

Ellingwood

AREA GUIDE



Lavender Street
Robroyston
Glasgow City G33 6FU
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www.bellway.co.uk

Bellway



A perfect place to call home

WITH CONVENIENCE, CONNECTIONS AND COUNTRYSIDE ON YOUR DOORSTEP.

Comprising a lovely collection of 3, 4 and 5-bedroom homes and boasting easy access to good local amenities and proximity to Glasgow, Ellingwood is sure to appeal to a wide audience of buyers including families, first-time buyers and professionals. Commuters will benefit from excellent

transport links in the area by road, rail and bus.

These attractive homes are well appointed and include a range of features including integrated kitchen appliances, quality sanitaryware and either garages or allocated parking.



Choose a fine quality of life in Robroyston

EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS, ELLINGWOOD IS IDEALLY LOCATED.

This development of 3, 4 and 5-bedroom homes enjoys an enviable location in the well-connected suburb of Robroyston, only 3 miles north-east of cosmopolitan Glasgow city centre. The M80 located close by to the development means accessing the national road network could not be easier. The M80 linking to the M8 provides a direct route into Glasgow itself with onward journeys to Paisley and East Kilbride. Travelling eastwards the M80 provides routes to Falkirk, whilst the M8 links to Edinburgh, taking you into the city in just over an hour. Robroyston train station is a short drive from home. For those requiring international travel, Glasgow Airport is around a 20 minute journey by car.

Locally, residents of Ellingwood will find an excellent range of amenities, with day to day conveniences within easy reach of home. A major supermarket superstore is just a few minutes' drive from the development at Robroyston Retail Park where residents will also find a number of other amenities including a gym offering a scheduled programme of weekly classes.

The vibrant city of Glasgow is little over 5 miles from home and presents an unrivalled array of attractions along with breath-taking architecture and a collection of award-winning restaurants. As Scotland's largest city, Glasgow is well-known for its stylish and cosmopolitan atmosphere, boasting a compelling arts scene with critically-acclaimed art galleries, museums and world-renowned live music venues.



A short drive from the development is the much-anticipated Seven Lochs Wetland Park, an exciting new Green Network project with the aim to become Scotland's largest urban nature park. Ideal for those who enjoy an active lifestyle, the park comprises 20 square kilometres of woodlands, greenery and lochs, an area which is already ripe for exploration. With miles of walking and cycling routes, not to mention the fascinating Provan Hall, one of Glasgow's oldest buildings, the park provides an enchanting range of things to see and do.

Robroyston Park is also situated close by to Ellingwood. This local nature reserve covers about 50 hectares of land. The variety of habitats including wetland, heathland, grassland and woodland makes the park the perfect place to spot the rich diversity of wildlife which calls the park home.

For outdoor sporting activities, Scotland is the home of golf. The Crow Wood Golf Course, a beautiful parkland course that offers a fair test to golfers of all abilities, is around 10 minutes by car from the development.

For families, there is a selection of well-regarded schools in the area. Residents will find a good selection of primary and secondary schools within close proximity, while further education is provided by the esteemed University of Glasgow, around 10 minutes from the development by car.







3 Bedroom Homes

-  **The Hanbury**
Plots 301, 302, 303 & 304
-  **The Kinloch**
Plots 148, 149, 157, 158, 193 & 194
-  **The Glencoe**
Plots 169, 170, 174, 175, 184 & 185
-  **The Erinvale**
Plots 151, 183, 186, 192, 300, 305, 311 & 344
-  **The Rosedale**
Plots 173 & 189

4 Bedroom Homes

-  **The Brooklin**
Plots 152, 164, 166, 321, 348, 350 & 355
-  **The Oakmont**
Plots 153, 154, 160, 162, 165, 191, 195, 198, 308, 318, 320, 324, 342 & 352
-  **The Moray**
Plots 322, 341 & 351
-  **The Victoria**
Plots 147, 161, 171, 188, 190, 309, 316, 319, 323, 331, 340, 347 & 353
-  **The Pinehurst**
Plots 156, 159, 168, 187, 310, 315, 325, 329, 343 & 346
-  **The Avondale**
Plots 146, 150, 176, 182 & 199
-  **The Muirfield**
Plots 306, 312, 314, 317, 327, 330, 339, 345 & 354
-  **The Lomond**
Plots 163, 172, 178, 181, 326, 333 & 336
-  **The Burgess**
Plots 155, 167, 177, 197, 307, 332, 335, 337, 349 & 356

5 Bedroom Homes

-  **The Sunningdale**
Plots 179, 180, 196, 313, 328, 334 & 338

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Key to plan: v Visitor parking

The Hanbury

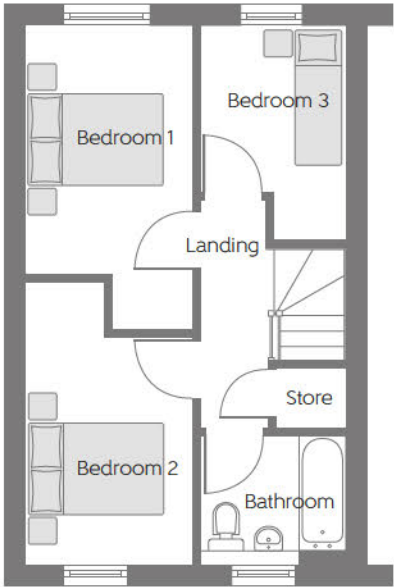
THREE BEDROOM HOME



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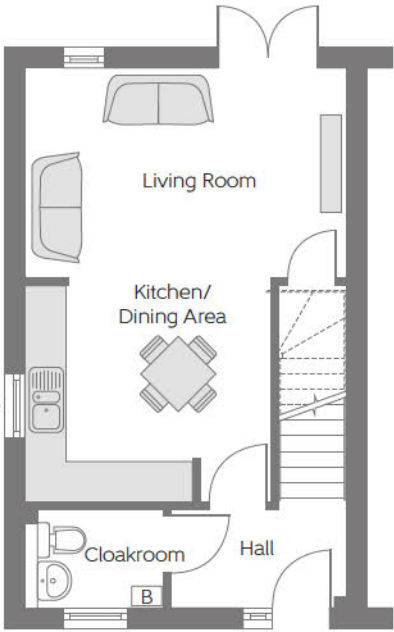
The Hanbury

Three bedroom home



First Floor

Bedroom 1	4.46m x 2.47m (max) (max)	14'8" x 8'1" (max) (max)
Bedroom 2	4.15m x 2.47m (max) (max)	13'7" x 8'1" (max) (max)
Bedroom 3	3.15m x 2.13m (max) (max)	10'4" x 7'0" (max) (max)



Ground Floor

Kitchen/Dining Area	3.61m x 3.21m	11'10" x 10'6"
Living Room	4.65m x 3.00m	15'3" x 9'10"

[B] - Boiler - - - - - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

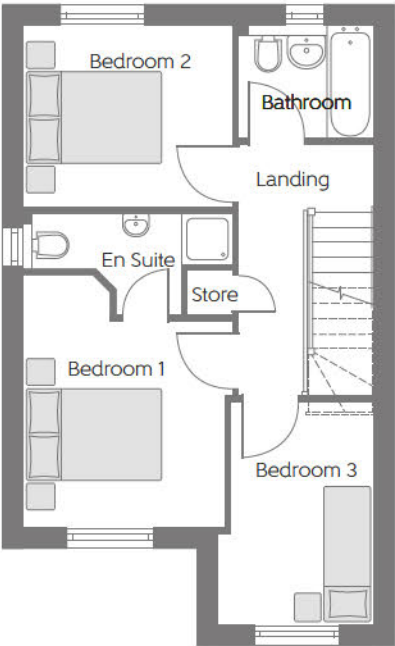
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The Kinloch

THREE BEDROOM HOME

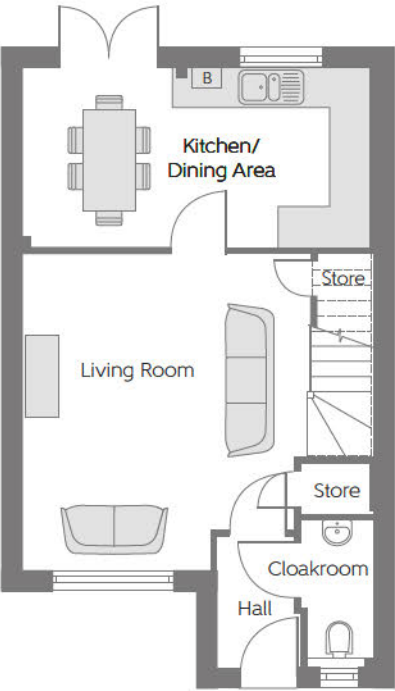


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First Floor

Bedroom 1	3.80m x 3.02m <small>(max)</small>	12'5" x 9'11" <small>(max)</small>
Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.36m x 2.35m <small>(max)</small> <small>(max)</small>	11'0" x 7'9" <small>(max)</small> <small>(max)</small>



Ground Floor

Kitchen/ Dining Area	5.23m x 2.69m	17'2" x 8'10"
Living Room	4.74m x 4.33m <small>(max)</small> <small>(max)</small>	15'7" x 14'2" <small>(max)</small> <small>(max)</small>

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The Glencoe

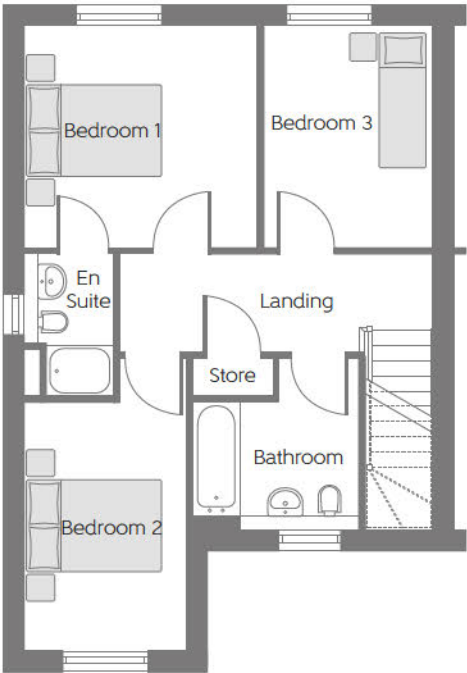
THREE BEDROOM HOME



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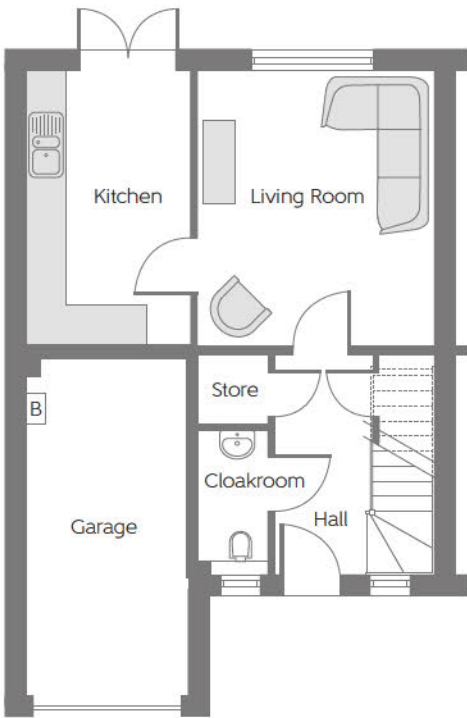
The Glencoe

Three bedroom home



First Floor

Bedroom 1	3.49m x 3.34m	11'5" x 10'11"
Bedroom 2	3.73m x 2.44m (min) (max)	12'3" x 8'0" (min) (max)
Bedroom 3	3.34m x 2.55m	10'11" x 8'4"



Ground Floor

Living Room	4.14m x 3.57m	13'7" x 11'8"
Kitchen	4.12m x 2.47m	13'6" x 8'1"

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The Erinvale

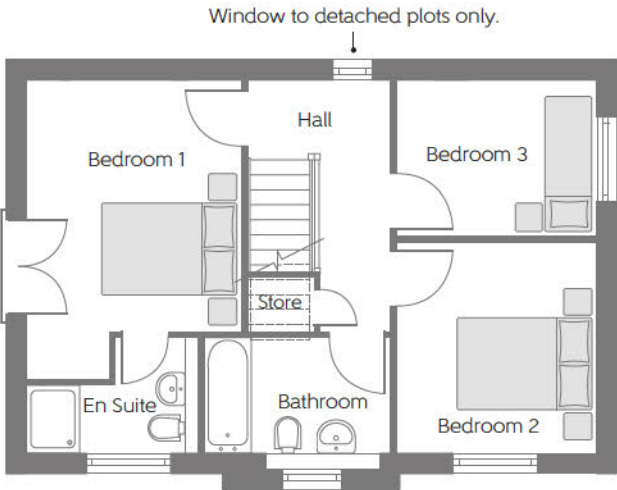
THREE BEDROOM DETACHED HOME



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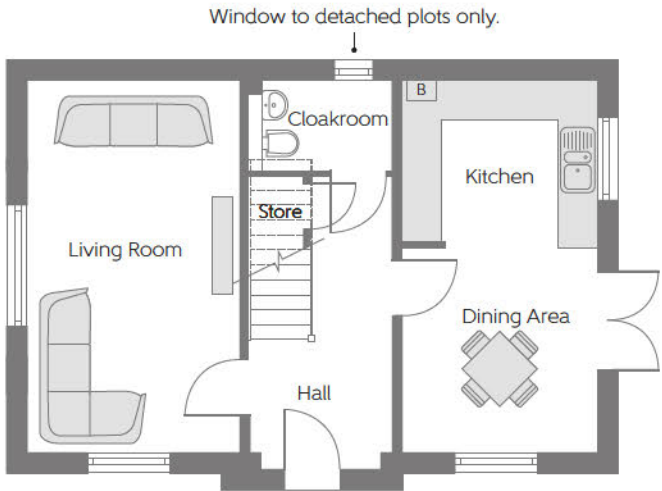
The Erinvale

Three bedroom detached home



First Floor

Bedroom 1	4.49m x 3.23m (max)	14'8" x 10'7" (max)
Bedroom 2	3.15m x 3.00m	10'3" x 9'10"
Bedroom 3	3.00m x 2.35m	9'10" x 7'8"



Ground Floor

Living Room	5.59m x 3.22m	18'4" x 10'6"
Dining Area	3.06m x 2.96m	10'0" x 9'8"
Kitchen	2.96m x 2.42m	9'8" x 7'11"

B - Boiler - - - - - Reduced Head Height

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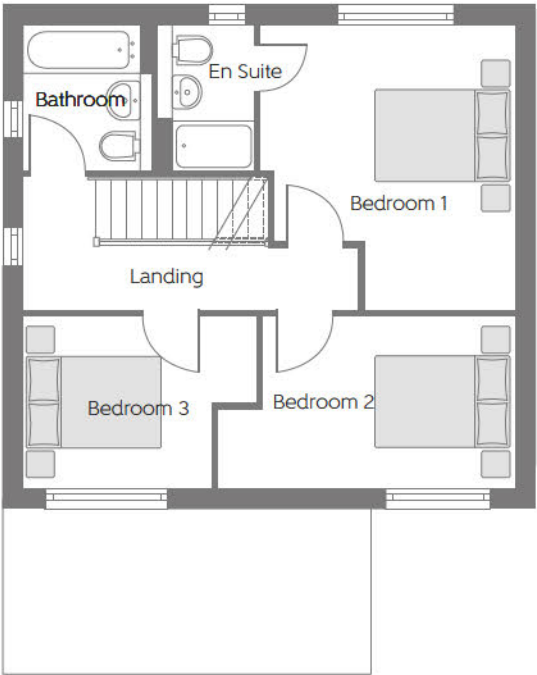
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The Rosedale

THREE BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

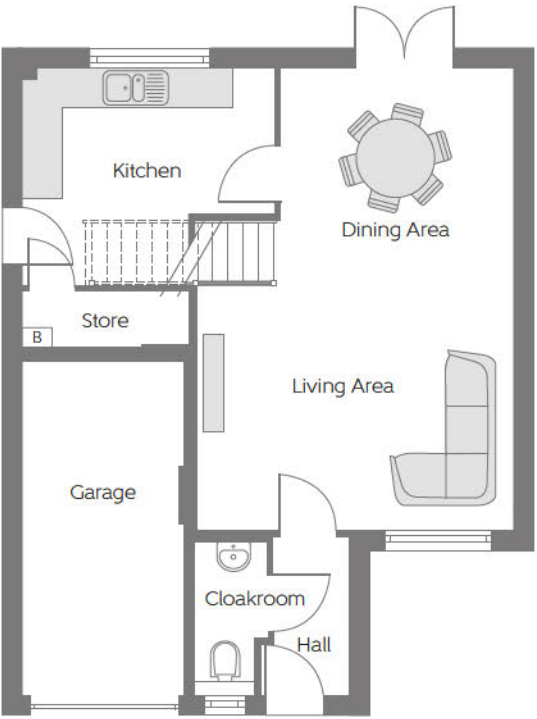


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First Floor

Bedroom 1	4.27m x 3.82m (max) (max)	14'0" x 12'6" (max) (max)
Bedroom 2	4.46m x 2.57m (max) (max)	14'8" x 8'5" (max) (max)
Bedroom 3	3.50m x 2.57m (max) (max)	11'6" x 8'5" (max) (max)



Ground Floor

Kitchen	3.78m x 3.25m (max) (max)	12'5" x 10'8" (max) (max)
Living Area	4.75m x 4.65m (max) (max)	15'7" x 15'3" (max) (max)
Dining Area	3.49m x 2.29m	11'5" x 7'6"

- Boiler - Reduced Head Height

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The Brooklin

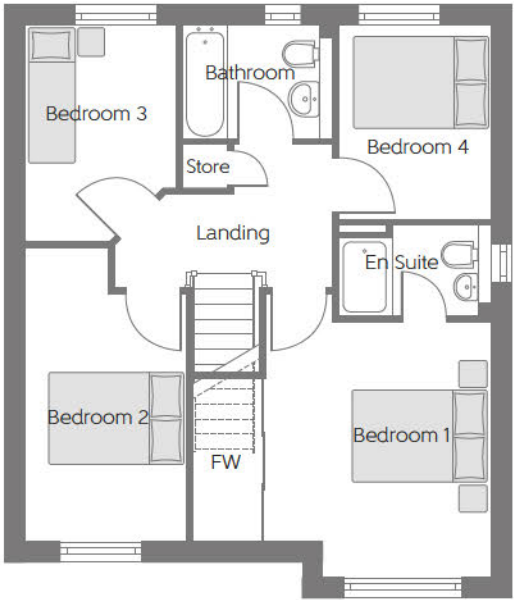
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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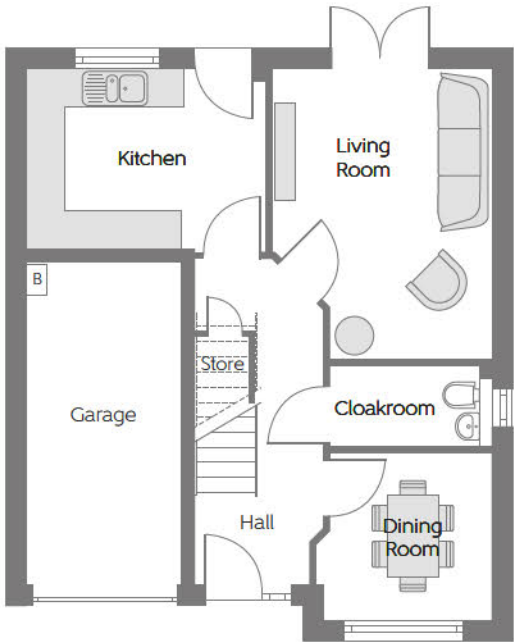
The Brooklin

Four bedroom home



First Floor

Bedroom 1	4.40m x 3.47m (max)	14'5" x 11'5" (max)
Bedroom 2	4.54m x 2.51m (max)	14'11" x 8'3" (max)
Bedroom 3	3.36m x 2.35m (max)	11'0" x 7'9" (max)
Bedroom 4	3.00m x 2.35m	9'10" x 7'9"



Ground Floor

Kitchen	3.70m x 2.80m	12'2" x 9'2"
Living Room	4.50m x 3.40m (max)	14'9" x 11'2" (max)
Dining Room	2.72m x 2.61m (max)	8'11" x 8'7" (max)

B - Boiler FW - Fitted Wardrobe - - - - - Reduced Head Height

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The Oakmont

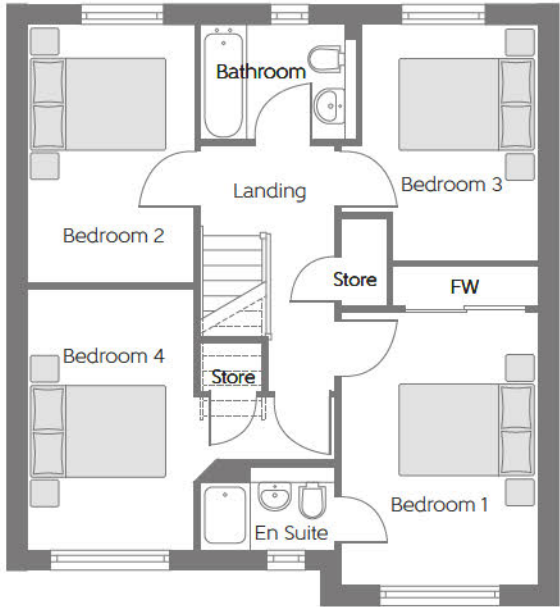
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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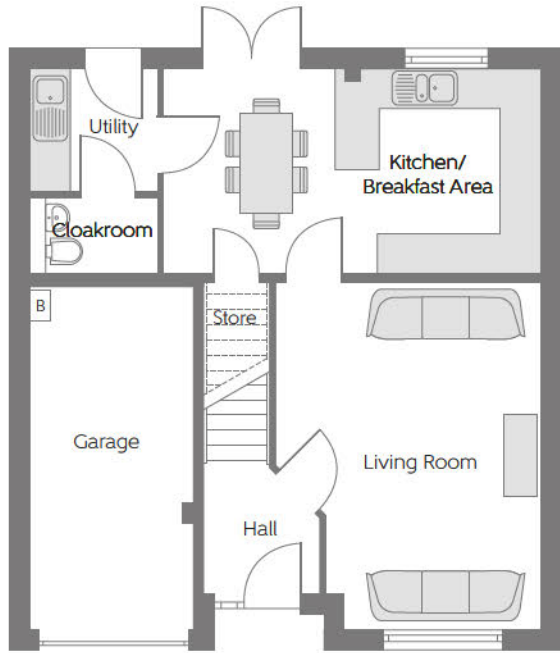
The Oakmont

Four bedroom home



First Floor

Bedroom 1	4.10m x 2.94m <small>(max)</small>	13'6" x 9'8" <small>(max)</small>
Bedroom 2	3.89m x 2.51m	12'9" x 8'3"
Bedroom 3	3.53m x 2.94m <small>(max)</small>	11'7" x 9'8" <small>(max)</small>
Bedroom 4	3.90m x 2.51m	12'10" x 8'3"



Ground Floor

Kitchen/ Breakfast Area	5.67m x 3.09m	18'7" x 10'2"
Living Room	5.21m x 3.97m <small>(max)</small>	17'1" x 13'0" <small>(max)</small>

B - Boiler **FW** - Fitted Wardrobe - - - - - Reduced Head Height

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The Moray

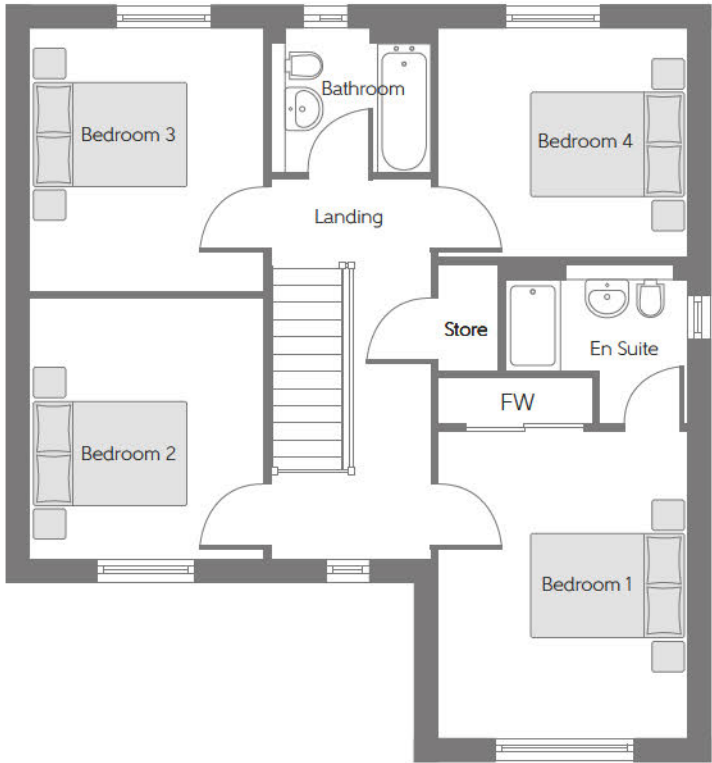
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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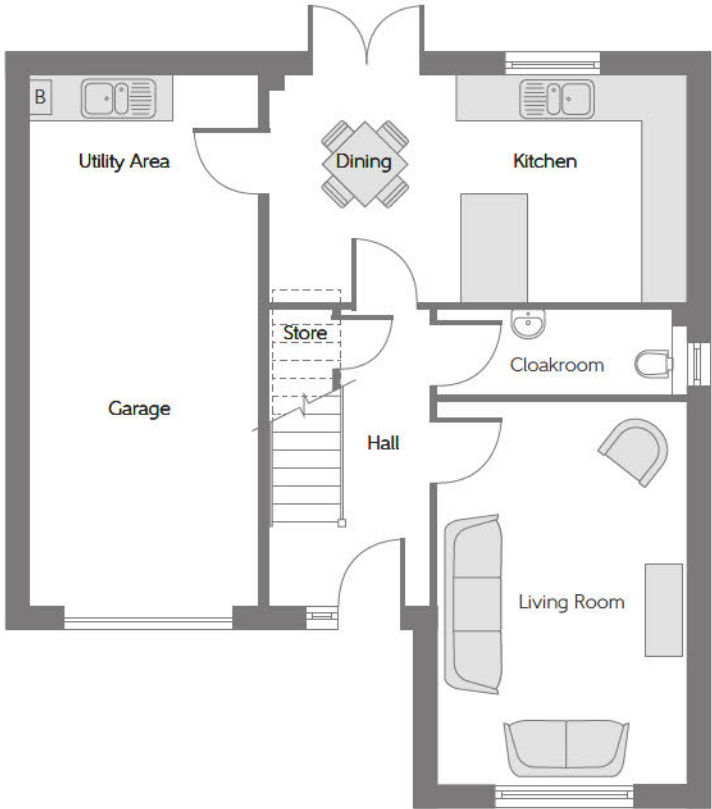
The Moray

Four bedroom home



First Floor

Bedroom 1	4.05m x 3.30m (max) (max)	13'4" x 10'10" (max) (max)
Bedroom 2	3.45m x 3.08m	11'4" x 10'1"
Bedroom 3	3.47m x 3.08m	11'4" x 10'1"
Bedroom 4	3.30m x 3.02m	10'10" x 9'11"



Ground Floor

Kitchen/ Dining Area	5.52m x 2.99m	18'1" x 9'10"
Living Room	5.05m x 3.30m	16'7" x 10'10"

B - Boiler FW - Fitted Wardrobe - - - - - Reduced Head Height

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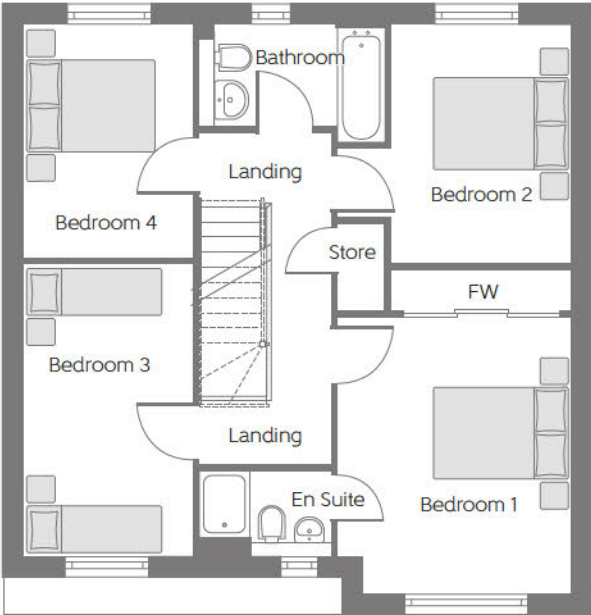
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The Victoria

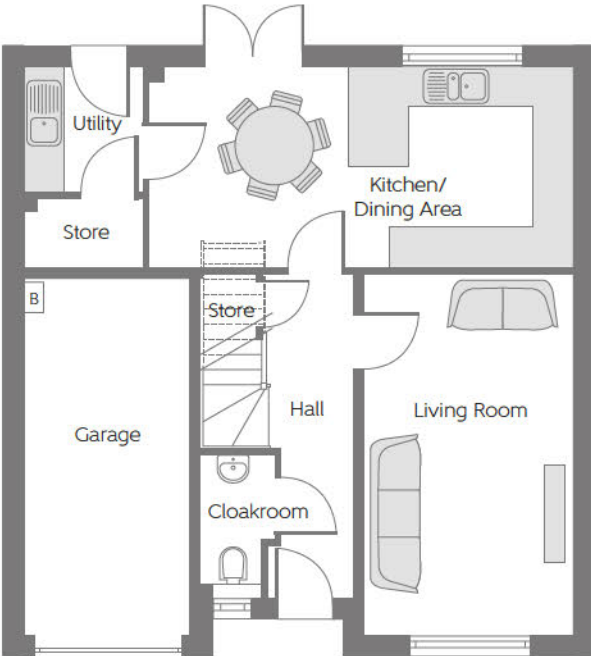
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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First Floor		
Bedroom 1	4.15m x 3.52m (max)	13'8" x 11'6" (max)
Bedroom 2	3.57m x 2.71m (min)	11'8" x 8'11" (min)
Bedroom 3	4.39m x 2.56m	14'5" x 8'5"
Bedroom 4	3.50m x 2.56m	11'6" x 8'5"



Ground Floor		
Kitchen/ Dining Area	6.37m x 3.01m	20'11" x 9'11"
Living Room	5.42m x 3.15m	17'9" x 10'4"

B - Boiler FW - Fitted Wardrobe - - - - - Reduced Head Height

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The Pinehurst

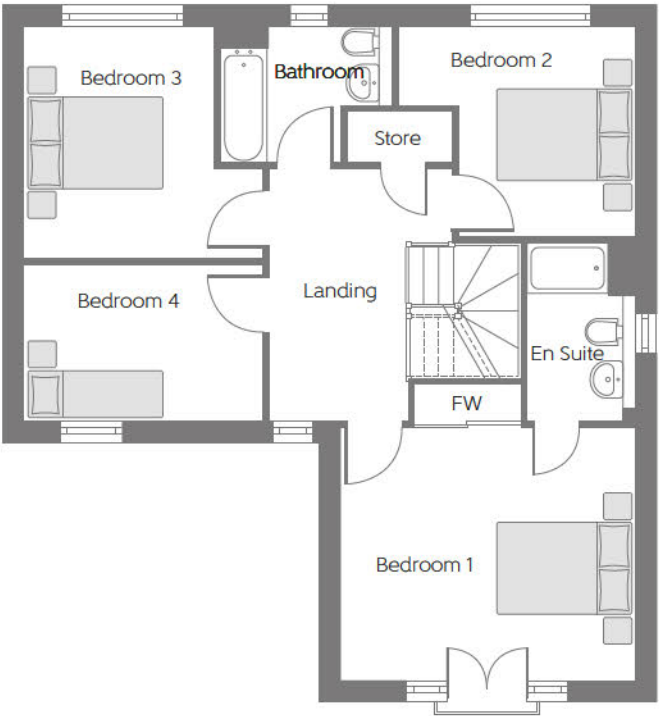
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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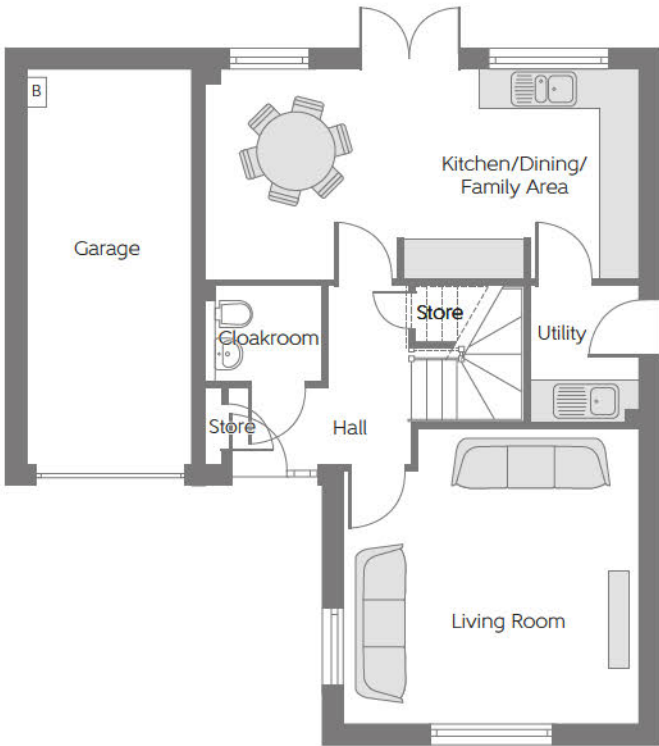
The Pinehurst

Four bedroom home



First Floor

Bedroom 1	4.44m	x 3.79m	14'7"	x 12'5"
Bedroom 2	3.56m (max)	x 3.16m	11'8"	x 10'5" (max)
Bedroom 3	3.60m (max)	x 3.49m	11'10"	x 11'5" (max)
Bedroom 4	3.60m	x 2.36m	11'10"	x 7'9"



Ground Floor

Kitchen/Dining/ Family Area	6.58m	x 3.14m	21'7"	x 10'4"
Living Room	4.44m (max)	x 4.43m (max)	14'7"	x 14'7" (max) (max)

B - Boiler FW - Fitted Wardrobe - - - - - Reduced Head Height

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The Avondale

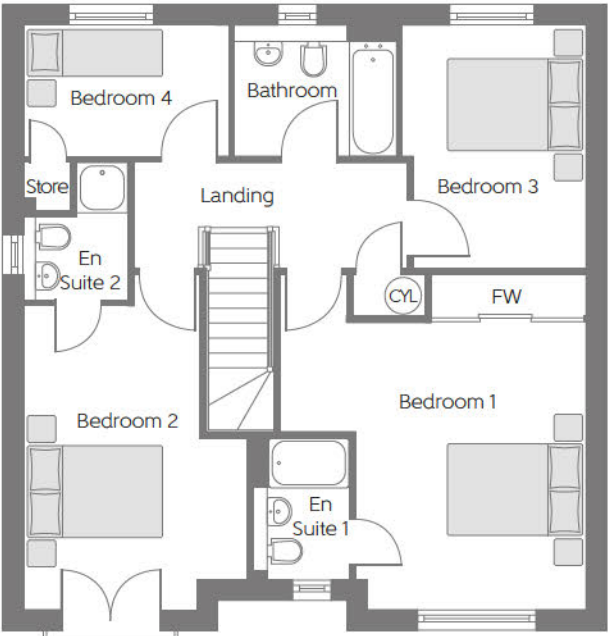
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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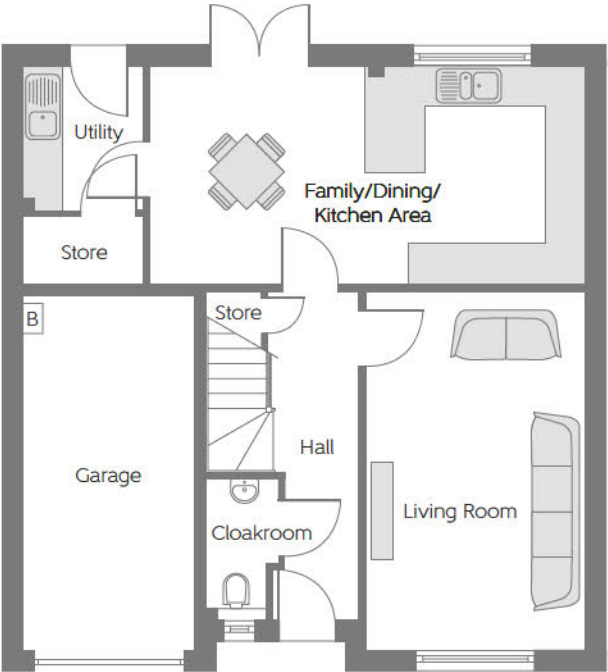
The Avondale

Four bedroom home



First Floor

Bedroom 1	4.32m (max)	x 4.59m (max)	14'2" x 15'1" (max) (max)
Bedroom 2	5.04m (max)	x 3.35m (max)	16'6" x 11'0" (max) (max)
Bedroom 3	3.66m (max)	x 2.75m (max)	12'0" x 9'0" (max) (max)
Bedroom 4	3.07m (max)	x 1.96m (max)	10'1" x 6'5" (max) (max)



Ground Floor

Family/Dining/ Kitchen Area	6.55m	x 3.27m	21'6" x 10'9"
Living Room	5.39m	x 3.29m	17'8" x 10'9"

B - Boiler
 FW - Fitted Wardrobe
 ----- Reduced Head Height

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The Muirfield

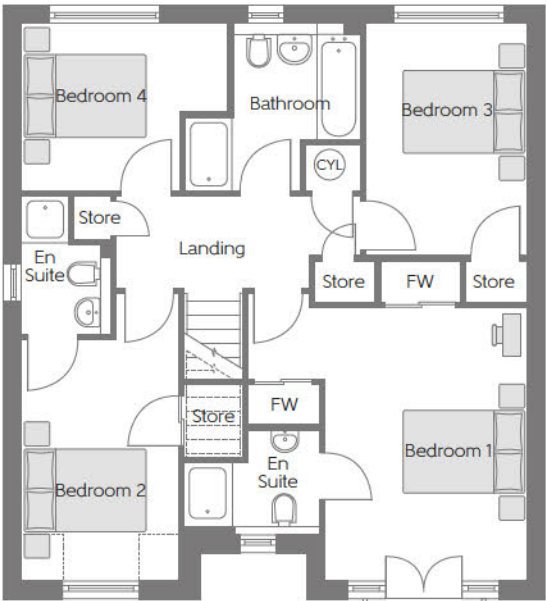
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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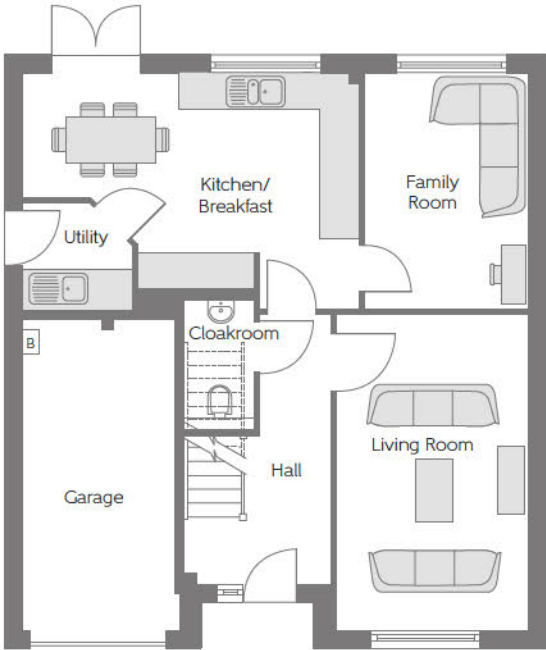
The Muirfield

Four bedroom home



First Floor

Bedroom 1	3.38m x 4.47m (min)	11'1" x 14'8" (min)
Bedroom 2	2.56m x 3.95m (max)	8'5" x 12'11" (max)
Bedroom 3	2.66m x 3.80m (min)	8'9" x 12'6" (min)
Bedroom 4	3.40m x 2.74m (max)	11'2" x 9'0" (max)



Ground Floor

Kitchen/Breakfast	5.46m x 3.81m (max)	17'11" x 12'7" (max)
Family Room	2.76m x 3.81m (max)	9'1" x 12'7" (max)
Living Room	3.21m x 5.20m (max)	10'7" x 17'1" (max)

B - Boiler
 FW - Fitted Wardrobe
 CYL - Hot Water Cylinder
 ---- - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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The Lomond

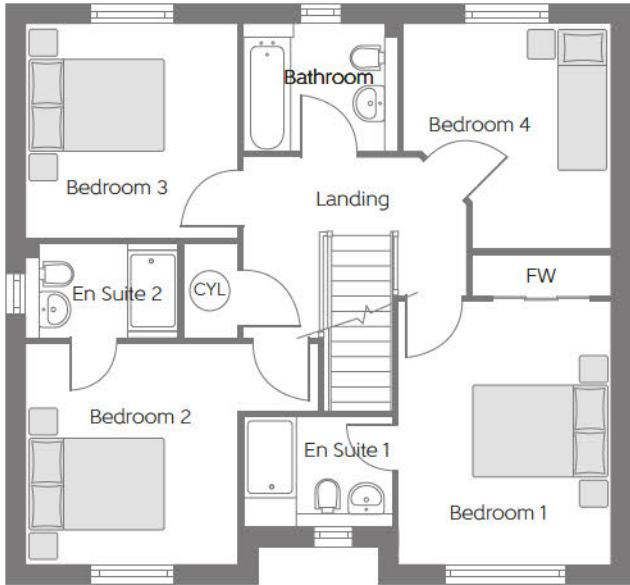
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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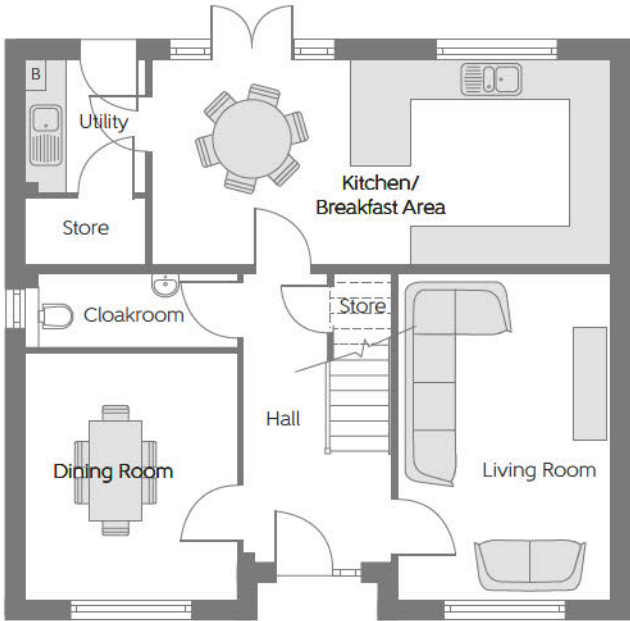
The Lomond

Four bedroom home



First Floor

Bedroom 1	3.94m x 3.17m	12'11" x 10'5"
Bedroom 2	3.30m x 3.17m (max) (min)	10'10" x 10'5" (max) (min)
Bedroom 3	3.20m x 3.17m	10'6" x 10'5"
Bedroom 4	3.36m x 3.10m (max) (max)	11'0" x 10'2" (max) (max)



Ground Floor

Kitchen/ Breakfast Area	6.88m x 3.10m	22'7" x 10'2"
Living Room	4.88m x 3.17m	16'0" x 10'5"
Dining Room	3.68m x 3.17m	12'1" x 10'5"

B - Boiler FW - Fitted Wardrobe - - - - - Reduced Head Height

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The Burgess

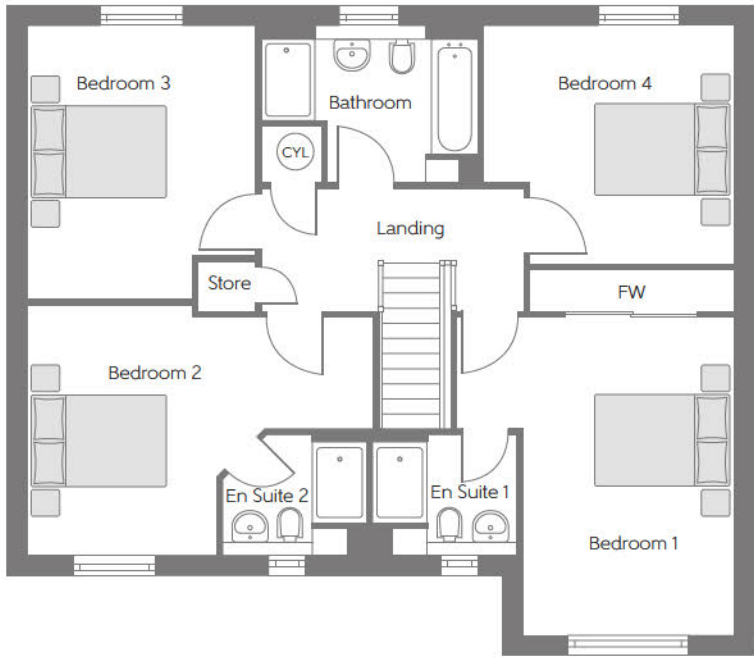
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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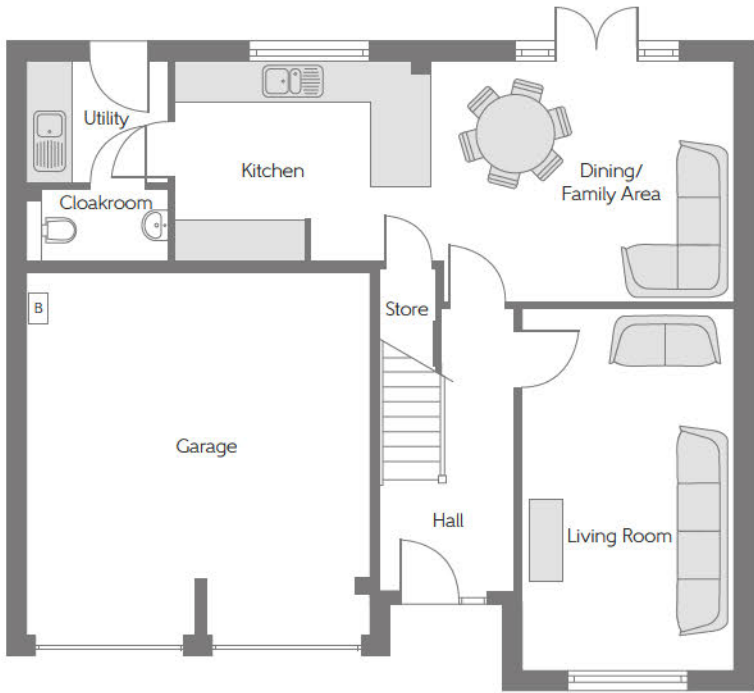
The Burgess

Four bedroom home



First Floor

Bedroom 1	4.77m (max)	x 4.15m (min)	15'8" x 13'8" (max) (min)
Bedroom 2	5.19m (max)	x 3.75m (max)	17'0" x 12'4" (max) (max)
Bedroom 3	4.10m (max)	x 3.42m (max)	13'5" x 11'3" (max) (max)
Bedroom 4	3.75m (max)	x 3.58m (max)	12'4" x 11'9" (max) (max)



Ground Floor

Kitchen	3.86m	x 3.00m	12'8" x 9'10"
Breakfast/ Dining Area	4.55m (max)	x 3.60m (max)	14'11" x 11'10" (max) (max)
Living Room	5.42m	x 3.17m	17'9" x 10'5"

B - Boiler **FW** - Fitted Wardrobe - - - - - Reduced Head Height

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The Sunningdale

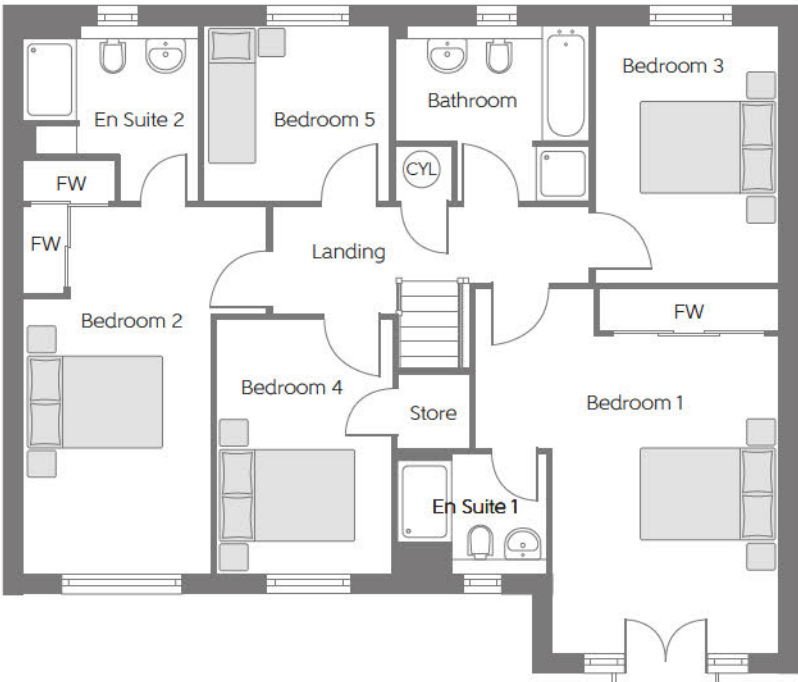
FIVE BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



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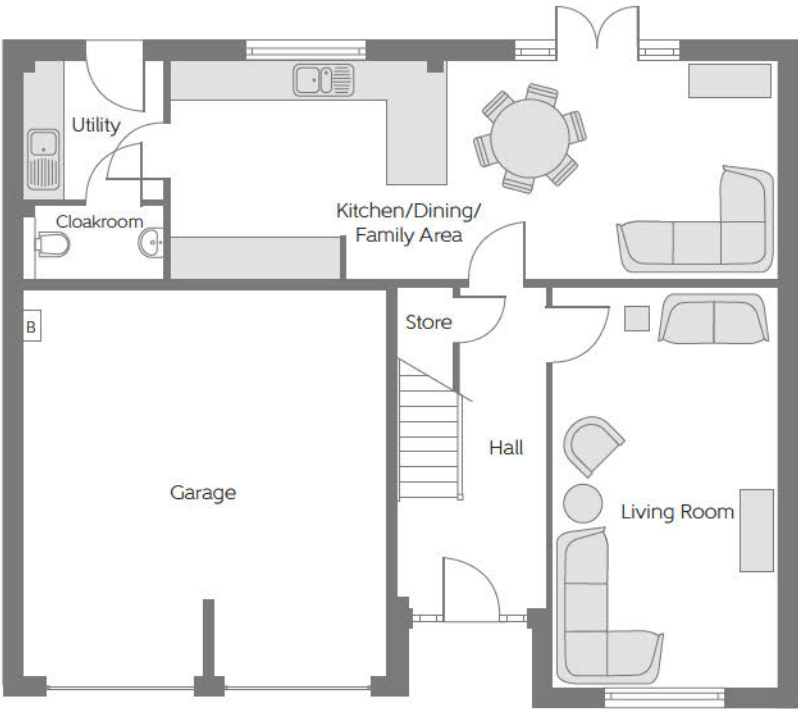
The Sunningdale

Five bedroom home



First Floor

Bedroom 1	5.47m (max)	x 4.55m (max)	17'11" x 14'11" (max) (max)
Bedroom 2	5.50m (max)	x 2.80m (min)	18'1" x 9'2" (max) (min)
Bedroom 3	3.85m	x 2.73m	12'7" x 9'0"
Bedroom 4	3.80m	x 2.63m	12'6" x 8'7"
Bedroom 5	2.78m	x 2.62m	9'1" x 8'7"



Ground Floor

Kitchen/Dining/ Family Area	9.13m x 3.27m	29'11" x 10'9"
Living Room	6.02m x 3.38m	19'9" x 11'1"

B - Boiler
 FW - Fitted Wardrobe
 ----- Reduced Head Height

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Specification

Choice of designer fitted kitchen*

Built in appliances including oven,
hob & chimney hood*

Built-in dishwasher and fridge/freezer*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles
(subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)*

Satin chrome door handles throughout*

White internal doors

TV aerial socket in lounge

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

Turf to front garden

External tap

Window locks to all windows
(except fire escape windows)

5 lever BS tested mortice lock front door
with glazing

Low maintenance UPVC fascias, soffits
and barge boards

High performance double glazed
UPVC windows

Photo Voltaic (solar) panels to roof*

10 year **NHBC** warranty

* Please refer to Sales Advisor for details.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.



How to find us

