



A development of only 5 unique, architect designed luxury homes featuring natural building materials with light and open living spaces.

Possible equestrian use with land available.







SET AMIDST MATURE TREES AND FARMLAND AND BOASTING A PEACEFUL ALMOST SECRET LOCATION, HIGH CARNDUFF IS THE PERFECT LOCATION. THE GROUNDS OF THE STEADING REFLECT THE CARE AND ATTENTION THAT HAS BEEN TAKEN IN EVERY PART OF THE DEVELOPMENT.

This development of only five homes enjoy an idyllic rural outlook with stunning countryside views yet the village of Strathaven is within walking distance or a 5min drive.

These characterful properties sit perfectly within the landscape and will have subtle differences to the external finishes making each one unique.











# STRATHAVEN ENDLESS CHARM

STRATHAVEN IS ONE OF SCOTLAND'S BEST KEPT SECRETS. A PROSPEROUS, PICTURESQUE LITTLE TOWN IN THE AVON VALLEY, WHERE LIFE STILL MOVES AT A MORE GENTLE PACE. A TOWN FILLED WITH TEAROOMS, QUALITY PUBS, RESTAURANTS AND UNIQUE INDEPENDENT SHOPS.

'Toffee Town' is a town steeped in history, with it's very own castle and museum and the very popular Strathaven Park where one can enjoy a variety of facilities including a miniature railway, a boating pond, a putting green, a bowling green, tennis courts, a children's playground and a cafe.

If retail therapy is more your thing, you won't find any shopping malls here, but Hamilton and East Kilbride are nearby with extensive first class shopping and leisure. For the more energetic, Strathaven has a Sports Centre and Swimming Baths.

Golfers can enjoy the local golf courses in Strahaven & Chapelton or nearby in East Kilbride, while Turnberry and Troon are within easy travelling distance.

High Cranduff Steading is only a 5 minute drive from Kirkland Park Primary and Strathaven Academy (rated one of the best schools in Scotland and due to reopen for the 2009 academic year).

With all this on your doorstep, wouldn't you want to keep it a secret too?



HIGH CARNDUFF NESTLES IN THE GROUNDS OF THE HISTORIC HIGH CARNDUFF FARM STEADING, AN IDYLLIC RURAL LOCATION SURROUNDED BY STUNNING COUNTRYSIDE VIEWS, YET ONLY A SHORT DISTANCE FROM THE HEART OF THE VILLAGE ITSELF.

High Carnduff offers a choice of luxury family homes brimming with character and quality. These homes blend traditional Scottish building materials of sandstone, slate and render, with unique design features such as double height reception & living areas, slate roofs and timber cladding.

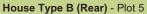
With this stylish five unit development comes the rare opportunity to live the best of both worlds, the homes being in a stunning countryside location yet within easy traveling distance of major cities.

An ideal location to live, work and relax...

At High Carnduff we are offering luxury family homes that combine rural traditions with a distinctive contemporary twist, incorporating innovative environmental technologies and standards.







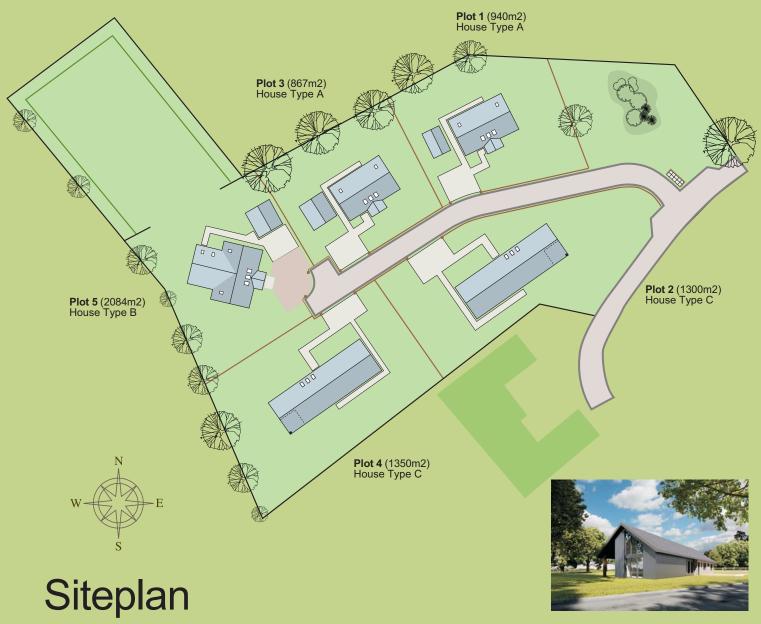


House Type B - Plot 5



House Type A - Plots 1 & 3

Extra Land available on request - possible equestrian use.



House Type C - Plots 2 & 4



contemporary interiors







N.B. Images shown are of exact style of property but may include upgrade specification







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N.B. Images shown are of previous similar properties but may include upgrade specification

# HIGH CARNDUFF Steadings

WE UNDERSTAND THAT WHEN IT COMES TO MAKING A HOUSE FEEL LIKE A HOME, IT IS ALL THE LITTLE DETAILS THAT MAKE THE BIG DIFFERENCE.

High Carnduff Steading has been designed to feature modern open plan living, giving you and your family space to breathe, live and grow.

The kitchen/family living and glazed garden room all flow seamlessly creating an exceptional family living space.

We want you to have a choice, wherever you can!

From the style of your kitchen, the colour of your bathroom tiles, through to the floor coverings in each room, we will do everything we can to make every corner of your new home <u>quintessentially yours</u>.

# **SPECIFICATION**

#### External

High Insulated Timber Frame Construction

External Mixture of Stone, Render and Timber Cladding (A & B)

External Mixture of Stone, Cedar and Kingspan Quadcore (C)

Traditional Slate Roofs

Double Glazed Windows with Locking Furniture throughout.

Double Glazed Doors & Patio Doors with 5 point lever locks

Large Garden Plots

Parking Areas

Garages available as extra

#### **Electrical**

Mains Connected Smoke & Heat Detectors

LED Downlighting to Kitchen / Bathroom and En Suites

TV Points to Lounge and Bedrooms

BT connections to house

#### Kitchen

Contemporary Custom Designed Kitchens

Base & Wall Units with Under Counter Lighting

Tiled Splashback

Stainless Steel Extractor, Oven and Ceramic Hob

Integrate Under Counter Fridge & Freezer

### **Bathroom and En-Suites**

Contemporary White Sanitary Ware

Mains Pressure Showers

Floor Tiling / Bath, Shower Areas and above sinks.

Moisture Extraction

Glass Screen Walk in Shower Areas

#### **Finishings**

White Paneled Doors with Chrome Ironmongery

Square section Skirtings

White Emultion to Ceilings, Magnolia or similar to walls

#### Heating

Air Source Renewable Heating.

Underfloor heating to ground floor / radiators on upstair level.

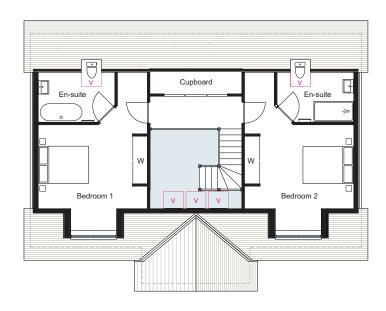
#### SPECIFICATION UPGRADES AND EXTRAS AVAILABLE

Upgrades are available to door choices (Oak), Stairs (Oak), bathroom tiling and garages. Ask sales for more information.

Warranty provided via Architect Certificate.

Note: Specification can be subject to change during the building programme either for regulation of supply.





3711 x 1100

## House Type A

Vestibule

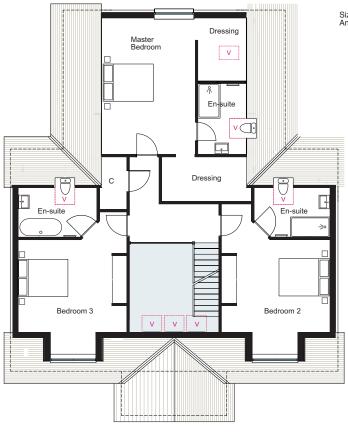
Entrance Hall	4455 x 3711
Kitchen / Family	7980 x 4364
Lounge	4455 x 4364
Bedroom 3 / Study	4364 x 3400
Utility	2777 x 1875
Shower Room	2095 x 1716
Bedroom 1	4384 x 3367
En-suite	3079 x 2000
Bedroom 2	4384 x 3367
En-suite	3079 x 2000



Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy.







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# **House Type B**

Veetibule	3711 x 1100
Vestibule	3/11 X 1100
Entrance Hall	6248 x 3624 (inc stair)
Kitchen / Family	8350 x 4375
TV Room / Dining	4375 x 4100
Bedroom 4	4375 x 4100
01	0050 4050

 Bedroom 4
 4375 x 4100

 Shower
 2350 x 1950

 Utility
 5500 x 1950

 Lounge
 6295 x 5500

Bedroom 1 Master 5520 x 3785 Dressing Area 1 2550 x 1970

Dressing Area 2 3437 x 1800 (into combe)

En-suite 2865 x 1970

Bedroom 2 4410 x 3746 (excl bay)

En-suite 3079 x 2000 Bedroom 3 4395 x 3746

En-suite 3079 x 2000 (excl bay)





## House Type C 'Barn'

Lounge / Kitchen, Dining 10460 x 4340 (at lounge) 10460 x 7235 (at kitchen) Deck 4300 x 3000 Utility 3500 x 2100 1970 x 1350 Toilet Bedroom 1 Master 4410 x 3500 3500 x 1600 (into shower) En-suite Bedroom 2 4680 x 3010 Bedroom 3 3590 x 3050 (inc wardrobe) Bathroom 3075 x 2250 Bedroom 4 3057 x 2600 Bedroom 4 /Study W/C Living Dining C/B Bedroom 3 Vaulted full height ceiling Utility W Covered Deck En/suite Kitchen Bedroom 1 Bedroom 2

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For further information please call Residence Estate Agents on: **01357 572222** 

or visit: www.brackenridgehomes.co.uk

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