A photograph of a woman carrying a young child on her back, walking through a grassy field. The scene is backlit by a bright sun, creating a warm, golden glow and long shadows. The woman is wearing a dark, patterned top, and the child is wearing a light-colored dress. The background shows a line of trees and a clear sky.

# Calder- wood Village

COATBRIDGE

A choice of homes  
in a location you'll love

**DUNDAS**

discover more at  
[dundas.co.uk](https://dundas.co.uk)  
where home means more

# Welcome to Calderwood Village



320 homes

16 house types

1, 2, 3, 4 & 5  
bedroom homes

Apartments,  
terraced, semi-  
detached &  
detached homes

Calderwood village is located in Coatbridge, just 11 miles from the centre of Glasgow. This makes it perfect for commuters or locals who are looking for a new home in this popular town.

Calderwood Village has been designed to be a great place for families. It is laid out in innovative Home Zones that create a 'walkable' neighbourhood where children can play safely.

Everything has been done to make Calderwood Village a really welcoming and inclusive community – it even features a community hub that offers a place for people to get together.

Come and visit our Sales Centre and you'll find our team friendly and straight-forward.





# There's more to life at Calderwood Village



## YOUR OWN LOCAL COUNTRY PARK

Calderwood Village is close to beautiful Drumpellier Country Park. This 500-acres of parkland offers a host of great amenities, including a visitor centre and café, and lots of lovely walks. It's an awesome place for a family day out.

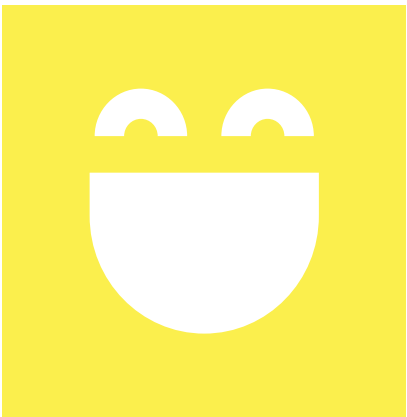


## BE IN GLASGOW IN LESS THAN 30 MINUTES

With excellent road links, a local bus stop and a train station just five minutes' walk away, Calderwood Village has excellent transport links for Glasgow and the central belt of Scotland.

## LOTS OF SPORTS TO TRY

The surrounding area offers a wide range of leisure and fitness facilities, including five golf clubs, the Time Capsule water park and ice rink and the Coatbridge Outdoor Sports Centre.



## More of what matters

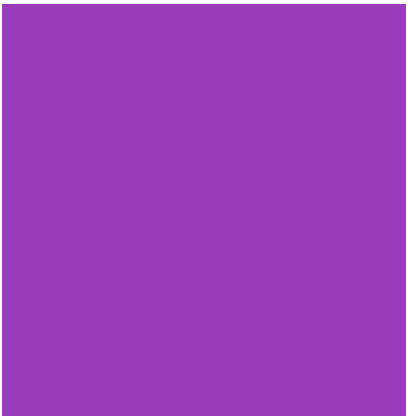
### LIVE IN AN AWARD-WINNER

The development has won a number of prestigious industry awards, including the UK Property Awards 5-star rating as the 'Best Residential Development in Central Scotland'.



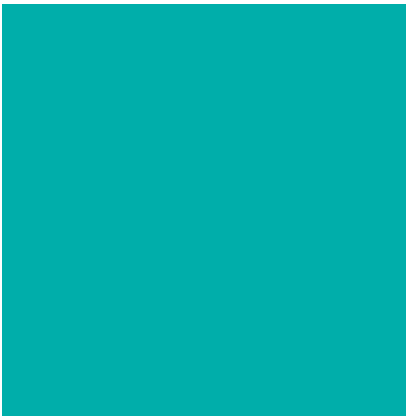
## SCHOOLS AND SHOPS ON YOUR DOORSTEP

The local community boasts a good selection of well-performing schools and nurseries. There is also a good choice of local shops and a nearby retail park from which to get all your day-to-day requirements.



## ENJOY A CUPPA IN YOUR COMMUNITY HUB

Want to be an active part of the community? Calderwood Village features a unique community hub that offers a place to enjoy activities and events and in which you can meet your friends and neighbours.





# Home Specifications

The homes at Calderwood Village offer either open-plan living or more traditional layouts in which the kitchen and dining areas are separate from the living rooms. All fittings and finishes are of a high standard, and include luxury bathrooms and quality kitchens with high-spec SMEG appliances. All of the homes have been built to meet the latest energy efficiency standards and benefit from roof-mounted solar panels. They also offer generous gardens and private parking.



INTERNAL
Gas central heating with high efficiency condensing combination boiler and thermostatic radiator valves
High thermal insulation
Oak finish internal doors with chrome ironmongery

KITCHEN
Luxury fitted kitchen with choice of doors and worktops**
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*

BATHROOM AND EN SUITE
Choice of vanity furniture in bathroom and en suite**
Shower in en suite
Choice of wall tiling in bathroom and en suite from a range by Porcelanosa**

BEDROOMS
Choice of feature wardrobe doors in master bedroom**
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
Television point in lounge and master bedroom
Telephone point in hall or lounge as applicable
Shaver socket in en suite

EXTERNAL
Timber frame construction with stone or brick detailing and co-ordinated render
High performance insulated front and rear door*
Bell and numerals to front door
Light to front and rear door*
Light to French doors
UPVC double glazed windows
Slabbed paths
Paviour driveway
Turf to front garden
Photovoltaic Roof Panels
Fibre optic cabling

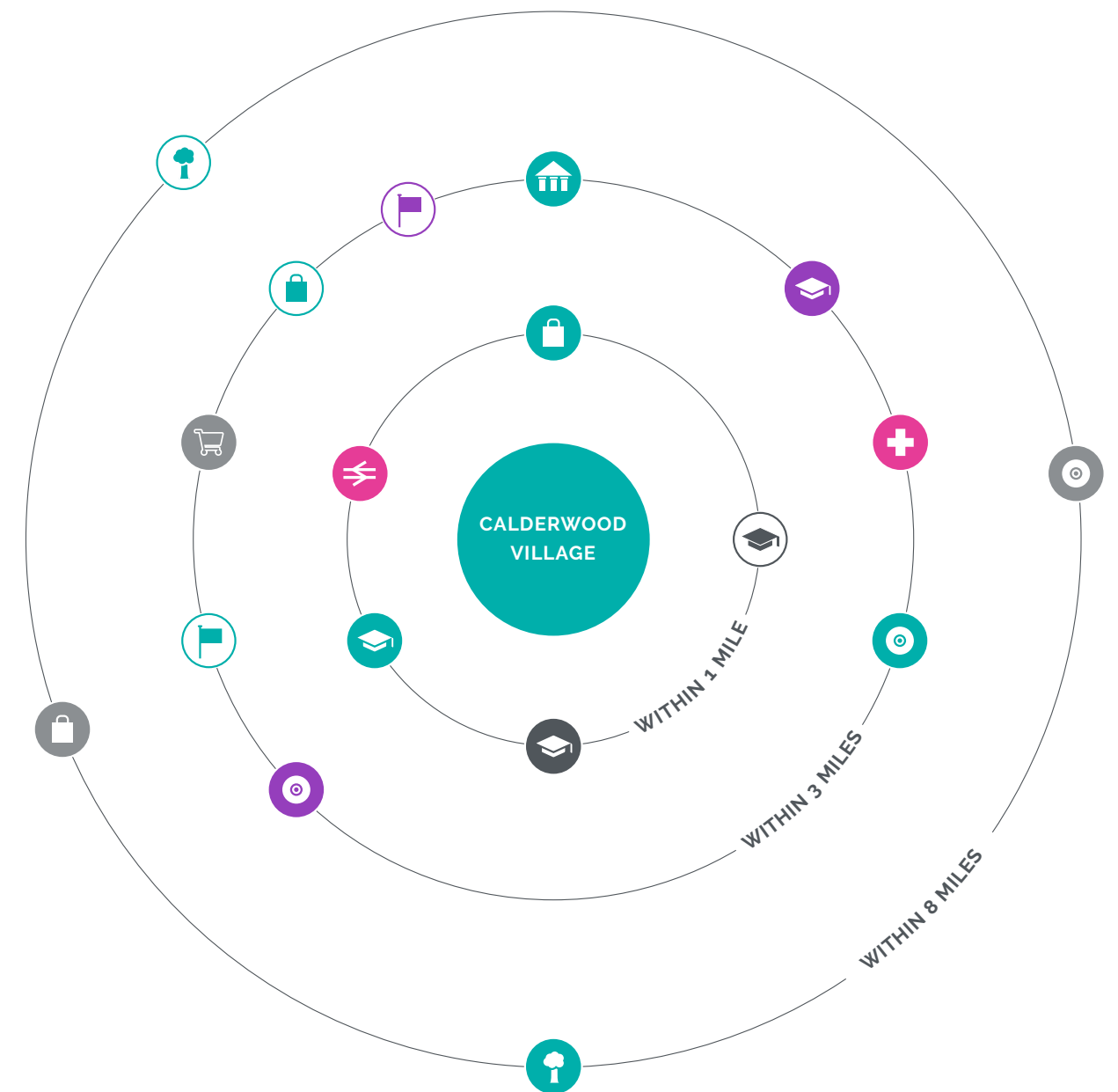
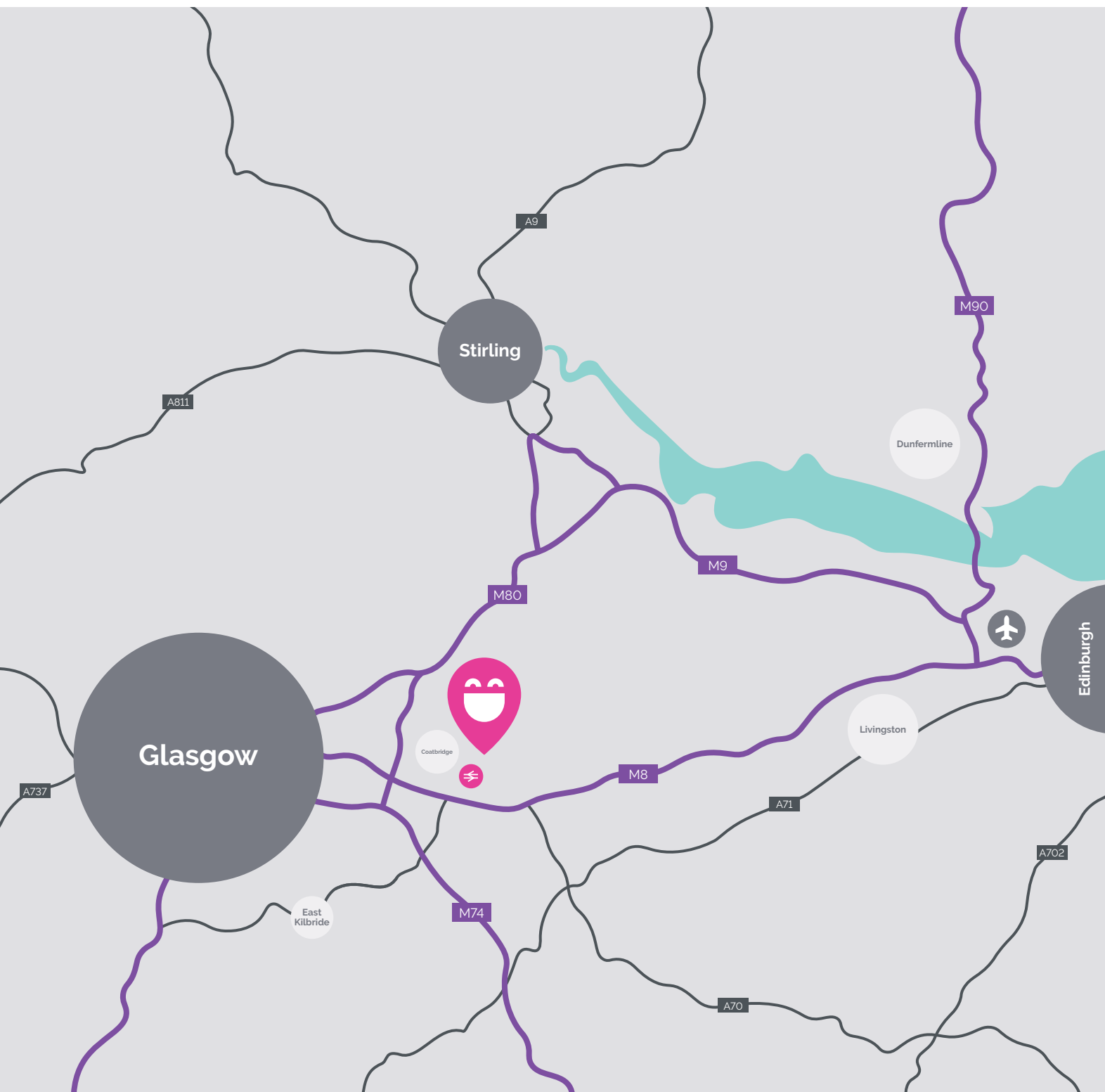
\* where applicable      \*\* subject to build stage







## Just a stone's throw away

As you can see, Calderwood Village is close to a wide range of great shops, sports facilities, transport links, schools and other amenities and attractions - putting you right at the centre of things.



## KEY

- |   |   |  |
|---|---|--|
| <br>Faraday Retail Park<br>0.6 miles   2 min drive         | <br>ASDA<br>1.1 miles   4 min drive  | <br>Ultimate Fitness Airdrie<br>2.7 miles   7 min drive         |
| <br>Sikeside Primary School<br>0.7 miles   3 min drive     | <br>Coatbridge High School<br>1.2 miles   4 min drive                          | <br>Lochview Family Golf Centre<br>2.9 miles   10 min drive     |
| <br>St Stephen's Primary School<br>0.7 miles   3 min drive | <br>Summerlee Museum of<br>Scottish Industrial Life<br>1.5 miles   5 min drive | <br>Drumpellier Country Park<br>3.5 miles   12 min drive        |
| <br>Whifflet Station<br>0.8 miles   3 min drive            | <br>The Time Capsule<br>1.5 miles   5 min drive                                | <br>Showcase Leisure Park<br>3.6 miles   9 min drive            |
| <br>St Andrew's High School<br>0.9 miles   3 min drive     | <br>Monklands Hospital<br>1.6 miles   6 min drive                              | <br>Caldercraig Bowling Club<br>3.7 miles   10 min drive        |
| <br>Buchanan Centre<br>1.1 miles   4 min drive             | <br>The Golf Asylum<br>2.3 miles   7 min drive                                 | <br>Strathclyde Country Park<br>6.6 miles   11 min drive approx |

# DUNDAS

## SALES SUITE

Calder Street  
Coatbridge  
ML5 4QN

0345 853 5006  
calderwoodvillage@dundas.co.uk

## HEAD OFFICE

Alderstone House  
MacMillan Road  
Livingston  
EH54 7AW

0345 853 5000  
sales@dundas.co.uk  
www.dundas.co.uk

 Dundas Estates  
 @DundasEstates

## AWARD WINNING DEVELOPER



Raising Standards. Protecting Homeowners



### Customer Notice

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



Dundas Estates & Development Co Ltd is the property development division of James Walker (Leith) Ltd, a quality construction company established in 1863.  
Registered Office: Alderstone House, MacMillan Road, Livingston.  
Registered in Scotland No 132918.  
VAT No 268859588

# Development Plan



## HOUSE TYPES

### 3 BED Terrace

- Elliot
- Gilroy

### 3 BED SEMI DETACHED

- Gilroy
- Robson
- Brodie
- Sinclair

### 3 BED DETACHED

- Pentland
- Carnegie
- Harper
- Dewar

### 4 BED DETACHED

- Matheson
- Crawford
- Middleton
- Wallace
- Lewis
- Morton

### 5 BED DETACHED

- Fullarton

## APARTMENTS

- Plots 271-282







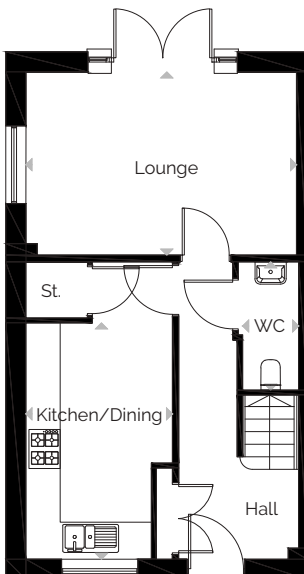
Internal & external specifications vary on each development. Please contact our sales negotiator for further details on your chosen plot/development.

## Gilroy

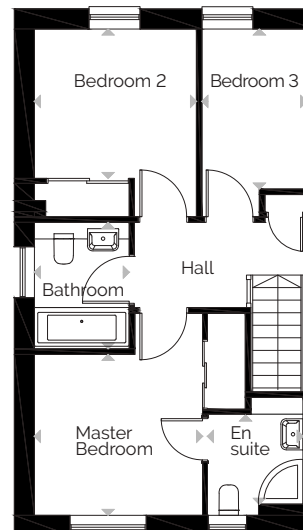
### 3 bedroom semi detached home

ROOM	M	FT
Lounge	4.84 x 3.27	15'11" x 10'9"
Kitchen/Dining	5.32 x 2.62	17'5" x 8'7"
Master Bedroom	3.01 x 2.88	9'11" x 9'5"
En suite	1.71 x 1.61	5'7" x 5'3"
Bedroom 2	2.90 x 2.67	9'6" x 8'9"
Bedroom 3	2.86 x 1.87	9'5" x 6'2"
Bathroom	2.26 x 1.70	7'5" x 5'7"
<b>Total Floor Area</b>	<b>85.36m<sup>2</sup></b>	<b>918ft<sup>2</sup></b>

#### GROUND FLOOR



#### FIRST FLOOR



# DUNDAS

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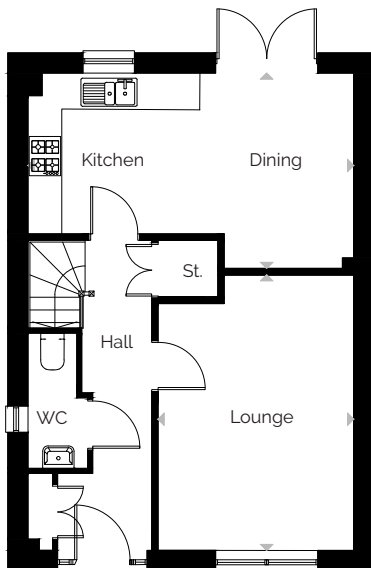
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## Harper

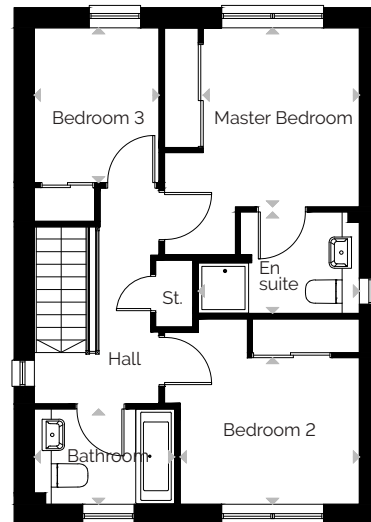
3 bedroom detached home with a detached single garage

ROOM	M	FT
Lounge	4.90 x 3.48	16'1" x 11'5"
Kitchen/Dining	5.79 x 3.47	18'0" x 11'5"
Master Bedroom	3.19 x 2.78	10'6" x 9'1"
En suite	2.87 x 1.81	9'5" x 5'11"
Bedroom 2	3.19 x 2.61	10'6" x 8'7"
Bedroom 3	2.76 x 2.22	9'1" x 7'3"
Bathroom	2.50 x 1.70	8'2" x 5'7"
<b>Total Floor Area</b>	<b>98.42m<sup>2</sup></b>	<b>1059ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



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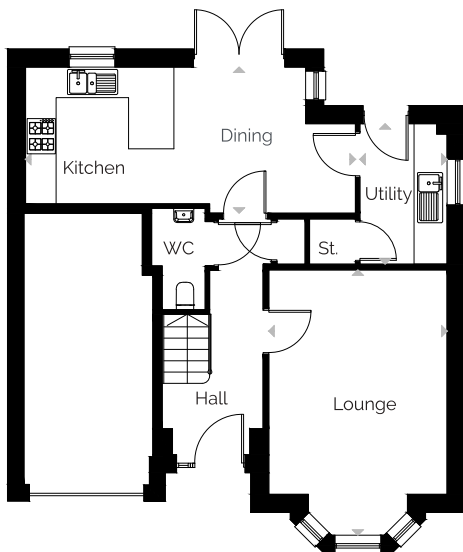
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## Crawford

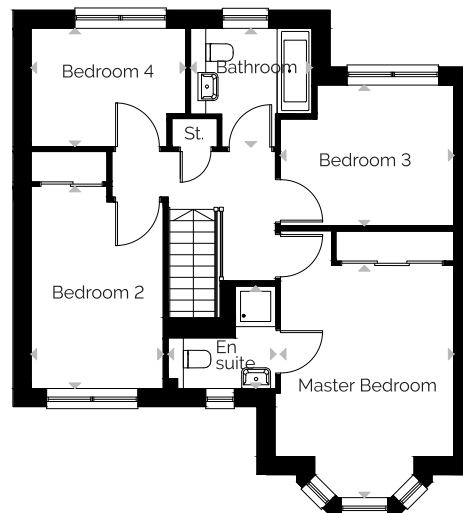
4 bedroom detached home  
with a single garage

ROOM	M	FT
Lounge	5.27 x 3.54	17'3" x 11'7"
Kitchen/Dining	6.56 x 2.71	21'6" x 8'11"
Utility	2.79 x 1.73	9'2" x 5'8"
Master Bedroom	4.60 x 3.43	15'1" x 11'3"
En suite	2.13 x 2.30	6'8" x 6'0"
Bedroom 2	4.01 x 2.61	13'2" x 8'7"
Bedroom 3	3.44 x 2.79	11'3" x 9'2"
Bedroom 4	3.06 x 2.34	10'0" x 7'8"
Bathroom	2.40 x 2.35	7'10" x 7'9"
<b>Total Floor Area</b>	<b>114.91m<sup>2</sup></b>	<b>1239ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



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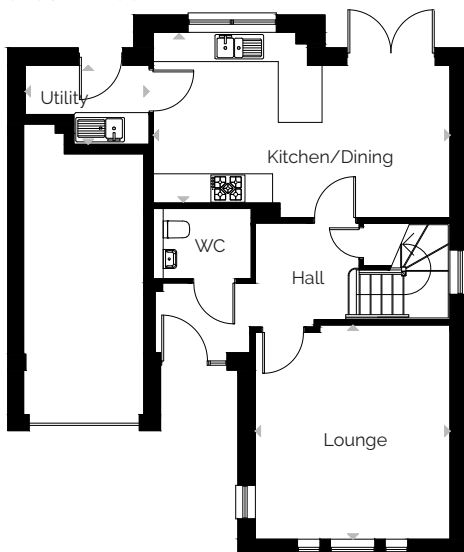
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## Lewis

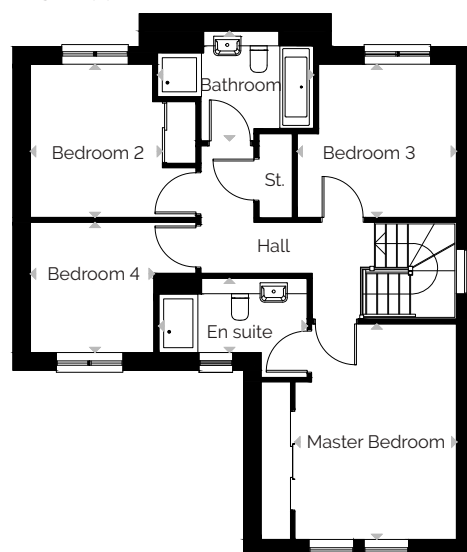
4 bedroom detached home  
with a single garage

ROOM	M	FT
Lounge	4.39 x 3.99	14'5" x 13'1"
Kitchen/Dining	6.09 x 3.50	19'0" x 11'6"
Utility	2.54 x 1.62	8'4" x 5'4"
Master Bedroom	4.41 x 3.31	14'6" x 10'10"
En suite	3.04 x 1.52	9'0" x 5'0"
Bedroom 2	3.13 x 2.70	10'3" x 8'10"
Bedroom 3	3.26 x 3.13	10'8" x 10'3"
Bedroom 4	2.66 x 2.52	8'9" x 8'3"
Bathroom	3.19 x 2.24	10'6" x 7'4"
<b>Total Floor Area</b>	<b>125.95m<sup>2</sup></b>	<b>1355ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



# DUNDAS

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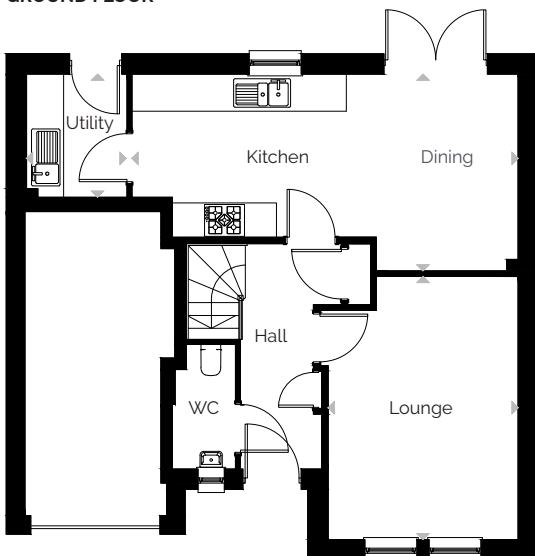
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## Matheson

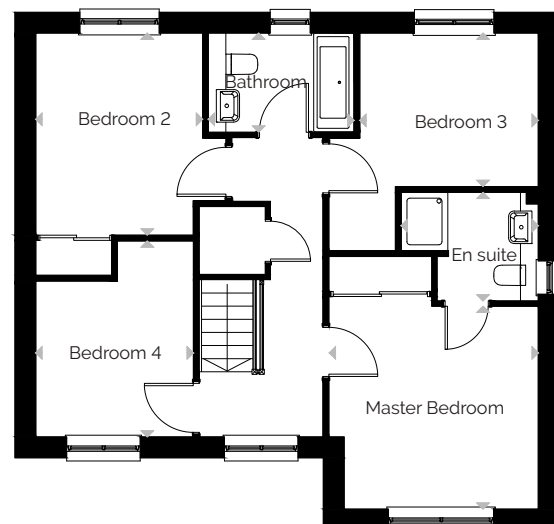
4 bedroom detached home with a single garage

ROOM	M	FT
Lounge	4.61 x 3.32	15'1" x 10'11"
Kitchen/Dining	6.76 x 3.44	22'2" x 11'3"
Utility	2.15 x 1.76	7'1" x 5'9"
Master Bedroom	3.58 x 3.47	11'9" x 11'5"
En suite	2.34 x 1.86	7'8" x 6'1"
Bedroom 2	3.46 x 2.86	11'4" x 9'5"
Bedroom 3	3.05 x 2.63	10'0" x 8'8"
Bedroom 4	3.36 x 2.70	11'0" x 8'10"
Bathroom	2.50 x 1.70	8'2" x 5'7"
<b>Total Floor Area</b>	<b>114.89m<sup>2</sup></b>	<b>1237ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



# DUNDAS

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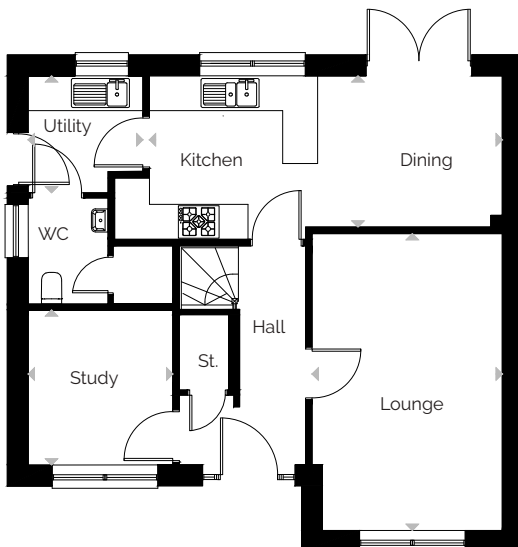
Internal & external specifications vary on each development. Please contact our sales negotiator for further details on your chosen plot/development.

## Middleton

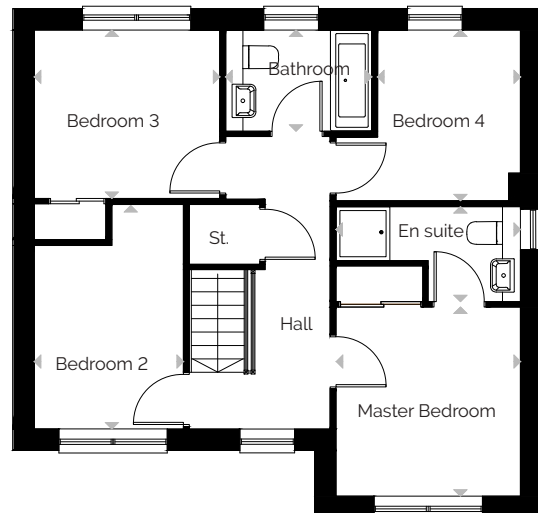
4 bedroom detached home with single detached garage

ROOM	M	FT
Lounge	5.10 x 3.27	16'9" x 10'9"
Kitchen/Dining	6.07 x 2.60	19'11" x 8'6"
Utility	2.01 x 1.97	6'7" x 6'6"
Study	2.66 x 2.48	8'9" x 8'2"
Master Bedroom	3.17 x 3.09	10'5" x 10'2"
En suite	3.09 x 1.59	10'2" x 5'3"
Bedroom 2	3.11 x 2.82	10'2" x 9'3"
Bedroom 3	3.76 x 2.50	12'4" x 8'2"
Bedroom 4	2.86 x 2.39	9'5" x 7'10"
Bathroom	2.45 x 1.70	8'0" x 5'7"
<b>Total Floor Area</b>	<b>116.12m<sup>2</sup></b>	<b>1250ft<sup>2</sup></b>

GROUND FLOOR



FIRST FLOOR



# DUNDAS

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