

A scenic view of a golf course. In the foreground on the left, there is a large wooden sculpture of a tree trunk with an owl's face carved into it. A colorful parrot is perched on a branch of the sculpture. In the background, a calm pond reflects the surrounding lush green trees and a clear blue sky. The scene is bright and sunny, suggesting a pleasant day.

# Queens Gate Strathaven

A NEW HOME, A NEW LIFE



**01**

**The Place Where  
I Belong**

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



**06**

**Why choose  
Bancon Homes?**



**07**

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

We make your house a wonderful place to call home.

**08**

**Your New  
Neighbourhood**

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

**10**

**Individual  
Homes**

Choose from a superb range of 2, 3, 4 & 5 bedroom homes with beautiful designer kitchens and stunning finishes.



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 on to 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 building beautiful houses 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 wellbeing 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, some 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.

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 beautiful new home that can offer your family a wonderful lifestyle in a thriving town, then Queens Gate 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

Queens Gate offers families and couples 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 35 minutes away.

With a fabulous range of new three, four and five bedroom homes, all featuring designer kitchens, high specification finishes and different characteristics, Queens Gate 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 Queens Gate has it all.

### A FABULOUS PLACE FOR FAMILY LIFE

By making your new home at Queens Gate, 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 and Glasgow itself with its 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 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

Queens Gate 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.





# Queens Gate

STRATHAVEN, A BEAUTIFUL MARKET TOWN  
STEEPED IN HISTORY AND TRADITION

At Bancon Homes we pride ourselves on the high quality specification and 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. It's the place where you spend the most time cooking, chatting, kids at the table doing their homework, friends over for a casual supper. The hub of your home, it's where family and friends gather and there's plenty of space for everyone. There's plenty of space too for preparing and cooking meals from a quick midweek supper to a big family get-together Sunday lunch, with streamlined work surfaces, great storage and high-quality appliances all included.

Your German designer kitchen has been perfectly designed to suit 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 (subject to date of reservation).

Your designer kitchen comes complete with a multifunction single 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 Hotpoint dishwasher in most of our homes ensures the chore of washing up is now a pleasure.

It's the little things that matter like plenty of storage for bags, coats, suitcases, toys and the things you want to hold on to, and USB points so you don't have to find the plug each time you need to recharge your phone.

In some of your bedrooms you'll find oak finished wardrobes, ready for you to fill. In the bathrooms and en-suites, you'll find the very best pristine white fittings with contemporary taps, large showers and your choice of Porcelanosa tiling (subject to date of reservation).

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 secured a prestigious Gold Award from independent research company In House Research Ltd for the sixth consecutive year.

Bancon Homes is a Registered Developer with the New Homes Quality Board.

#### 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.



WHY CHOOSE

# Bancon Homes

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

Last year we were finalists in three categories at The Scottish Home Awards, two for our Aden Meadows development in Mintlaw and one for The Reserve at Eden in Aberdeen. In 2021 we were also finalists in three categories, two for our Lochside of Leys development in Banchory and one for the Housebuilder of the Year (less than 100 units).

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

- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap (where applicable)
- > Rotary clothes dryer (where applicable)
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Turfed front garden
- > Lock block paved driveway (where applicable)
- > Superfast broadband connection
- > Ideal Logic condensing combi boiler
- > An EPC Band B Energy Efficiency Rating
- > Solar PV Panels
- > 2 year Bancon Homes after care warranty
- > A 10 year NHBC warranty

## YOUR KITCHEN

- > German designer kitchen
- > Inset stainless steel sink with lever chrome mixer tap
- > Bosch induction hob with 3 piece induction pan set, multifunction single fan oven and canopy extractor
- > Hotpoint integrated fridge freezer
- > Hotpoint integrated dishwasher (where applicable)
- > Your choice of colour finish and work surface (dependent on when you reserve)

## THROUGHOUT YOUR HOME YOU'LL FIND

- > Flush oak finish internal doors
- > White satin paintwork for all wood
- > Hard wired heat & smoke alarms with battery back up
- > 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 (where applicable)

## YOUR BATHROOM

- > Chrome finish heated towel rails
- > Your choice of Porcelanosa tiling (dependent on when you reserve)
- > Contemporary white fittings
- > Contemporary taps

WELCOME TO

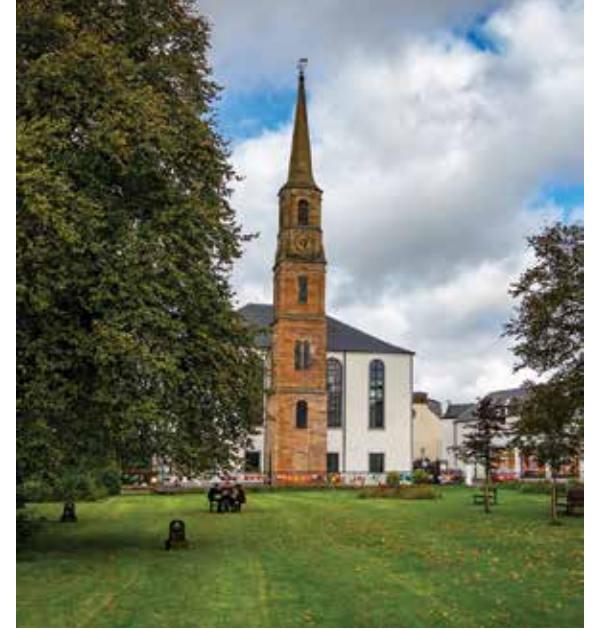
# Your New Neighbourhood

Part of the East Overton masterplan, Queens Gate will create 51 homes 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, Queens Gate offers an enviable destination to call home.

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

All our homes also have generous gardens with the front garden turfed, and a rear garden which is up to your own imagination. 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 Queens Gate, most of our homes are spacious enough to enable you to separate your work and home life. Many also have a separate study or multifunctional 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.



- **The Cairnfield**  
3 bedroom detached home  
Plots 71 & 90.
- **The Argyll**  
3 bedroom detached home  
Plots 55 & 65.
- **The Viewfield**  
4 bedroom detached home  
Plots 72, 80, 89, 94 & 105.
- **The Dec**  
4 bedroom detached home  
Plots 58, 63, 88 & 91.
- **The Larch**  
4 bedroom detached home  
Plots 59, 61, 62, 69, 75, 76,  
81, 86, 93, 95 & 96.
- **The Rosehill**  
4 bedroom detached home  
Plots 64, 67, 68, 74 & 104.
- **The Louisville**  
4 bedroom detached home  
Plots 56, 60, 70, 73, 82 & 97.
- **The Culzean**  
4 bedroom detached home  
Plots 77, 79, 100, 101 & 103.
- **The Devonshire**  
4 bedroom detached home  
Plots 57, 83, 84, 85, 87 & 92.
- **The Heather**  
4 bedroom detached home  
Plots 78 & 102.
- **The Osborne**  
5 bedroom detached home  
Plot 66.
- **The Moray**  
5 bedroom detached home  
Plots 98 & 99.



# The Cairnfield

3 bedroom detached home with integral single 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 solar panels were included and we like thinking about the environment so that was a big selling point for us. Bancon Homes are nice people to deal with." – **Buyer, Kinion Place.**



This stunning open concept home has a beautiful German designer dining kitchen and is beautifully styled with Bosch and Hotpoint appliances throughout.

French doors overlooking the garden bring additional light while the living area has plenty of space for comfortable seating. A guest cloakroom and plenty of storage adds to the space and there is a convenient internal door to the integral garage.

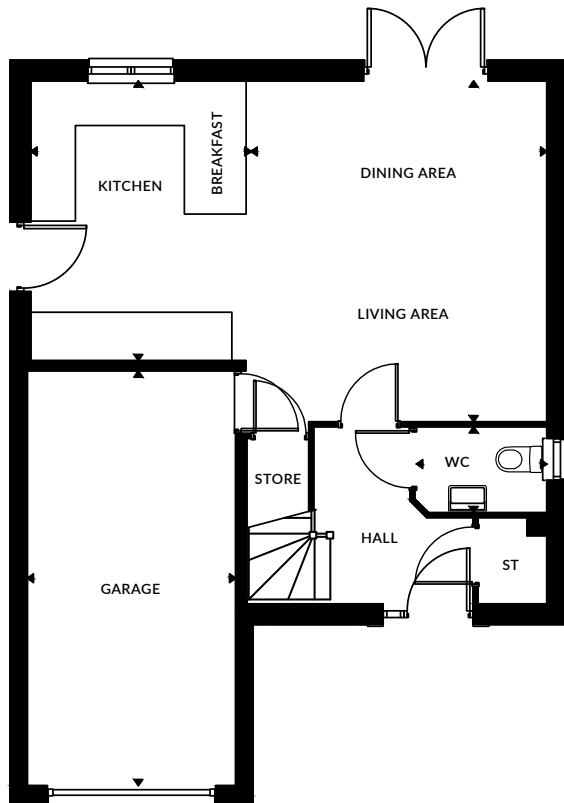
Upstairs the master bedroom has an en-suite with large shower and Porcelanosa tiling while the bedroom has built in oak finish wardrobes.

One of the two additional bedrooms also comes with an oak finish wardrobe while the family bathroom has a bath and separate shower. The landing makes good use of the space with a linen cupboard for added storage.

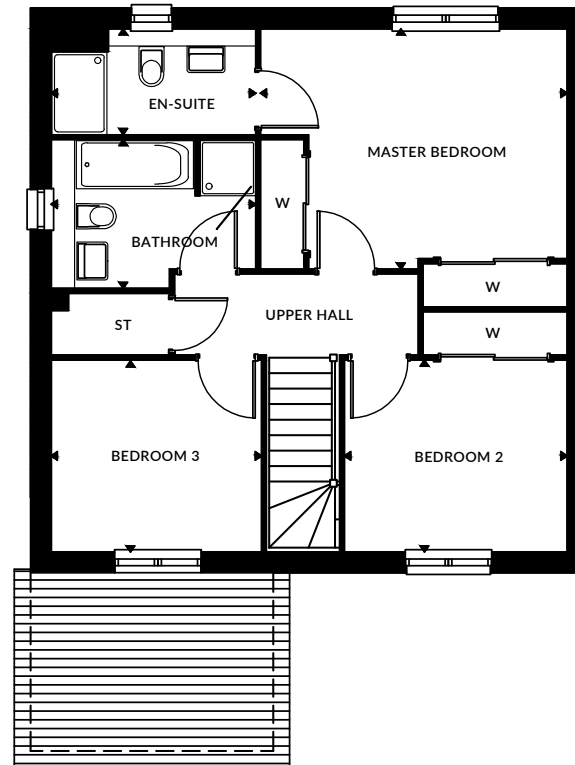
Outside, the front garden is turfed and the driveway is paved with lock block.

# We provide all the little touches

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



GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.42m x 3.46m	14' 6" x 11' 4"
En-suite	2.94m x 1.50m	9' 7" x 4' 11"
Bedroom 2	3.20m x 2.76m	10' 5" x 9' 0"
Bedroom 3	3.20m x 2.76m	10' 5" x 9' 0"
Bathroom	2.94m x 2.13m	9' 7" x 6' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living/Dining	4.27m x 4.92m	14' 0" x 16' 1"
Kitchen/Utility	3.18m x 4.00m	10' 5" x 13' 1"
WC	1.82m x 1.20m	5' 11" x 3' 11"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 102.50 m<sup>2</sup> | 1,103 Sq Ft

# The Argyll

3 bedroom detached home with integral single garage



"It was plain sailing. Communication was good. We got a bottle of gin which was nice, and Jennifer the sales representative was very accommodating. There were no issues at all." – **Buyer, Aden Meadows.**



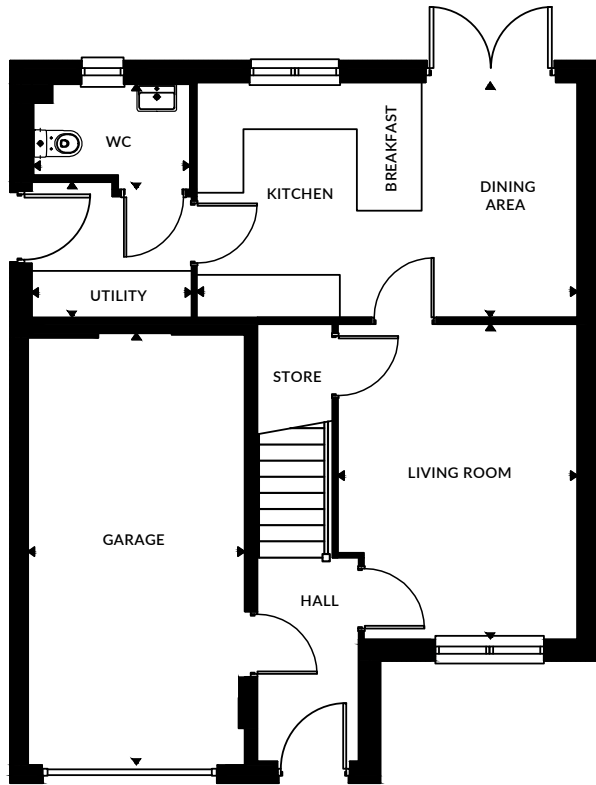
The open concept kitchen with great dining space is the star of this home. The luxurious German designer kitchen with contemporary finish is complemented by Bosch and Hotpoint appliances and has French doors leading out to the private garden. There is a spacious living room with full height windows, a downstairs guest cloakroom and a separate utility room. The internal doors are oak finish, providing a contemporary look.

Upstairs you will find the master suite with its own walk-in wardrobe and an en-suite bathroom complete with large luxury shower, contemporary white fittings and Porcelanosa tiles. There are two additional bedrooms, one of which also has built in oak finish wardrobes. A family bathroom completes this floor.

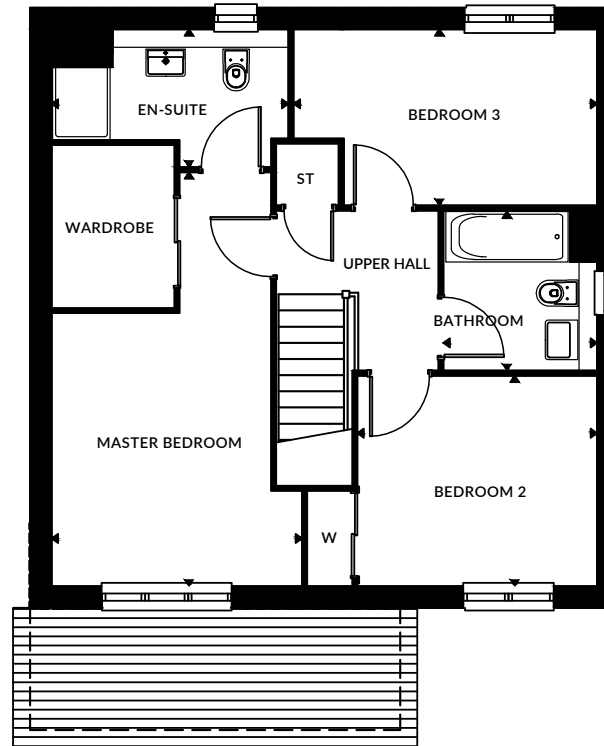
Outside the front garden is turfed with a lock block paved driveway and there is an integral garage with access from the hall.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.45m x 5.73m	11' 3" x 18' 9"
En-suite	3.26m x 1.89m	10' 8" x 6' 2"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	4.20m x 2.42m	13' 9" x 8' 0"
Bathroom	2.10m x 2.20m	6' 10" x 7' 2"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.30m x 4.35m	10' 9" x 14' 3"
Kitchen/Dining	5.27m x 3.24m	17' 3" x 10' 7"
Utility	2.19m x 1.84m	7' 2" x 6' 0"
WC	2.14m x 1.43m	7' 0" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 105.20 m<sup>2</sup> | 1,132 Sq Ft

# The Viewfield

4 bedroom detached home with integral single garage



"If you go to other developments I feel the houses are crowded together. This is lovely, open and airy. There is no one looking at you directly. It's well laid out. There is a lovely grass feature at the front and nobody at the back. They have lovely standing stones in the grass area and it's really quite delightful." – Buyer, The Roses at Eden.



This is a spacious and attractive family home with a large kitchen, plenty of space for dining and informal family gatherings. Within the German designer kitchen, you'll find Bosch and Hotpoint integrated appliances, plenty of clever storage and great work surfaces. There is a separate utility room and a guest cloakroom just off the kitchen. The living room is accessed from the hall and has full height windows overlooking the front garden.

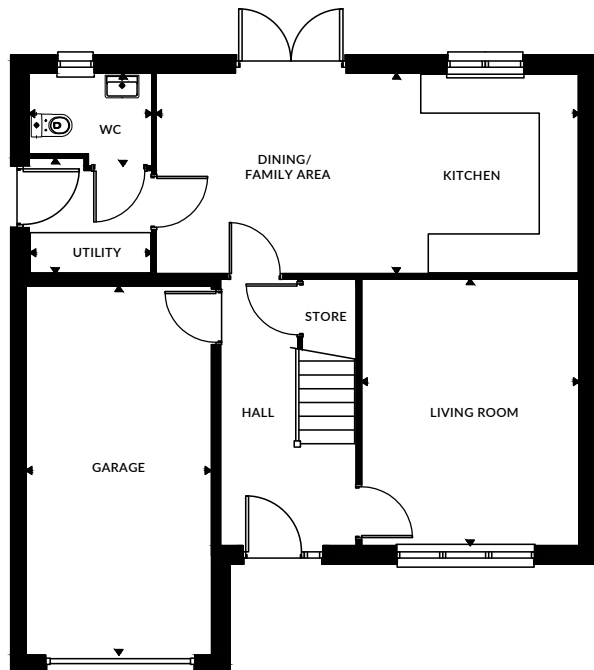
Upstairs, the master bedroom has its own en-suite with luxury large size shower, contemporary fittings and your choice of Porcelanosa tiles (dependent on the point of reservation). It also includes a walk-in wardrobe. There are three other spacious bedrooms, one of which also has built in oak finish wardrobes. The family bathroom is a great size with a bath as well as separate shower and there is handy additional storage on the landing.

There is also an integral garage with internal door access. Outside, the front garden is turfed and the driveway is paved with lock block.

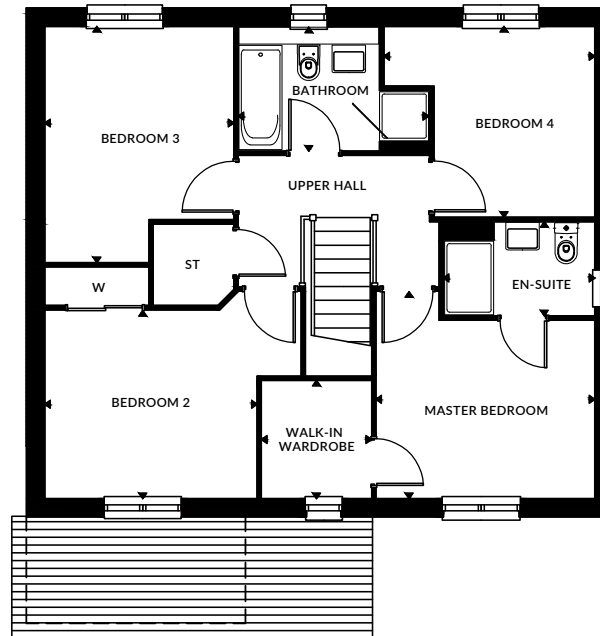


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.04m x 6.00m	9' 11" x 19' 8"

**Total Area** 123.30 m<sup>2</sup> | 1,327 Sq Ft

# The Dee

4 bedroom detached home with integral single garage



"I would definitely recommend them. The surrounding area is good. We have friends in the area, and I feel it's a nice area to be in."

– Buyer, Aden Meadows.



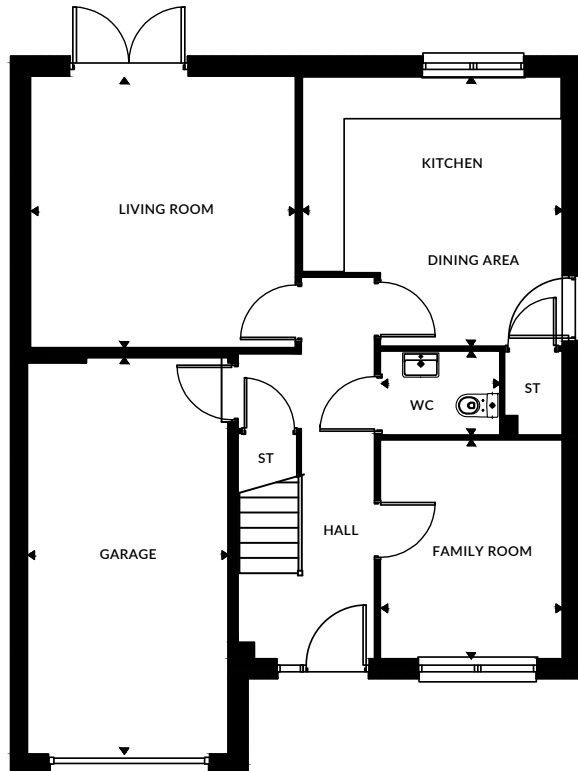
This is a beautifully designed more traditional home with individual rooms rather than open concept style. It has the benefit of a spacious eat-in German designer kitchen complete with premium Bosch and Hotpoint appliances. There is a separate utility area perfect for all your laundry and cleaning needs and a door leading to the rear garden. The living room overlooks the rear garden with French doors leading outside. There is a guest cloakroom and additional storage in the hall, while a separate family room with full height windows has the benefit of being used as either a formal dining room, a study or a great family den.

Upstairs, there are four bedrooms, two of which have built in oak finish wardrobes. The landing has a linen cupboard while the family bathroom benefits from a bath and a separate luxury large shower. The master bedroom also has its own en-suite with luxury large shower and both bathrooms have contemporary white fittings and your choice of Porcelanosa tiling (dependent on the point of reservation).

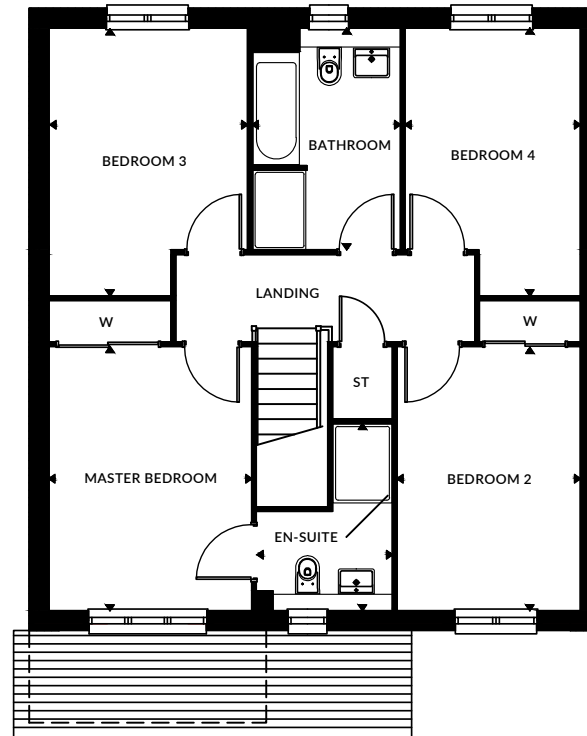
There is also an integral garage with internal door access. Outside, the front garden is turfed and the driveway features lock block paving.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.05m x 3.98m	10' 0" x 13' 0"
En-suite	2.03m x 2.81m	6' 7" x 9' 2"
Bedroom 2	2.75m x 3.98m	9' 0" x 13' 0"
Bedroom 3	2.98m x 4.07m	9' 9" x 13' 4"
Bedroom 4	2.63m x 4.07m	8' 7" x 13' 4"
Bathroom	2.22m x 3.34m	7' 3" x 10' 11"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.94m x 4.10m	12' 11" x 13' 5"
Kitchen/Dining	3.93m x 4.07m	12' 10" x 13' 4"
WC	1.73m x 1.20m	5' 8" x 3' 11"
Family Room	2.73m x 3.29m	8' 11" x 10' 9"
Garage	3.02m x 6.00m	9' 10" x 19' 8"

**Total Area** 127.00 m<sup>2</sup> | 1,367 Sq Ft

# The Larch

4 bedroom detached home with integral single garage



“We bought the home of our dreams and our experience with Bancon was nothing short of exceptional. From first enquiry through to purchase and after care, the service we received was excellent and the home itself is an abundance of luxury.” – **Buyer, Overton Gardens.**



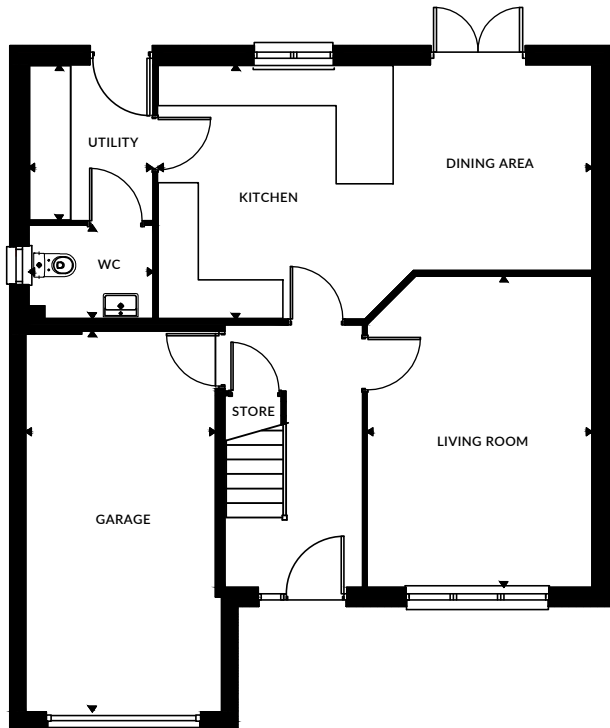
This superb family home has the benefit of open concept kitchen and dining as well as a separate living room with full height windows. The German designer kitchen has plenty of storage and work surfaces. Combined with premium Bosch and Hotpoint appliances and your choice of finish (subject to time of reservation), this is an ideal kitchen if you enjoy cooking and entertaining. The real joy of the dining area is the French doors leading out to your private garden. Off the kitchen you'll find a cloakroom and separate utility room with door leading out to the garden for ease. In the hall, there is plenty of handy storage and a door leading in to the integral garage.

Upstairs, there are four double bedrooms and a beautiful family bathroom with bath and separate shower. One of the bedrooms comes complete with built in oak finish wardrobes. Within the master bedroom suite there is also a walk-in wardrobe and en-suite bathroom with luxury large shower, finished with your choice of Porcelanosa tiling (dependent on the point of reservation).

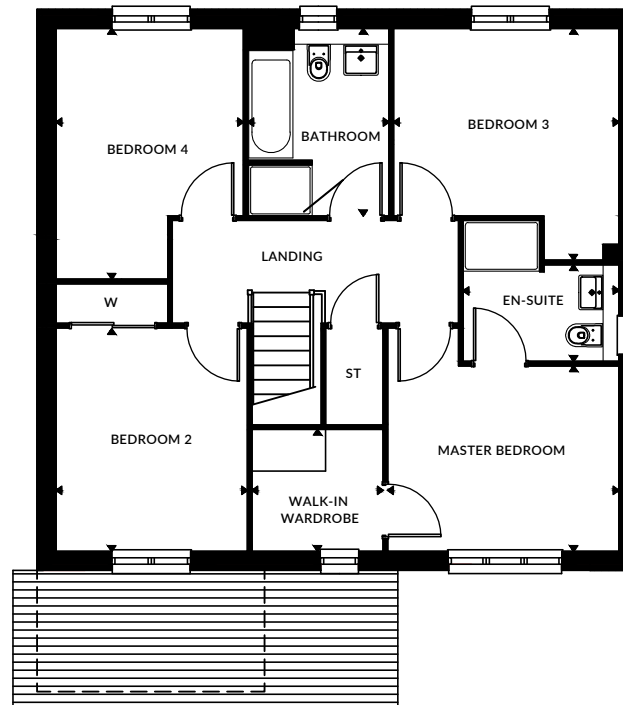
There is also an integral garage with internal door access. Outside, the front garden is turfed and the driveway is paved with lock block.

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 3.51m	9' 10" x 11' 6"
Bedroom 3	3.54m x 3.60m	11' 7" x 11' 9"
Bedroom 4	2.94m x 3.90m	9' 7" x 12' 9"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	10' 11" x 16' 0"
Kitchen/Dining	6.86m x 4.00m	22' 6" x 13' 1"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	3.07m x 6.00m	10' 0" x 19' 8"

**Total Area** 133.20 m<sup>2</sup> | 1,434 Sq Ft

# The Rosehill

4 bedroom detached home with study and single detached garage



"The location, my house looks on to the garden which is really nice. The layout is beautiful and so is the setting. The houses are American-esque and are lovely." – Buyer, Overton Gardens.



This is an impressive home, perfect for entertaining with a stunning open concept kitchen with plenty of space for a dining table and a relaxing area to chat and catch up with family and friends.

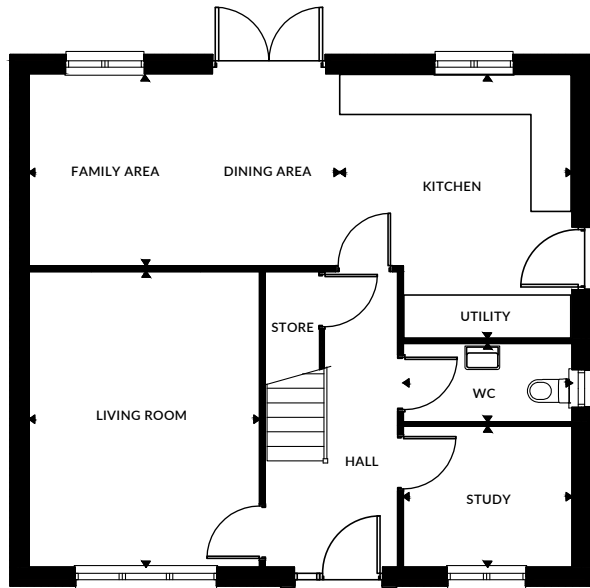
The German designer kitchen has lots of work surface and storage and comes complete with premium Bosch and Hotpoint appliances. French doors open out to the garden creating a light and spacious feel. In addition, there is a separate living room with full height windows, downstairs cloakroom, hall storage and separate study.

Upstairs there are four spacious bedrooms and a family bathroom with bath and separate shower. Two of the bedrooms have built in oak finish wardrobes. The master bedroom also has its own en-suite. There is additional storage on the landing. Both bathroom and en-suite include your choice of Porcelanosa tiles (dependent on the point of reservation) and come with contemporary white fittings.

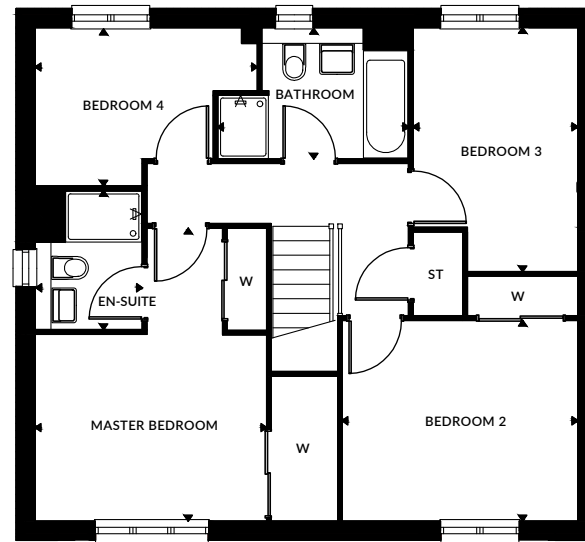
Outside the front garden is turfed with a lock block paved driveway and the home comes complete with a single detached garage.

# We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.64m x 4.61m	11' 11" x 15' 1"
En-suite	1.67m x 2.18m	5' 5" x 7' 1"
Bedroom 2	3.71m x 3.15m	12' 2" x 10' 4"
Bedroom 3	2.58m x 3.80m	8' 5" x 12' 5"
Bedroom 4	3.50m x 2.48m	11' 5" x 8' 1"
Bathroom	3.00m x 2.05m	9' 10" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 4.66m	11' 10" x 15' 3"
Kitchen/Utility	3.60m x 4.18m	11' 9" x 13' 8"
Family/Dining	4.92m x 3.02m	16' 1" x 9' 10"
WC	2.59m x 1.16m	8' 5" x 3' 9"
Study	2.64m x 2.20m	8' 7" x 7' 2"
Garage	3.00m x 6.14m	9' 10" x 20' 2"

**Total Area** 135.80 m<sup>2</sup> | 1,461 Sq Ft

# The Louisville

4 bedroom detached home with integral single garage



"I have already recommended them because of their customer care. The quality of the home is high. The design of the home for the price means that I get a lot for my money, a lot more than I would have expected." – **Buyer, Aden Meadows.**



This is a large spacious traditional family home combining open concept living with elements of more formal living space.

The entrance hall leads you to the stunning German designer kitchen which offers your choice of finish and comes complete with premium Bosch and Hotpoint appliances. The real benefit is being able to cook while you are chatting with friends and family. The family/dining area is light and airy with French doors that overlook the garden. There is also a guest cloakroom and a separate utility room with a door leading to the garden. The separate living room is large with full height windows overlooking the front garden. There is extra storage in the hall making this a great family home.

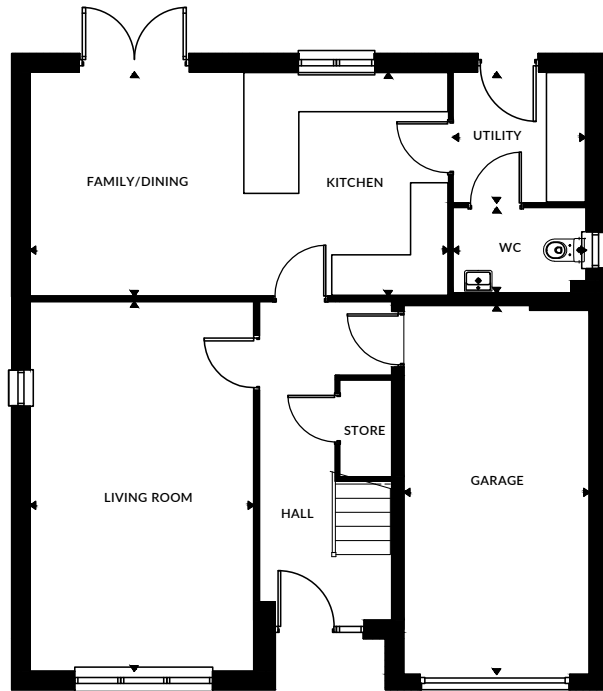
Upstairs, there are four good-sized bedrooms, two of which have oak finish wardrobes built in. The master bedroom and one other bedroom also have their own en-suites with contemporary white fittings and stylish Porcelanosa tiling. The main family bathroom also has contemporary white fittings and again you can choose the Porcelanosa tiles to suit your tastes (dependent on the point of reservation).

Outside, the front garden is turfed and the driveway features lock block paving. There is also an integral single garage.

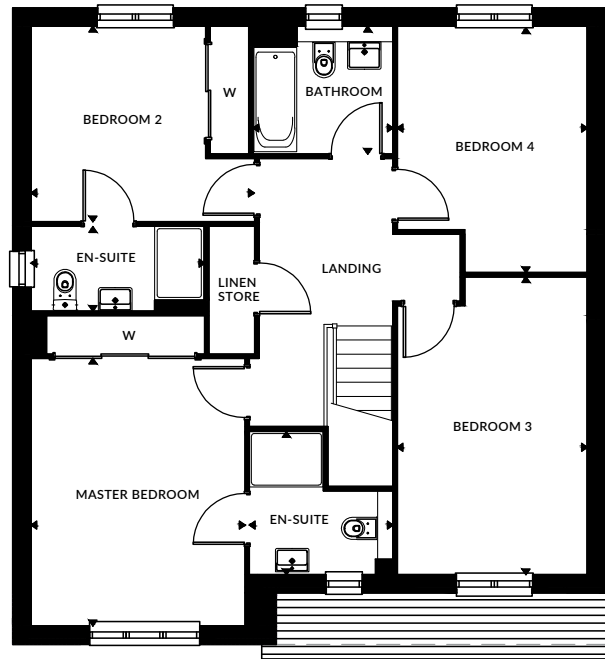


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite	2.31m x 2.31m	7' 6" x 7' 6"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-suite	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.07m x 4.80m	10' 0" x 15' 8"
Bedroom 4	3.07m x 4.00m	10' 0" x 13' 1"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen/Family/Dining	6.80m x 3.63m	22' 3" x 11' 10"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.09m x 1.32m	6' 10" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 150.20 m<sup>2</sup> | 1,616 Sq Ft

# 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.

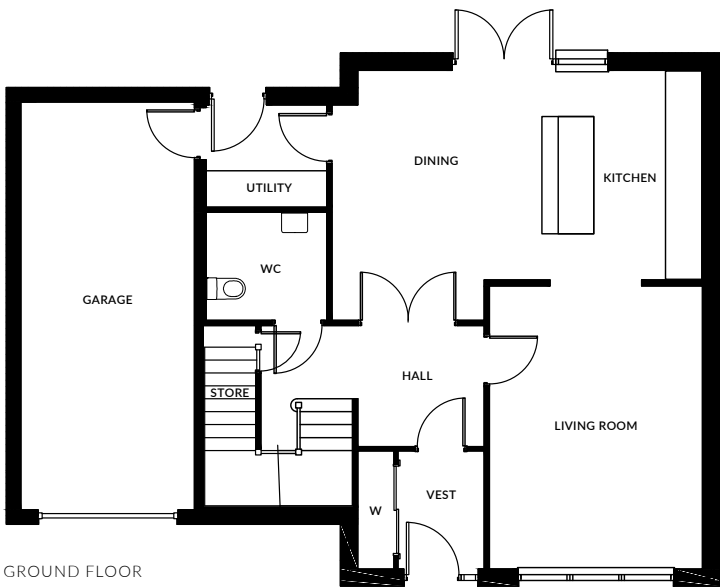
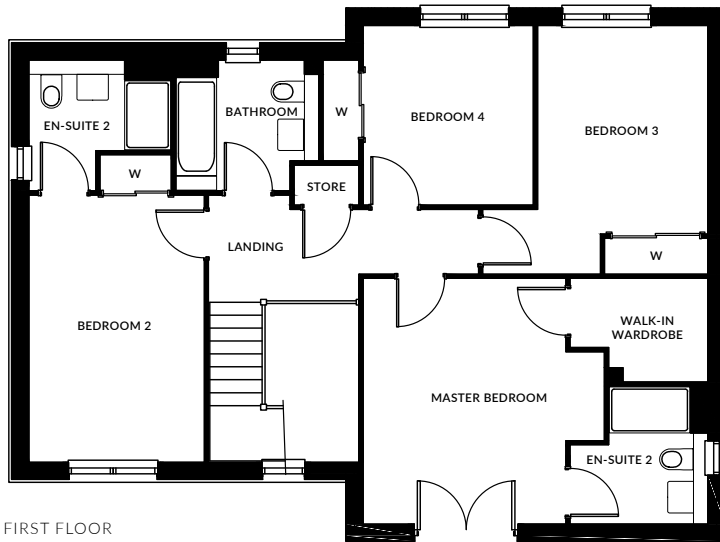
A chic island unit houses an integrated hob with integrated extractor and breakfast bar in the impressive German designed kitchen dining room. Fitted with a range of clever storage solutions and plenty of food preparation space the designer kitchen comes complete with premium quality appliances as standard. 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 turfed front garden and the lock block paved driveway leads to an integrated single garage.

# We provide all the little touches

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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	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 Devonshire

4 bedroom detached home with study and integral single garage



"I like the walk-in wardrobe, the kitchen, and I love the study. I like it all. The kitchen is spacious. I downsized and this is still a big kitchen, so it's very bright." – Buyer, Aden Meadows.



This is a beautiful home for a large family and boasts an open-plan kitchen, dining and family area – the perfect place for entertaining friends and doing kids craft activities as well as a flexible space to relax on a comfortable sofa and sip coffee. There is also a separate living room with full height windows, giving you the opportunity to create a more formal sitting room away from the hustle and bustle of family life.

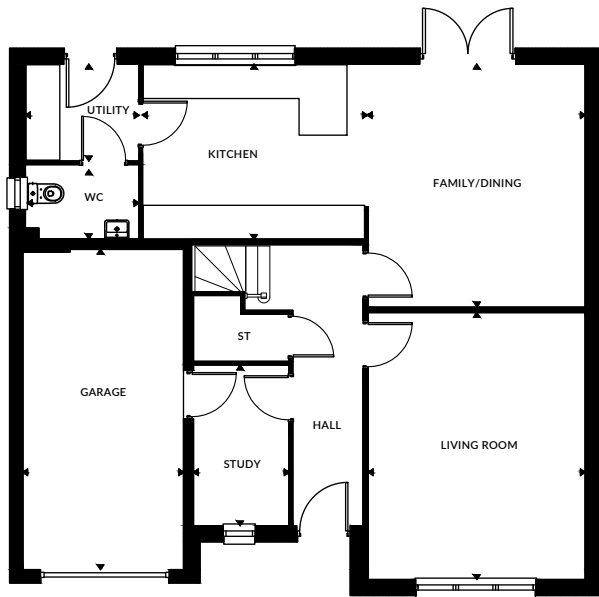
The German designer kitchen is fitted with premium Bosch and Hotpoint appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out to the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is also a study, perfect for home working or as a family den or snug.

Upstairs, there are four spacious bedrooms, as well as two en-suites and a family bathroom, finished with your choice of Porcelanosa tiles (dependent on the point of reservation). The spacious master bedroom features a walk-in wardrobe and large double wardrobe in oak finish, in addition to its own en-suite. One of the other bedrooms also features oak finish fitted wardrobes, adding to the home's range of storage solutions.

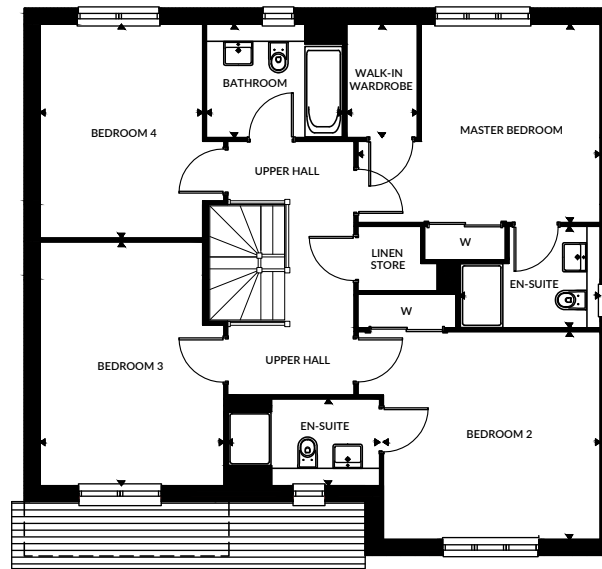
There is an integral single garage and outside the front garden is turfed, with a lock block paved driveway.

# We provide all the little touches

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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.52m x 3.70m	14' 9" x 12' 1"
En-suite	2.61m x 1.88m	8' 6" x 6' 2"
Walk-in Wardrobe	1.30m x 2.10m	4' 3" x 6' 10"
Bedroom 2	4.52m x 3.88m	14' 9" x 12' 8"
En-suite	2.83m x 1.60m	9' 3" x 5' 3"
Bedroom 3	3.42m x 4.40m	11' 2" x 14' 5"
Bedroom 4	3.42m x 4.00m	11' 2" x 13' 1"
Bathroom	2.54m x 2.10m	8' 4" x 6' 10"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.05m x 5.00m	13' 3" x 16' 4"
Family/Dining	4.05m x 4.54m	13' 3" x 14' 10"
Kitchen	4.23m x 3.28m	13' 10" x 10' 9"
Utility	2.10m x 1.89m	6' 10" x 6' 2"
WC	2.10m x 1.31m	6' 11" x 4' 3"
Study	1.80m x 2.99m	5' 10" x 9' 9"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

**Total Area** 173.10 m<sup>2</sup> | 1,863 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.

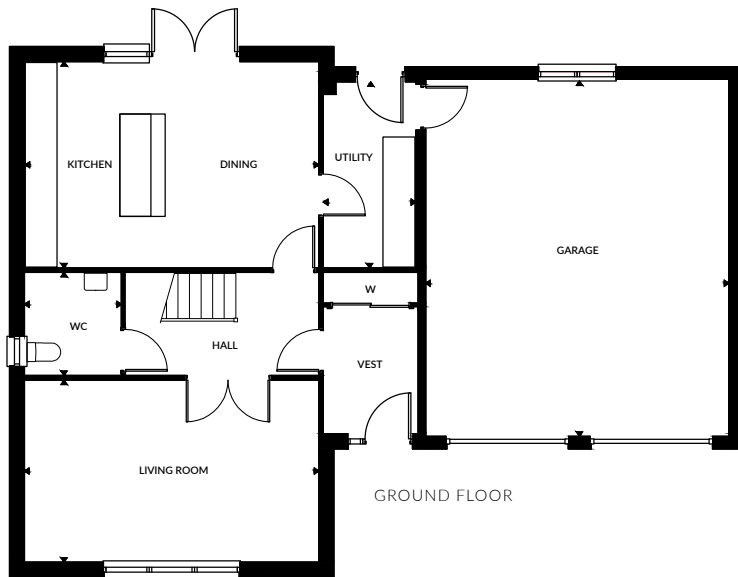
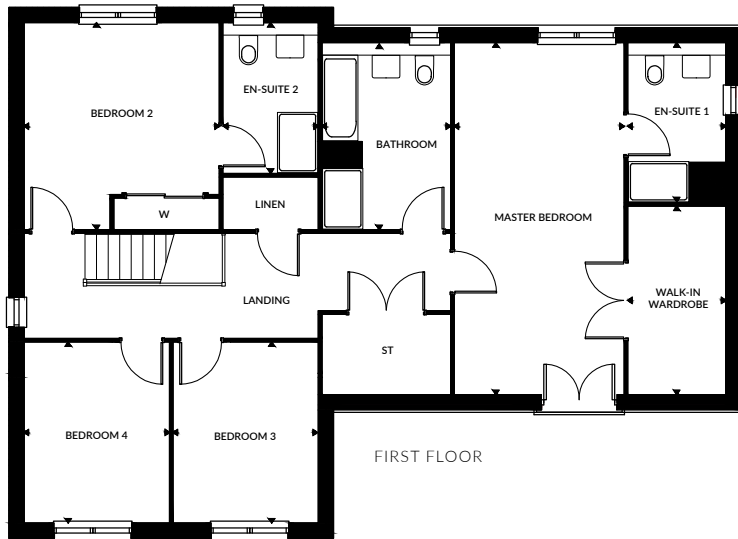
The German designer kitchen dining room to the rear features a stunning island unit with induction hob with integrated extractor and breakfast bar and has a variety of premium Bosch and Hotpoint appliances included. This kitchen is the ideal place for the family to get together with room for a big dining table everyone can get around to eat, chat and have fun. French doors leading out to your private garden make this an ideal space for relaxed family life and summer barbecues. 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 second bedroom is perfect for guests with an en-suite and fitted wardrobe. There are a further two spacious bedrooms and a large family bathroom as well as a linen cupboard on the landing. The wardrobes are oak finish. All bathrooms feature Porcelanosa tiling and have contemporary white fittings.

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

# We provide all the little touches

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First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.35m x 6.97m	11' 0" x 22' 10"
En-suite 1	1.92m x 3.72m	6' 4" x 12' 2"
Walk-in Wardrobe	1.92m x 3.15m	6' 4" x 10' 4"
Bedroom 2	3.85m x 4.09m	12' 8" x 13' 5"
En-suite 2	1.87m x 2.97m	6' 2" x 9' 9"
Bedroom 3	2.86m x 3.57m	9' 5" x 11' 9"
Bedroom 4	2.86m x 3.57m	9' 5" x 11' 9"
Bathroom	2.53m x 3.69m	8' 4" x 12' 1"

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 Osborne

5 bedroom detached home with integral double garage



“The whole process from start to finish was very seamless. They made it really easy for us.”

– Buyer, Aden Meadows.



This is a magnificent home for a large family complete with a separate living room and an open-plan kitchen, dining and family area, meaning that you will never be short of space for eating, entertaining and kids activities.

The German designer kitchen is fitted with premium Bosch and Hotpoint appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out to the back garden, and a cloakroom and utility room complete the downstairs space.

The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is a spacious separate living room featuring full height windows to the front and back that allow natural light to flow throughout the room.

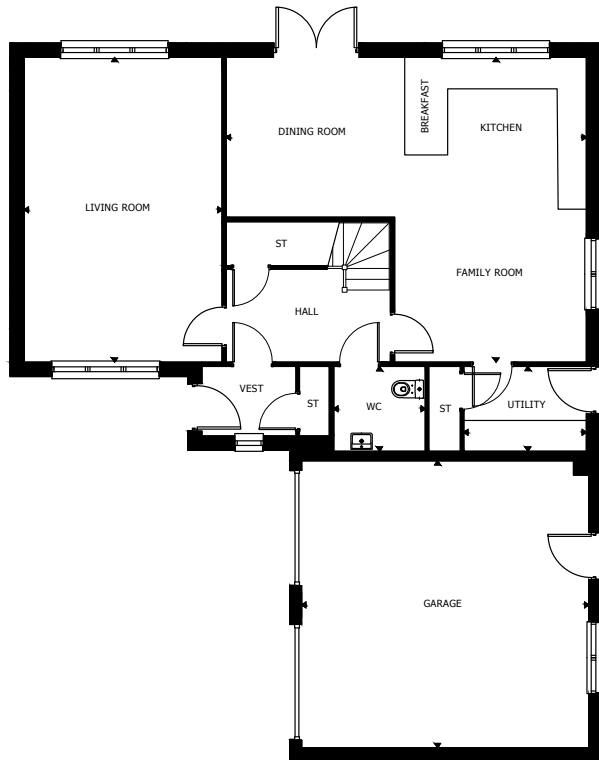
Upstairs, there are five large bedrooms, including two en-suites and a family bathroom, with bath and separate shower, finished with your choice of Porcelanosa tiles (dependent on the point of reservation). The spacious master bedroom features a large walk-in wardrobe and en-suite. One of the other bedrooms also features contemporary oak finish fitted wardrobes, to add to the home's range of storage solutions.

There is an integral double garage and outside the front garden is turfed with lock block paved driveway.

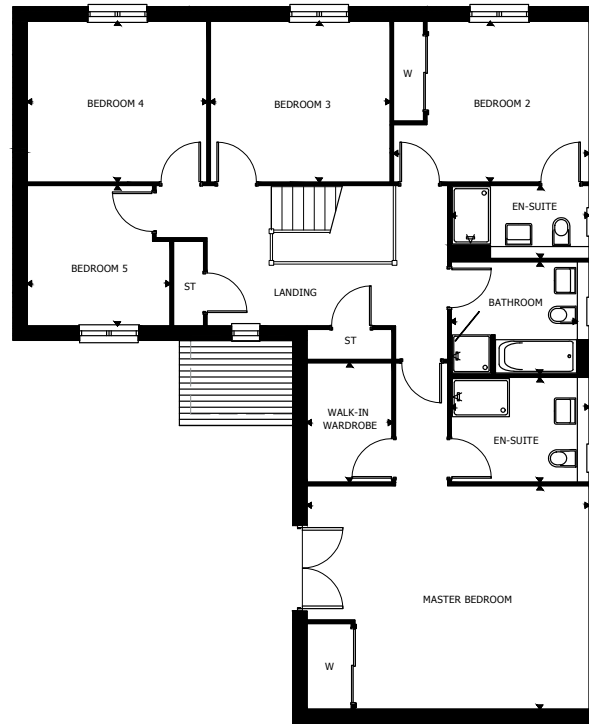


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GROUND FLOOR



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	5.89m x 7.24m	19' 3" x 23' 9"
En-suite	2.87m x 2.17m	9' 4" x 7' 1"
Walk-in Wardrobe	1.75m x 2.48m	5' 8" x 8' 1"
Bedroom 2	4.08m x 3.35m	13' 4" x 10' 11"
En-suite	2.87m x 1.50m	9' 4" x 4' 11"
Bedroom 3	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 4	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 5	2.97m x 2.92m	9' 8" x 9' 6"
Bathroom	2.87m x 2.17m	9' 4" x 7' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.12m x 6.37m	13' 6" x 20' 10"
Kitchen/Family/ Dining	7.53m x 3.67m	24' 8" x 12' 0"
Utility	2.54m x 1.75m	8' 4" x 5' 8"
WC	1.84m x 1.72m	6' 0" x 5' 7"
Garage	6.00m x 6.00m	19' 8" x 19' 8"

**Total Area** 211.70m<sup>2</sup> | 2,278 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.

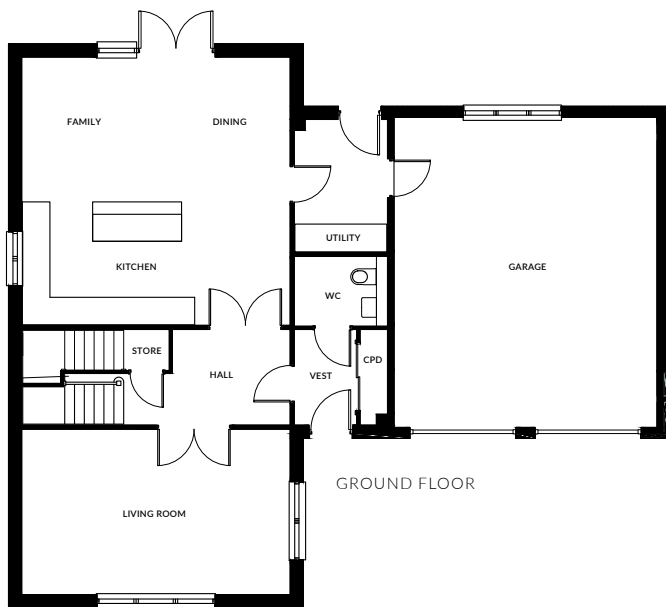
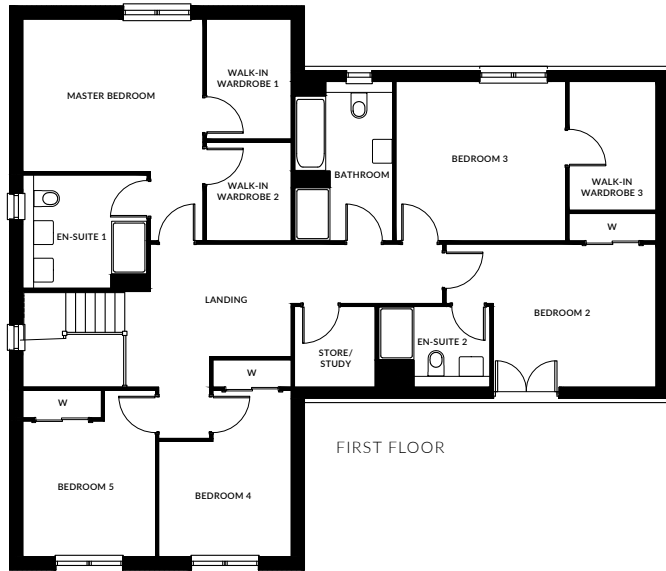
The spectacular kitchen, dining, family room boasts a glamorous kitchen island featuring an induction hob with integrated extractor and a luxury breakfast bar. The German designer kitchen has plenty of space for food preparation and storage and is fitted with a range of premium quality appliances as 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 turfed and there is a lock block paved driveway leading to a double integrated garage.

# We provide all the little touches

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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"
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"
Walk-in Wardrobe 2	1.92m x 2.23m	6' 3" x 7' 4"
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

## QUEENS GATE

# 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 – 1.3 miles
- > 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
- > Glasgow City Centre – 25 miles
- > Glasgow Airport – 25 miles

### BY RAIL

- > From Hamilton Station  
Glasgow Central Station – 28 minutes
- > From East Kilbride  
Glasgow Central Station – 35 minutes
- > From Larkhall Station  
Glasgow Central Station – 38 minutes

Distances are approximate and sourced from Google maps. The shortest journeys have been shown and are accurate as of June 2022 and are sourced from trainline.com





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please email us at [queensgate@bancon.co.uk](mailto:queensgate@bancon.co.uk)



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