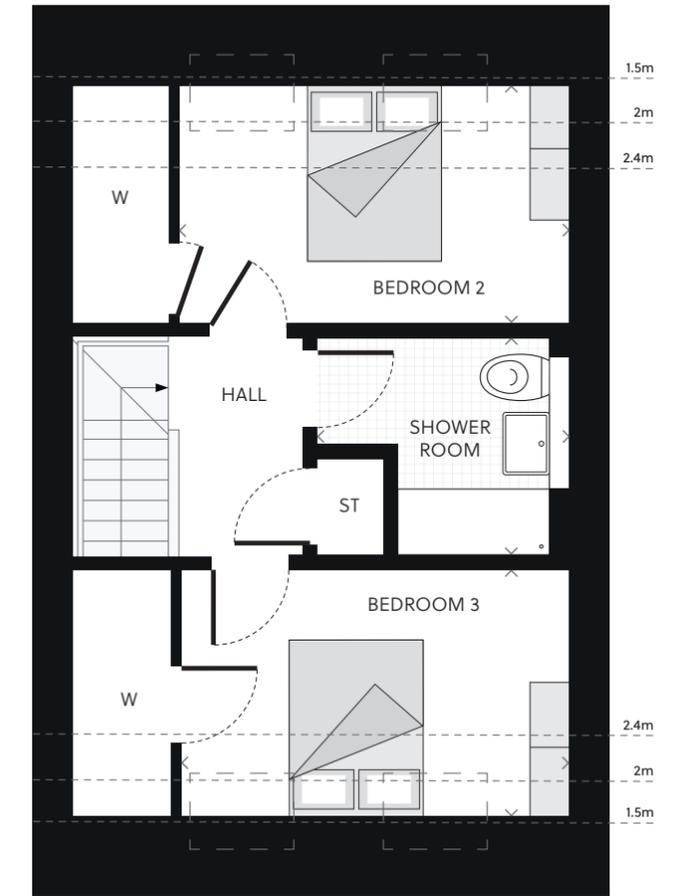
Ground Floor



First Floor



Second Floor



STYLE E

PLOTS 2, 3, 4, 7, 8 AND 9

AT A GLANCE

FOUR BEDROOM TOWNHOUSE • OPEN PLAN LIVING
 UTILITY • PRINCIPAL BEDROOM WITH EN-SUITE AND JULIETTE BALCONY
 1,536 SQ. FT

GROUND FLOOR

Lounge / Dining 5.5m x 3.1m / 18'0" x 10'3"

Kitchen 2.8m x 2.5m / 9'3" x 8'1"

Family Room 2.8m x 3.2m / 9'3" x 10'8"

Cloak 1.4m x 1.8m / 4'5" x 5'11"

FIRST FLOOR

Principal Bedroom 4.8m x 3.1m / 15'9" x 10'3"

En-Suite 2.8m x 2.4m / 9'2" x 8'0"

Bedroom 4 2.8m x 3.2m / 9'3" x 10'8"

Utility 2.5m x 1.4m / 8'2" x 4'6"

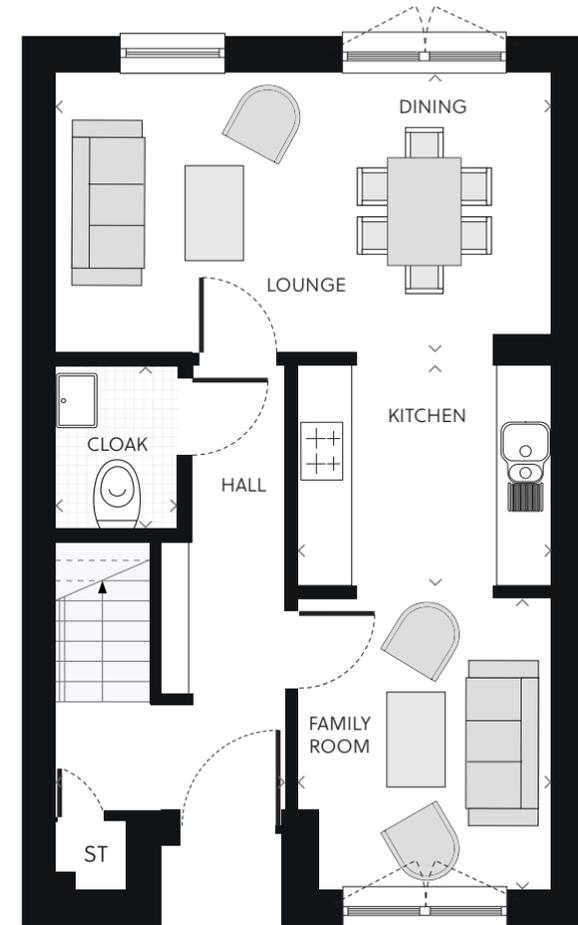
SECOND FLOOR

Bedroom 2 4.3m x 2.6m / 14'2" x 8'8"

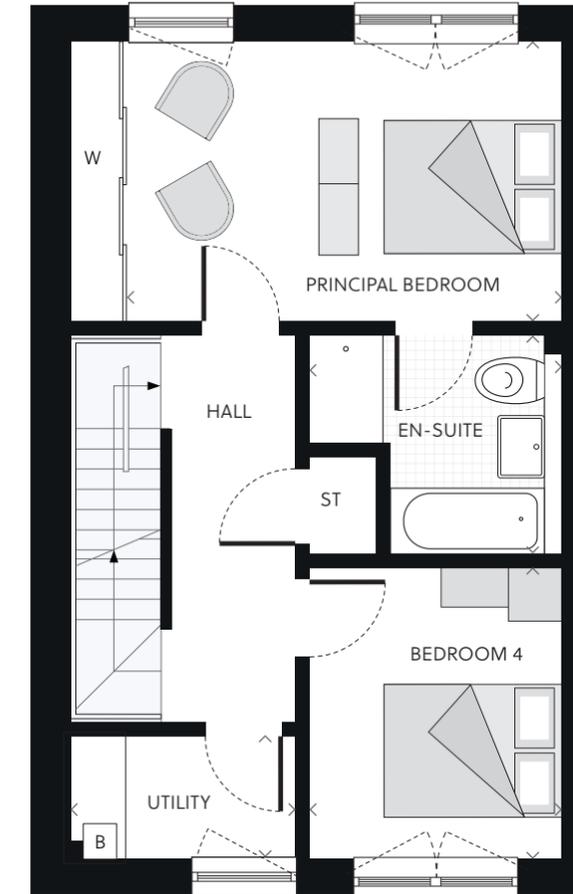
Bedroom 3 4.3m x 2.8m / 14'1" x 9'1"

Shower Room 2.8m x 2.4m / 9'2" x 8'0"

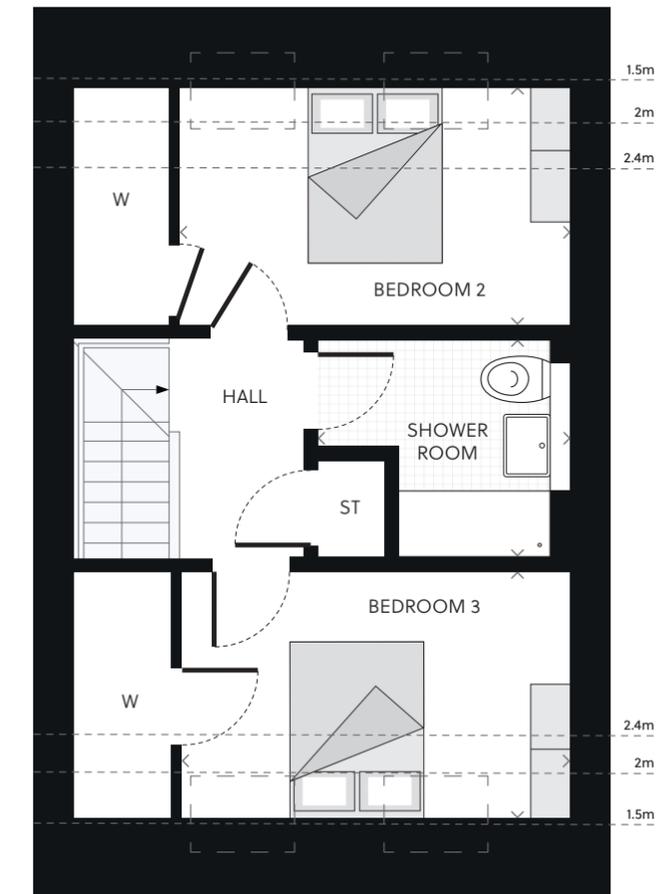
Ground Floor



First Floor



Second Floor





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
- Laminate work surface complete with matching up-stand
- Glass splashback behind hob in a choice of colours
- Stainless steel sink with feature tap
- LED lighting below wall units
- Chrome switchgear to Kitchen at high level
- Integrated appliances;
 - NEFF Single multi-function oven
 - NEFF 4 zone induction hob with canopy cooker hood
 - NEFF Microwave
 - Hotpoint Fridge Freezer (70/30)
 - Hotpoint Dishwasher

Utility

- White laminate work surface with matching up-stand and base supports
- Preprepared plumbing and electrics for appliances

Principal En-suite and Shower Rooms

Principal en-suites will feature the following;

- Contemporary Duravit sanitaryware with Hansgrohe brassware
- Choice of under-mount vanity unit colour
- Wide range of wall tiling to choose from to selected areas
- Large fitted mirrors will be installed above wash hand basin
- Shaver point
- Shower tray, glass sliding screen and Hansgrohe shower
- Carron Profile bath with white panel
- Towel radiator
- Chrome down-lighters

Shower Rooms will feature the following

- Contemporary Duravit sanitaryware with Hansgrohe brassware
- Wide range of wall tiling to choose from to selected areas
- Shaver point
- Shower tray, glass screen and electric shower
- Towel radiator
- Chrome down-lighters

Modern essentials

- Contemporary white painted internal doors throughout with chrome ironmongery
- Choice of wardrobe door colours from selected range to Principal Bedroom
- Shelf and hanging rail to wardrobes within Principal bedroom, Bedroom Two and Bedroom Three
- Dulux satinwood paint finish to all woodwork
- White matt emulsion paint finish to all walls and ceilings
- High performance uPVC windows and French doors

- Vulux roof lights
- Recessed chrome rimmed down-lighters to Kitchen, Principal En-suite and Shower room
- BT Point to Lounge, Family Room and Principal Bedroom (with master point in meter cupboard)
- Media Plate to Family Room
- SKY Q and digital TV Points to Lounge
- High performance combination boiler with Myson compact white radiators to all locations
- Smoke, heat and carbon monoxide detectors and monitors as required
- Intruder alarm
- Chrome doorbell and chimes to front entrance
- Galvanised metal balustrade to all windows on first floor
- USB socket to Kitchen and Principal Bedroom
- External power point at rear of property
- External lighting to rear door with feature motion sensor coach light to front entrance
- External Tap located at Patio
- Solar PV Panels to the roof of each plot (Location based upon site position)

Exterior

- High performance u-PVC windows and French doors
- Bespoke front door with chrome ironmongery
- Rear gardens finished in Turf (refer to landscape design drawing)
- Allocated parking bays finished in mono-blocks
- Tobermore Tegula footpaths selected to compliment the finishes of the house elevation
- 1.5m high timber fencing to the property boundary and 1.6m high at Patio area with gates supplied where required

Energy efficiency

- The development will comply with the exacting Silver Active regulations and Gold for Carbon emissions which goes beyond the standard benchmark requirements
- Solar PV Panels will be installed on the roof to help reduce the electrical running costs of the property
- 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



DISTINCTLY DIFFERENT

For over 30 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 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, bathroom tiles and paint colours.

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.

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, cloakrooms, 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 CO₂ – 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.

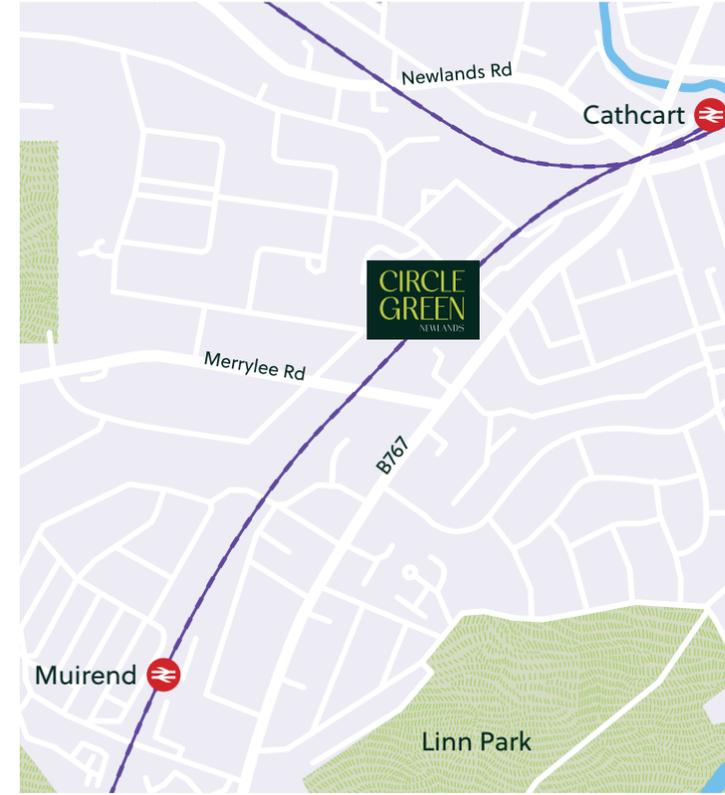
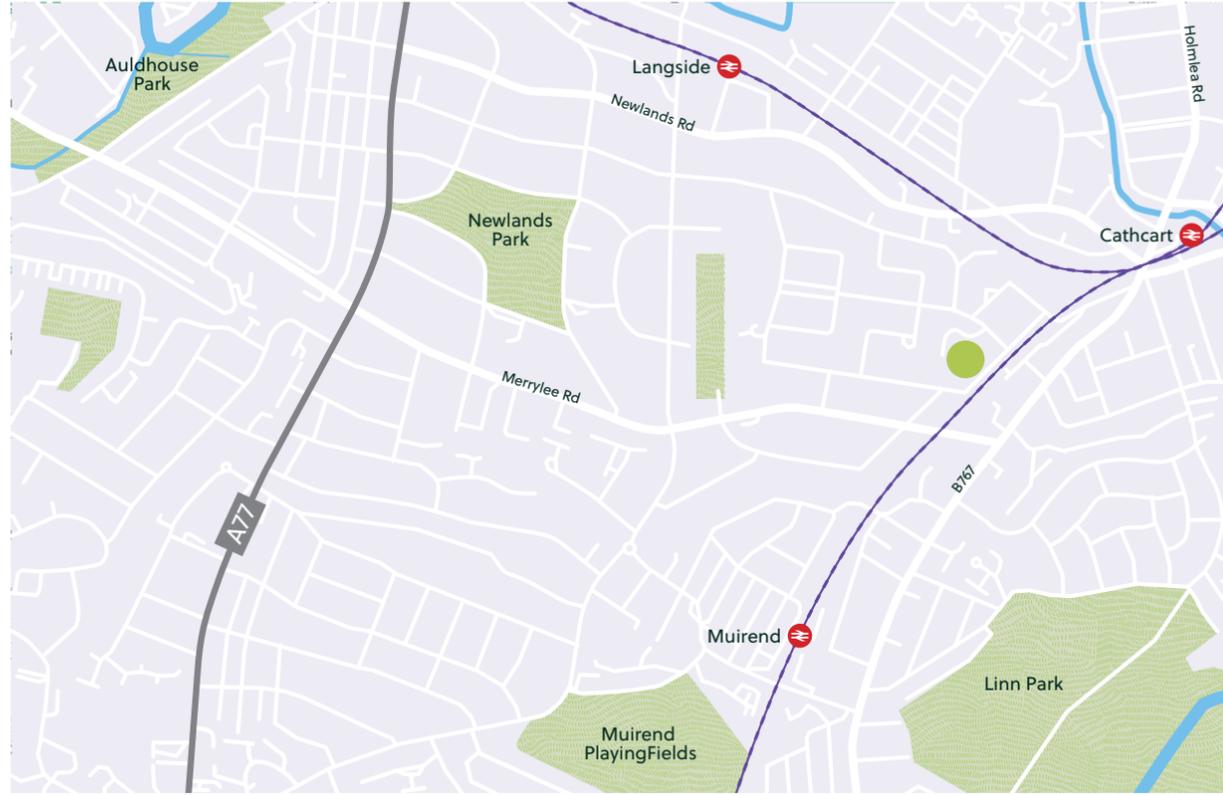
9. Building new communities

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.

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



For sales information on Circle Green, please telephone 0800 587 0333

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

 /WestpointHomesScotland



Directions to development
SAT NAV G43 2LN



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.

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westpointhomes.net

