A photograph of a woman carrying a young child on her back, walking through a grassy field. The scene is captured during the 'golden hour' of sunset, with warm sunlight filtering through the trees in the background, creating a soft, bokeh effect. The woman is wearing a dark, patterned top, and the child is wearing a light-colored dress. A large teal circle is overlaid on the left side of the image, containing the project name.

# 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

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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.

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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.

## More of what matters

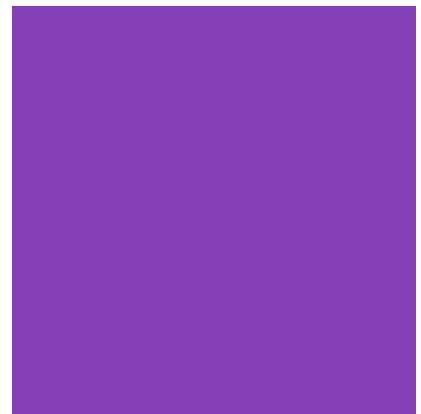
## LIVE IN AN AWARD-WINNER

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.





### A RICH LOCAL HISTORY

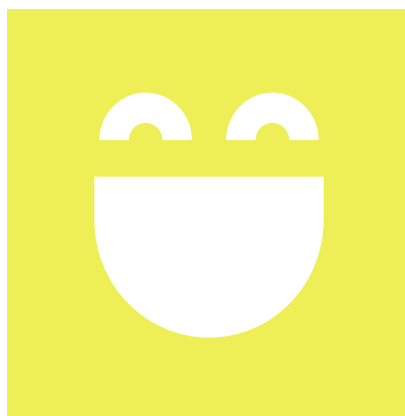
Coatbridge has a rich industrial heritage that is brought to life at Summerlee Heritage park. This 22-acre museum highlights the past in exciting and informative ways and offers an exciting day out. It also boasts a lively adventure playground.

### ENJOY A GREENER LIFE

Calderwood Village has impressive environmental credentials. All the homes are exceptionally energy efficient and have solar panels, which makes them much cheaper to heat and run.

### 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.



### 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







# ELLIOT

3 bedroom terraced home

AREA	M <sup>2</sup>	SQ FT
Lounge	4.66 x 3.40	15'3" x 11'2"
Kitchen/Dining	4.58 x 2.75	15'0" x 9'0"
Master Bedroom	2.74 x 3.20	9'0" x 10'6"
En suite	2.67 x 1.03	8'9" x 3'5"
Bed 2	3.28 x 2.70	10'9" x 8'10"
Bed 3	2.83 x 2.46	9'3" x 8'1"
Bathroom	2.82 x 1.81	9'3" x 5'11"
Total Floor Area	95.4m <sup>2</sup>	1027ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.





# GILROY

3 bedroom terraced home

AREA	M <sup>2</sup>	SQ FT
Lounge	4.84 x 3.27	15'11" x 10'9"
Kitchen/Dining	5.33 x 2.63	17'6" x 8'8"
Master Bedroom	3.01 x 2.88	9'11" x 9'5"
En suite	1.81 x 1.79	5'11" x 5'10"
Bed 2	2.90 x 2.67	9'6" x 8'9"
Bed 3	2.86 x 1.89	9'5" x 6'2"
Bathroom	2.26 x 1.70	7'5" x 5'7"
Total Floor Area	85.4m <sup>2</sup>	918ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# ROBSON

3 bedroom semi-detached home

AREA	M <sup>2</sup>	SQ FT
Lounge	4.84 x 3.35	15'11" x 11'0"
Kitchen/Dining	5.00 x 2.48	16'5" x 8'2"
Master Bedroom	3.60 x 2.49	11'10" x 8'2"
En suite	2.97 x 1.20	9'9" x 3'11"
Bed 2	3.04 x 2.77	10'0" x 9'1"
Bed 3	3.36 x 2.02	11'00" x 6'8"
Bathroom	2.29 x 1.70	7'6" x 5'7"
Total Floor Area	85.4m <sup>2</sup>	918ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



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# BRODIE

3 bedroom semi-detached home

AREA	M <sup>2</sup>	SQ FT
Lounge	4.89 x 3.10	16' 1" x 10' 2"
Kitchen/Dining	4.89 x 2.73	16' 1" x 8' 11"
Master Bedroom	2.74 x 2.56	9' 0" x 8' 5"
En suite	2.40 x 1.55	7' 10" x 5' 1"
Bed 2	2.79 x 2.53	9' 2" x 8' 4"
Bed 3	2.39 x 2.26	7' 10" x 7' 5"
Bathroom	2.15 x 2.01	7' 1" x 6' 7"
Total Floor Area	83.54m <sup>2</sup>	899ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



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# SINCLAIR

3 bedroom semi-detached home

AREA	M <sup>2</sup>	SQ FT
Lounge	3.71 x 3.70	12'2" x 12'2"
Kitchen/Dining	5.04 x 2.48	16'6" x 8'2"
Master Bedroom	3.13 x 3.05	10'3" x 10'0"
En suite	2.30 x 1.21	7'7" x 4'0"
Bed 2	2.90 x 2.60	9'6" x 8'6"
Bed 3	2.85 x 2.05	9'4" x 6'9"
Bathroom	2.27 x 1.71	7'5" x 5'7"
Total Floor Area	82.8m <sup>2</sup>	891ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# PENTLAND

3 bedroom detached home with single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	4.30 x 3.10	14'1" x 10'2"
Kitchen/Dining	4.85 x 3.34	15'11" x 10'11"
Utility	2.75 x 1.74	9'0" x 5'9"
Master Bedroom	3.30 x 3.16	10'10" x 10'4"
En suite	1.73 x 1.37	5'8" x 4'6"
Bed 2	3.36 x 2.90	11'0" x 9'6"
Bed 3	3.38 x 2.53	11'1" x 8'4"
Bathroom	2.75 x 1.60	9'0" x 5'3"
Total Floor Area	96.7m <sup>2</sup>	1040ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# CARNEGIE

3 bedroom detached home  
with a detached single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	5.79 x 3.22	19' 0" x 10' 7"
Kitchen/Dining	5.79 x 2.85	19' 0" x 9' 4"
Master Bedroom	3.05 x 2.87	10' 0" x 9' 5"
En suite	2.80 x 1.50	9' 2" x 4' 11"
Bed 2	3.24 x 2.75	10' 8" x 9' 0"
Bed 3	3.24 x 2.25	10' 8" x 7' 5"
Bathroom	2.25 x 1.70	7' 5" x 5' 7"
Total Floor Area	98.42m <sup>2</sup>	1059ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# HARPER

3 bedroom detached home  
with a detached single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	4.90 x 3.48	16' 1" x 11' 5"
Kitchen/Dining	5.79 x 3.47	19' 0" x 11' 5"
Master Bedroom	3.19 x 2.78	10' 6" x 9' 1"
En suite	1.92 x 1.81	6' 4" x 5' 11"
Bed 2	3.19 x 2.61	10' 6" x 8' 7"
Bed 3	2.76 x 2.22	9' 1" x 7' 3"
Bathroom	2.50 x 1.70	8' 2" x 5' 7"
Total Floor Area	98.42m <sup>2</sup>	1059ft <sup>2</sup>

GROUND FLOOR



FIRST FLOOR



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# DEWAR

3 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	4.52 x 3.13	14' 10" x 10' 3"
Kitchen/Dining	5.35 x 2.74	17' 7" x 9' 0"
Master Bedroom	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	98.68m <sup>2</sup>	1063ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# MATHESON

4 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	5.17 × 3.33	17'0" × 10'11"
Kitchen/Dining	5.86 × 2.88	19'3" × 9'5"
Utility	2.66 × 1.63	8'9" × 5'4"
Master Bedroom	3.63 × 3.59	11'11" × 11'9"
En suite	2.05 × 1.75	6'9" × 5'9"
Bed 2	3.46 × 2.85	11'4" × 9'4"
Bed 3	3.09 × 3.06	10'2" × 10'0"
Bed 4	2.67 × 2.65	8'9" × 8'8"
Bathroom	2.50 × 1.71	8'2" × 5'7"
Total Floor Area	112.58m <sup>2</sup>	1211ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# CRAWFORD

4 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
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 Bedroom	3.79 x 3.40	12'5" x 1'2"
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	114.9m <sup>2</sup>	1239ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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# MIDDLETON

4 bedroom detached home  
with a detached single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	5.10 x 3.27	17'0" x 10'9"
Kitchen/Dining	6.07 x 2.60	19'11" x 8'6"
Study	2.66 x 2.48	8'9" x 8'2"
Utility	2.01 x 1.97	6'7" x 6'6"
Master Bedroom	3.17 x 3.09	10'5" x 10'2"
En suite	3.09 x 1.59	10'2" x 5'3"
Bed 2	3.11 x 2.82	10'2" x 9'3"
Bed 3	3.07 x 2.50	10'1" x 8'2"
Bed 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



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# WALLACE

4 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
Lounge	3.28 x 4.90	10'9" x 16'1"
Kitchen/Dining	5.19 x 3.60	17'0" x 11'10"
Utility	3.02 x 1.74	9'11" x 5'9"
Master Bedroom	4.09 x 2.70	13'5" x 8'10"
En suite	1.63 x 1.50	5'4" x 4'11"
Bed 2	4.09 x 2.51	13'5" x 8'3"
Bed 3	3.02 x 2.65	9'11" x 8'8"
Bed 4	3.02 x 2.41	9'11" x 7'11"
Bathroom	3.00 x 1.77	9'10" x 5'10"
Total Floor Area	117.2m <sup>2</sup>	1262ft <sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR



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## LEWIS

4 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
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 Bedroom	4.41 x 3.31	14'6" x 10'0"
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"
<b>Total Floor Area</b>	<b>123.8m<sup>2</sup></b>	<b>1332ft<sup>2</sup></b>

### GROUND FLOOR



### FIRST FLOOR



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# MORTON

4 bedroom detached home  
with a double detached garage

AREA	M <sup>2</sup>	SQ FT
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 Bedroom	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	128.7m <sup>2</sup>	1385ft <sup>2</sup>



FIRST FLOOR



GROUND FLOOR







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# FULLARTON

5 bedroom detached home  
with a single garage

AREA	M <sup>2</sup>	SQ FT
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 Bedroom	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	150.4m <sup>2</sup>	1619ft <sup>2</sup>





SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

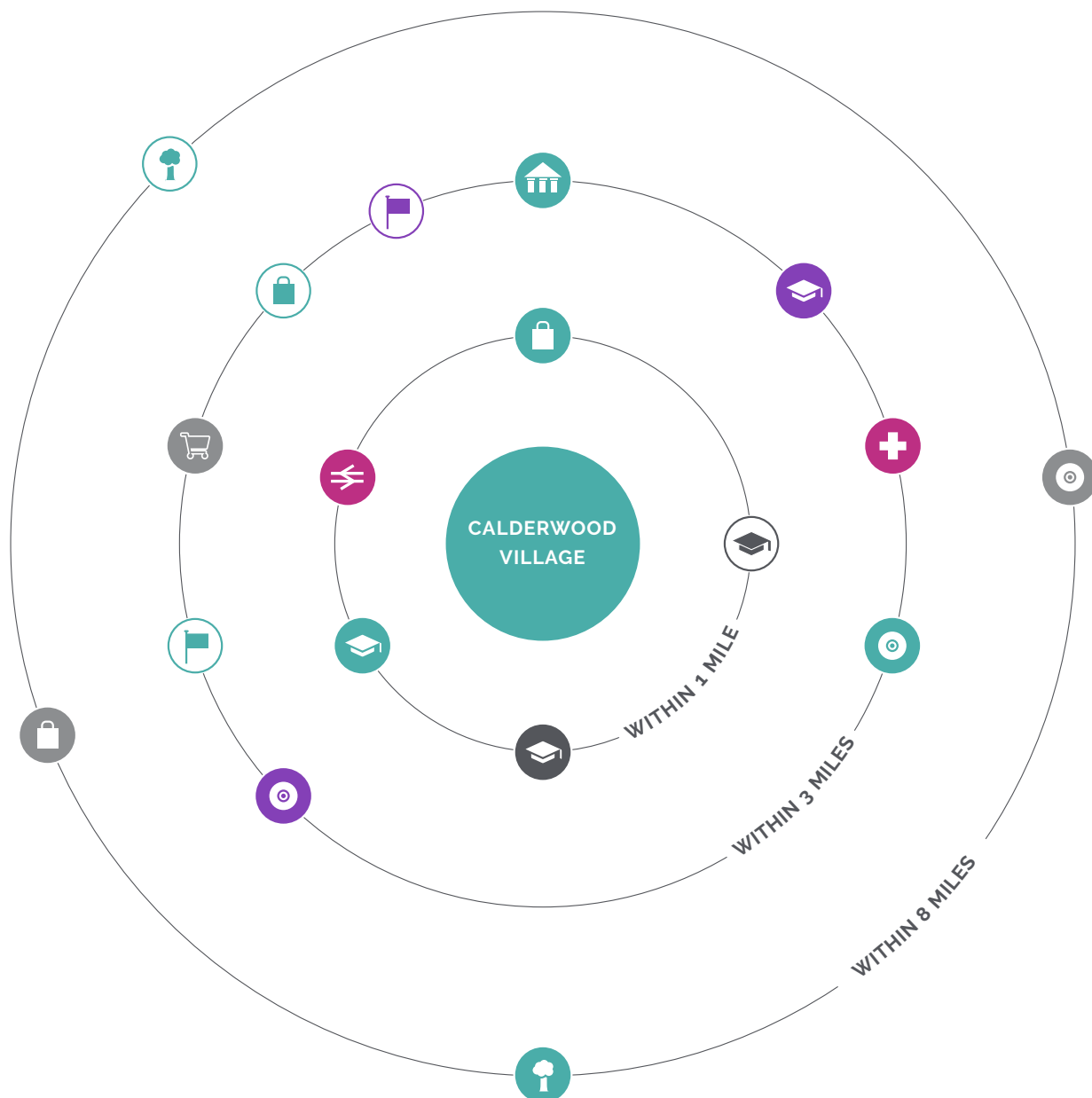


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# Just a stone's throw away

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

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



# DUNDAS

## SALES SUITE

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Coatbridge  
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 Dundas Estates  
 @DundasEstates

## AWARD WINNING DEVELOPER



Raising Standards. Protecting Homeowners



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