



# Overton Gardens Strathaven

BELIEVE IT. IT CAN BE YOURS

Bancon Homes





01

## The Place Where I Belong

Discover a vibrant community in the historic  
market town of Strathaven, fringed by  
beautiful countryside.



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## Why choose Bancon Homes?



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## With all the little touches you're looking for

We make your house a wonderful  
place to call home.

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## Your New Neighbourhood

Perfect for families, enjoy an active outdoor life  
with many amenities right on your doorstep.

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## Individual Homes

Choose from a superb range of  
4 & 5 bedroom bespoke luxury homes  
with designer kitchens, stunning finishes and  
Bancon's award winning customer service.



THE PLACE WHERE I

# Belong

Moving home can be exciting, a fresh start, a new beginning. It usually starts with a challenge. We've run out of space, our family is growing, we want to own our first home, we want to get onto the property ladder before it's too late, we can afford something a bit bigger, Mum is coming to stay, the kids need space of their own, I need space of my own. The list is endless and personal to each of us.

We've been a luxury housebuilder for over 40 years, so we know just what makes families happy at home. Great space to be together, space to be apart. Great surroundings to take the dog for a walk, for the kids to play outside safely, plenty of fresh air, mature trees, a green place, a place to be healthy and happy - that sense of well-being you feel when everything is just right.

Inside it's all about feeling special. The thoughtfully designed kitchen has plenty of worktop space and comes complete with premium appliances. The dining area has space for a full size dining table, and elsewhere there is plenty of storage to hide away the family clutter. Discover a luxurious family bathroom and spacious bedrooms with beautiful built-in oak finished wardrobes.

A home that's warm in the evening when you put your feet up, it's bright and airy when you get up in the morning to make coffee, the water is hot when you need it and the energy bills are low. The French doors open to the garden and lure the kids out so inside you can relax for a bit, and a garden to enjoy when the weather is good.

All the little touches that say - this is a luxury home built with craftsmanship by people who really care.

Once you've moved in you don't have to think about your home anymore because everything is just right. Life is for living. Weekends are for friends, sports, days out, nights in. Your home - the place to snuggle up, be fulfilled, hear laughter, plan the future, feel blessed, know that this is where you belong.



# An Envable Location

A NEW HOME, A NEW LIFE

If you are looking for a luxury new home that can offer your family a wonderful lifestyle in a thriving town, then Overton Gardens in Strathaven is the place for you. There are not only excellent amenities right on your doorstep, but the daily commute is also easy with excellent transport links to Glasgow, Hamilton, East Kilbride and beyond. It's also within the catchment area of Strathaven Academy, one of Scotland's top schools, giving your children the best start in life.

## SOMETHING FOR EVERYONE

Overton Gardens offers families of all kinds a wonderful opportunity to live in the heart of a new and exciting community with a real sense of space and place.

Designed to blend seamlessly into the surrounding environment, its fantastic location is next to beautiful countryside, meaning outdoor pursuits are not just a dream, while the cosmopolitan attractions of Glasgow are just 30 minutes away.

With a fabulous range of new four and five bedroom bespoke luxury homes, all featuring designer kitchens, high specification finishes and different characteristics, Overton Gardens has something for everyone. Whether you're a couple looking to the future, a family needing space to grow, or simply looking to invest in a stunning low-maintenance home, then Overton Gardens has it all.

## A FABULOUS PLACE FOR FAMILY LIFE

By making your new home at Overton Gardens, you will have made the decision to settle for the best. Not only will you become part of a new community where people make friends and enjoy life, you will also love living in a home that is perfect for family life.

The excellent local facilities include a selection of supermarkets and shops within easy reach and even a miniature railway to keep the kids happy!

In addition, you will have easy access to the thriving hubs of Hamilton and East Kilbride with Glasgow itself with modern and welcoming shopping centres featuring big-brand names and designer boutiques, creating an exciting shopping experience for all ages.

Whether it's a quick coffee or dining out, Strathaven also has a choice of welcoming places to eat and drink from cafés and bistros to restaurants, bars and hotels. Not forgetting the vibrant Strathaven Town Mill, the town arts and heritage centre that hosts everything from live music to the Busy Bees playgroup.

## ENJOYABLE OUTDOOR LIVING

With nature's playground all around, there's plenty of space to lead an active outdoor life.

You will never be short of things to do with parks, playgrounds and sporting facilities all within easy reach. The award winning Strathaven Park is only a short walk away – a wonderful place for the whole family with a boating pond, excellent play areas, a

miniature steam train, electric bike hire, bowling green and a café. It is a superb place for walking your dog, a family ramble or practicing your tennis on the courts. Not to mention the annual Strathaven Balloon Festival that attracts thousands of visitors from across the globe.

Just 20 minutes walk away is the Strathaven Leisure Centre, a local community facility that has a 20 metre pool, health suite with sauna, steam room and spa as well as a fitness suite. It shares additional facilities with the newly built Strathaven Academy including a large and small games hall, squash court, fitness suite, changing facilities and an all-weather outdoor pitch.

## IT'S EASY TO GET AROUND

Glasgow is an easy commute, just 25 miles to the city centre. For those working in neighbouring towns there are excellent road and regular bus links to East Kilbride and Hamilton where you can gain access to the mainline rail network, for onward travel.

## GIVING YOUR CHILDREN THE BEST START

Overton Garden is served with good access to local educational facilities. Nursery and pre-schooling can be found at Strathaven Community Nursery, with Wester Overton Primary School all within walking distance. Strathaven Academy is rated the best secondary school in South Lanarkshire, and one of the top in Scotland. Located 15-20 minutes walk away it has sports and community facilities.







# Overton Gardens

STRATHAVEN, A BEAUTIFUL MARKET TOWN  
STEEPED IN HISTORY AND TRADITION

At Bancon Homes we pride ourselves on the quality of our workmanship and the care we put into our homes. There is no need for you to think about added extras when you buy a Bancon Home, we've thought about them for you.

The kitchen is the heart of your home, the place you spend the most time cooking, chatting, kids at the table doing their homework, friends over for a casual supper. The kitchen is the hub of the home, family and friends gather and there's plenty of space for everyone. With plenty of space for preparing and cooking meals from a quick mid-week supper to a big family get-together Sunday lunch, with streamlined work surfaces, great storage and high-quality Siemens appliances all included.

Your German designed kitchen comes from Ayr based Creative Designs and our designers worked with them to create the perfect kitchen that suits your lifestyle, with soft close drawers and stylish finishes. With a range of styles to choose from you can make it exactly the way you've dreamed of, choosing the colour and finish that suits you best.

Your designer kitchen comes complete with a double oven and induction hob – faster than gas and heat when you need it, easy to clean and more energy efficient and more importantly safe for the

kids as the hob cools down quickly. The built in Siemens dishwasher ensures the chore of washing up is now a pleasure.

Brushed chrome sockets and switches on the ground floor provide a contemporary air and the USB points ensure the hunt for a plug each time you need to recharge your phone is a thing of the past. We've planned in excellent storage too, giving you plenty of places to store bags, coats, suitcases, toys and all the things we all hold on to!

Each bedroom has oak finished wardrobes, ready for you to fill. There's no added extra cost. In the bathrooms and en-suites, you'll find the very best pristine white sanitary ware with contemporary taps, large showers and your choice of Porcelanosa tiling.

As many of us now work from home communication is even more key and we include Superfast broadband in all our homes, making speed and connectivity easy when you choose your provider.





We pride ourselves on the level of individual customer care we provide, and our passionate team is committed to delivering an end-to-end personalised service throughout the entire buying process. It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we recently secured a prestigious Gold Award from independent research company In House Research Ltd for the third consecutive year and an Outstanding Award for the second year. This recognises our outstanding level of customer service and we were one of only five UK wide housebuilders to have received this award.



#### PREMIUM PARTNERS

We know that the quality of finish is just as important as the quality of build. We work with the best suppliers to ensure all the finishes in your home are second to none.







W H Y

# Choose Bancon Homes?

Bancon Homes has more than 40 years' experience in building luxury new homes in enviable locations. Our award-winning team takes pride in turning dreams into reality, bringing homebuyers thoughtfully-designed beautiful homes built with superior craftsmanship, in well-connected neighbourhoods.

Our people are passionate about quality, about getting each and every detail right so when you move into your new home, you'll be as proud of living in it as we have been in creating it. In 2019 we were nominated for two Homes for Scotland development design awards, the only independent housebuilder in Scotland to achieve this. In 2020 our Aspire House development in Aberdeen was a finalist in the Renovation of the Year Category of the Scottish Home Awards.

Our customers are at the heart of everything we do. We research what you want, we listen to your aspirations and then our teams work together to design and build you the very best home. We pride ourselves on our award-winning customer service as it really matters

to us that each and every customer is happy with their home and our service.

Moving home should be exciting and our aim is to make it memorable for you, for all the right reasons. If you've seen a home that you like in our brochure, then please come and experience our homes. Walking inside, catching your breath, feeling the space and the light, will help you to decide which home is just perfect for you.

Our experienced team are here to help you, whether that's choosing the right kitchen or finding the best financial advice so feel free to ask, we're always on hand and ready to support you every step of the way.



# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM

We pride ourselves on including all the little things that you'll come to love in your home and we include them as part of the high standard of finish we provide.

## YOUR HOME COMES COMPLETE WITH

- > Landscaped front garden
- > Turfed rear garden
- > Lock block paved driveway
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Superfast Broadband connection
- > Ideal Logic condensing combi boiler.

## YOUR KITCHEN

- > German designer kitchen from Ayr based Creative Designs
- > Bordo Duo inset stainless steel sinks with Hansgrohe logis lever chrome mixer taps
- > Siemens induction hob with integrated extractor
- > Siemens double fan oven with microwave combi
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher
- > Wine cooler (where applicable)
- > Velos under cabinet LED lighting
- > Your choice of colour finish and work surface (dependent on build programme)

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak finish internal doors, some with glass panels
- > Brushed chrome sockets and light switches downstairs
- > Heat detector and hard wired smoke alarm with battery back-up to ground and upper floors
- > White satin painted stairs with oak handrail and newel caps
- > Compact designed radiators to optimise furniture options, complete with thermostatically controlled valves
- > Built in oak finish wardrobes

## YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling
- > Contemporary white sanitary ware
- > Contemporary taps



WELCOME TO

# Your New Neighbourhood

Overton Gardens is ideally located in the vibrant market town of Strathaven, South Lanarkshire. Set in the gently rolling landscape, it is situated in one of the most beautiful areas the region has to offer. Convenient for commuting to Glasgow, East Kilbride and Hamilton as well as further afield, Overton Gardens offers an enviable destination to call home.

At Overton Gardens we're creating a friendly neighbourhood perfect for families, or anyone who simply wants a great place to live. Each home is designed to blend seamlessly with the environment, with full height living room windows to take advantage of the wide open skies, flooding the home with sunshine.

All our homes also have generous gardens with the front garden landscaped and the rear garden turfed. These offer excellent space not only for children to play in, but as an al fresco entertaining area.

For those working from home, we have designed our homes with this in mind. At Overton Gardens, our homes are spacious enough to enable you to separate your work and home life. Many also have a separate study or multi-functional room that can be adapted to be a work area and enable you to close the door on your workspace at the end of each day. We also include superfast broadband connectivity as standard to make working from home even easier.

## OVERTON GARDENS

### **The Culzean**

4 bedroom detached home  
Plots 4, 24, 29 & 31

### **The Eriska**

4 bedroom detached home  
Plots 25, 34 & 35.

### **The Heather**

4 bedroom detached home  
Plots 3, 7, 8, 14 & 30.

### **The Leven**

4 bedroom detached home  
Plots 2, 6, 21, 23 & 32.

### **The Lomond**

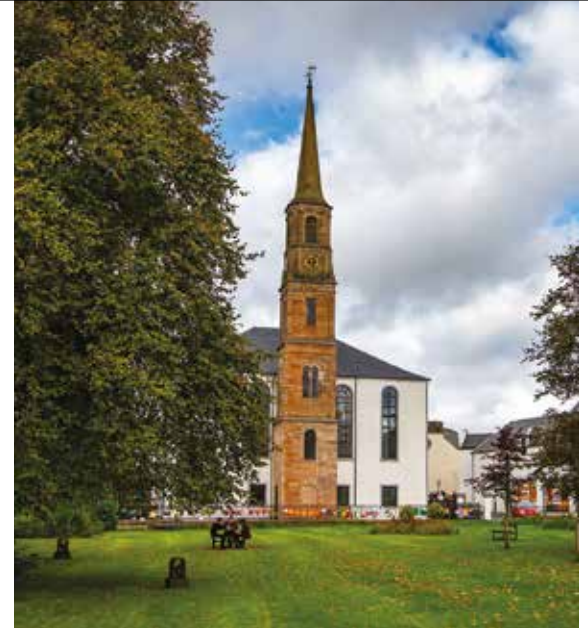
5 bedroom detached home  
Plots 9, 17, 22 & 26.

### **The Skibo**

5 bedroom detached home  
Plots 1, 12, 18, 19, 36 & 37.

### **The Moray**

5 bedroom detached home  
Plots 5, 10, 11, 13, 15, 16, 20,  
27, 28 & 33.









# The Culzean

4 bedroom detached home with integral single garage.



“If you go to other developments, I feel the houses are crowded together. This house is lovely, open and airy. There is no one looking at you directly. It's well laid out .”

Buyer, The Roses at Eden



The Culzean is a stunning four bedroom home that is designed with families in mind with plenty of storage space and generous gardens, ready for you to grow into. With rooms designed to be adaptable to how you live your life, the second bedroom with the en-suite bathroom would make an excellent guest room for visiting grandparents.

A chic island unit houses an integrated hob with integrated extractor and breakfast bar in the impressive German designed kitchen dining room. Fitted with a range of clever storage solutions and plenty of food preparation space the designer kitchen comes complete with premium quality appliances as standard. For more formal occasions, the dining area has space for a large dining table and chairs and has French doors leading out to the rear garden. The spacious dining kitchen flows beautifully into the bright and airy living room featuring a large picture window. From the dining area, the utility room gives access to the rear garden and a second door leads through to the integrated single garage. The ground floor also boasts a guest cloakroom and further storage.

Upstairs there are four double bedrooms each with built-in wardrobes. The master bedroom has the benefit of a large walk-in wardrobe and an en-suite with large luxury shower. The spacious second bedroom also has a generous en-suite with a large luxury shower. The family bathroom has both a bath and shower. All the bathrooms feature your choice of Porcelanosa tiles and have contemporary white sanitary ware. A linen cupboard completes the storage options on the upper floor.

Outside there is a landscaped front garden and the lock block paved driveway leads to an integrated single garage. The rear garden is turfed.

# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.17m x 4.25m	13' 8" x 13' 11"
En-suite 1	2.37m x 2.37m	7' 9" x 7' 9"
Walk-in Wardrobe	2.37m x 1.77m	7' 9" x 5' 10"
Bedroom 2	3.03m x 4.62m	9' 11" x 15' 2"
En-suite 2	2.45m x 2.25m	8' 0" x 7' 6"
Bedroom 3	3.89m x 4.30m	12' 9" x 12' 1"
Bedroom 4	2.93m x 3.10m	9' 7" x 10' 2"
Bathroom	2.46m x 2.25m	8' 0" x 7' 6"



GROUND FLOOR

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.47m x 2.02m	4' 10" x 6' 7"
Living Room	3.68m x 4.89m	12' 1" x 16' 0"
Kitchen / Dining	6.42m x 4.32m	21' 1" x 14' 2"
Utility	2.12m x 1.75m	6' 11" x 5' 9"
WC	2.12m x 1.85m	6' 11" x 6' 1"
Garage	3.00m x 7.07m	9' 11" x 23' 2"

**Total Area** 162.50m<sup>2</sup> | 1,749 Sq Ft



# The Eriska

4 bedroom detached home with detached double garage.



“The master bedroom - the walk-in wardrobe , the size of the room and the size of the en-suite bathroom. It feels like a large hotel room, you could live in there on its own.”

- Buyer, Kinion Place



The Eriska is a beautiful four bedroom family home with many practical aspects that lends itself to the new way we use our homes. There is a large adaptable family room which could be used as a generous home office or family den to house all the tech and toys. With a second en-suite bedroom you can give your teenage child a bathroom of their very own.

The large dual aspect living room is an airy and open room perfect for a quiet space to relax and unwind away from family clutter. But the heart and soul of this family home is the stunning German designer kitchen with an elegant island unit that houses the induction hob with integrated extractor and a handy breakfast bar. Great for sitting at with a glass of wine while the cook is hard at work. The dining area has plenty of space for a large dining table and chairs for more formal dining. French doors lead out from the dining area to the rear garden, perfect for family summer barbeques. A good sized utility room is just off the dining area and leads to the rear door. Also, on the ground floor is the guest cloakroom and further storage.

Upstairs the master bedroom has two wardrobes and an en-suite with a large luxury shower. The second bedroom also has an en-suite and the two further double bedrooms all have fitted wardrobes. All the bathrooms are finished with your choice of Porcelanosa tiling and white contemporary sanitary ware. A large linen cupboard on the landing completes the upstairs accommodation.

Outside there is a landscaped front garden, turfed rear garden and a lock block paved driveway leading to a spacious double garage.

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FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.29m x 4.22m	10' 10" x 13' 10"
En-suite 1	2.97m x 1.95m	9' 9" x 6' 5"
Bedroom 2	3.62m x 5.13m	11' 10" x 16' 9"
En-suite 2	2.53m x 1.67m	8' 4" x 5' 6"
Bedroom 3	4.19m x 2.81m	13' 9" x 9' 3"
Bedroom 4	4.19m x 2.81m	13' 9" x 9' 3"
Bathroom	2.00m x 2.21m	6' 7" x 7' 3"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.72m x 2.03m	5' 8" x 6' 8"
Living Room	4.17m x 5.72m	13' 8" x 18' 9"
Kitchen / Dining	5.72m x 3.98m	18' 9" x 13' 1"
Utility	2.27m x 2.75m	7' 5" x 9' 0"
WC	1.70m x 1.93m	5' 7" x 6' 4"
Family Room	4.07m x 2.85m	13' 4" x 9' 4"
Separate Garage	6.14m x 7.15m	20' 2" x 23' 6"

**Total Area** 172.40m<sup>2</sup> | 1,855 Sq Ft



# The Heather

4 bedroom detached home with integral double garage.



"I have already recommended Bancon Homes to some of my friends. The whole process of buying was very positive and quite smooth overall. The house is lovely."

- Buyer, Kinion Place



The Heather is an elegant four bedroom family home with plenty of space for a family to grow and thrive. The living room to the front is a large and airy space with full length windows and plenty of room for comfortable furniture and all your own touches to make your house the home of your dreams.

The German designer kitchen dining room to the rear features a stunning island unit with induction hob with integrated extractor and breakfast bar and has a variety of premium quality appliances included. This kitchen is the ideal place for the family to get together with room for a big dining table everyone can get around to eat chat and have fun. The French doors leading out to the private garden makes this is an ideal space for relaxed family life and summer barbeques. Just off the kitchen dining room is a large utility room with a door to the integrated garage and the back door. There is also a generously sized guest cloakroom, completing the downstairs accommodation.

Upstairs the spacious master bedroom features a large walk-in wardrobe and an en-suite with a contemporary luxury shower, the perfect place for a private pampering session. The second bedroom is perfect for guests with an en-suite and fitted wardrobe. There are a further two bedrooms with built-in wardrobes and a large family bathroom as well as a linen cupboard on the landing. All bathrooms feature your choice of Porcelanosa tiles and have contemporary white sanitary ware.

Outside there is a lock block paved driveway leading to a double integrated garage and a landscaped front garden, with turfed rear garden.

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FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.35m x 6.97m	11' 5" x 12' 0"
En-suite 1	1.92m x 3.15m	10' 2" x 16' 9"
Walk-in Wardrobe	1.92m x 3.72m	11' 5" x 12' 0"
Bedroom 2	3.85m x 4.09m	10' 2" x 16' 9"
En-suite 2	1.87m x 2.97m	8' 4" x 9' 9"
Bedroom 3	2.86m x 3.57m	11' 5" x 9' 3"
Bedroom 4	2.86m x 3.57m	11' 5" x 9' 3"
Bathroom	2.53m x 3.69m	8' 4" x 7' 4"



GROUND FLOOR

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.85m x 2.48m	6' 1" x 8' 2"
Living Room	5.82m x 3.59m	19' 1" x 11' 9"
Kitchen / Dining	5.82m x 4.07m	19' 1" x 13' 4"
Utility	1.80m x 3.67m	5' 11" x 12' 0"
WC	1.89m x 2.02m	6' 11" x 6' 8"
Garage	6.00m x 7.07m	19' 8" x 23' 2"

**Total Area** 185.70m<sup>2</sup> | 1,999 Sq Ft



# The Leven

4 bedroom detached home with detached double garage.



“The quality overall is good. They seem a bit different. There is a bit of design about them. They were easy to deal with in terms of part-exchange and buying. They gave us a lot of reassurance.”

- Buyer, Lochside of Leys



The Leven is a magnificent 4 bedroom family home that oozes style with adaptable spaces perfect for the new way we now use our homes. The study is a good sized room with plenty of space for home office furniture. There is a generous sized family room, perfect as a family games room, music room or place to corral the children's toys.

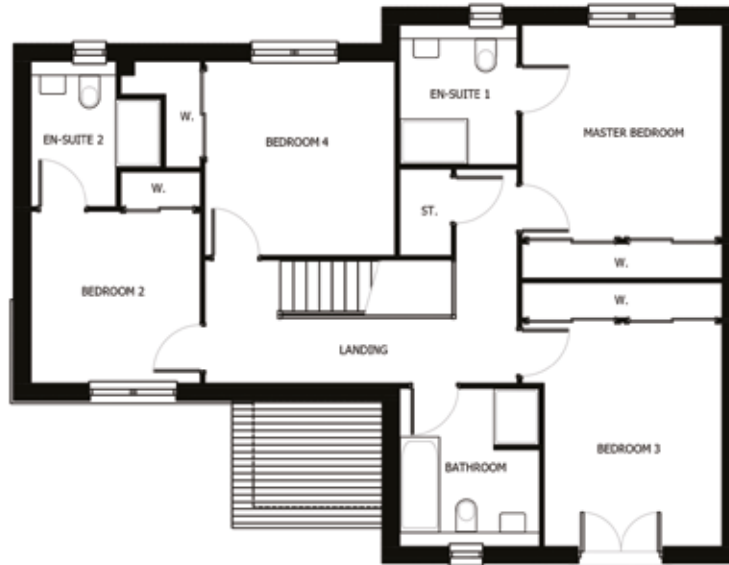
The living room is bright and airy, a calm retreat for the adults and a more formal room for entertaining. But the heart of this superb family home is the large kitchen dining room with an adjoining sitting area, perfect for informal dining and family fun. The exquisite kitchen's star feature is the glamorous island unit featuring an induction hob with integrated extractor and a luxury breakfast bar. The German designer kitchen is fitted with a range of premium quality appliances and has plenty of space for storage and food preparation and benefits from French doors leading out to the garden, perfect for summer parties and barbeques. From the sitting area there is access to the rear door, the utility room and guest cloakroom.

The spacious master bedroom has a double built-in wardrobe and an en-suite with a large luxury shower. Bedroom two benefits from an en-suite and a built-in wardrobe. Bedroom 3 has a double built-in wardrobe providing plenty of storage for a fashion conscious teenager. Bedroom 4 has a deep built in-wardrobe and on the landing there is a large storage cupboard. The family bathroom and all en-suites have contemporary white sanitary ware and feature your choice of Porcelanosa wall tiles.

Outside there is a separate double garage with a lock block paved double driveway and landscaped front garden and turfed rear garden.

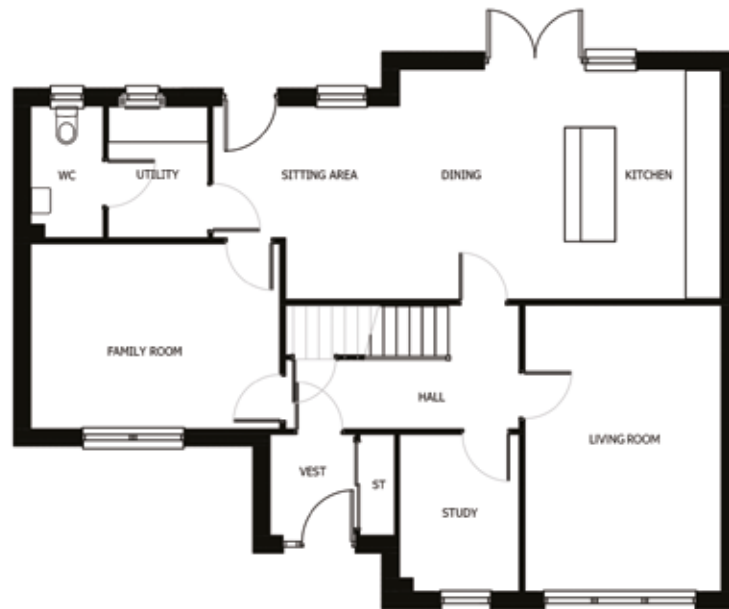
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FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.55m x 3.80m	11' 8" x 12' 5"
En-suite 1	2.07m x 2.47m	6' 9" x 8' 1"
Bedroom 2	3.00m x 3.05m	9' 11" x 10' 10"
En-suite 2	2.57m x 2.30m	8' 5" x 7' 6"
Bedroom 3	3.55m x 3.97m	11' 8" x 13' 0"
Bedroom 4	3.37m x 3.44m	11' 0" x 11' 3"
Bathroom	2.47m x 2.79m	7' 7" x 9' 1"



GROUND FLOOR

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.50m x 1.78m	4' 11" x 5' 10"
Living Room	3.48m x 5.08m	11' 5" x 16' 8"
Kitchen / Dining / Sitting Area	9.05m x 4.07m	29' 8" x 13' 4"
Family Room	4.42m x 3.27m	14' 6" x 10' 9"
Study	2.12m x 2.78m	6' 12" x 9' 1"
Utility	1.78m x 2.33m	5' 10" x 7' 8"
WC	1.27m x 2.33m	4' 2" x 7' 8"
Separate Garage	6.14m x 7.15m	20' 2" x 23' 6"

**Total Area** 185.50m<sup>2</sup> | 1,997 Sq Ft



# The Lomond

5 bedroom detached home with integral double garage.



"The expert advice given on the purchase of the house was second to none. The personal approach by the sales consultant was professional and friendly. We love the quality of our new house and its location"

- Buyer, Monument View



The five bedroom Lomond is a truly impressive family home. This home's welcoming feeling begins as soon as you step inside and take in the beautiful dual aspect living room. This bright, elegant room benefits from French doors leading into the rear garden making it a family friendly and adaptable space for entertaining.

The stunning German designer kitchen is definitely the heart of this spacious home. The open concept kitchen dining, family room has a glamorous kitchen island featuring an induction hob with integrated extractor, breakfast bar and a variety of premium quality appliances. There is a spacious dining area, which is perfect for large dinner parties, informal entertaining and family get-togethers as well as a family area, ideal for keeping an eye on younger children while you cook. The integrated double garage is accessed via the generously sized utility room that features a large storage cupboard. Just off the hallway is a guest cloakroom.

Upstairs the generous master suite has a large walk-in wardrobe and a luxury en-suite. Bedroom two is the perfect guest room and has a luxury en-suite and built-in wardrobe, your visitors will love it. The further three spacious double bedrooms all have built-in wardrobes. The landing has three large storage cupboards, plenty of space for storing linen, toys and all the clutter a modern family generates. All the en-suites and the family bathroom have contemporary white sanitary ware and feature your choice of Porcelanosa wall tiles.

Outside the front garden is landscaped, the rear garden turfed and there is a lock block paved driveway in front of the double integral garage.

# We provide all the little touches

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FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.87m x 4.95m	16' 0" x 12' 0"
En-suite 1	2.00m x 2.77m	6' 7" x 16' 9"
Walk-in Wardrobe	2.70m x 2.27m	11' 5" x 12' 0"
Bedroom 2	3.65m x 4.24m	10' 2" x 16' 9"
En-suite 2	2.05m x 2.63m	8' 4" x 5' 6"
Bedroom 3	4.67m x 3.13m	15' 4" x 10' 3"
Bedroom 4	4.47m x 3.04m	14' 8" x 10' 0"
Bedroom 5	3.45m x 3.04m	11' 4" x 10' 0"
Bathroom	2.00m x 3.28m	6' 7" x 7' 4"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.52m x 1.72m	5' 0" x 5' 7"
Living Room	3.77m x 6.97m	12' 4" x 22' 10"
Kitchen / Dining / Family	8.60m x 5.13m	28' 2" x 16' 10"
Utility	2.82m x 2.32m	9' 3" x 7' 7"
WC	1.94m x 1.72m	6' 4" x 5' 8"
Garage	7.07m x 6.13m	23' 2" x 20' 1"

**Total Area** 217.70m<sup>2</sup> | 2,343 Sq Ft



# The Skibo

5 bedroom detached home with detached single/double garage.

"The build quality, and customer service experience is fantastic."

- Buyer, The Roses at Eden



The Skibo is an awe-inspiring five bedroom family home that will take your breath away. The stunning dual aspect living room is light and spacious, a perfect formal entertaining space. There is an adaptable study or playroom suitable for home working or as a playroom with a convenient bathroom with shower nearby. The magnificent kitchen dining family room is the star of the show. It includes a German designer kitchen with a luxury breakfast bar and is fitted with a range of premium quality appliances with plenty of space for food preparation and storage. It also benefits from French doors leading out to the garden from the dining area which has space for a large family dining table. The family area is perfect for entertaining and family gatherings and would make a very inviting heart of the home furnished with lots of comfortable seating. A generous utility room also provides access to the garden.

Upstairs the master suite has the benefit of two large walk-in wardrobes and luxury en-suite. Bedroom two also has a beautiful en-suite and a large walk-in wardrobe making this a wonderful room for guests or a self-contained teenager's bedroom. The three further bedrooms with built-in wardrobes are all spacious doubles. On the large landing there is a good sized store cupboard and a family bathroom that has both a bath and shower. All en-suites and the family bathroom are fitted with white contemporary sanitary ware and your choice of Porcelanosa tiles.

Outside there is a separate double garage with a lock block paved double driveway and a landscaped front garden with the rear garden turfed.

# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.80m x 5.47m	12' 6" x 17' 11"
En-suite 1	2.17m x 1.65m	7' 1" x 5' 5"
Walk-in Wardrobe 1	2.17m x 1.63m	7' 1" x 5' 4"
Walk-in Wardrobe 2	2.47m x 1.17m	8' 1" x 3' 10"
Bedroom 2	3.32m x 3.06m	10' 11" x 10' 0"
Ensuite 2	1.62m x 3.06m	5' 4" x 10' 0"
Walk-in Wardrobe 3	2.02m x 0.98m	6' 8" x 3' 3"
Bedroom 3	3.20m x 3.78m	10' 6" x 12' 5"
Bedroom 4	4.32m x 3.06m	14' 2" x 10' 0"
Bedroom 5	2.52m x 3.06m	8' 3" x 10' 0"
Bathroom	2.84m x 3.61m	9' 4" x 11' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.52m x 1.52m	5' 0" x 5' 0"
Living Room	6.07m x 4.18m	19' 10" x 13' 9"
Kitchen / Dining / Family	12.08m x 5.22m	39' 8" x 17' 2"
Shower Room	2.92m x 2.34m	9' 7" x 7' 8"
Utility	2.86m x 2.09m	9' 5" x 6' 10"
WC	1.69m x 1.62m	5' 7" x 5' 4"
Study/Playroom	3.14m x 2.57m	10' 4" x 8' 5"

Garage	Metric Sizes	Imperial Sizes
Double - Plots 1, 19, 36, 37	6.14m x 7.15m	20' 2" x 23' 6"
Single plus garage Plot 12	5.15m x 7.07m	16' 11" x 23' 2"
Single garage Plot 18	4.15m x 7.07m	13' 7" x 23' 2"

**Total Area** 220.00m<sup>2</sup> | 2,368 Sq Ft



# The Moray

5 bedroom detached home with integral double garage.



"It's how warm they were. I know it's their job, but they were very kind and they went through everything with us in detail."  
- Buyer, Lochside of Leys



The five bedroom Moray is a magnificent family home with a delightful, airy living room with large full length windows to the front, accentuating this grand and elegant room. This home is ideal for a growing family, providing plenty of space to grow into.

The spectacular kitchen, dining, family room boasts a glamorous kitchen island featuring an induction hob with integrated extractor and a luxury breakfast bar. The German designer kitchen has plenty of space for food preparation and storage and is fitted with a range of premium quality appliances as well as benefiting from French doors leading out to the garden. With space for a large family-sized dining table and a sitting area - this is the heart of the home where all the family will want to be. There is also a generous utility room, accessed from the dining area that leads to the rear door and handy access to the integrated double garage. A guest cloakroom completes the downstairs accommodation.

Upstairs the master bedroom suite is impressive with two large walk-in wardrobes and a spacious en-suite with twin wash-basins and a large luxury shower. Bedroom two benefits from an en-suite and built-in wardrobe. Bedroom 3 has a large walk-in wardrobe, perfect for a fashion conscious teenager with lots of clothes! Bedrooms four and five are also both double rooms and have built-in wardrobes. Also upstairs is a handy storeroom that could be used as a home office and the family bathroom, complete with bath and luxury large shower. All en-suites and the family bathroom are fitted with white contemporary sanitary ware and your choice of Porcelanosa tiles.

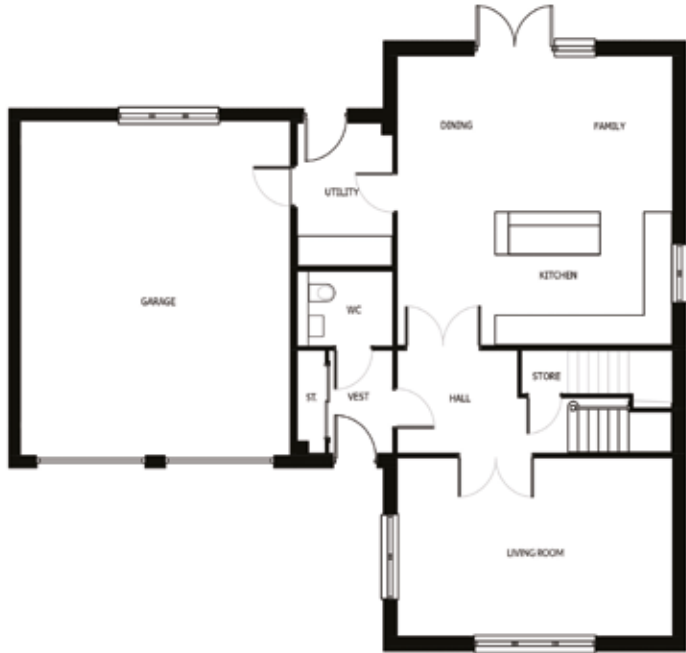
Outside the front garden is landscaped, the rear garden turfed and there is a lock block paved driveway leading to a double integrated garage.

# We provide all the little touches

..SO YOU DON'T HAVE TO WORRY ABOUT THEM



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.10m x 5.05m	13' 5" x 16' 7"
En-suite 1	2.82m x 2.57m	9' 3" x 8' 5"
Walk-in Wardrobe 1	1.92m x 2.72m	6' 3" x 8' 11"
Walk-in Wardrobe 2	1.92m x 2.23m	6' 3" x 7' 4"
Bedroom 2	4.78m x 3.25m	15' 8" x 10' 8"
En-suite 2	2.53m x 1.82m	8' 4" x 6' 0"
Bedroom 3	3.86m x 3.62m	12' 8" x 11' 10"
Walk-in Wardrobe 3	1.97m x 2.92m	6' 6" x 9' 7"
Bedroom 4	3.01m x 3.78m	9' 11" x 12' 5"
Bedroom 5	3.01m x 3.78m	9' 11" x 12' 5"
Store/Study	1.83m x 1.83m	6' 0" x 6' 0"
Bathroom	2.23m x 3.63m	7' 4" x 11' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.40m x 2.16m	4' 8" x 7' 1"
Living Room	6.12m x 3.76m	20' 1" x 12' 4"
Kitchen / Dining / Family	6.12m x 6.11m	20' 1" x 20' 1"
Utility	2.10m x 3.01m	6' 11" x 9' 11"
WC	2.10m x 1.57m	6' 11" x 5' 2"
Garage	6.00m x 7.07m	19' 8" x 23' 2"

**Total Area** 224.10m<sup>2</sup> | 2,412 Sq Ft



## OVERTON GARDENS

# Well connected

### ON FOOT

- > St Patrick's Primary School - 0.9 miles
- > Strathaven Health Centre - 1.0 miles
- > Strathaven Hotel - 1.0 miles
- > Strathaven Library - 1.1 miles
- > Wester Overton Primary School - 1.1 miles
- > Strathaven Post Office - 1.1 miles
- > Strathaven Castle - 1.1 miles
- > Strathaven Park - 1.1 miles
- > Sainsbury's Local & Petrol Station - 1.3mile
- > Strathaven Academy - 1.3 miles
- > Kirklandpark Primary School - 1.4 miles
- > Strathaven Sports Centre - 1.4 miles
- > Strathaven Rugby Football Club - 1.4 miles

### BY CAR

- > Strathaven Golf Club - 1.6 miles
- > Strathaven Air Field - 3.3 miles
- > Larkhall Train Station - 5.7 miles
- > Hamilton Central Station - 7.8 miles
- > Hamilton Palace Grounds Retail Park - 8.2 miles
- > EK Shopping Centre - 8.9 miles
- > Strathclyde Park - 9.1 miles
- > East Kilbride Train Station - 9.3 miles
- > Hairmyles Hospital - 10.7 miles
- > Silverburn Shopping Centre - 21.8 miles

### BY RAIL

- > **From Hamilton Station**  
Glasgow Central Station - 28 minutes
- > **From East Kilbride**  
Glasgow Central Station - 37 minutes
- > **From Larkhall Station**  
Glasgow Central Station - 37 minutes

Distances are approximate and sourced from Google maps. The shortest journeys have been shown and are accurate as of October 2020 and are sourced from trainline.com









Find out more about our beautiful homes at Overton Gardens.

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**Bancon Homes**



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