



STATION WYND

NITSHILL ROAD, GLASGOW



www.corumproperty.co.uk



A PLACE TO SETTLE DOWN

AND PUT DOWN YOUR ROOTS.

Station Wynd is an exciting new development offering 25 two and three bedroom contemporary styled homes in a mix of semi-detached and terraced villas for sale.

Placed right on the outskirts of Glasgow in the Nitshill area, Station Wynd offers the convenient combination of relaxed, village style living right on the edge of a fast paced city.

Each home at Station Wynd has been carefully crafted to combine energy efficiency and a contemporary, open plan style with modern conveniences including double glazing, central heating powered by Air Source Heat Pump as well as modern kitchens, allocated parking and spacious gardens.

YOUR NEW HOME

WHERE YOU AND YOUR FAMILY CAN BLOOM.

Located on the popular South side of Glasgow, Station Wynd is just minutes from the M77, providing an ideal base to take advantage of the transport links to the surrounding areas including Glasgow and Edinburgh.

Nitshill Train station is an easy walk away with a regular service to Glasgow and beyond. Glasgow City Centre as well as Glasgow International Airport are a mere 15 minutes drive away.

When you live in a city suburb like Nitshill you have the great outdoors right at your fingertips. For weekend relaxation, green areas like Cowan Park and Rouken Glen Park are close by making it the perfect location for a family days out.

If it is shopping you had in mind, Silverburn Shopping centre is a short 5 minute drive away. The popular shopping venue has recently been extended and now offers over 90 retail outlets of every brand imaginable and a state of the art 14 screen cinema complex.





ARROCHAR

- TWO BEDROOM SEMI DETACHED VILLA (PLOTS 7, 8, 11 & 12)
- TWO BEDROOM MID TERRACED VILLA (PLOTS 5, 14, 19 & 22)
- TWO BEDROOM END TERRACED VILLA (PLOTS 4, 18 & 23)



TULLOCH

- THREE BEDROOM SEMI DETACHED VILLA (PLOTS 9, 10, 16, 17 & 24)
- THREE BEDROOM MID TERRACED VILLA (PLOT 2)
- THREE BEDROOM END TERRACED VILLA (PLOTS 3, 6, 20 & 21)

GROUND FLOOR

Hallway
4.40m x 1.05m

Shower room
3.10m x 1.12m

Lounge/Dining
5.00m x 3.90m

Kitchen
3.15m x 2.60m

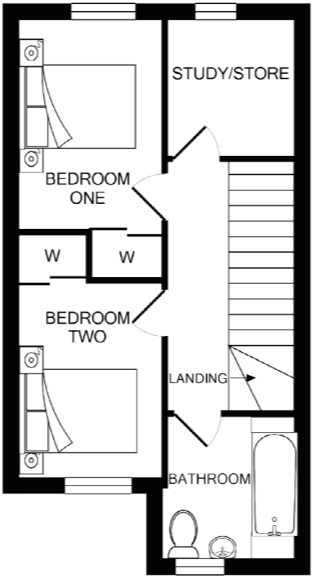
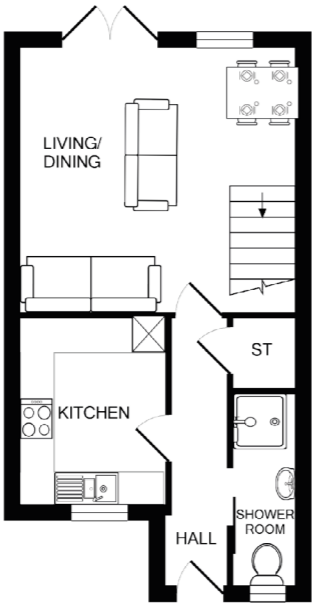
FIRST FLOOR

Bedroom One
3.15m x 2.75m

Bedroom Two
3.15m x 2.75m

Study/Store
2.10m x 2.00m

Bathroom
2.50m x 2.17m



Overall Area 77.80 sqm

GROUND FLOOR

Hallway
4.25m x 1.05m

Shower room
3.10m x 1.12m

Lounge/Dining
4.85m x 4.15m

Kitchen
3.40m x 2.40m

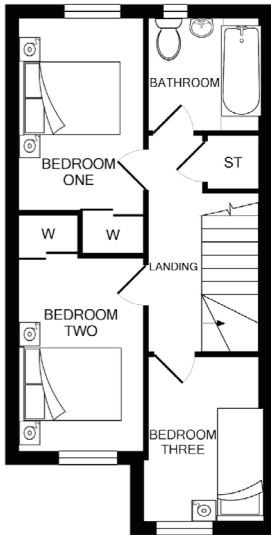
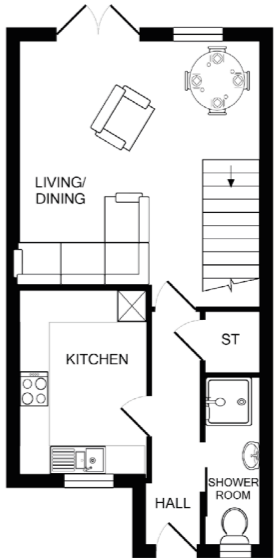
FIRST FLOOR

Bedroom One
3.45m x 2.60m

Bedroom Two
3.40m x 2.60m

Bedroom Three
3.05m x 2.15m

Bathroom
2.15m x 2.10m



Overall Area 80.80 sqm



GLENFINNAN

• THREE BEDROOM END TERRACED VILLA (PLOTS 13 & 15)



MALLAIG

- THREE BEDROOM SEMI DETACHED VILLA (PLOT 25)
- THREE BEDROOM END TERRACED VILLA (PLOT 1)

GROUND FLOOR

Hallway
4.25m x 1.05m

Shower room
3.10m x 1.12m

Lounge/Dining
4.90m x 4.15m

Kitchen
3.40m x 2.40m

FIRST FLOOR

Bedroom One
3.45m x 2.60m

Bedroom Two
3.40m x 2.60m

Bedroom Three
3.05m x 2.15m

Bathroom
2.15m x 2.10m

Overall Area 77.80 sqm



GROUND FLOOR

Hallway
4.50m x 1.30m

Shower room
3.10m x 1.12m

Lounge/Dining
5.25m x 4.25m

Kitchen
3.30m x 3.25m (max)

FIRST FLOOR

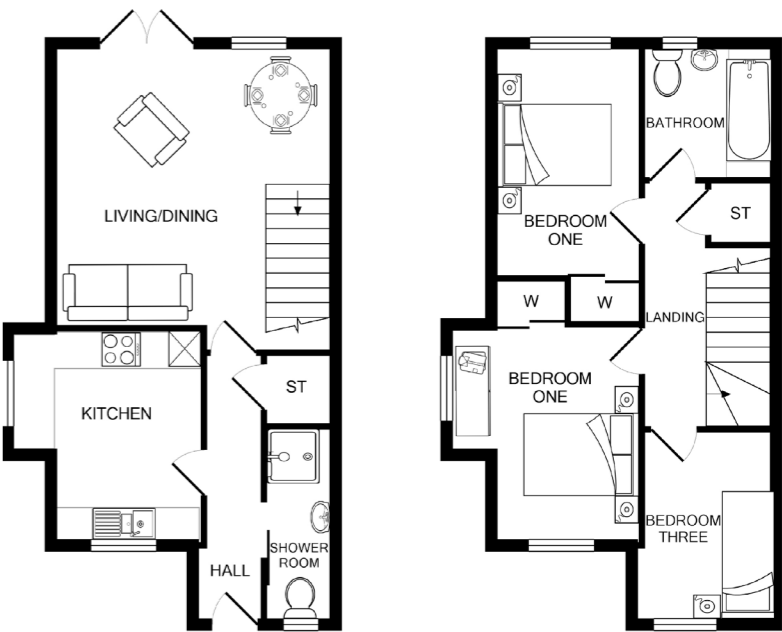
Bedroom One
3.65m x 3.30m (max)

Bedroom Two
3.55m x 2.95m

Bedroom Three
3.05m x 2.15m

Bathroom
2.15m x 2.10m

Overall Area 89.60 sqm



SPECIFICATIONS

ALL YOU HAVE TO DO IS MOVE IN AND ADD YOUR OWN PERSONAL TOUCHES.

KITCHEN

- Range and choice of stylish kitchens
- (subject to build stage)
- Choice of worktops/upstands
- Stainless steel electric oven
- Stainless steel electric hob
- Stainless steel chimney hood

BATHROOM/SHOWER ROOM

- Ideal Standard modern white sanitary ware
- Ideal Standard modern chrome single lever taps
- Choice of wall tiling subject to build progress

BEDROOMS

- Sliding door wardrobes bedroom 1
- Sliding door wardrobes bedroom 2
- Internal Doors
- White contemporary panelled doors throughout
- Chrome contemporary ironmongery throughout

DECORATION

- Walls emulsion painted magnolia throughout
- Ceilings emulsion painted white throughout
- Doors and woodwork white gloss

Each property is covered by a 10 year
Premier Warranty

TELEVISION & TV POINTS

- TV points to lounge and bedroom 1
- Telephone points to lounge and bedroom 1

LIGHTING & HEATING

- Air Source Heat Pumps
- Recessed low voltage downlighters bathroom & shower room
- Track light fitting to kitchen
- All other areas pendant fittings
- Thermostatic controlled radiators

DOUBLE GLAZING

- Double glazed window units throughout
- Double glazed doors

GARDENS





- Front gardens turfed
- Rear gardens top soil
- Rotary clothes dryer provided
- High screen timber fence to boundary
- 1200mm timber feu fence between plots
- (see sales executive for drawing)

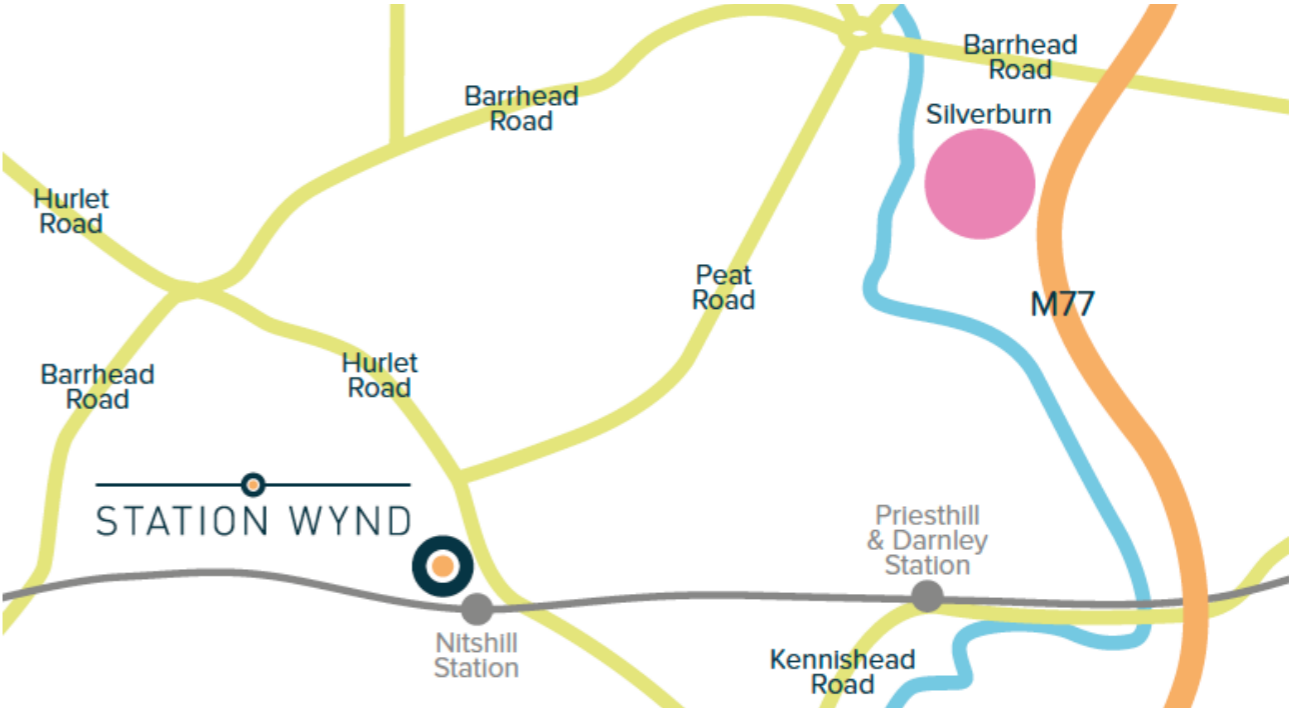
All specifications, measurements and CGI imagery are provided for indicative purposes only and are subject to change. They do not form part of any contract. Please confirm all specifications and details with your sales consultant.



SITE PLAN & PLOT FINDER

CHOOSE YOUR NEXT HOME

-  Arrochar
-  Tulloch
-  Glenfinnan
-  Mallaig



WHERE TO FIND US

STATION WYND | NITSHILL ROAD, GLASGOW

Heading North on the M77, exit left at junction 3 towards A726 Paisley. Turn left onto Nitshill Road and continue straight passing Sainsbury's on the left hand side.

Proceed straight through each set of traffic lights for circa 1 mile and under the railway bridge. Station Wynd is located on the left hand side beyond the bridge.



Strathcarron is a privately held property investment and development company based in Edinburgh and Glasgow, led by Dallas Rhodes and Angus Mcleod. The Group specialises in high-quality residential development projects across Scotland. Through affiliated companies Strathcarron Homes has extensive experience in property management and residential development and commercial projects.

www.strathcarronhomes.co.uk

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. All measurements, distances and areas are approximate and for guidance only. Prospective buyers are advised to check these for any particular purpose, i.e. carpets and furniture and fittings.



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