

MERLIN GARDENS, EAST KILBRIDE

MAVOR AVENUE, EAST KILBRIDE G74 4QX



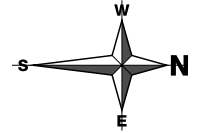
3 AND 4 BEDROOM HOMES

MERLIN GARDENS, EAST KILBRIDE

DEVELOPMENT LAYOUT

KEY















- Kellie - 3 bedroom terrace
- Coull - 3 bedroom terrace
- Traquair - 3 bedroom semi-detached
- Ravenscraig - 3 bedroom detached
- Craighend - 3 bedroom semi-detached
- Glenbuchat - 4 bedroom detached
- Invercauld - 4 bedroom detached
- Fenton - 4 bedroom detached
- Craigston - 4 bedroom detached
- Dunbar - 4 bedroom detached
- Tantallon - 4 bedroom detached
- Balmoral - 4 bedroom detached
- Cullen - 4 bedroom detached
- Social Housing

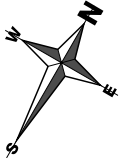
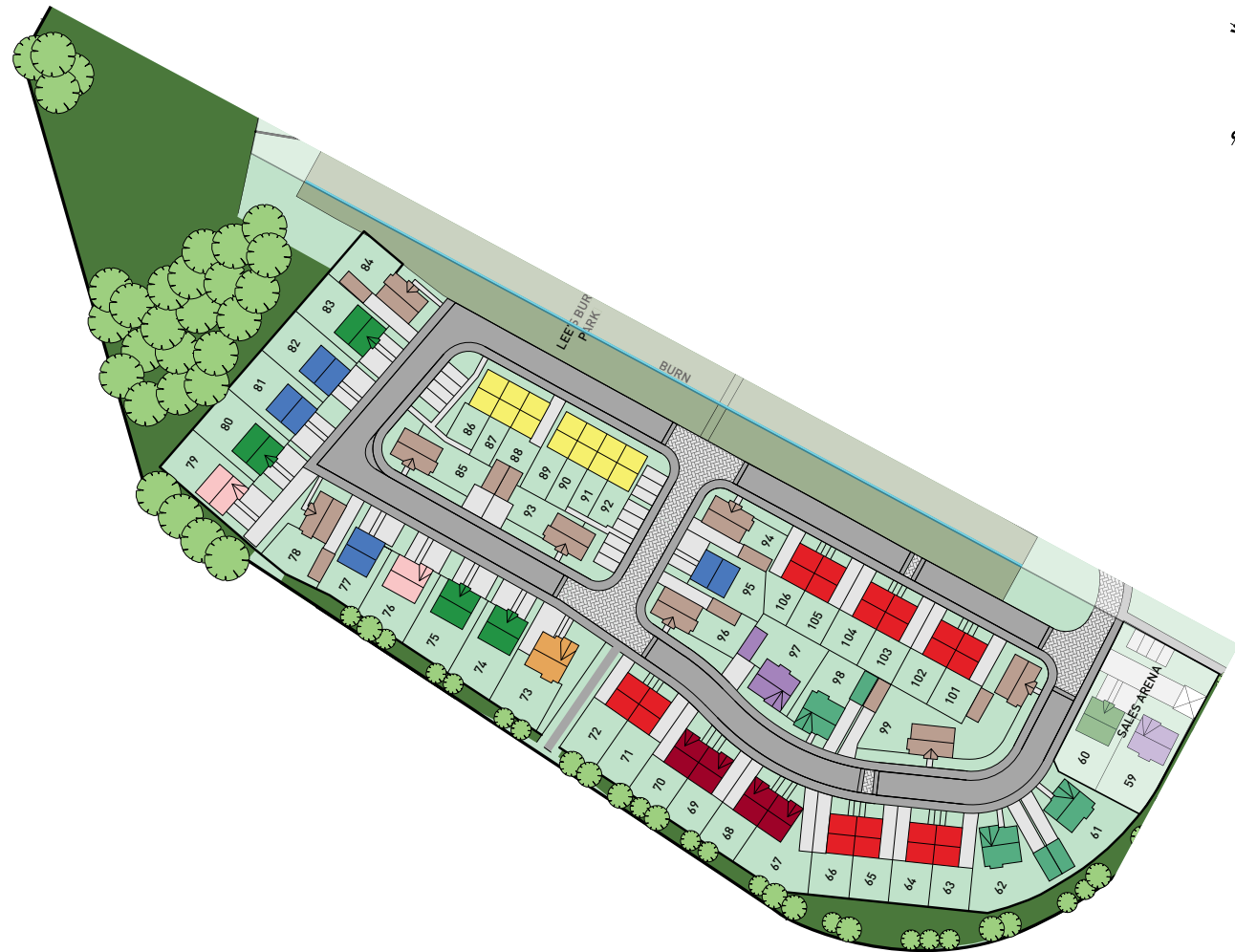


MERLIN GARDENS PHASE 1

DEVELOPMENT LAYOUT

KEY

-  Kellie - 3 bedroom terrace
-  Coull - 3 bedroom terrace
-  Traquair - 3 bedroom semi-detached
-  Ravenscraig - 3 bedroom detached
-  Craigend - 3 bedroom semi-detached
-  Glenbuchat - 4 bedroom detached
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-  Social Housing





AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

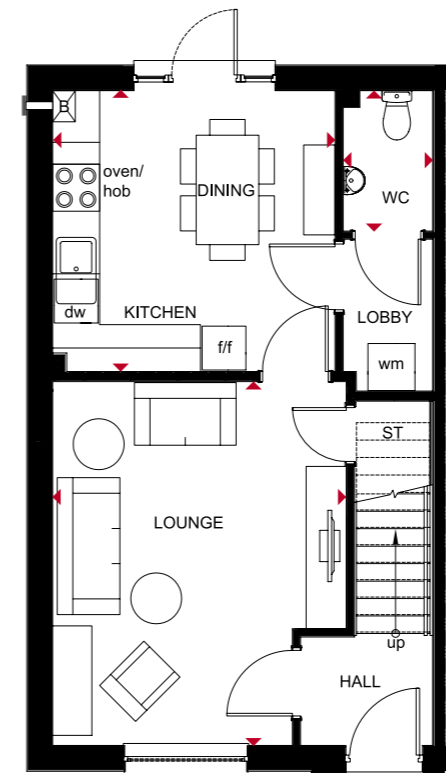
We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



3 BEDROOM END-/MID-TERRACED HOME



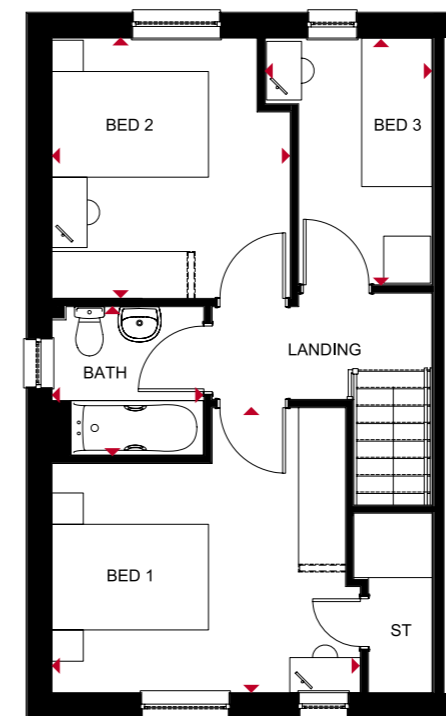
- Open-plan kitchen and dining area, with access to the rear garden creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1940mm	3'9" x 6'4"

[Approximate dimensions]



First Floor

Bedroom 1	3840 x 3643mm	12'7" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2131 x 3155mm	7'0" x 10'4"
Bathroom	1941 x 1900mm	6'4" x 6'3"

[Approximate dimensions]

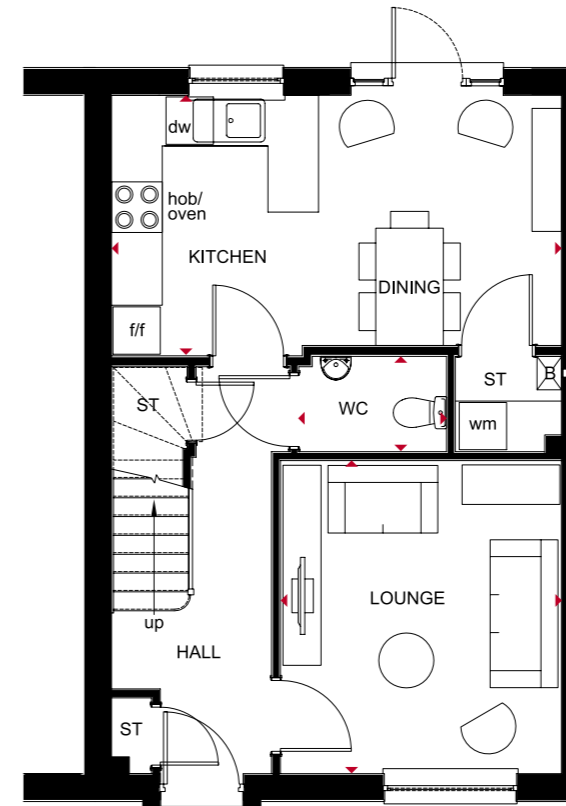
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

TRAQUAIR

3 BEDROOM SEMI-DETACHED HOME



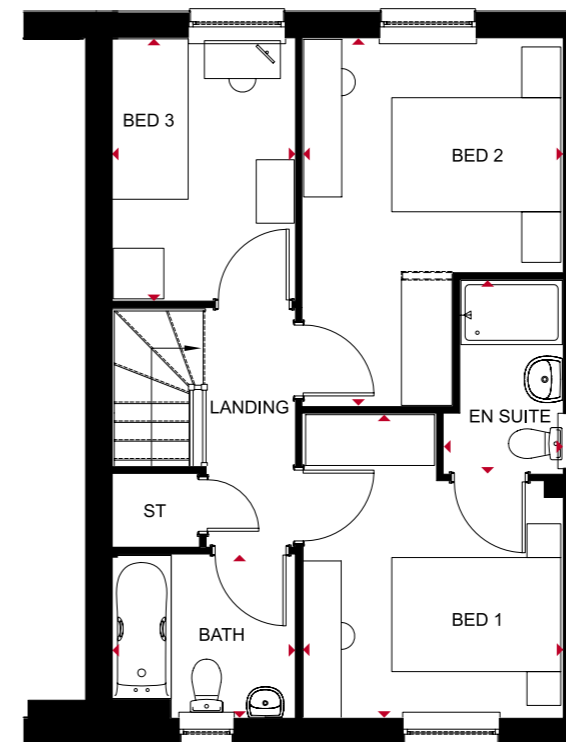
- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

[Approximate dimensions]

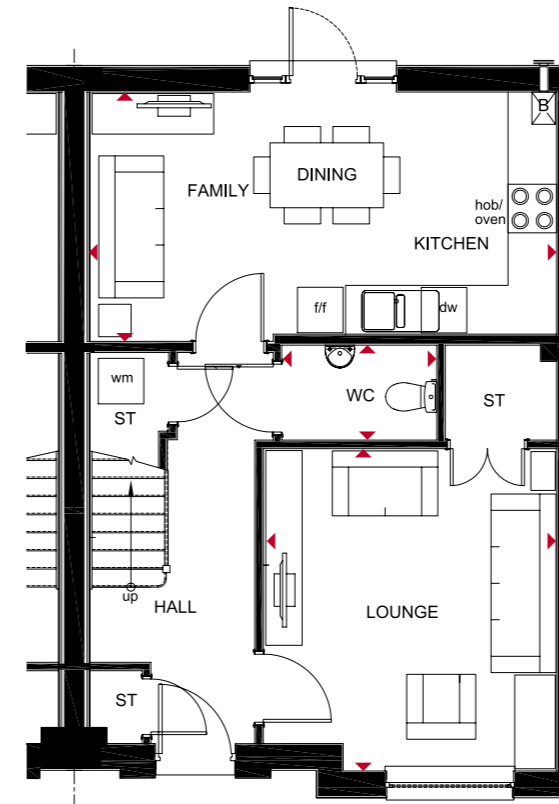
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME



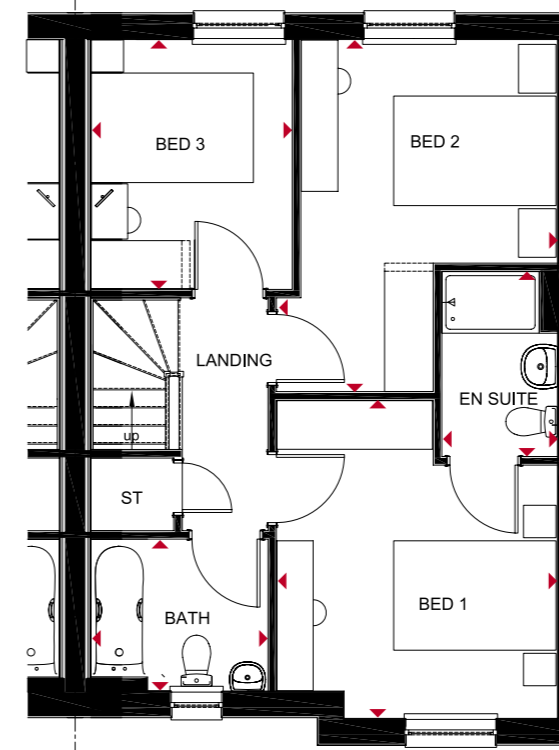
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a WC complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge	3615 x 3973mm	11'10" x 13'0"
Kitchen/ Family/Dining	5752 x 3073mm	18'10" x 10'1"
WC	1910 x 1170mm	6'3" x 3'10"

(Approximate dimensions)



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3079mm	8'2" x 10'1"
Bathroom	2182 x 1873mm	7'2" x 6'2"

(Approximate dimensions)

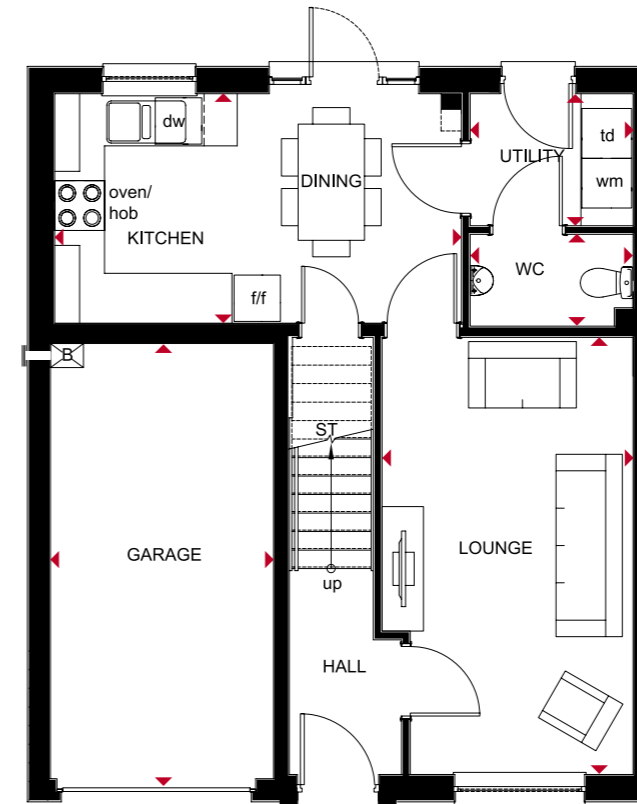
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

GLENBUCHAT

4 BEDROOM DETACHED HOME



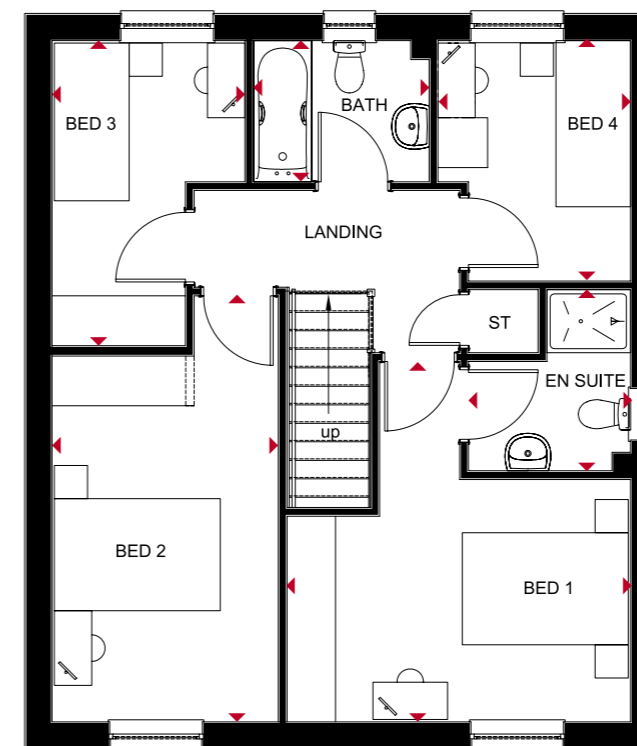
- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and family bathroom



Ground Floor

Lounge	3025 x 5260mm	9'11" x 17'3"
Kitchen/Dining	4904 x 2775mm	16'1" x 9'1"
Utility	1963 x 1592mm	6'5" x 5'3"
WC	1963 x 1114mm	6'5" x 3'8"
Garage	2690 x 5236 mm	8'10" x 17'2"

[Approximate dimensions]



First Floor

Bedroom 1	4140 x 4342mm	13'7" x 14'3"
En suite	1954 x 2182mm	6'5" x 7'2"
Bedroom 2	2727 x 5133mm	8'11" x 16'10"
Bedroom 3	2324 x 3674mm	7'7" x 12'1"
Bedroom 4	2323 x 2895mm	7'7" x 9'6"
Bathroom	2115 x 1700mm	6'11" x 5'7"

[Approximate dimensions]

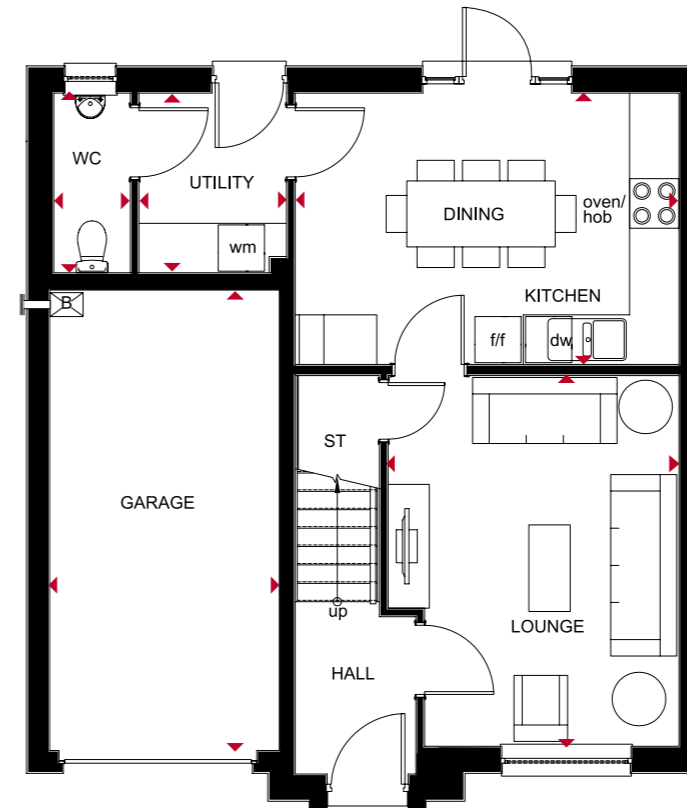
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

FENTON

4 BEDROOM DETACHED HOME



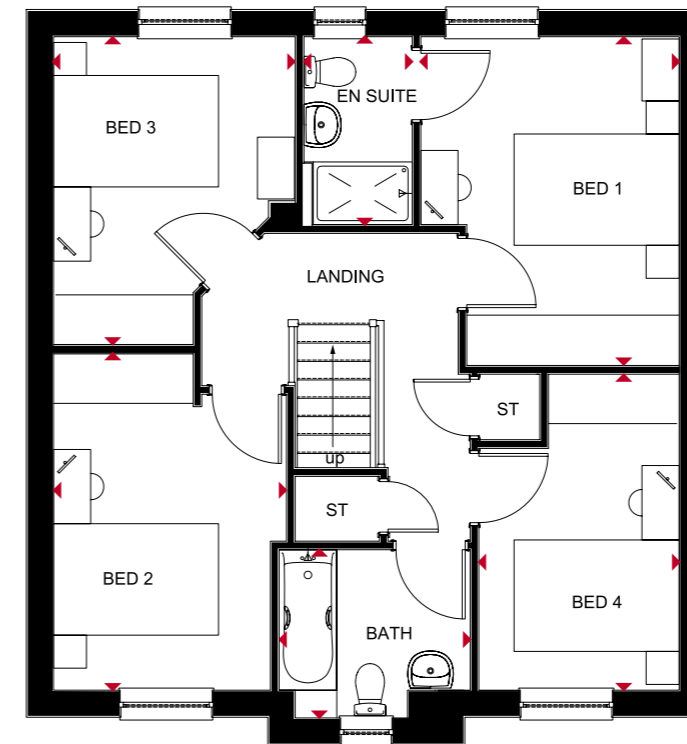
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

[Approximate dimensions]



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

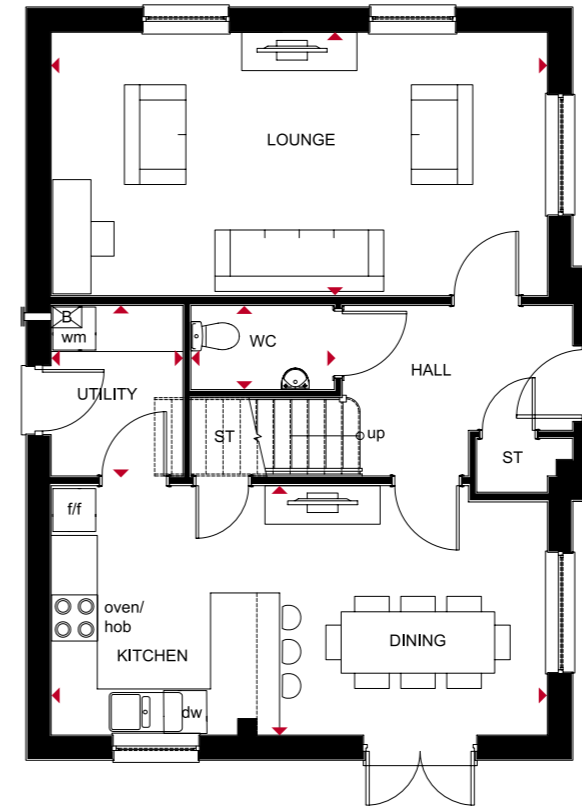
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

CRAIGSTON

4 BEDROOM DETACHED HOME



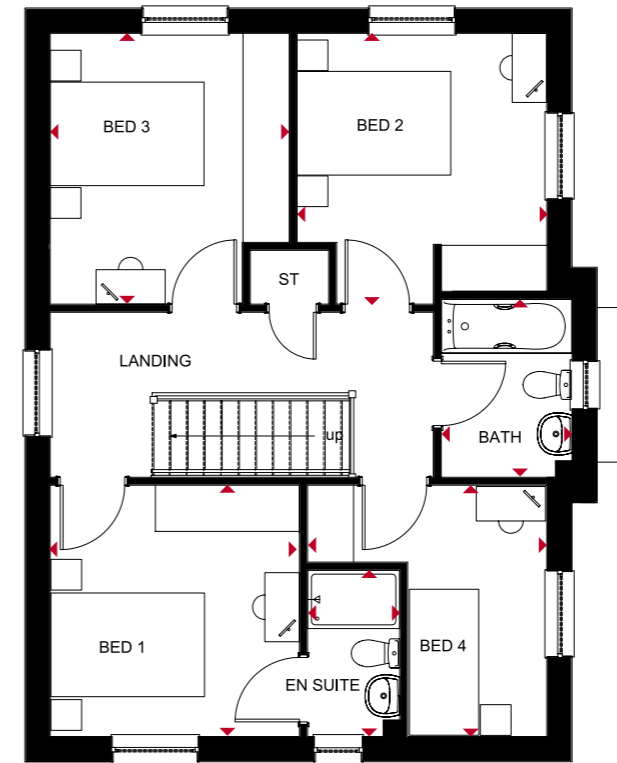
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a master bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



Ground Floor

Kitchen/Dining	6464 x 3247mm	21'2" x 10'8"
Utility	1715 x 2220mm	5'8" x 7'3"
WC	1867 x 1095mm	6'2" x 3'7"
Lounge	6464 x 3432mm	21'2" x 11'3"

[Approximate dimensions]



First Floor

Bedroom 1	3244 x 3270mm	10'8" x 10'9"
En suite	1200 x 2164mm	3'11" x 7'1"
Bedroom 2	3249 x 3527mm	10'8" x 11'7"
Bedroom 3	3110 x 3527mm	10'2" x 11'7"
Bathroom	1700 x 2315mm	5'7" x 7'7"
Bedroom 4	3115 x 3270mm	10'3" x 10'9"

[Approximate dimensions]

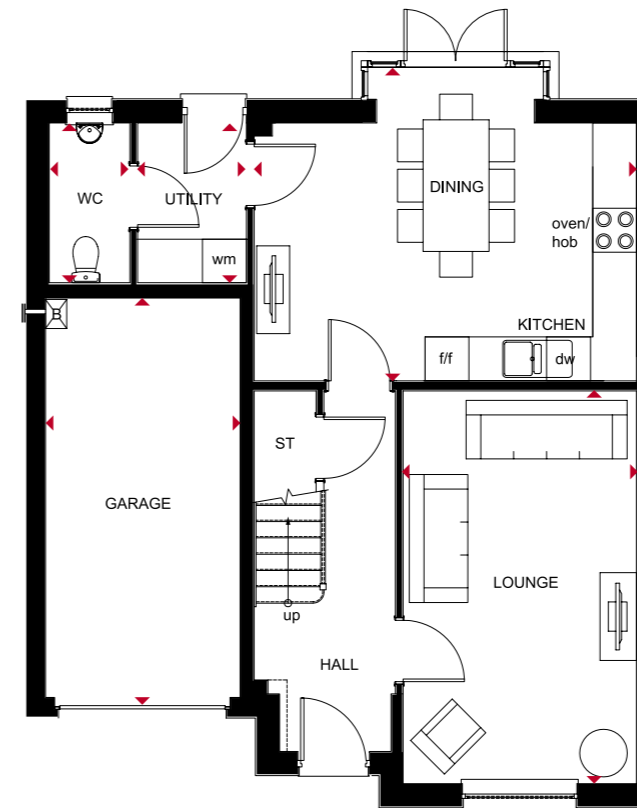
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DUNBAR

4 BEDROOM DETACHED HOME



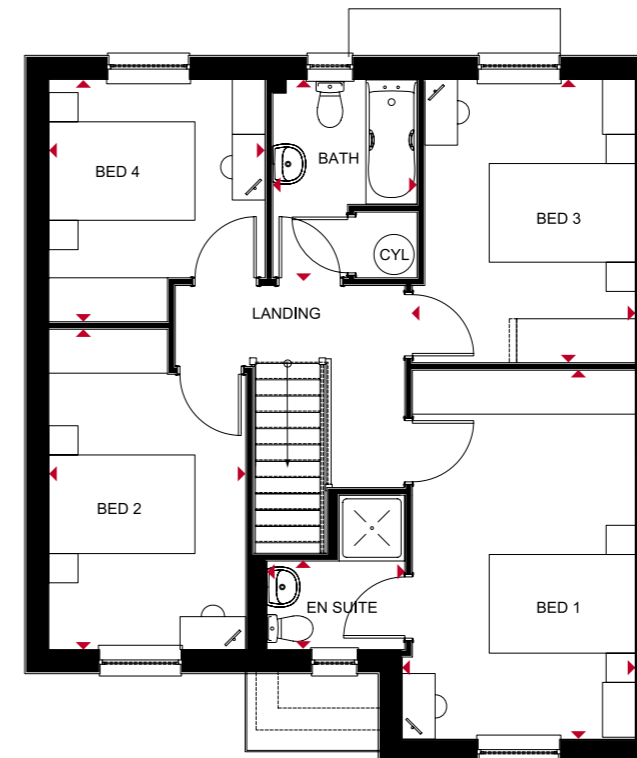
- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via a glazed walk-in bay
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 4287mm	17'2" x 14'1"
Utility	1489 x 2146mm	4'11" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2661 x 5460mm	8'9" x 17'11"

[Approximate dimensions]



First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

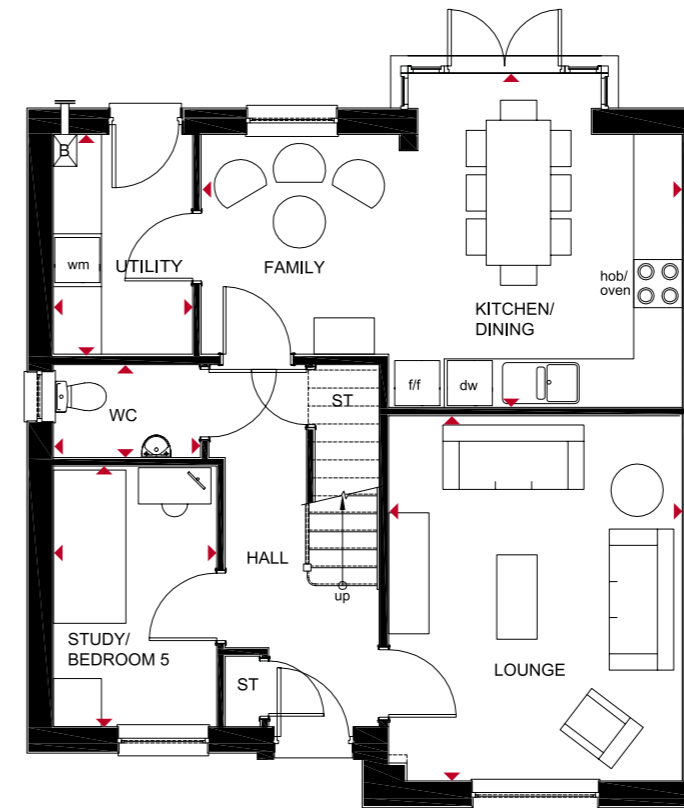
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	

TANTALLON

4 BEDROOM DETACHED HOME



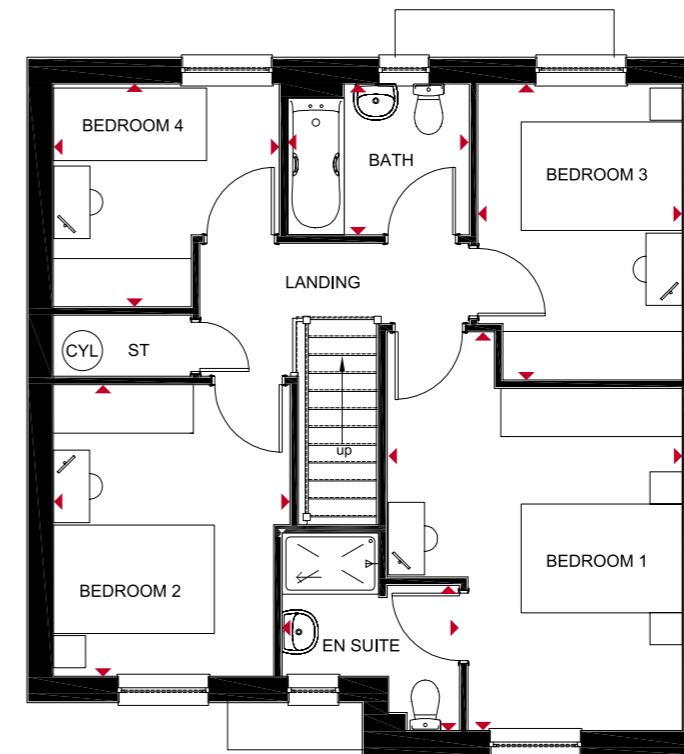
- Oversized windows fill this four bedroom home with natural light
- A walk-in bay leads to the garden from the dining area in the large open-plan kitchen, which also has a family area and separate utility
- A front-aspect study and lounge are ideal for work and relaxation
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4537 x 3643mm	14'11" x 11'11"
Kitchen/ Family/Dining	5972 x 4150mm	19'7" x 13'7"
Study/ Bedroom 5	3237 x 2029mm	10'7" x 6'8"
Utility	2729 x 1729mm	8'11" x 5'8"
WC	1829 x 1150mm	6'0" x 3'9"

(Approximate dimensions)



First Floor

Bedroom 1	4950 x 3634mm	16'3" x 11'11"
En Suite	2204 x 1804mm	7'3" x 5'11"
Bedroom 2	3620 x 2938mm	11'11" x 9'8"
Bedroom 3	3676 x 2536mm	12'1" x 8'4"
Bedroom 4	2804 x 2769mm	9'2" x 9'1"
Bathroom	2255 x 1876mm	7'5" x 6'2"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



barratthomes.co.uk
0844 811 6699

