



A four bedroom home with a contemporary layout that includes an open-plan dining room. Perfect for a growing family that needs a flexible and stylish space.



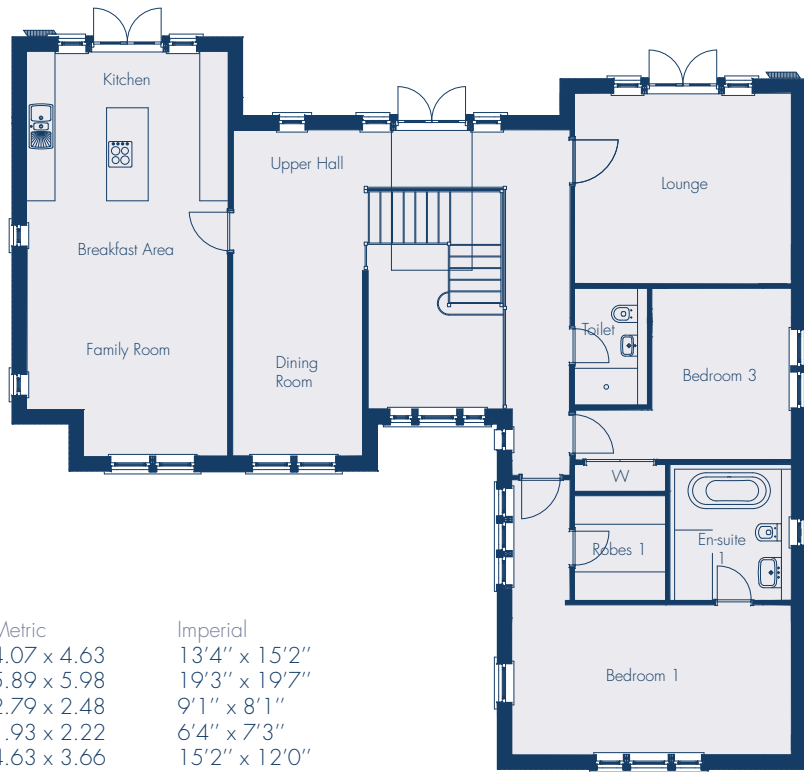
LOWER GROUND FLOOR

	Metric	Imperial
Bedroom 2	5.99 x 4.56	19'7" x 14'11"
En-suite 2	2.11 x 2.30	6'11" x 7'6"
Bedroom 4	3.19 x 3.30	10'5" x 10'9"
Linen	0.89 x 2.31	2'11" x 7'6"
Entrance Hall	4.27 x 4.45	14'0" x 14'7"
Bathroom	1.94 x 2.47	6'4" x 8'1"
Utility Room	5.98 x 4.03	19'7" x 13'2"
Store (under stair)	1.45 x 1.03	4'9" x 3'4"
Store	1.25 x 0.74	4'1" x 2'5"
Double Garage	6.04 x 6.12	19'9" x 20'0"



Plot	Type	Bedrooms	Sq.m.	Sq.Ft.
1	G	4	326	3511
2	G	4	326	3511
3*	GP3	4	326	3511
4*	F	4	249	2688
5	F	4	249	2688
6	F	4	249	2688
7*	H	4	302	3259
8	H	4	302	3259
9	H	4	302	3259
10*	B1	5	419	4519
11	B1	5	419	4519
12*	B1	5	419	4519
13	B1	5	419	4519
<b>14</b>	<b>C</b>	<b>4</b>	<b>243</b>	<b>2619</b>
15	E	4	260	2800
16	A	4	260	2800

\*DENOTES HANDED PLOT



GROUND FLOOR

	Metric	Imperial
Lounge	4.07 x 4.63	13'4" x 15'2"
Bedroom 1	5.89 x 5.98	19'3" x 19'7"
En-Suite 1	2.79 x 2.48	9'1" x 8'1"
Robes 1	1.93 x 2.22	6'4" x 7'3"
Bedroom 3	4.63 x 3.66	15'2" x 12'0"
Toilet	2.49 x 1.34	8'2" x 4'4"
Dining Room	3.99 x 2.77	13'1" x 9'1"
Upper Hall	7.22 x 7.40	23'8" x 24'3"
Kitchen	3.20 x 4.31	10'6" x 14'1"
Family/Breakfast Area	5.48 x 4.31	17'11" x 14'1"



# KINGSPPOINT

BY HELENSBURGH



## BRINGING A NEW VISION TO THE LUXURY HOME MARKET.

Kingspoint is a dynamic new company that is based on both the experience and expertise of its team and on its belief in the importance of exceeding customer expectations and delivering real service and value.

The hands-on management team that drives Kingspoint has decades of experience in the Scottish building industry. They have brought a new vision to the Kingspoint project, a vision that promises to deliver something special. Marshalling a dedicated staff of architects, builders, craftsmen and interior designers, they have put in place a hard-edged set of working guidelines and principles. These guarantee three key results: Quality; Integrity; and Well Being.

Kingspoint goes the extra mile to ensure that every one of its homes provides true quality that is much more than skin deep. We achieve a level of craftsmanship and care in our homes that other companies promise, but often don't deliver.

We stand by our promise of exceptional customer service and will work with you to ensure that your new home will fully meet your needs and those of your family.

The Kingspoint development has been designed from the ground up to ensure the well being of everyone who makes their home there. From the tiniest detail to the fantastic location, Kingspoint has been created so that you can enjoy the best that Scottish living has to offer.



# KINGSPPOINT

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BEAUTIFUL HOMES THAT  
COMBINE CONTEMPORARY  
LUXURY WITH SCOTTISH  
CRAFTSMANSHIP.

Kingspoint offers a choice of sixteen beautiful family homes. Designed to take full advantage of their fantastic location just outside Helensburgh, they all command fine views across the dramatic waters of the Gareloch.

A secluded road brings you up to the Kingspoint development and you'll immediately see that this exclusive new community provides both privacy and breathing space. Nine different house types are on offer, each customisable to meet your unique aspirations.

The Kingspoint properties are all built in a substantial traditional style and boast impressive architectural features such as integral double garages and elegant terraces. They are a mix of four and five bedroom properties that offer very generous room sizes, contemporary open-plan family areas, a suite of impressive public rooms and the flexibility of a home office or study.

You'll find a host of modern luxuries, including designer kitchens and bathrooms and the latest in intelligent cabling for your home entertainment needs.

These 21st century essentials are complemented by traditional craftsmanship and the highest levels of fit and finish; as shown by the beautiful staircases which form the heart of each home. In addition, en-suite bathrooms, fitted wardrobes, dressing rooms and utility rooms provide the luxury of convenience and ensure that your Kingspoint home will really work for your family and meet its growing needs.

YOUR GATEWAY TO ALL THAT  
IS BEST ABOUT THE BEAUTIFUL  
WEST COAST.

Kingspoint enjoys one of the most enviable locations in the whole of Scotland. Perched on a beautiful wooded hill a few miles along the coast from Helensburgh, it combines a stunningly beautiful coastal situation with easy access to some of the best shopping, dining, sports and leisure that the country has to offer. Kingspoint is your gateway to all that is best about the beautiful west coast.

With three railway stations and excellent road links, Helensburgh is just a 45 minute train journey away from the centre of Glasgow. It's therefore not surprising that the surrounding area contains some of the most sought after addresses for both commuters, families and those looking for a wonderful place to retire.

Helensburgh itself offers a uniquely high quality of life. Its picture-perfect seafront has a real nautical feel, thanks to the extensive facilities of the Helensburgh Sailing Club, the Royal Northern and Clyde Yacht Club and the nearby Rhu Marina. Walk along the esplanade and you'll find a wide range of high quality shops, including mouth-watering delicatessens, characterful pubs and the much-feted Storm restaurant, which has become one of the west coast's 'destination' eateries. Add to this some excellent local schools and it's easy to understand Helensburgh's popularity.

Around the town, there are almost unlimited choices for relaxation, entertainment and more strenuous outdoor activities: Take a cruise on the historic Kenilworth passenger ferry; join the yachting club; or improve your game at one of many local golf clubs. These include Loch Lomond, one of Scotland's most exclusive courses, which also boasts a luxury spa.



# SPECIFICATION



As you'll see from the specifications, every detail of the homes at Kingspoint reflects the exceptional style and quality of the development as a whole.

## KITCHEN

- Designer kitchens by Alno.
- Zodiac engineered granite worktops.
- Floor tiles.
- Stainless steel appliances by Siemens including; oven, warming drawer, combination microwave and 5 zone induction hob.
- Choice of Siemens coffee maker or Siemens steam oven.
- Stainless steel island extractor.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.

## BATHROOM & EN-SUITES

- White suites by Villeroy & Boch with Crosswater taps.
- Level wet floor shower with floor mounted Simpsons shower screen.
- Heated towel rail in stainless steel finish.
- Illuminated mirror with demister.
- Shaver point.
- Tiled floor.

## ELECTRICAL

- All switches and sockets finished in brushed metal.
- Telephone and television points to selected rooms (please ask sales advisor for details).
- Feature lighting to selected areas.
- Alarm system.
- Mains smoke detectors with battery backup.
- Remote operated garage doors.

## GENERAL

- White uPVC double glazed windows with Pilkington Active self cleaning glass.
- Front door hardwood stained Oak finish with chrome ironmongery.
- Staircase featuring solid oak banister, newel posts and trims complimented by the lower two treads being of oak finish.
- Internal doors are Aranjues Oak veneer with chrome and brushed chrome Azul level handle.
- Wardrobes feature Concept Extra sliding wardrobe system.
- Wet multi-zone under floor heating system throughout.
- Heat recovery system.
- Internal walls, ceilings, skirting and facings finished in matt white.

## EXTERNAL

- External lighting to front door, lower hall doors and terrace.
- 2 outside taps.
- Fencing to the rear of the properties.
- Turf to front gardens with seed to rear gardens.
- External finish is white render with reconstituted stone features.

## TECHNOLOGY

- Option to pre-wire to accept installation of Audio and Video System.

## GUARANTEE

- NHBC 10 year warranty.

Please see sales agent for more information on this specification.

FOR FURTHER INFORMATION CONTACT NEWHOME

T: 0141 812 3100

WWW.KINGSPPOINT.CO.UK



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IMPORTANT NOTICE: (i) These particulars have been prepared in good faith to give a fair overall view of the development, do not form any part of an offer or contract to the purchaser or any third party, and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.