

philipshill gardens

EAST KILBRIDE

G74 5LG



A niche development of  
contemporary designed  
2 bedroom apartments





Philipshill Gardens Phase II is a unique development of only nine contemporary designed apartments on the western edge of East Kilbride.

The development will form a quiet enclave accessed off Philipshill Road via a newly formed shared surface courtyard.

The apartments have been individually designed for their location and to take advantage of the countryside views whilst maximising privacy and security.

The appearance of the apartment is complemented by the high quality of external materials used, complementing the adjacent development and semi-rural setting.

Philipshill Gardens will be constructed to maximise sustainability and to reduce energy in use. Passive solar gain is utilised in conjunction with high levels of thermal insulation, energy efficient heating systems and high performance windows and doors.

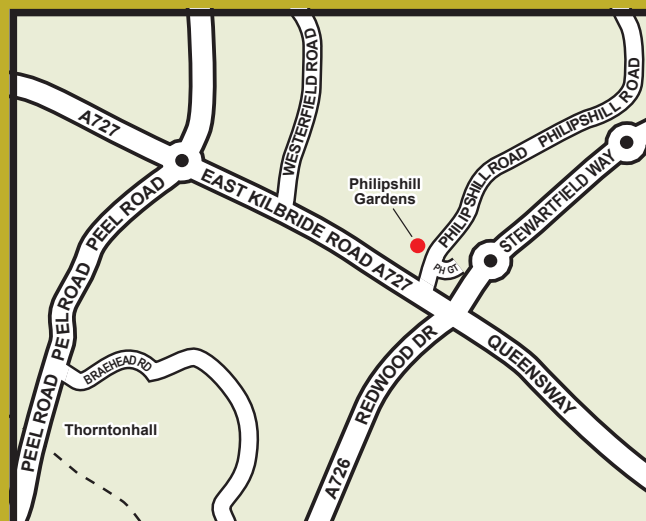
An allocated parking space will be provided to each apartment with additional spaces for visitors.

#### From Clarkston

- Approach Clarkston Toll roundabout and follow the signs for East Kilbride A727
- At the next roundabout (Sheddons) take first left, East Kilbride A727
- Follow East Kilbride Road for approximately 1.4 miles
- At next roundabout follow the sign for East Kilbride A727
- Veer left at the sign M77, sign posted Natural Museum of Rural Life
- Then take first left into Philipshill Road and then second left into Philipshill Gardens

#### From East Kilbride

- At the Whirlies roundabout follow the signs for Busby/ Natural Museum of Rural Life
- Follow Stewartfield Way for just over 2 miles, passing through 6 mini roundabouts
- At the next main roundabout follow the sign for Thorntonhall / Busby A727
- After a short journey take a right turn under the flyover and straight through the junction onto Philipshill Road
- Entrance to Philipshill Gardens is second left





Existing  
Development

PLOTS  
1-9

PLOT 4

PLOT 3

PLOT 2

PLOT 1

NORTH

# Floor plans

## Ground Floor



## Plots

- Holly - Plots 1, 4, 7
- Willow - Plots 2, 5, 8
- Maple - Plots 3, 6, 9

## First Floor & Second Floor

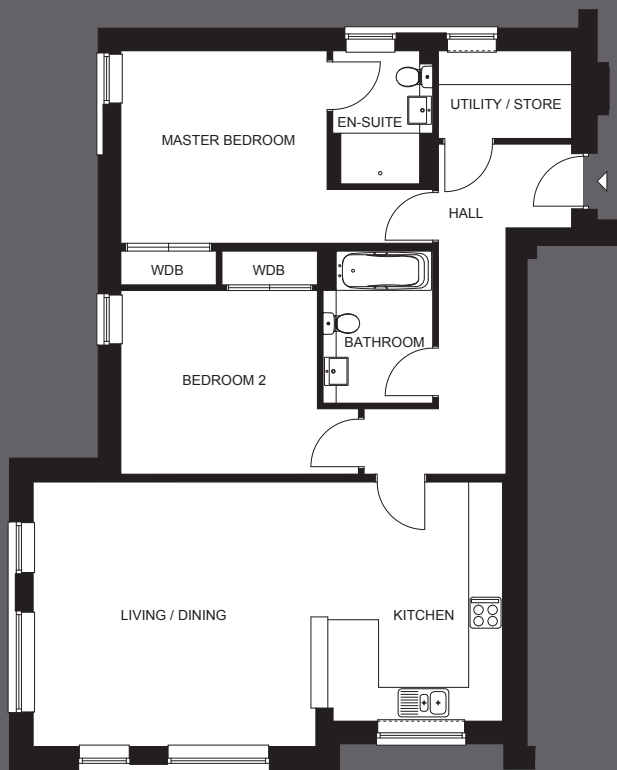


Contemporary designed 2 bedroom apartments with living/dining room, kitchen, master en-suite, family bathroom, with feature bi-fold doors to the upper floor apartments.

## HOLLY - 1010 sq.ft

### Plot 1

Private Rear Garden

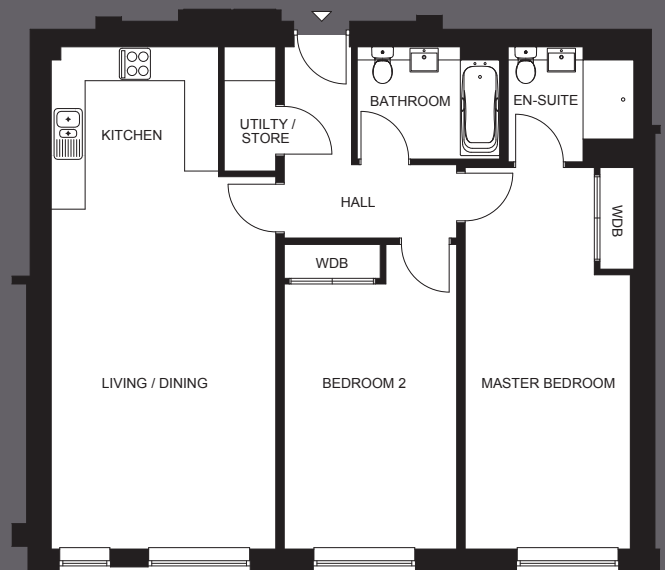


LIVING / DINING.....	4932	x	4695	(16'2" x 15'5")
KITCHEN.....	4245	x	3400	(13'11" x 11'2")
MASTER BEDROOM.....	3661	x	3417	(12'0" x 11'3")
BEDROOM 2.....	3489	x	3260	(11'5" x 10'8")
BATHROOM .....	2699	x	1948	(8'10" x 6'5")
EN-SUITE.....	2362	x	1776	(7'9" x 5'10")

## WILLOW - 988 sq.ft

### Plot 2

Private Rear Garden



LIVING / DINING.....	5970	x	3976	(19'7" x 13'1")
KITCHEN.....	2963	x	2925	(9'9" x 9'7")
MASTER BEDROOM.....	6757	x	2926	(22'2" x 9'7")
BEDROOM 2.....	4595	x	3054	(15'1" x 10'0")
BATHROOM .....	2524	x	1988	(8'3" x 6'6")
EN-SUITE.....	2038	x	2227	(6'8" x 7'4")

Contemporary designed 2 bedroom apartments with living/dining room, kitchen, master en-suite, family bathroom, with feature bi-fold doors to the upper floor apartments.

**MAPLE** - 1030 sq.ft

## Plot 3

Private Rear Garden



LIVING / DINING.....	5134 x 4864	(16'10" x 15'11")
KITCHEN.....	5134 x 3100	(16'10" x 10'2")
MASTER BEDROOM.....	5534 x 2769	(18'2" x 9'1")
BEDROOM 2.....	3798 x 2889	(12'6" x 9'6")
BATHROOM .....	2553 x 1927	(8'5" x 6'4")
EN-SUITE.....	3268 x 1738	(10'9" x 5'8")

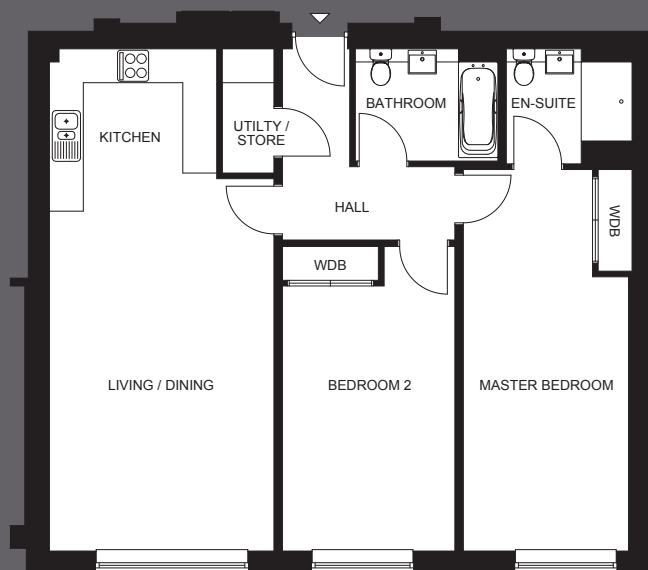


## HOLLY - 1010 sq.ft Plots 4 & 7



LIVING / DINING.....	4932	x	4695	(16'2" x 15'5")
KITCHEN.....	4245	x	3400	(13'11" x 11'2")
MASTER BEDROOM.....	3661	x	3417	(12'0" x 11'3")
BEDROOM 2.....	3489	x	3260	(11'5" x 10'8")
BATHROOM .....	2699	x	1948	(8'10" x 6'5")
EN-SUITE.....	2362	x	1776	(7'9" x 5'10")

## WILLOW - 988 sq.ft Plots 5 & 8



LIVING / DINING.....	5970	x	3976	(19'7" x 13'1")
KITCHEN.....	2963	x	2925	(9'9" x 9'7")
MASTER BEDROOM.....	6757	x	2926	(22'2" x 9'7")
BEDROOM 2.....	4595	x	3054	(15'1" x 10'0")
BATHROOM .....	2524	x	1988	(8'3" x 6'6")
EN-SUITE.....	2038	x	2227	(6'8" x 7'4")

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**MAPLE** - 1030 sq.ft

**Plots 6 & 9**



LIVING / DINING.....	5134 x 4864	(16'10" x 15'11")
KITCHEN.....	5134 x 3100	(16'10" x 10'2")
MASTER BEDROOM.....	5534 x 2769	(18'2" x 9'1")
BEDROOM 2.....	3798 x 2889	(12'6" x 9'6")
BATHROOM .....	2553 x 1927	(8'5" x 6'4")
EN-SUITE.....	3268 x 1738	(10'9" x 5'8")



# Specification

## EXTERNAL FINISHES

Low maintenance grey upvc windows and doors  
Low maintenance grey upvc soffit and fascia panels  
Low maintenance grey aluminium bi-fold doors  
Monobloc designated parking areas

## KITCHEN

Each contemporary designed Jackton Moor kitchen comes fully integrated offering a choice of stylish high quality fittings and includes feature lighting (choice subject to build stage)

### Appliances

Stainless steel single oven  
Stainless steel microwave  
Induction Hob – 4 zones  
Fridge Freezer – 70/30  
Dishwasher – 12 place  
Stainless steel extractor hood  
Two zone heating system

## BATHROOMS

Modern white Ideal Standard sanitary-ware  
Complementary chrome taps  
Thermostatic shower to en-suite  
Contemporary shower enclosure  
Vanity basin unit - bathroom and en-suite

### Tiling – Porcelanosa

Walls – bathroom      dado height  
Walls – en-suite      dado height

## WARDROBES

Contemporary design sliding wardrobes fitted with internal shelf and hanging rail

See sales executive for options

## ELECTRICAL / LIGHTING

Recessed satin chrome downlights fitted to kitchen, bathroom, en-suite and hallway  
Energy saving pendant fitting to other areas

TV points – lounge\* and beds 1 & 2  
Telephone – lounge and beds 1 & 2  
Feature sockets to kitchen (satin chrome)  
Ample power points throughout  
Sky + tv facility

\*media multi plate fitted

Light fitting to patio area ground floor apartments

## PLUMBING & HEATING

Gas central heating  
Combination boiler  
Two zone heating system  
Stelrad Compact with Style radiators with thermostatic control  
Chrome towel rail to bathroom & en-suite\*  
\*excludes en-suite to plots 1, 4 & 7

## DOORS

### Internal Access Door

White Oak finish door  
Chrome fittings

### Internal Pass Doors

Contemporary white panelled doors  
Contemporary chrome / satin chrome handles

## DECORATION

Walls emulsion finish - natural  
Ceilings emulsion finish – white  
Woodwork satin finish – white

## SAFETY / SECURITY

Security door entry system  
Smoke alarms – mains connected  
Carbon monoxide detector

## COMMON AREAS

Carpet finish to stairwell and upper landings  
Matting to entrance

Lighting – feature and security  
Electrical sockets

## EXTERNAL

Bin storage area  
Landscape garden grounds

Plots 1, 2 & 3 rear garden area  
will offer a mixture of  
hard and soft landscaping

See sales executive for information

## WARRANTY

Each property will be covered by a 10 year  
NHBC Warranty



## About us

Merchant Homes is a specialist company dedicated to building comfortable homes within a safe environment and are delighted to bring a wealth of experience together in the design of Philipshill Gardens.

At Merchant Homes, we take pride in the design and construction of all our homes. We have set out with a commitment to individuality, as we believe it is what modern and discerning home buyers look for in a home.

## the future built in.....

From design through to the finishing touches, every stage of our architect designed homes stays in the hands of our experienced in-house teams ... which means we retain the uniqueness and the control of higher standards.

At Philipshill Gardens, individuality in design and excellence comes as standard.

**HYP**  
**OSTYLE**

Hypostyle Architects are an award winning practice, formed in 1985.

As Architects they endeavour to design and realise sustainable, environmentally, energy conscious, greener architecture.

Hypostyle pride themselves in never putting pen to paper (or mouse to mouse-pad) until they have considered every angle of the project, whilst never forgetting the most important party ..... the people who will finally be calling their design their home.



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