

LOVELL
HOMES

PRESENTS

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BORLAND WALK
GLASSFORD

WELCOME TO

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BORLAND WALK

GLASSFORD

Situated to the south of Glassford, Borland Walk is an enviable selection of 2, 3 and 4 bedroom homes.

No matter if you're a young professional, growing family or looking to downsize, the range of house styles available at this stunning development ensures that everyone is well catered for.



Local point of interest

LOVELL LIFE



Lochside Grange showhome interior



Cherry Hill showhome interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Lochside Grange showhome interior



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GLASSFORD



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

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BORLAND WALK
GLASSFORD



LIFE AT BORLAND WALK

Borland Walk is nestled beautifully in the rural location of Glassford, South Lanarkshire. The classic village has an abundance of endearing qualities which will make you feel right at home. Belonging to a historic county in the central lowlands of Scotland, you'll be surrounded by a rich colliery heritage dating back to the mid-eighteenth century.

Suitable for growing families, young professionals and those looking to downsize, Borland Walk is thoughtfully designed with you in mind and fits flawlessly with the charm and character of the village. In addition, our homes offer a wonderful mix of having Glasgow and other large towns within easy reach, whilst maintaining a rural countryside setting to return home to at the end of the day.



BORLAND WALK
GLASSFORD



John Hastie Park



Glassford scenic



Glassford Main Street

PLACES TO SEE, LOCATIONS TO EXPLORE



Less than 3 miles down the road, Strathaven has everything you need. Laid out around a central market square, it has large supermarkets, dining and entertainment, hairdressers and sports facilities. On top of the generous amenities, you'll find a number of places to explore such as Strathaven Castle, craft and gift shops and the park and gardens. The park is also the location for Scotland's only annual hot air balloon festival and make sure you don't miss the famous 'Wee Train' which has had over 700,000 passengers as of May 2018. In the opposite direction you'll find Larkhall, home to the tallest viaduct in Scotland, rising 170 ft over the Avon Water. Here you'll find a lovely wooded gorge and delightful beauty spots to explore.

Now, if you are looking for shopping, East Kilbride has Scotland's largest undercover shopping and leisure destination, full to the brim of over 180 brands for shopping, dining, and events. Of course, you'll have the huge advantage of Larkhall being a 36-minute train journey from Glasgow. The large city provides you with endless amounts of leisure and education opportunities including festivals, universities and museums.



John Hastie Park



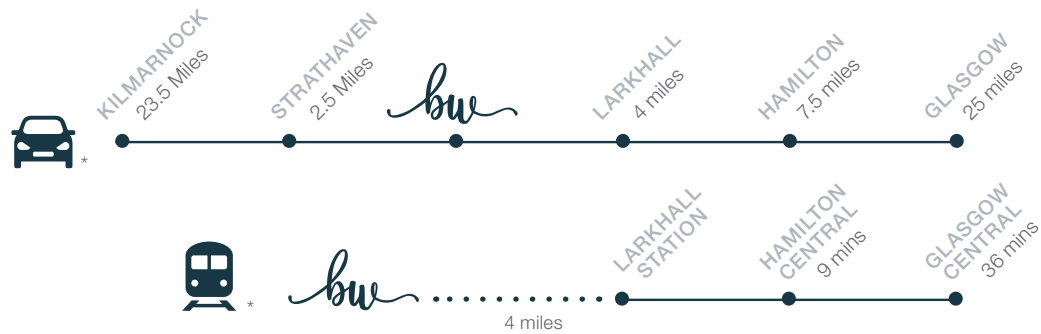
George Square, Glasgow

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BORLAND WALK
GLASSFORD



IDEALLY LOCATED

Borland Walk is ideally placed for transport. There are seven local bus services from Glassford, and Larkhall train station is just under 4 miles away with frequent services to Glasgow Central. The City is an easily commutable 25 miles away, putting Glasgow Airport within easy reach.



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BORLAND WALK
GLASSFORD

* Distances and times taken from Google Maps.

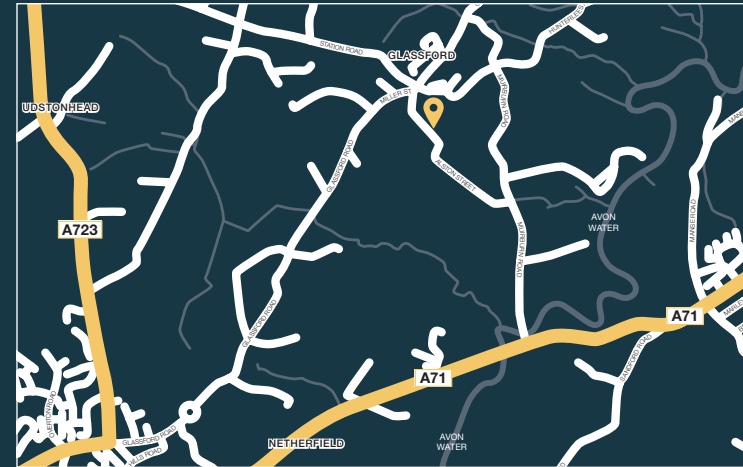
FROM THE NORTH/M74

Join the M74 towards Carlisle, passing Strathclyde Country park. When you reach junction 8, take the exit towards Kilmarnock, then at the roundabout take the 2nd exit signposted A71 Swindhill. Continue on the A71, passing four small roundabouts and then take a right turn on Muirburn Road. After half a mile, turn left onto Alston Street and you will have reached our development.



FROM THE SOUTH/CARLISLE

Head north up the M74, past Abington, until you reach Junction 8. Take the A71/B7078 exit towards Kilmarnock, then at the roundabout take the 2nd exit signposted A71 Swindhill. Continue on the A71, passing four small roundabouts and then take a right turn on Muirburn Road. After half a mile, turn left onto Alston Street and you will have reached our development.



FROM EAST KILBRIDE

Take A726/Strathaven Road South-East and follow for 6.2 miles. Turn left onto Coldstream Road and then turn left onto A723. Turn right in 0.6 miles and continue on Station Road into Glassford. Take the third exit of the roundabout onto Alston Street and you will have reached Borland Park.

FROM KILMARNOCK

Take B7073 east out of Kilmarnock and when you reach the roundabout take the Galston Road/A71 exit. Stay on the A71 through Strathaven and then turn left onto Muirburn Road. Turn left onto Alston Street and continue until you reach Borland Park.

HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Borland Walk is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



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THE DEVELOPMENT

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BORLAND WALK
GLASSFORD

CGI shows Borland Walk exteriors.
CGIs are indicative, external finishes and features may vary.



BORLAND WALK GLASSFORD



-  THE TOMATIN
2 bedroom home
-  THE DEWAR
3 bedroom home
-  THE MHOR
3 bedroom home
-  THE AULTMORE
3 bedroom home
-  THE MULL
4 bedroom home
-  THE CARDHU
4 bedroom home

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

THE TOMATIN

2 bedroom home

bw

BORLAND WALK
GLASSFORD

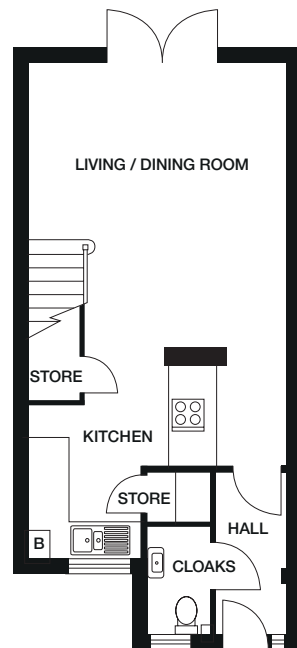


CGI shows plots 32 & 33.
CGIs are indicative, external finishes and features may vary.

THE TOMATIN

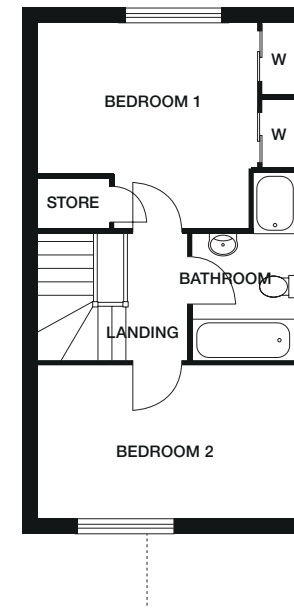
2 bedroom home

Plots 28, 29, 32 and 33



Ground floor

Kitchen 3080mm x 2560mm (max) 10' 1" x 8' 4" (max)
Living/Dining Room 4740mm x 4390mm (max) 15' 6" x 14' 5" (max)
Cloaks 1730mm x 1040mm (max) 5' 8" x 3' 5" (max)



First floor

Bedroom 1 3680mm x 3400mm (max) 12' 0" x 11' 2" (max)
Bedroom 2 4400mm x 2540mm (max) 14' 5" x 8' 4" (max)
Bathroom 2100mm x 1850mm (max) 6' 10" x 6' 1" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE DEWAR

3 bedroom home

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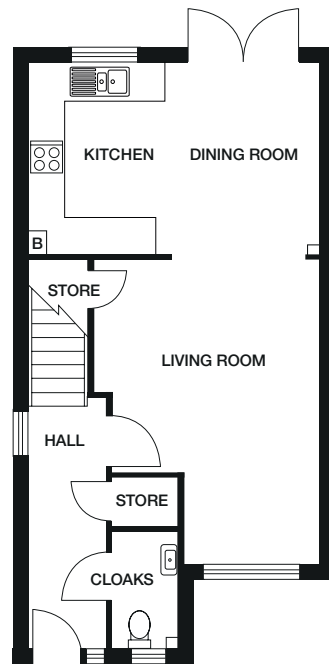
BORLAND WALK
GLASSFORD

CGI shows plot 31.
CGIs are indicative, external finishes and features may vary.

THE DEWAR

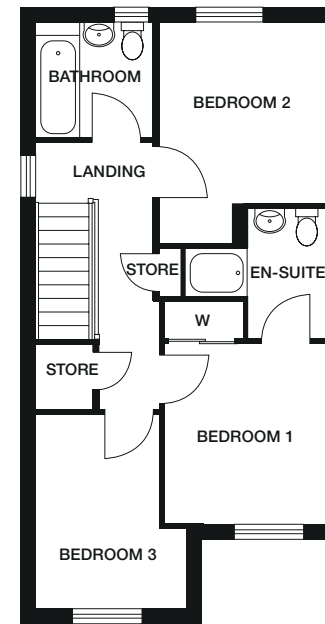
3 bedroom home

Plots 27, 30, 31 and 34



Ground floor

- Kitchen/Dining Room** 4770mm x 3120mm (max) 15' 8" x 10' 2" (max)
- Living Room** 5020mm x 3700mm (max) 16' 6" x 12' 2" (max)
- Cloaks** 1870mm x 1090mm (max) 6' 1" x 3' 7" (max)



First floor

- Bedroom 1** 2990mm x 2610mm (max) 9' 10" x 8' 7" (max)
- En-suite** 2120mm x 1290mm (max) 7' 0" x 4' 3" (max)
- Bedroom 2** 3610mm x 2740mm (max) 11' 10" x 9' 0" (max)
- Bedroom 3** 3160mm x 2400mm (max) 10' 4" x 7' 10" (max)
- Bathroom** 1930mm x 1870mm (max) 6' 4" x 6' 2" (max)

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THE MHOR
3 bedroom home

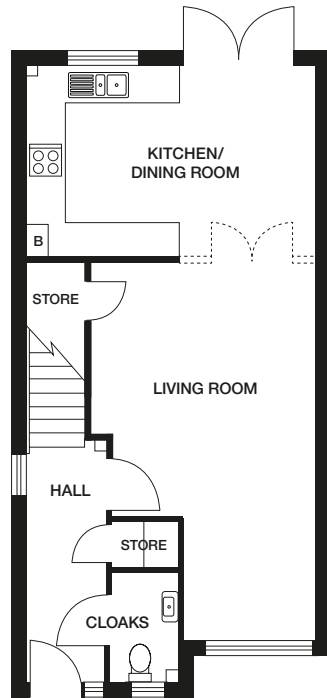
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CGI shows plots 5 & 6.
CGIs are indicative, external finishes and features may vary.

THE MHOR

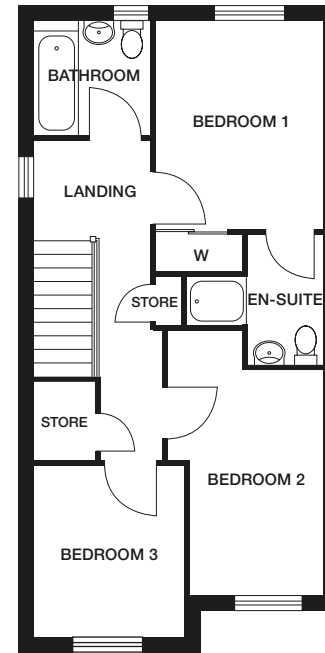
3 bedroom home

Plots 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 17, 18, 25 and 26



Ground floor

Kitchen/Dining Room 4790mm x 3120mm (max) 15' 8" x 10' 3" (max)
Living Room 6260mm x 3750mm (max) 20' 6" x 12' 3" (max)
Cloaks 1750mm x 1090mm (max) 5' 9" x 3' 7" (max)



First floor

Bedroom 1 3460mm x 2850mm (max) 11' 4" x 9' 4" (max)
En-suite 2140mm x 1300mm (max) 7' 0" x 4' 3" (max)
Bedroom 2 3700mm x 2650mm (max) 12' 1" x 8' 8" (max)
Bedroom 3 2790mm x 2400mm (max) 9' 1" x 7' 10" (max)
Bathroom 1870mm x 1850mm (max) 6' 1" x 6' 0" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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HOMES

THE AULTMORE

3 bedroom home

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BORLAND WALK
GLASSFORD

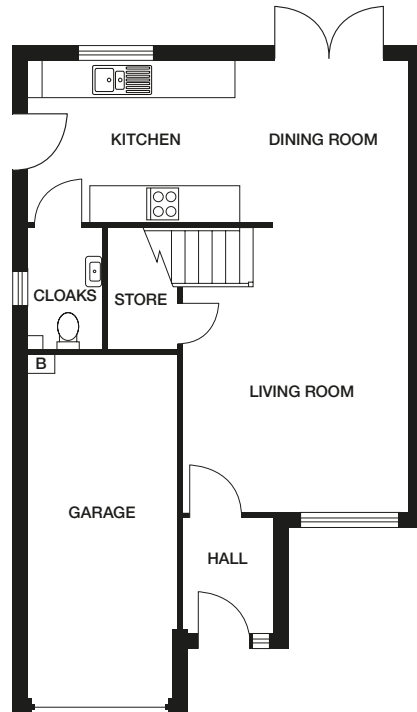


CGI shows plot 11.
CGIs are indicative, external finishes and features may vary.

THE AULTMORE

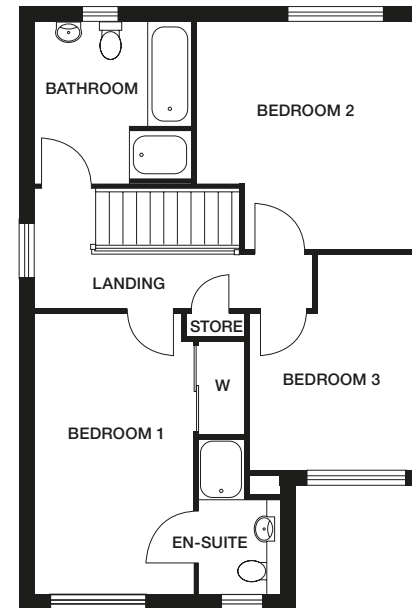
3 bedroom home

Plots 2, 9, 11, 21 and 35



Ground floor

Kitchen	2630mm x 3480mm (max)	8' 7" x 11' 5" (max)
Living Room	4630mm x 3670mm (max)	15' 2" x 12' 0" (max)
Dining Room	2630mm x 2720mm (max)	8' 7" x 8' 11" (max)
Cloaks	1980mm x 1200mm (max)	6' 6" x 3' 11" (max)



First floor

Bedroom 1	4590mm x 2600mm (max)	15' 0" x 8' 6" (max)
En-suite	1520mm x 1330mm (max)	5' 0" x 4' 4" (max)
Bedroom 2	3570mm x 3720mm (max)	11' 9" x 12' 2" (max)
Bedroom 3	3550mm x 2650mm (max)	11' 8" x 8' 8" (max)
Bathroom	2530mm x 2650mm (max)	8' 4" x 8' 8" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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HOMES

THE MULL
4 bedroom home

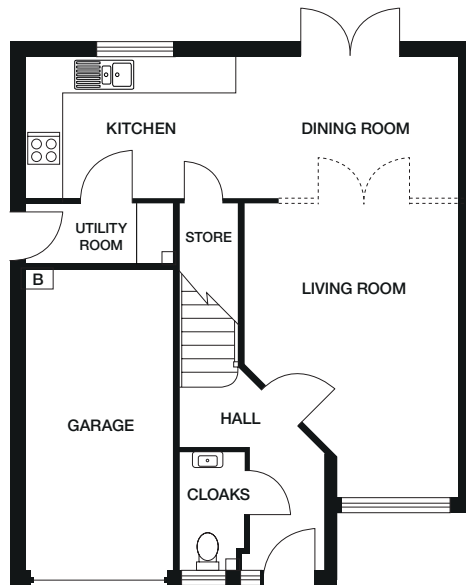
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BORLAND WALK
GLASSFORD

CGI shows plot 36.
CGIs are indicative, external finishes and features may vary.

THE MULL

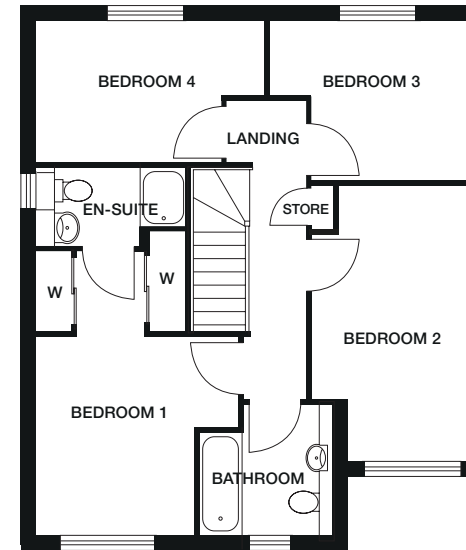
4 bedroom home

Plots 16, 19, 20, 22 and 36



Ground floor

Kitchen	3520mm x 2300mm (max)	11' 6" x 7' 6" (max)
Living Room	4850mm x 3500mm (max)	15' 11" x 11' 6" (max)
Dining Room	3600mm x 2300mm (max)	11' 9" x 7' 6" (max)
Utility Room	2420mm x 990mm (max)	7' 11" x 3' 3" (max)
Cloaks	1900mm x 1050mm (max)	6' 3" x 3' 5" (max)



First floor

Bedroom 1	3320mm x 3270mm (max)	10' 11" x 10' 9" (max)
En-suite	1700mm x 1300mm (max)	5' 7" x 4' 3" (max)
Bedroom 2	4520mm x 2590mm (max)	14' 10" x 8' 6" (max)
Bedroom 3	3290mm x 2620mm (max)	10' 9" x 8' 7" (max)
Bedroom 4	3740mm x 2290mm (max)	12' 3" x 7' 6" (max)
Bathroom	2180mm x 2150mm (max)	7' 1" x 7' 0" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE CARDHU

4 bedroom home

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BORLAND WALK
GLASSFORD

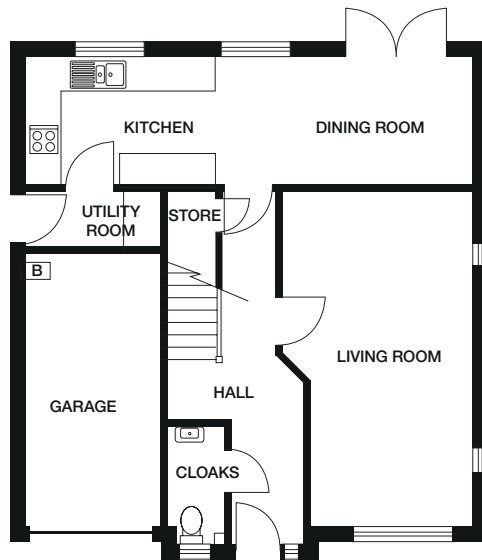


CGI shows plot 1.
CGIs are indicative, external finishes and features may vary.

THE CARDHU

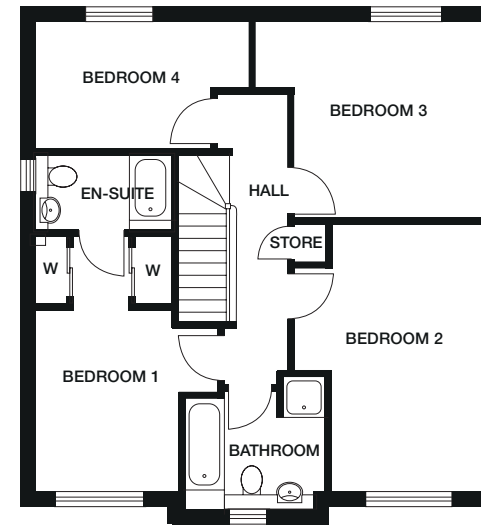
4 bedroom home

Plots 1, 10, 23 and 24



Ground floor

Kitchen	4640mm x 2310mm (max)	15' 3" x 7' 7" (max)
Living Room	3420mm x 6050mm (max)	11' 3" x 19' 10" (max)
Dining Room	3420mm x 2310mm (max)	11' 3" x 7' 7" (max)
Utility Room	2420mm x 990mm (max)	7' 11" x 3' 3" (max)
Cloaks	2120mm x 1050mm (max)	6' 11" x 3' 5" (max)



First floor

Bedroom 1	3320mm x 3270mm (max)	10' 10" x 10' 8" (max)
En-suite	2440mm x 1570mm (max)	8' 0" x 5' 2" (max)
Bedroom 2	4830mm x 3380mm (max)	15' 10" x 11' 1" (max)
Bedroom 3	4090mm x 3550mm (max)	13' 5" x 11' 7" (max)
Bedroom 4	3860mm x 2290mm (max)	12' 8" x 7' 6" (max)
Bathroom	2520mm x 1820mm (max)	8' 3" x 5' 11" (max)

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THE
SPECIFICATION

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BORLAND WALK
GLASSFORD

SPECIFICATION

Housetypes include:

- **10-year NHBC Warranty** • Gas central heating with condensing combi-boiler
- **Symphony kitchens** with soft close* • Laminate worktop & upstands • Cooker hood
- 1 and 1/2 bowl stainless steel kitchen sink and mixer tap • Single multifunction oven (Tomatin & Dewar only)
 - Double multifunction oven (all other housetypes) • 4-burner gas hob
 - Integrated dishwasher (Aultmore, Mull & Cardhu only) • Integrated fridge freezer
- Under unit lighting to kitchen • Cutlery tray • Recessed lighting to kitchen, bathroom & en-suite
 - **Porcelanosa wall tiling** to bathroom, en-suite & cloakroom**
 - **Designer Contract Vinyl Flooring** to kitchen • **White Kohler sanitaryware**
 - **Mira taps and fittings** • **Kelvin vanity units** (Aultmore, Mull & Cardhu only)
 - Chrome towel warmer to bathroom • Shaver socket to bathroom
- TV points to living room & master bedroom • Satellite points to living room & master bedroom
 - BT points to living room, master bedroom
- White satinwood finish to internal joinery • White emulsion ceilings & walls
- Oak veneered internal doors with chrome ironmongery • **Kelvin wardrobes** to master bedrooms
 - Monobloc driveways • Turfed front gardens • 1.8 metre fencing to rear garden
 - Lighting with PIR activation to front & rear • Door number

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BORLAND WALK
GLASSFORD

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