

**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 cafés 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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RESERVATION PROCESS

A handy step by step guide on how to reserve a
Taylor Wimpey home at Broomhouse.



1

Pre-qualify for a mortgage

You can get an Agreement In Principle from any broker/lender you choose, or use one of our Independent Financial Advisors in order to get onto the waitlist. The details for both advisors working with the team at Broomhouse are provided for your convenience - The New Homes Group: 01786347642 or First Mortgages: 07730145984.



2

Identification

Before we can book the reservation, you will need to provide us with 2 forms of identification - proof of name and proof of address. The different types of ID that we will accept are; passport and driving licence; passport OR driving licence and utility bill; P60 or Mortgage Statement.



3

Get in touch

When you have chosen the new home you are interested in at the development, just let our sales executive know which home you are interested in by sending an email with your contact information to Broomhouse.Sales@taylorwimpey.com



4

We'll contact you

We will then contact you to find out what your specific requirements are, and check that you have been financially qualified before confirming with you that we should add you to the waiting list for that home.



5

Property Release

When a property is released for sale, our sales executive will call the first customer who is in the best position to purchase to confirm if they would still like to proceed. Any customer contacted by our sales executives about a plot of interest will have 24 hours to confirm if they would like to proceed.



6

Release for general sale

New homes for sale will only be published on our website when all customers on the waiting list for a particular home have been contacted, and if the plot remains available.

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THE ANDREW

2 BEDROOM HOME

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THE ANDREW

The two 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 living room/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"
Living Room/Dining Area	4.02m x 3.54m	13' 2" x 11' 8"
WC	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"

* Plot specific windows. 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.

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THE BAXTER

3 BEDROOM HOME

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THE BAXTER

The three bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. This is a great family home offering three well-proportioned bedrooms upstairs as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room/dining area overlooking the rear garden, plus there is great storage in the hall and in the living room, 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"
Living Room/Dining Area (max.)	4.58m x 4.10m	15' 0" x 13' 5"
WC	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 (max.)	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 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 one with an en suite shower, and two further bedrooms as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room and the kitchen/dining area overlooks the rear garden. You'll find a generous storage cupboard off the kitchen/dining area, plus there is a convenient downstairs WC.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area (max.)	5.10m x 2.77m	16' 9" x 9' 1"
Living Room	3.18m x 4.10m	10' 5" x 13' 5"
WC	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

3 BEDROOM HOME



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THE BOSWELL

The Boswell is a stylish home with a practical layout that offers three well-proportioned bedrooms including bedroom one with an en suite, and two further bedrooms and a family bathroom. Downstairs there is plenty of space to relax with a generous living room that extends the full width of this home, plus French doors to the rear garden make this a light and bright space. The practicalities of a fully-fitted kitchen add to the overall appeal of this home.

GROUND FLOOR



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

FIRST FLOOR



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 three bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The living room and dining area combine to create a great space to relax or entertain in 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 one with an en suite shower room as well as a separate family bathroom.

GROUND FLOOR



Kitchen (max.)	2.68m x 3.56m	8' 10" x 11' 8"
Living Room/Dining Area	3.87m x 5.47m	12' 9" x 18' 0"
WC (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

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THE DOUGLAS

The four bedroom detached Douglas is a great family home with a stylish and practical layout. This home will appeal to a wide range of buyers from professional couples, to young and growing families. The living room has French doors overlooking the rear garden, as well as a separate contemporary kitchen and dining room that makes entertaining a breeze. An en suite to bedroom one, separate family bathroom and downstairs WC add to the overall practicality of this family home.

There is also a handy integral garage.

GROUND FLOOR



Kitchen	2.97m x 3.60m	9' 9" x 11' 10"
Living Room	3.48m x 4.42m	11' 5" x 14' 6"
Dining Room (max.)	2.52m x 3.13m	8' 4" x 10' 4"
WC	1.87m x 1.25m	6' 2" x 4' 1"

FIRST FLOOR



Bedroom 1	2.76m x 3.45m	9' 1" x 11' 4"
Bedroom 2 (max.)	2.83m x 3.72m	9' 3" x 12' 3"
Bedroom 3 (max.)	3.66m x 2.36m	12' 0" x 7' 9"
Bedroom 4 (max.)	3.04m x 3.19m	10' 0" x 10' 6"
Bathroom	2.54m x 1.60m	8' 3" x 5' 3"
En suite (over shower)	2.08m x 1.65m	6' 10" x 5' 4"

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THE DRUMMOND

4 BEDROOM HOME



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THE DRUMMOND

The four bedroom detached Drummond is a great family home with a practical layout. The welcoming central hall leads to a stylish and fully-fitted kitchen/dining area that has French doors to the rear garden. There's also a handy downstairs WC as well as a generous hall storage cupboard. The separate living room overlooks the front garden, and is a great space for entertaining or relaxing. Upstairs there are four well-proportioned bedrooms including bedroom one with an en suite shower room, 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"
Living Room	3.44m x 4.99m	11' 3" x 16' 4"
Dining Room	3.72m x 3.11m	12' 2" x 10' 3"
WC	1.86m x 1.16m	6' 1" x 3' 10"

FIRST FLOOR



Bedroom 1	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	2.15m x 2.02m	7' 1" x 6' 7"
En suite	2.36m x 1.05m	7' 9" x 3' 5"

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THE FRASER

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THE FRASER

The stylish four bedroom detached Fraser is a great place to call home. From the generous hallway, the spacious living room is an impressive space to relax, whilst the contemporary open-plan kitchen/dining area is the perfect place to entertain or enjoy meal times. 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 one with an en suite shower, as well as a separate family bathroom to make everyday life a breeze.

GROUND FLOOR



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

FIRST FLOOR



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

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THE GEDDES

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THE GEDDES

The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/dining area with French doors that lead to the rear garden is ideal for informal family dining. The separate living room is a great entertaining space. Upstairs you will find four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three offer a Jack and Jill en suite shower. A handy integral garage offers practical storage.

GROUND FLOOR



Kitchen/Dining Area	8.27m x 2.80m	27' 2" x 9' 2"
Living Room	3.16m x 5.34m	10' 5" x 17' 6"
WC	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 four bedroom detached Hume offers buyers an open-plan kitchen/breakfast area with French doors that lead to the rear garden, which is perfect for informal family dining. The separate living room provides comfortable family living and the separate dining room and study at the front of the property are practical additions to this great home. Upstairs are four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three also boast a Jack and Jill en suite shower. The Hume also features a handy guest cloakroom with WC, and a single detached garage completes the picture.

GROUND FLOOR



Kitchen/Breakfast Area	3.95m x 3.54m	13' 0" x 11' 7"
Living Room (max)	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"
WC	1.12m x 2.15m	3' 8" x 7' 1"

FIRST FLOOR



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

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THE MAXWELL

4 BEDROOM HOME



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THE MAXWELL

The Maxwell four bedroom detached home is not only a practical family home, but it is also a great addition to any street scene. This home features a spacious living room to the front and the impressive kitchen/dining area offers a thoughtful layout for busy families. Upstairs, are four double bedrooms with an en suite shower to bedroom one and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

GROUND FLOOR



Kitchen/Dining Area	8.69m x 3.07m	28' 6" x 10' 1"
Living Room	4.20m x 4.44m	13' 9" x 14' 7"
WC	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 (inc. shower)	1.64m x 2.72m	5' 5" x 8' 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.

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Find a development and book an online appointment at:

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**Taylor
Wimpey**

BROOMHOUSE

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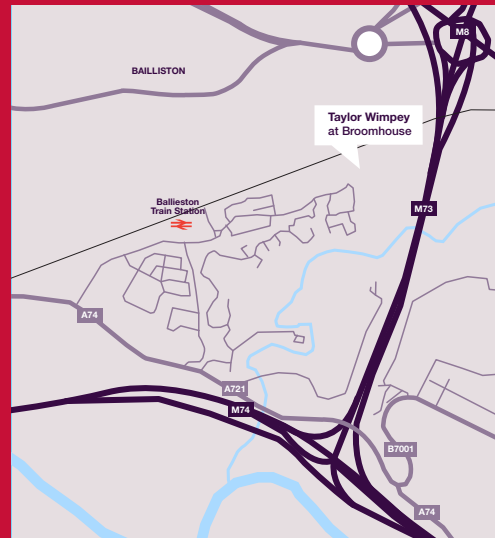
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FROM GLASGOW CITY CENTRE:

- 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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