

BARON'S Gate

MOTHERWELL

A beautiful development
comprising 3, 4 and 5
bedroom detached
family homes



dundas

www.dundas.co.uk



Dundas Estates . . .

A reputation you can trust

Dundas Estates is the property development division of the James Walker Leith Group, a construction company of good quality established in 1863 with a highly respected name in the construction industry.

Dundas started life developing bespoke luxury homes and has steadily grown to become a successful residential property developer committed to creating high quality, affordable homes across Scotland.

Renowned for its firm foundations, the Group operates from a secure financial footing with core values of consistency, innovation and reliability.

So - when it comes to buying your new Dundas home it is reassuring to know that you are dealing with a successful company with a first class

reputation. A reputation built on experience in knowing what our customers demand by delivering homes designed to reflect current lifestyles and ensuring that every home we build meets its owner's expectations.

Pride in the job

Dundas takes pride in the homes they build and in the outstanding levels of service provided to our homebuyers. Every home is backed by the NHBC Guarantee giving a 10 year structural warranty.



Dundas Estate's Baron's Gate development offers a superb range of 3, 4 & 5 bedroom family homes set in a landmark location ...



Watersports at Strathclyde Country Park



Dalzell Estate and Baron's Haugh

Baron's Gate location

One of Lanarkshire's largest towns, Motherwell is located east of the Clyde Valley and only 12 miles south east of Glasgow. The Baron's Gate development can be found in the very heart of Motherwell at a landmark location just off Airbles Road.

Literally a short walk to Airbles Railway Station (a main line station) and close to the M8, M73 and M74, makes the development location a perfect base for commuting to the cities of Edinburgh and Glasgow.

Leisure activities on your doorstep

Close to the heart of Motherwell and right at the end of the street, Dalzell Estate and Baron's Haugh is a perfect

place to enjoy nature and history side by side. It boasts a stunning landscape with fascinating historical features who's woodlands and wetlands are home to an amazing array of birds and other animals. Under the watchful eye of the RSPB this is a nature lover's paradise.

Just minutes down the road Strathclyde Country Park is firmly established as one of Scotland's leading centres for outdoor recreation, a picturesque venue for water sports, cycling and woodland walks. Strathclyde Country Park also accommodates Scotland's largest fun park.

The development falls within the Dalziel High School catchment area – a popular, quality non-denominational high school.

This is the place you'll want to be ... come and see for yourself!



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Photographs show typical Dundas interiors



Beautiful homes . . .



Computer generated images. Individual features, specification and elevational treatments may vary at the discretion of Dundas, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.



Photographs show typical Dundas interiors



set in a landmark location



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Dewar

3 bedroom detached with single garage

Plots **1 4 5 9 28 33 36 37 62 65**
67 68 77

Lounge	4.52 x 3.13	14'10" x 10'3"
Kitchen/Dining	5.35 x 2.74	17'7" x 9'0"
Master Bed	4.10 x 2.93	13'5" x 9'8"
En suite	2.94 x 1.38	9'8" x 4'6"
Bed 2	3.16 x 3.13	10'4" x 10'3"
Bed 3	3.45 x 2.88	11'4" x 9'5"
Bathroom	2.38 x 2.00	7'10" x 6'7"
Total Floor Area:	98.7m²	1063sq.ft



BARON'S Gate

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3 bedroom HOME

The **Dewar** provides everything required for a growing family and for the way we live today. Encompassing a modern living space, it offers accommodation over two levels. The ground floor comprises of a formal lounge to the front, while an open plan kitchen/dining room spans the rear of the property. The W.C. completes the ground floor layout. There are 3 double bedrooms on the upper level with the master offering a designated dressing area and en suite bathroom. All the bedrooms have the additional benefit of integrated wardrobes.





Lennox

3 bedroom detached with single garage

Plots **11** **53** **63** **75** **76**

Lounge	5.06	x	3.17	16'7"	x	10'5"
Kitchen/Dining	5.88	x	2.78	19'3"	x	9'1"
Master Bed	4.65	x	2.69	15'3"	x	8'10"
En suite	3.27	x	1.07	10'9"	x	3'6"
Bed 2	3.53	x	3.21	11'7"	x	10'6"
Bed 3	3.39	x	2.83	11'2"	x	9'3"
Bathroom	2.41	x	1.71	7'11"	x	5'7"
Total Floor Area:	105m²		1130 sq.ft			



The **Lennox** Detached Villa is a prime example of a Dundas family home. The ground floor comprises of a large bright lounge to the front of the house while an open plan kitchen/dining room is located to the rear of the property. There is also a useful utility station located in the garage. A convenient W.C. with a storage area which could be converted to accommodate a shower completes the ground floor layout. On the upper level, there are 3 bedrooms all with integrated wardrobes. The master bedroom in particular will impress with its generous proportions and sumptuous en suite. All in all, this is a tremendous family home.

3 bedroom HOME



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Matheson

4 bedroom detached with single garage

Plots **2** **3** **26** **27** **32** **39** **50** **69** **70** **71**

Lounge	5.17	x	3.33	17'0"	x	10'11"
Kitchen/Dining	5.86	x	2.88	19'3"	x	9'5"
Utility	2.66	x	1.63	8'9"	x	5'4"
Master Bed	3.63	x	3.59	11'11"	x	11'9"
En suite	2.05	x	1.75	6'9"	x	5'9"
Bed 2	3.46	x	2.85	11'4"	x	9'4"
Bed 3	3.09	x	3.06	10'2"	x	10'0"
Bed 4	2.67	x	2.65	8'9"	x	8'8"
Bathroom	2.50	x	1.71	8'2"	x	5'7"
Total Floor Area:	112.5m²		1211sq.ft			



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4 bedroom HOME

The **Matheson** boasts a large lounge, spacious kitchen/dining room and a useful utility room. In the downstairs hall a well placed W.C. and a storage cupboard complete the layout. When accessing the upper level you will discover a bright airy landing and four good sized bedrooms. The master bedroom incorporates an en suite while all four bedrooms offer fitted wardrobes. A family bathroom and additional storage cupboard complete the upper level.



Please note that some properties are built handed (mirror image) to those illustrated. These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.



Crawford

4 bedroom detached with single garage

Plots **17 22 23 34 35 41 44 45 57 58**
73 74

Lounge	4.46	x	3.55	14'8"	x	11'8"
Kitchen/Dining	5.57	x	2.72	18'3"	x	8'11"
Utility	2.79	x	1.74	9'2"	x	5'8"
Master Bed	3.79	x	3.40	12'5"	x	11'2"
En suite	2.15	x	1.30	7'1"	x	4'3"
Bed 2	4.01	x	2.62	13'2"	x	8'7"
Bed 3	2.79	x	2.71	9'2"	x	8'11"
Bed 4	3.06	x	2.35	10'1"	x	7'8"
Bathroom	2.41	x	1.70	7'11"	x	5'7"
Total Floor Area:	114.9m²		1239sq.ft			



The **Crawford** is a generously proportioned family home. The lounge features a bay window adding extra interest to the façade while the large kitchen/diner offers direct access to the garden. A generous utility room is accessed through the kitchen and provides additional storage and alternative access to the garden. The upper floor provides 4 good sized bedrooms. The master bedroom offers an en suite and large integral wardrobe. A family bathroom and a storage cupboard completes the upstairs accommodation.



4 bedroom HOME



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Lewis

4 bedroom detached with single garage

Plots **10 12 14 15 18 19 38 40 47 48**
51 52 54 59 60 64 79

Lounge	4.40	x	3.99	14'5"	x	13'1"
Kitchen/Dining	6.09	x	3.13	20'0"	x	10'3"
Utility	1.62	x	1.54	5'4"	x	5'1"
Master Bed	4.41	x	3.31	14'6"	x	10'10"
En suite	2.24	x	2.03	7'4"	x	6'8"
Bed 2	3.09	x	2.70	10'2"	x	8'10"
Bed 3	2.91	x	2.50	9'6"	x	8'2"
Bed 4	2.71	x	2.53	8'11"	x	8'3"
Bathroom	2.23	x	2.00	7'4"	x	6'7"
Total Floor Area:	123.8m²			1332sq.ft		

PLOT 59 has a double garage



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4 bedroom HOME

The **Lewis** is a stunning Villa which provides a versatile living space that can successfully meet the needs of a diverse range of home owners. Comprising of a spacious lounge, an open plan kitchen/dining room and a utility room on the lower level. On the upper level are four roomy bedrooms. The large master bedroom boasts double wardrobe accommodation and a roomy en suite. The family bathroom nestles between bedrooms two and three, to the rear.



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Morton

4 bedroom detached with double garage

Plot **29**

Lounge	5.57	x	3.52	18'3"	x	11'7"
Kitchen/Dining	6.10	x	2.85	20'0"	x	9'4"
Study	3.33	x	2.35	10'11"	x	7'9"
Utility	2.18	x	2.10	7'2"	x	6'11"
Master Bed	3.77	x	2.86	12'4"	x	9'5"
En suite	2.86	x	1.60	9'5"	x	5'3"
Bed 2	3.33	x	2.62	10'11"	x	8'7"
Bed 3	2.86	x	2.80	9'5"	x	9'2"
Bed 4	2.61	x	2.40	8'7"	x	7'10"
Bathroom	2.24	x	2.00	7'4"	x	6'7"
Total Floor Area:	128.7m²		1385sq.ft			

The **Morton** is a fantastic Villa designed to meet the ever demanding needs of a growing family. This beautiful home offers everything that you would expect from a property of its calibre. It has a large lounge with a double aspect provided by windows to front and rear, which floods the room with natural light. A spacious kitchen/dining area will become the room where any family will love to congregate. A purpose built study sits to the front of the house, although we have found from experience that quite often this room is used as a 'snug' for older children to enjoy their own space. Upstairs, opening on to a warm and bright gallery landing are a master bedroom with en suite and three additional bedrooms. Ample wardrobe accommodation and a good sized family bathroom completes the upper level.



4 bedroom HOME



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Sanderson

4/5 bedroom detached with double garage

Plots **13** **16** **46** **72**

Lounge	5.17	x	3.55	17'0"	x	11'8"
Kitchen/Dining	9.25	x	3.21	30'4"	x	10'6"
Utility	2.79	x	2.17	9'2"	x	7'1"
Master Bed	3.64	x	3.35	11'11"	x	11'0"
En suite	2.18	x	2.00	7'2"	x	6'7"
Bed 2	3.67	x	3.38	12'1"	x	11'1"
Bed 3	3.29	x	2.77	10'9"	x	9'1"
Bed 4	3.33	x	2.50	10'11"	x	8'2"
Bed 5/Study	2.32	x	2.26	7'7"	x	7'5"
Bathroom	2.31	x	2.00	7'7"	x	6'7"
Total Floor Area:	154m²			1658sq.ft		



BARON'S Gate

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4/5 bedroom HOME

The **Sanderson** typifies everything that a grand house should be about. A lounge with bay window to the front, sweeps through to the rear and to the impressive kitchen/dining room, with its twin sets of French doors to the garden. In fact, if you choose to utilise this large space to provide two smaller rooms we will happily arrange, subject to build stage. The utility area has a door which gives side entrance to the property as well as an access point to the integrated double garage. On the upper level you will find everything that you could wish for. Five bedrooms, two with ensuite and a large bathroom complete this giant among family homes.



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Fullarton

5 bedroom detached with single garage

Plots **6 7 8 20 24 25 30 31 42 43**
49 55 56 61 66 78

Lounge	4.41	x	3.31		14'5"	x	10'10"
Dining	3.27	x	2.51		10'9"	x	8'3"
Kitchen	3.57	x	2.64		11'8"	x	8'8"
Utility	2.64	x	1.35		8'8"	x	4'5"
Master Bed	4.36	x	2.73		14'3"	x	8'11"
Dressing	2.04	x	1.31		6'8"	x	4'4"
En suite	1.67	x	1.51		5'6"	x	5'0"
Bed 2	3.15	x	3.02		10'4"	x	9'11"
Bed 3	3.31	x	2.53		10'10"	x	8'4"
Bathroom	2.91	x	2.42		9'7"	x	7'11"
Bed 4	3.36	x	2.48		11'0"	x	8'2"
Bed 5	3.41	x	2.75		11'2"	x	9'0"
Shower room	2.22	x	1.74		7'3"	x	5'8"
Total Floor Area:	150.5m²				1619sq.ft		

The **Fullarton** is truly a prestigious Villa built over three levels. It offers a roomy lounge with feature bay windows and French doors which leads to a combined dining kitchen, with the requisite utility tucked in at the rear of the house. It's on the upper levels however that the Fullarton really comes in to its own, boasting a total of 5 bedrooms. On the middle floor you will find the master; with a cleverly designated dressing area and private en suite facility. A family bathroom, two double bed rooms, with additional storage on the landing completes the first floor. The Fullarton utilises the space which is normally lost to Christmas decorations and suitcases to provide two further bedrooms with a shower room tucked in between. Each of the five bedrooms offers generous integral wardrobe accommodation.



Second floor



First floor



5 bedroom HOME



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specification



EXTERNAL:

- TIMBER FRAME CONSTRUCTION WITH STONE OR BRICK DETAILING AND CO-ORDINATED RENDER
- HIGH PERFORMANCE INSULATED FRONT AND REAR DOOR (WHERE APPLICABLE)
- BELL AND NUMERALS TO FRONT DOOR
- LIGHT TO FRONT AND REAR DOOR (WHERE APPLICABLE)
- LIGHT TO FRENCH DOORS
- UPVC DOUBLE GLAZED WINDOWS
- SLABBED PATHS
- PAVIOUR DRIVEWAY
- TURF TO FRONT GARDEN

INTERNAL:

- GAS CENTRAL HEATING WITH HIGH EFFICIENCY CONDENSING COMBINATION BOILER AND THERMOSTATIC RADIATOR VALVES
- HIGH THERMAL INSULATION
- TIMBER FINISH INTERNAL DOORS WITH CHROME IRONMONGERY

KITCHEN:

- LUXURY FITTED KITCHEN WITH CHOICE OF DOORS AND WORKTOPS (SUBJECT TO BUILD STAGE)
- SMEG STAINLESS STEEL SINGLE ELECTRIC OVEN
- SMEG STAINLESS STEEL 4 BURNER GAS HOB
- STAINLESS STEEL CHIMNEY HOOD
- 1.5 BOWL STAINLESS STEEL SINK WITH MIXER TAPS
- SINGLE BOWL STAINLESS STEEL SINK WITH MIXER TAPS IN UTILITY (WHERE APPLICABLE)

BATHROOM & EN SUITE:

- WHITE SANITARY WARE
- CHOICE OF VANITY FURNITURE IN BATHROOM AND EN SUITE (SUBJECT TO BUILD STAGE)
- SHOWER IN EN SUITE
- CHOICE OF WALL TILING IN BATHROOM AND EN SUITE FROM A RANGE BY PORCELANOSA (SUBJECT TO BUILD STAGE)

BEDROOMS:

- CHOICE OF FEATURE WARDROBE DOORS IN MASTER BEDROOM (SUBJECT TO BUILD STAGE)
- SLIDING WARDROBE DOORS TO OTHER BEDROOMS (WHERE APPLICABLE)

DECORATION:

- SKIRTINGS AND FACINGS FINISHED IN WHITE GLOSS
- STAIR BALUSTRADE FINISHED IN WHITE WITH OAK FINISH HANDRAIL
- INTERNAL WALLS AND CEILINGS FINISHED IN WHITE EMULSION

ELECTRICAL:

- LOW ENERGY PENDANT LIGHT FITTINGS
- MAINS LINKED SMOKE DETECTORS TO BOTH GROUND AND FIRST FLOOR
- CARBON MONOXIDE DETECTOR FITTED IN THE KITCHEN
- TELEVISION POINT IN LOUNGE AND MASTER BEDROOM
- TELEPHONE POINT IN HALL OR LOUNGE AS APPLICABLE
- SHAVER SOCKET IN EN SUITE



OPTIONAL EXTRAS:

WE HAVE A RANGE OF OPTIONAL EXTRAS WHICH CAN ADD A SPECIAL TOUCH TO YOUR HOME – PLEASE ASK OUR SALES NEGOTIATOR FOR DETAILS. (ALL OPTIONAL EXTRAS ARE SUBJECT TO BUILD STAGE AND ARE LIMITED TO OUR STANDARD VARIATION LIST.)

BARON'S Gate

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DEVELOPMENT PLAN



House types

DEWAR	3 BED
LENNOX	3 BED
MATHESON	4 BED
CRAWFORD	4 BED
LEWIS	4 BED
MORTON	4 BED
SANDERSON	5 BED
FULLARTON	5 BED

The Development plan is for orientation purposes only and does not show details of gradients of land, boundary treatments, lighting etc. This plan has been prepared with care and whilst it is our intention to build in accordance with this plan there are occasions when boundaries, footpaths and landscaping change as the development proceeds. Please ask our Sales Negotiator for the details of your chosen property prior to reservation.



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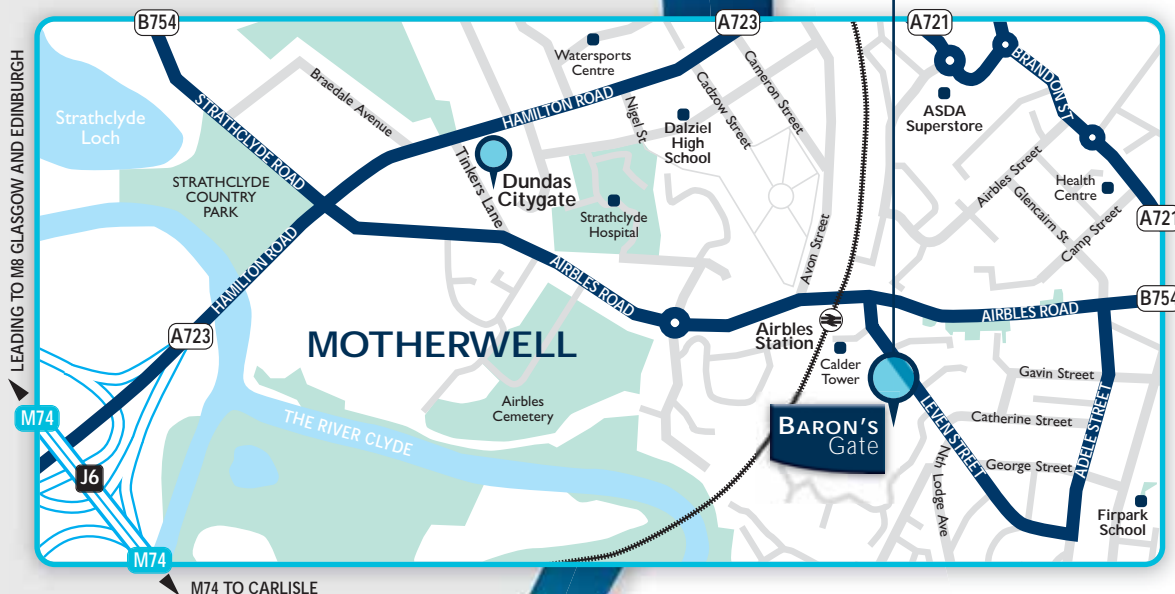
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Baron's Gate is located in Leven Street – the very heart of Motherwell. Close to the M74 & M8 motorway network and only a short walk to Airbles Railway Station, the development is an excellent base for commuting to the cities of Edinburgh, Glasgow and of course the neighbouring towns of Hamilton and Wishaw.

Sat Nav reference ML1 2QL



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