

HOMESTON  
CRAIGNETHAN ROAD  
HIGHER WHITECRAIGS

# HOMESTON CRAIGNETHAN ROAD

Craignethan Road is one of the primary residential locations within Higher Whitecraigs and, indeed, the suburb of Higher Whitecraigs is considered one of the most coveted in Glasgow with an abundance of eye-catching high value properties set within private plots. "Homeston" will be an outstanding contemporary home of approximately 5200 sq ft or thereby and situated within a delightful plot that wraps round Craignethan Road and The Loaning. It will be well appointed to offer 21st century technology and design and will offer an individual contemporary home which will include some bespoke features and finishes. Set within landscaped gardens with driveway access via electric gates off The Loaning, "Homeston" will offer a degree of privacy and is a short walk from Whitecraigs Golf Club, Whitecraigs Tennis & Squash Club, Rouken Glen Park and Whitecraigs Railway Station which gives direct access to Glasgow city centre.

"Homeston" will be a truly exceptional and highly exclusive luxury villa created on a corner plot, with mainly level garden areas, and will provide around 5200 sq ft of luxurious floor space over three levels. Offering exceptional flexibility the property will offer four reception rooms, home cinema room, study, gymnasium, large family kitchen, four bedrooms, all with en suites and dressing/wardrobes and w.c, laundry/utility room and integral garage. A striking external design, the villa will be a blend of traditional influences and modern design, with "stone" and render external finishes with both step-out and Juliet style balconies. A distinctive frontage coupled with the other design elements will produce a completed development that will be a visually stunning unique property which will exude style, quality and taste with real presence and gravitas and will certainly make "Homeston" one of the most prestigious properties in Higher Whitecraigs.



[www.corumfeaturehomes.co.uk/homeston](http://www.corumfeaturehomes.co.uk/homeston)





Internally, great thought has been given to the design and layout to ensure the house is functional as well as beautiful. Attention, in particular, has been given to maximising natural daylight with the house having large bay windows, French doors and a sense of space and light will be further emphasised with 9ft high ceilings to the principal reception rooms.

The lower ground floor of "Homeston" will allow the provision for entertainment and lifestyle facilities. This level comprises a lovely family room, gym/recreation room and laundry/utility room, each with garden access, home office/study, cinema room, storage, shower room and integral access to garage. >



The extent of the accommodation on the ground floor will be a large reception hallway with wide entrance and glazed double doors into the lounge and dining room and an oak staircase giving access to the lower and upper accommodation with matching oak facings and skirtings throughout. Luxuriously appointed guest w.c, cloaks/store, principal bay windowed lounge with French doors on to rear balcony and large formal dining room again with French doors leading onto side garden. The centre piece of the house will be a large family dining kitchen with two sets of French doors onto garden and access through to an ideally placed family TV Den

The upper floor will provide four double bedrooms. The Master suite includes a dressing room and ensuite bathroom. All other bedrooms have en suite shower rooms and fitted wardrobe areas.

This is another development by Springhill Builders who have an enviable reputation for building luxury homes throughout Renfrewshire over the last 30 years. It is a testament to their quality and service that some of their clients have bought or commissioned second homes from the company over the years. They take pride in attention to detail in design and finish and are always willing to discuss the buyer's personal requirements to help make the house their home.

Externally, walls combine traditional render finish with blonde stone features designed to give this property a contemporary edge. The roof will be tiled with Sandtoft Balmoral slate effect tiles. All windows will be tilt/turn design, black externally/white internally.

Internally, all wood finishings and stairs will be in American White Oak. All doors Oak with designer ironmongery.

All principal public rooms and hallways will have feature corncicing and all other rooms will have coving.

Feature fireplaces in lounge and garden room.

Low voltage ceiling recessed lighting throughout with feature mood lighting in cinema room and lamp circuits in principal rooms.

'Smart wired' for ease of installation of media/entertainment/sound systems.

Comprehensive security system.

Energy efficient gas central heating system controlled in zones.

Choice of sanitaryware from ranges by Villeroy & Boch and Roca.

Showers and enclosures by Matki. All bathroom areas include heated towel rails and floor tiling with underfloor heating.

Choice of kitchen fittings by Alno complete with Siemens appliances planned to your specification by Creative Designs of Ayr.

Garden areas reformed, creating level lawned rear garden, side garden with patio terrace and lawned area, feature planting and benefiting from the privacy of existing mature boundary shrubs.

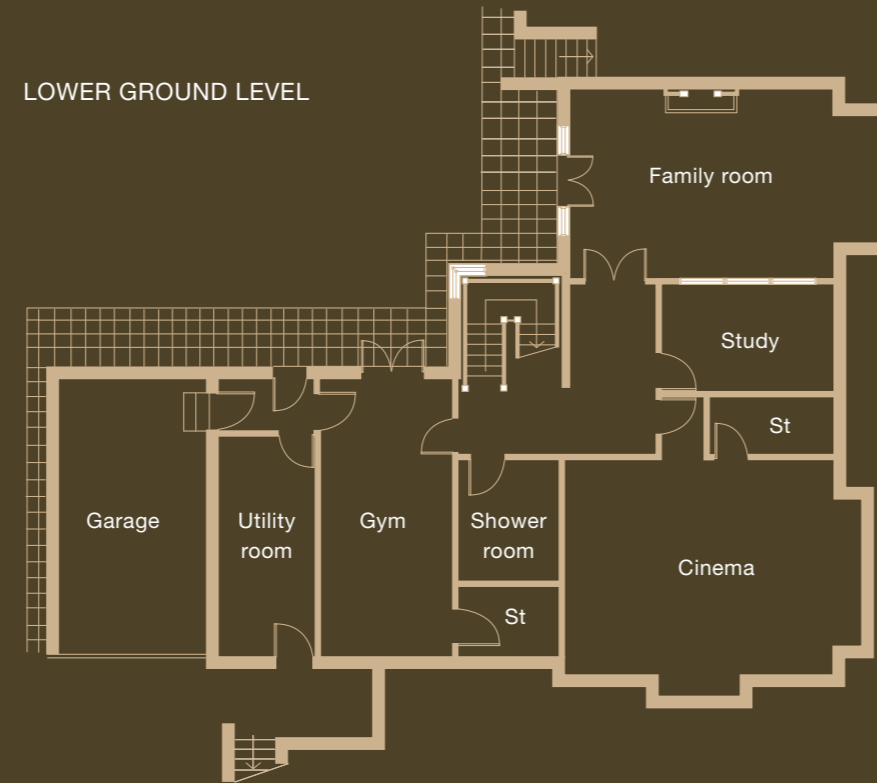
External feature lighting and PIR security lighting.

Electric gates to driveway which provides ample off street parking and access to garage.

The property will be covered by a full NHBC guarantee



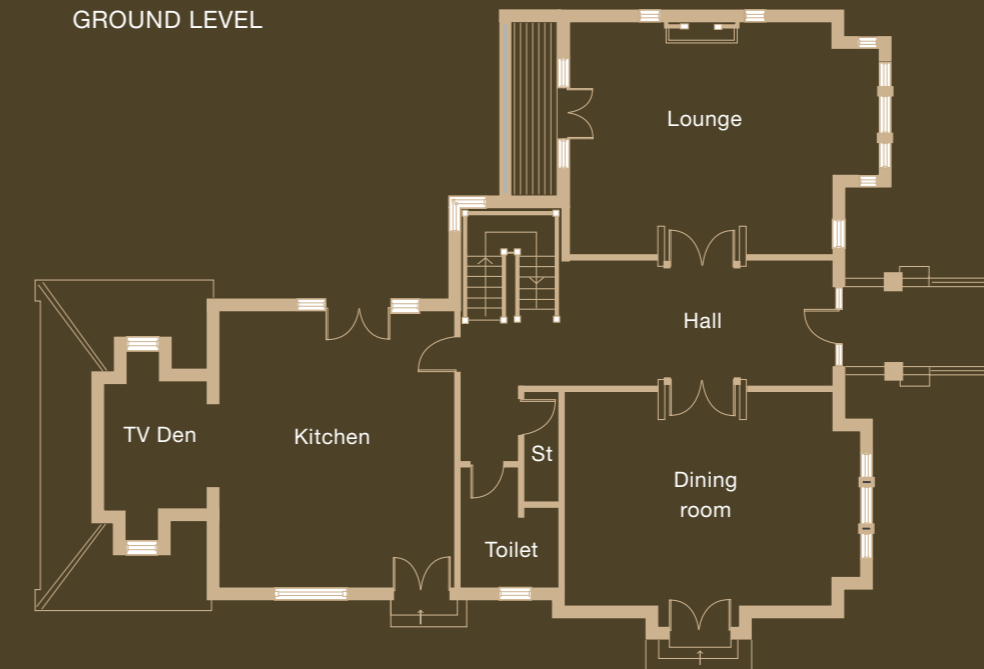
### LOWER GROUND LEVEL



Family room	20'0" x 14'3"
Study	13'3" x 8'5"
Cinema room	20'4" x 16'9"
Cinema store	9'9" x 5'9"
Shower room	9'8" x 7'8"
Gymnasium	21'2" x 10'10"
Gymnasium store	7'8" x 5'4"
Utility/Laundry room	16'4" x 7'5"
Garage	21'3" x 11'8"



### GROUND LEVEL



Hall	20'6" x 10'4"
Toilet	9'10" x 7'8"
Lounge	20'6" x 18'3"
Dining room	20'6" x 16'3"
Kitchen	21'7" x 19'0"
TV Den	14'9" x 10'0"

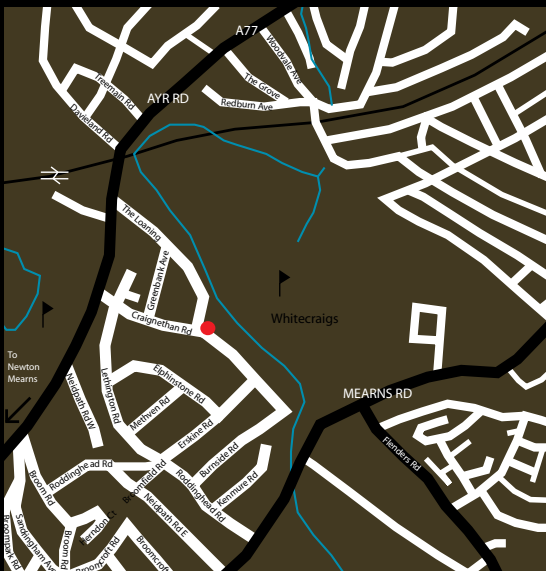


### UPPER LEVEL



Bedroom one	20'6" x 14'5" (main area)
Dressing	8'0" x 6'0"
Bedroom one en-suite	10'0" x 10'7"
Bedroom two	15'5" x 14'11" (main area)
Bedroom two en-suite	10'8" x 6'1"
Bedroom three	11'10" x 11'8"
Dressing	8'7" x 5'3"
Bedroom three en-suite	8'2" x 5'3"
Bedroom four	17'4" x 13'2"
Bedroom four en-suite	10'0" x 5'0"





#### Travel Directions

From our office in Ayr Road travel city bound and opposite Whitecraigs Golf Course turn right into Craignethan Road. Proceed onwards and the property is situated on the second corner on the left hand side with The Loaning



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