

**Taylor
Wimpey**

Find your way around

BROOMHOUSE

BAILLIESTON | GLASGOW

BROOMHOUSE

MASTERPLAN

Our development at Broomhouse forms phase six of the Ellismuir masterplan and offers 96 new homes in a variety of styles and sizes including a mix of 2, 3 & 4 bedroom family homes.

Following several popular phases of development at Broomhouse, you'll be joining a well-established community.

KEY



PHASE 6



COMPLETED PHASES



DEVELOPMENT BY OTHERS



OPEN SPACE



Community Contributions

We will deliver financial contributions of over £5.4 million towards the Community Growth Fund, as well as contributing towards to the provision and maintenance of facilities and recreational green spaces throughout and around Broomhouse.



Development Design

In line with the Scottish Government's Designing Streets principles, the streets have been designed to put pedestrians and cyclists first, to help encourage their use as social and play spaces. Our homes also include solar PV roof panels to ensure your home is eco-friendly.



Local Amenities

Broomhouse has a thriving main street with a range of shops and cafes and you'll find The Glasgow Fort is close by with a range of shopping and retail options. This development is an ideal choice for commuters with the M8, M73 and M74 within minutes and Baillieston train station offers regular services into Glasgow Central station.



Open Space

Plenty of green space surrounds Broomhouse which makes this development perfect for those who love the outdoors. Buyers can enjoy woodland walks along North Calder Water and Drumpellier Country Park is nearby.



Get to know
BROOMHOUSE

BAILLIESTON | GLASGOW

Nestled on the edge of Glasgow's greenbelt in Baillieston, Broomhouse enjoys a suburban location and forms phase six of the Ellismuir masterplan. You'll find a selection of 2, 3 & 4 bedroom homes, all designed with flexible living in mind to suit modern lifestyles.

Following several popular phases of development at Broomhouse, you'll be joining a well-established community.



2 BEDROOM HOMES

- The Andrew**
 2 bedroom home
Plots: 184, 219, 220, 226

3 BEDROOM HOMES

- The Baxter**
 3 bedroom home
Plots: 181, 182, 192, 193, 209, 210, 218, 230, 231, 234, 235, 238, 239, 242, 243, 244, 246, 247, 248, 249, 250, 252, 257
- The Blair**
 3 bedroom home
Plots: 179, 180, 187, 214, 215, 227, 228, 229, 232, 233, 236, 237, 254, 260, 261
- The Boswell**
 3 bedroom home
Plots: 183, 185, 186, 217, 221, 225, 241, 245, 251, 255, 256
- The Chalmers**
 3 bedroom home
Plots: 199, 200, 205, 206, 262, 263

4 BEDROOM HOMES

- The Douglas**
 4 bedroom home
Plots: 196, 208, 222, 264
- The Drummond**
 4 bedroom home
Plots: 189, 216, 224, 253
- The Fraser**
 4 bedroom home
Plots: 178, 203, 211, 265, 268, 270
- The Geddes**
 4 bedroom home
Plot: 177, 194, 197, 202, 204, 207, 212, 259, 269
- The Hume**
 4 bedroom home
Plot: 188
- The Maxwell**
 4 bedroom home
Plots: 176, 190, 191, 195, 198, 201, 213, 223, 240, 258, 266, 267, 271

All information is correct at time of print. The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. FB13845 / May 2021



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THE ANDREW

2 BEDROOM HOME

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THE ANDREW

The 2 bedroom Andrew offers a stylish and practical place to call home. The welcoming central hall of the Andrew leads to a contemporary kitchen that overlooks the front garden. There's also a handy downstairs WC as well as a hall storage cupboard. The lounge and dining area includes French doors to the rear garden making this a great space for entertaining or relaxing. Upstairs there are two well-proportioned bedrooms as well as a family bathroom.

GROUND FLOOR



FIRST FLOOR



Kitchen	2.06m x 3.30m	6' 9" x 10' 10"
Lounge/Dining Room	4.02m x 3.54m	13' 2" x 11' 8"
Cloaks	1.80m x 1.22m	5' 11" x 4' 0"

Bedroom 1	4.02m x 3.59m	13' 2" x 11' 9"
Bedroom 2 (max)	4.02m x 2.40m	13' 2" x 7' 11"
Bathroom (over bath)	1.77m x 2.10m	5' 10" x 6' 11"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. RB13845 / June 2021

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THE BAXTER

3 BEDROOM HOME

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THE BAXTER

The 3 bedroom Baxter will appeal to a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms upstairs as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge/dining room overlooking the rear garden, plus there is great storage in the hall, as well as a downstairs WC and contemporary kitchen.

GROUND FLOOR



FIRST FLOOR



Kitchen (max.)	2.39m x 2.77m	7' 10" x 9' 1"
Lounge/Dining Room (max.)	4.58m x 4.10m	15' 0" x 13' 6"
Cloaks	2.39m x 1.17m	7' 10" x 3' 10"

Bedroom 1 (max.)	4.58m x 3.64m	15' 0" x 11' 11"
Bedroom 2 (max.)	2.59m x 3.33m	8' 6" x 10' 11"
Bedroom 3	1.92m x 3.33m	6' 4" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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THE BLAIR

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THE BLAIR

The 3 bedroom Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including bedroom 1 with en suite, and two further bedrooms as well as a family bathroom - this is a great family home. Downstairs there is plenty of space for the family to relax in the lounge and dining kitchen overlooking the rear garden, plus there is great storage in the hall, as well as a downstairs WC.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area (max.)	5.10m x 2.77m	16' 9" x 9' 1"
Lounge	3.18m x 4.10m	10' 5" x 13' 5"
Cloaks	2.22m x 1.17m	7' 3" x 3' 10"

Bedroom 1 (max.)	4.01m x 3.64m	13' 2" x 11' 11"
Bedroom 2 (max.)	2.88m x 3.33m	9' 6" x 10' 11"
Bedroom 3	2.19m x 3.33m	7' 2" x 10' 11"
Bathroom (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
En suite (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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THE BOSWELL

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THE BOSWELL

The three bedroom Boswell is a stylish home offering a layout that is ideal for a wide range of buyers. With a practical layout that offers three well-proportioned bedrooms including bedroom 1 with en suite, and two further bedrooms and a family bathroom - this is a great home. Downstairs there is plenty of space to relax with a generous lounge with French doors to the rear garden making this a light and bright space. The practicalities of a stylish kitchen add to the overall appeal of this home.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	4.58m x 2.98m	15' 0" x 9' 9"
Lounge	4.63m x 3.17m	15' 2" x 10' 5"
Cloaks	1.82m x 1.10m	6' 0" x 3' 7"

Bedroom 1	3.33m x 3.21m	10' 11" x 10' 6"
Bedroom 2	2.61m x 3.03m	8' 7" x 9' 11"
Bedroom 3	1.94m x 3.03m	6' 4" x 9' 11"
Bathroom	1.83m x 1.99m	6' 0" x 6' 6"
En suite	1.83m x 2.43m	6' 0" x 8' 0"

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THE CHALMERS

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THE CHALMERS

The 3 bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The stylish lounge and dining room combine to create a great space to relax or entertain and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including bedroom 1 with en suite as well as a separate family bathroom.

GROUND FLOOR



Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"
Lounge/Dining Room	3.87m x 5.47m	12' 9" x 18' 0"
Cloaks (max.)	1.73m x 2.13m	5' 8" x 7' 0"

FIRST FLOOR



Bedroom 1	3.55m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.04m x 3.65m	10' 0" x 12' 0"
Bedroom 3 (max.)	3.76m x 3.05m	12' 4" x 10' 0"
Bathroom (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
En suite (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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THE DOUGLAS

4 BEDROOM HOME



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THE DOUGLAS

The 4 bedroom detached Douglas is a great family home with a stylish and practical layout. The layout of this home will appeal to a wide range of families. The lounge has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. The en suite to bedroom 1, separate family bathroom and downstairs WC add to the overall practicality of this family home.

There also a handy integral garage.

GROUND FLOOR



Kitchen	2.97m x 3.61m	9' 9" x 11' 10"
Lounge	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.53m x 3.14m	8' 4" x 10' 4"
Cloaks	1.87m x 1.26m	6' 2" x 4' 3"

FIRST FLOOR



Bedroom 1	2.77m x 3.46m	9' 1" x 11' 4"
Bedroom 2 (max.)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3 (max.)	3.66m x 2.37m	12' 0" x 7' 9"
Bedroom 4 (max.)	3.05m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 4" x 5' 3"
En suite (over shower)	2.08m x 1.63m	6' 10" x 5' 3"

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THE DRUMMOND

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THE DRUMMOND

The four bedroom detached Drummond is a great home for growing families that features a welcoming central hall that leads to a stylish kitchen with an adjoining dining room that has French doors to the rear garden. There's also a handy downstairs WC as well as generous hall storage cupboards. A separate lounge overlooks the front garden, and is a great space for entertaining or relaxing. Upstairs there are four well-proportioned bedrooms including bedroom 1 with en suite, as well as a practical family bathroom. The Drummond also benefits from a single detached garage.

GROUND FLOOR



Kitchen	3.07m x 3.80m	10' 1" x 12' 6"
Lounge	3.44m x 4.99m	11' 3" x 16' 4"
Dining Room	3.72m x 3.11m	12' 2" x 10' 2"
Cloaks	1.86m x 1.16m	6' 1" x 3' 10"

FIRST FLOOR



Bedroom 1 (max)	3.97m x 2.72m	13' 0" x 8' 11"
Bedroom 2	2.74m x 3.36m	9' 0" x 11' 0"
Bedroom 3	3.65m x 2.72m	12' 0" x 8' 11"
Bedroom 4	3.07m x 2.06m	10' 1" x 6' 9"
Bathroom (over bath)	2.16m x 2.01m	7' 1" x 6' 7"
En suite (over shower)	2.36m x 1.05m	7' 9" x 3' 5"

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THE FRASER

4 BEDROOM HOME

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THE FRASER

The stylish four bedroom detached Fraser offers a great place to call home. From the generous hallway, the spacious lounge is an impressive space to relax, whilst the contemporary open-plan kitchen and dining area is the perfect place to entertain or enjoy family suppers. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms – including bedroom 1 with an en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



Kitchen/Dining Room	8.02m × 2.66m	26' 4" × 8' 9"
Lounge	3.17m × 5.24m	10' 5" × 17' 2"
Cloaks	2.03m × 1.10m	6' 8" × 3' 6"

FIRST FLOOR



Bedroom 1 (max)	4.28m × 3.09m	14' 0" × 10' 2"
Bedroom 2 (max)	3.18m × 3.58m	10' 5" × 11' 9"
Bedroom 3 (max)	3.68m × 2.89m	12' 1" × 9' 6"
Bedroom 4	2.58m × 2.79m	8' 5" × 9' 2"
Bathroom (over bath)	2.58m × 2.20m	8' 5" × 7' 3"
En suite (over shower)	2.43m × 1.58m	8' 0" × 5' 2"

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THE GEDDES

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THE GEDDES

The Geddes 5 is a fantastic home designed with substantial space for growing families. The open-plan kitchen diner with French doors that lead to the rear garden creates the natural hub of this home. The separate lounge offers further comfortable family living and also great entertaining space. Upstairs are four well-proportioned bedrooms including bedroom 1 with an en suite and bedrooms 2 and 3 which boast a Jack and Jill en suite. A handy integral garage offers practical storage.

GROUND FLOOR



Kitchen Diner	8.25m x 2.80m	27' 1" x 9' 2"
Lounge	3.16m x 5.35m	10' 5" x 17' 7"
Cloaks	2.54m x 1.14m	8' 4" x 3' 9"

FIRST FLOOR



Bedroom 1 (max)	3.78m x 3.89m	12' 5" x 13' 1"
Bedroom 2 (max)	4.39m x 2.88m	14' 5" x 9' 6"
Bedroom 3	2.65m x 3.48m	8' 8" x 11' 5"
Bedroom 4	3.19m x 2.89m	10' 6" x 9' 6"
Bathroom (max)	2.25m x 2.34m	7' 5" x 7' 8"
En suite 1 (over shower)	2.09m x 1.81m	6' 11" x 5' 11"
En suite 2 (over shower)	2.65m x 1.73m	8' 8" x 5' 8"

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THE HUME

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THE HUME

The 4 bedroom detached Hume is an impressive family home and an attractive addition to any street scene. The kitchen/breakfast area with French doors that lead to the rear garden creates a lovely bright space to enjoy. The lounge overlooks the rear garden and is a great place to relax, whilst the separate dining room is ideal for entertaining. There is a study which is perfect for a home-office or space to play. Upstairs there are four bedrooms including bedroom 1 with en suite, plus bedrooms 2 and 3 have a Jack and Jill en suite. A detached single garage completes the picture.

GROUND FLOOR



Kitchen/Breakfast Area	3.95m x 3.54m	13' 0" x 11' 8"
Lounge	4.28m x 4.15m	14' 1" x 13' 8"
Dining Room	3.04m x 3.63m	10' 0" x 11' 11"
Study	2.81m x 3.12m	9' 3" x 10' 3"
Cloaks	1.14m x 2.15m	3' 9" x 7' 0"

FIRST FLOOR



Bedroom 1 (max)	3.50m x 4.30m	11' 6" x 14' 1"
Bedroom 2 (max)	4.04m x 3.53m	13' 3" x 11' 7"
Bedroom 3	3.08m x 2.92m	10' 2" x 9' 7"
Bedroom 4	3.05m x 2.73m	10' 0" x 9' 0"
Bathroom (max)	1.95m x 2.10m	6' 5" x 6' 11"
En suite 1 (over shower)	1.66m x 2.48m	5' 5" x 8' 2"
En suite 2 (over shower)	1.93m x 2.38m	6' 4" x 7' 10"

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THE MAXWELL

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THE MAXWELL

The Maxwell is not only a practical family home, but is also a great addition to any street scene. The four bedroom detached Maxwell with its spacious lounge to the front and impressive kitchen/dining room offers a practical and thoughtful layout for busy families. Upstairs are four well-proportioned bedrooms with including bedroom 1 with an en suite and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



Kitchen/Dining Room/Breakfast Area	8.69m x 3.07m	28' 6" x 10' 1"
Lounge	4.20m x 4.44m	13' 9" x 14' 7"
Cloaks	1.78m x 1.12m	5' 11" x 3' 7"
Utility	1.82m x 2.14m	6' 0" x 7' 2"

FIRST FLOOR



Bedroom 1 (max)	4.20m x 4.49m	13' 9" x 14' 9"
Bedroom 2 (max)	3.39m x 3.39m	11' 1" x 11' 1"
Bedroom 3	3.26m x 3.10m	10' 8" x 10' 2"
Bedroom 4 (max.)	3.09m x 3.77m	10' 2" x 12' 5"
Bathroom (over bath)	2.20m x 3.10m	7' 3" x 10' 2"
En suite 1 (inc. shower)	1.64m x 2.72m	5' 5" x 8' 11"

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FROM GLASGOW CITY CENTRE:

- Leave the city centre by London Road (A74).
- At junction 3A, take the A721 exit to Tannochside/Uddingston (B7071).
- Use any lane to turn left onto A721.
- At the next roundabout take the first exit to join Hamilton Road (A74).
- Turn right onto Baillieston Road.
- At the roundabout, take the second exit and stay on Baillieston Road.
- Turn right onto Muirhead Road.
- You have arrived at our Broomhouse development.

FROM THE M74 NORTHBOUND:

- Leave the M74 at Junction 4, following signs for Uddingston and the A721 (do not enter the approach for the M73).
- At junction 4, use the left lane to take the M73 exit to Stirling/Kincardine Bridge/Glasgow (A80/A721/M8).
- Keep left, follow the signs for Uddingston (A721/Mt Vernon/B7058).
- Take Baillieston Road to Muirhead Road.
- Turn right onto A721.
- At the roundabout, take the first exit onto Hamilton Road (A74).
- Turn right onto Baillieston Road.
- At the roundabout, take the second exit and stay on Baillieston Road.
- Turn right onto Muirhead Road.
- You have arrived at our Broomhouse development.



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