



Everley Park

Bargeddie

3, 4 and 5
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind – modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

In this brochure

Why Bargeddie
Why Everley Park
Your Development
Our Homes
Specification
Contact Us

3
4
5
6
14
15



Why Bargeddie?

Here's why...

Within a mile of the intersection of the M8 and the M73 and just five minutes walk from Bargeddie railway station, this beautifully planned selection of energy efficient three, four and five bedroom homes is exceptionally well situated for travel throughout Scotland. In addition to local convenience stores, and a choice of primary schools just yards away, the development is in easy reach of the shops and amenities of Coatbridge.

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

Here's why...

To enjoy the fresh air and wide horizons of Bargeddie, a pleasant residential neighbourhood just 20 minutes' walk from the outstanding natural attractions of Drumpellier Country Park and the peaceful walks along the Monklands Canal, yet within fifteen minutes' drive of the vibrant centre of Glasgow and around 45 minutes' from Edinburgh. With Barrbridge Leisure Park and Drumpellier Golf Course less than a mile away, Everley Park balances convenience with community.

Why Everley Park?

Everley Park
St Modwen Homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Your Development...

Explore our Everley Park development and check out what we have to offer.

The Wintley	3 bedroom home	page 6	
The Embley	3 bedroom home	page 7	
The Hillgate	4 bedroom home	page 8	
The Cangate	4 bedroom home	page 9	
The Strathgate	4 bedroom home	page 10	
The Cedargate	4 bedroom home	page 11	
The Bayness	5 bedroom home	page 12	
The Arness	5 bedroom home	page 13	

3, 4 and 5
bedroom homes



The Wintley

942 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

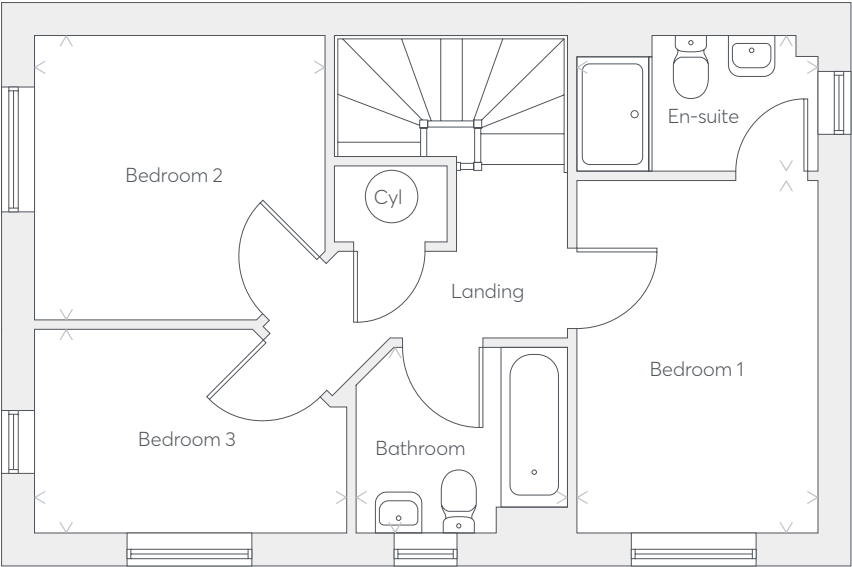
- Key Features

 - Dual aspect living room
 - Dual aspect kitchen/dining room with french doors to garden
 - Laundry cupboard
 - Downstairs WC
 - Main bedroom with en-suite
 - Dual aspect third bedroom
 - Energy-efficient air source heat pump central heating system
 - Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

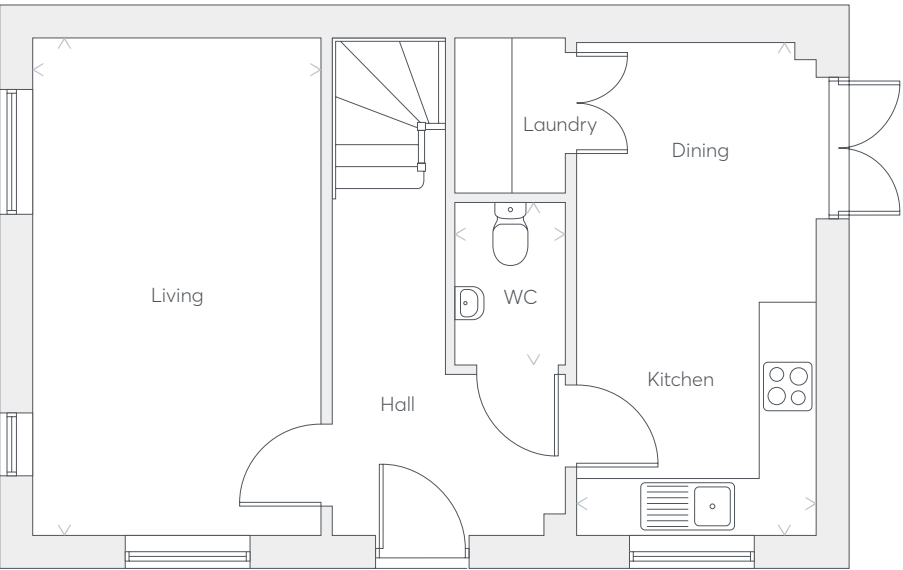
First Floor

- Bedroom 1**
 2.55m x 3.73m
 8'5" x 12'3"
- En-Suite**
 2.55m x 1.43m
 8'5" x 4'9"
- Bedroom 2**
 3.07m x 2.97m
 10'1" x 9'9"
- Bedroom 3**
 3.30m x 2.15m
 10'10" x 7'1"
- Bathroom**
 2.24m x 1.96m
 7'4" x 6'5"



Ground Floor

- Living**
 3.05m x 5.27m
 10'0" x 17'3"
- Kitchen/Dining**
 2.53m x 5.23m
 8'4" x 17'2"
- Laundry**
 1.17m x 1.63m
 3'10" x 5'4"
- WC**
 1.17m x 1.72m
 3'10" x 5'8"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



The Embley

1043 sq. ft.

3 Bedrooms
2 Bathrooms
Detached/
Semi-Detached

Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Fully fitted family bathroom
- Energy-efficient air source heat pump central heating system

First Floor

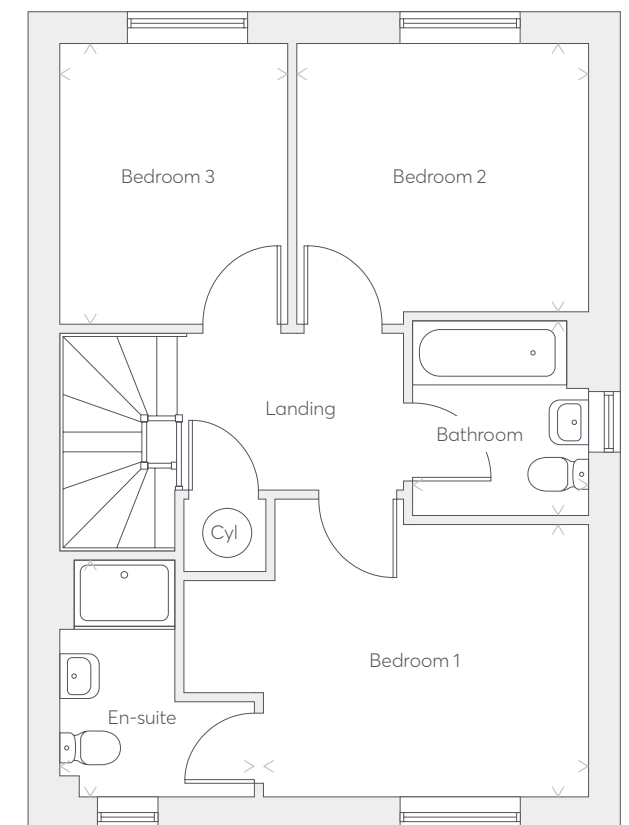
Bedroom 1
3.58m x 3.00m
11'9" x 9'10"

En-Suite
2.15m x 2.61m
7'1" x 8'7"

Bedroom 2
3.22m x 2.96m
10'7" x 9'8"

Bedroom 3
2.52m x 3.10m
8'3" x 10'2"

Bathroom
1.94m x 2.15m
6'4" x 7'1"

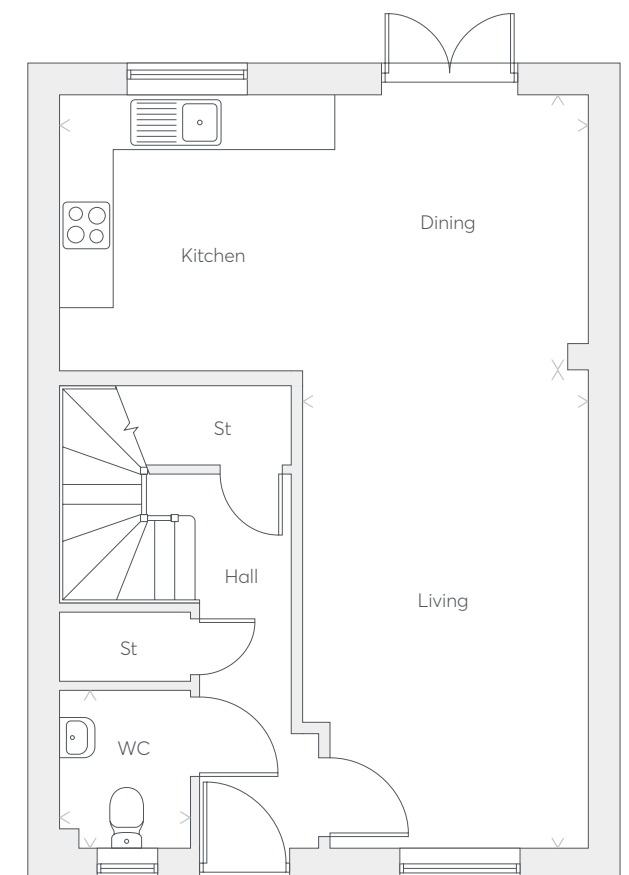


Ground Floor

Living
3.14m x 5.29m
10'4" x 17'4"

Kitchen/Dining
5.83m x 3.02m
19'2" x 9'11"

WC
1.46m x 1.75m
4'9" x 5'9"





The Hillgate

1154 sq. ft.
4 Bedrooms
2 Bathrooms
Detached

Everley Park
St Modwen Homes

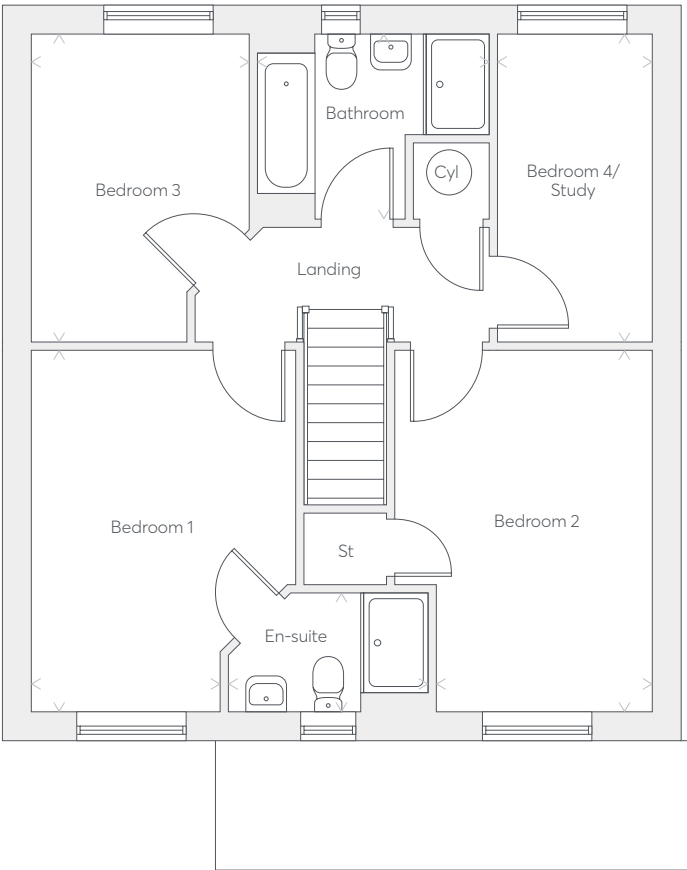
Key Features

- Open plan kitchen/dining room with french doors
- Separate laundry
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom with separate shower
- Built-in cupboard to second bedroom
- Energy-efficient air source heat pump central heating system

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

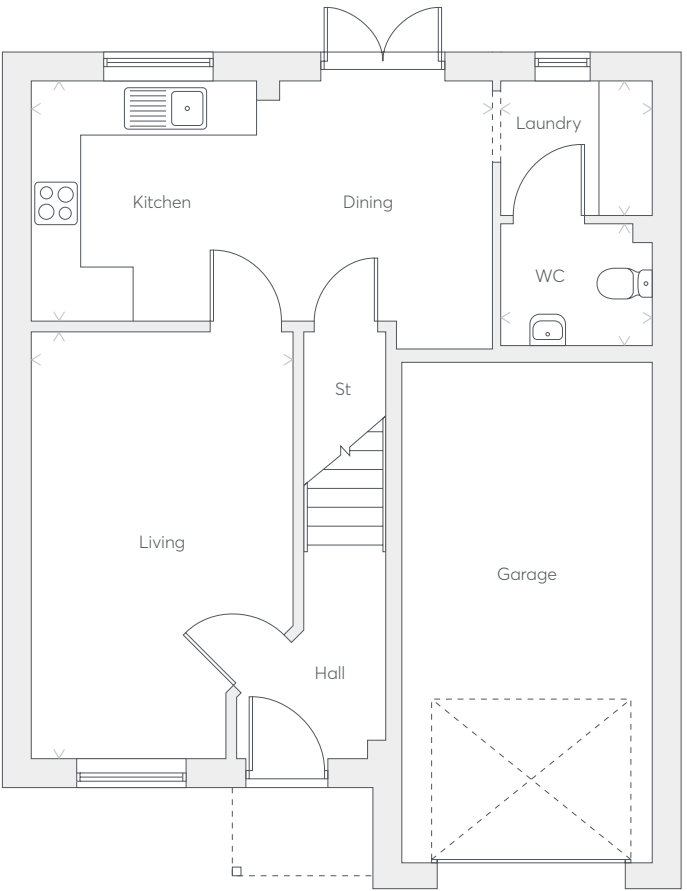
First Floor

- Bedroom 1**
3.19m x 4.37m
10'6" x 14'4"
- En-Suite**
2.41m x 1.44m
7'11" x 4'8"
- Bedroom 2**
3.13m x 4.37m
10'3" x 14'4"
- Bedroom 3**
2.62m x 3.72m
8'8" x 12'3"
- Bedroom 4/Study**
1.88m x 3.72m
6'2" x 12'3"
- Bathroom**
2.81m x 2.23m
9'3" x 7'4"



Ground Floor

- Living**
3.16m x 5.16m
10'5" x 16'11"
- Kitchen/Dining**
5.58m x 2.89m
18'4" x 9'6"
- Laundry**
1.83m x 1.62m
6'0" x 5'4"
- WC**
1.83m x 1.47m
6'0" x 4'10"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



The Cangate

1376 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Laundry room
- Downstairs WC
- Family bathroom with separate shower
- Main bedroom with en-suite
- Integral garage
- Double glazing and high-performance insulation throughout
- Energy-efficient air source heat pump central heating system

First Floor

Bedroom 1
2.82m x 4.63m
9'3" x 15'2"

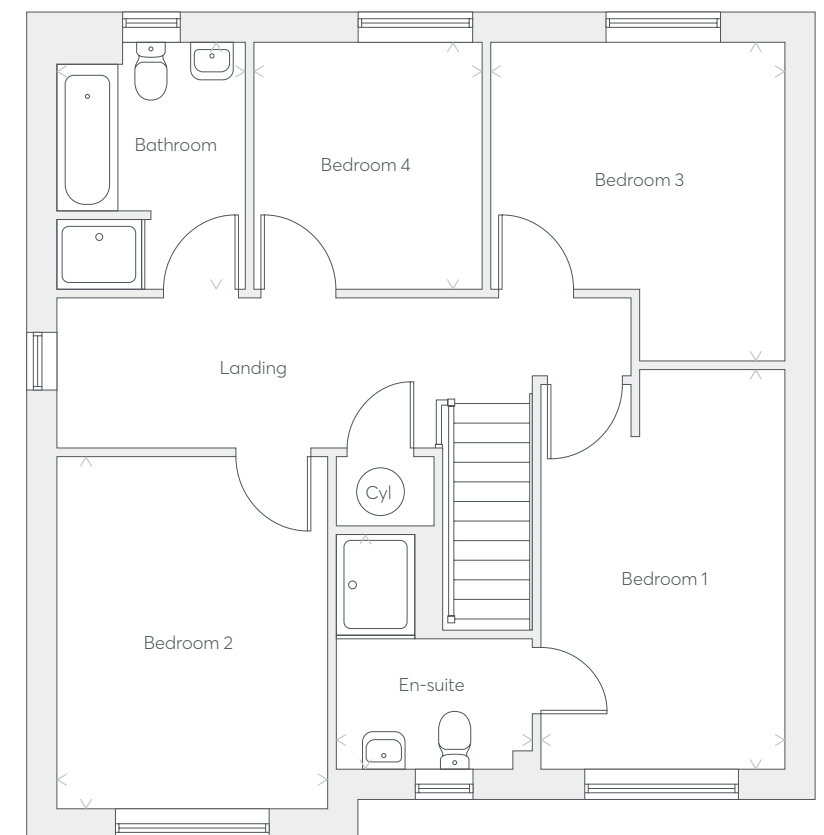
En-Suite
2.27m x 2.72m
7'5" x 8'11"

Bedroom 2
3.13m x 4.07m
10'3" x 13'4"

Bedroom 3
3.40m x 3.69m
11'2" x 12'1"

Bedroom 4
2.64m x 2.86m
8'8" x 9'5"

Bathroom
2.19m x 2.86m
7'2" x 9'5"



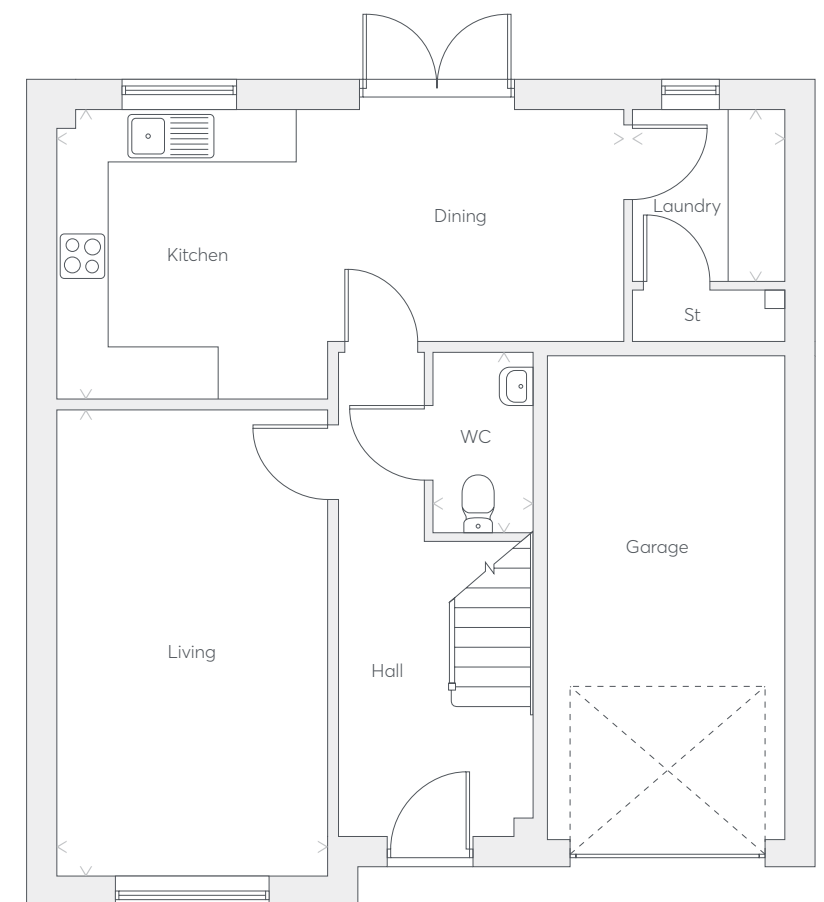
Ground Floor

Living
3.13m x 5.39m
10'3" x 17'8"

Kitchen/Dining
6.56m x 3.35m
21'6" x 11'0"

Laundry
1.76m x 1.98m
5'9" x 6'6"

WC
1.14m x 2.09m
3'8" x 6'10"





The Strathgate

1414 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

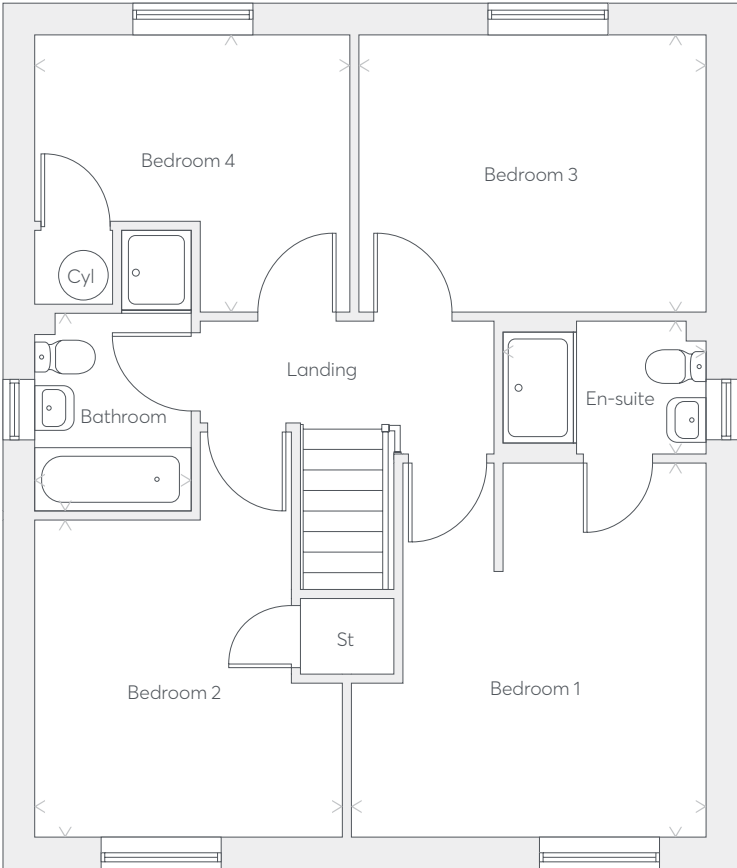
- Key Features**
 - Open plan L-shaped family dining kitchen and living room
 - Dual french doors to garden
 - Separate laundry
 - Downstairs WC
 - Separate study
 - Main bedroom with en-suite
 - Bathroom with separate shower cubicle
 - Energy-efficient air source heat pump central heating system

Everley Park
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

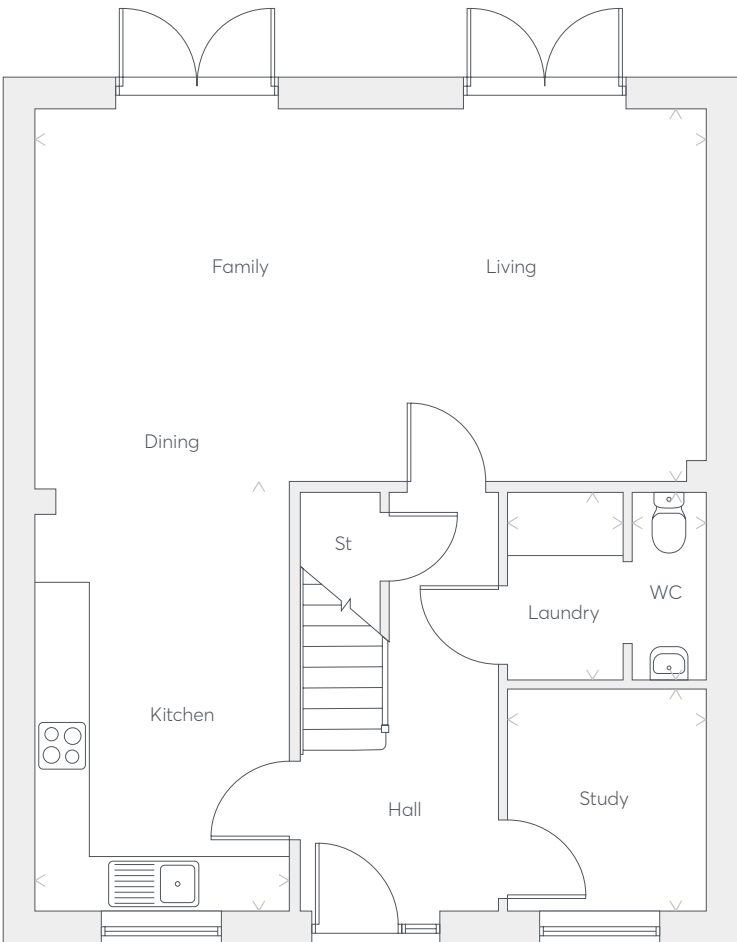
First Floor

- Bedroom 1**
3.92m x 4.14m
12'10" x 13'7"
- En-Suite**
2.24m x 1.47m
7'4" x 4'10"
- Bedroom 2**
3.39m x 3.51m
11'1" x 11'6"
- Bedroom 3**
3.84m x 3.06m
12'7" x 10'1"
- Bedroom 4**
3.47m x 2.98m
11'5" x 9'9"
- Bathroom**
1.70m x 2.18m
5'7" x 7'2"



Ground Floor

- Living/Dining/Family**
7.41m x 4.12m
24'4" x 13'6"
- Kitchen**
2.80m x 4.75m
9'2" x 15'7"
- Study**
2.20m x 2.45m
7'3" x 8'0"
- Laundry**
1.28m x 2.07m
4'2" x 6'9"
- WC**
0.83m x 2.07m
2'8" x 6'9"



Find this home on the siteplan



The Cedargate

1560 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

Open plan kitchen/dining and family room with french doors to garden

Laundry room

Downstairs WC

Dual aspect living room

En-suite bedroom with dressing area

Second en-suite bedroom

Double glazing and high-performance insulation throughout

Energy-efficient air source heat pump central heating system

First Floor

Bedroom 1

7.38m x 3.74m
24'2" x 12'3"

En-Suite 1

1.51m x 2.41m
4'11" x 7'11"

Bedroom 2

2.69m x 5.57m
8'10" x 18'3"

En-Suite 2

1.21m x 2.26m
4'0" x 7'5"

Bedroom 3

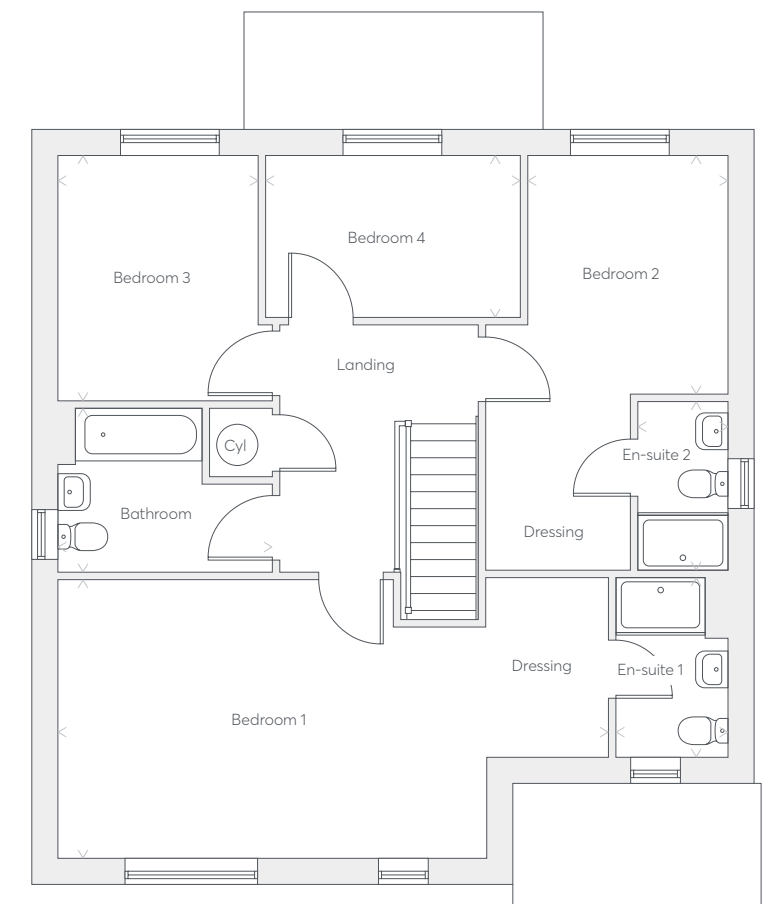
2.68m x 3.30m
8'9" x 10'10"

Bedroom 4

3.42m x 2.18m
11'3" x 7'2"

Bathroom

2.87m x 2.19m
9'5" x 7'2"



Ground Floor

Living

3.47m x 6.11m
11'5" x 20'1"

Kitchen

2.93m x 3.19m
9'7" x 10'6"

Dining/Family

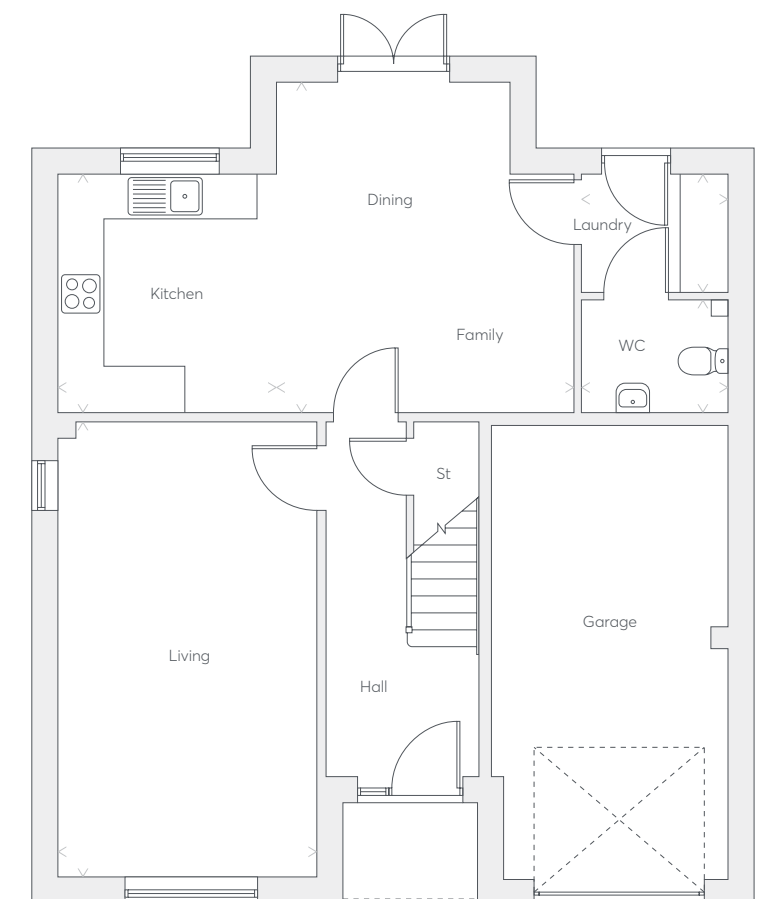
3.64m x 4.43m
11'11" x 14'6"

Laundry

2.32m x 1.87m
7'7" x 6'1"

WC

2.32m x 1.19m
7'7" x 3'11"





The Bayness

1645 sq. ft.
5 Bedrooms
3 Bathrooms
Detached

- Key Features**

 - L-shaped family kitchen/dining room with french doors to garden
 - Laundry room
 - Downstairs WC
 - Feature staircase with gallery landing
 - Two en-suite bedrooms, one with dressing area
 - Family bathroom with separate shower
 - Integral garage
 - Energy-efficient air source heat pump central heating system

Everley Park
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

First Floor

- Bedroom 1**
2.67m x 3.37m
8'9" x 11'1"

En-Suite 1
2.67m x 1.21m
8'9" x 4'0"

Dressing
1.63m x 1.92m
5'4" x 6'3"

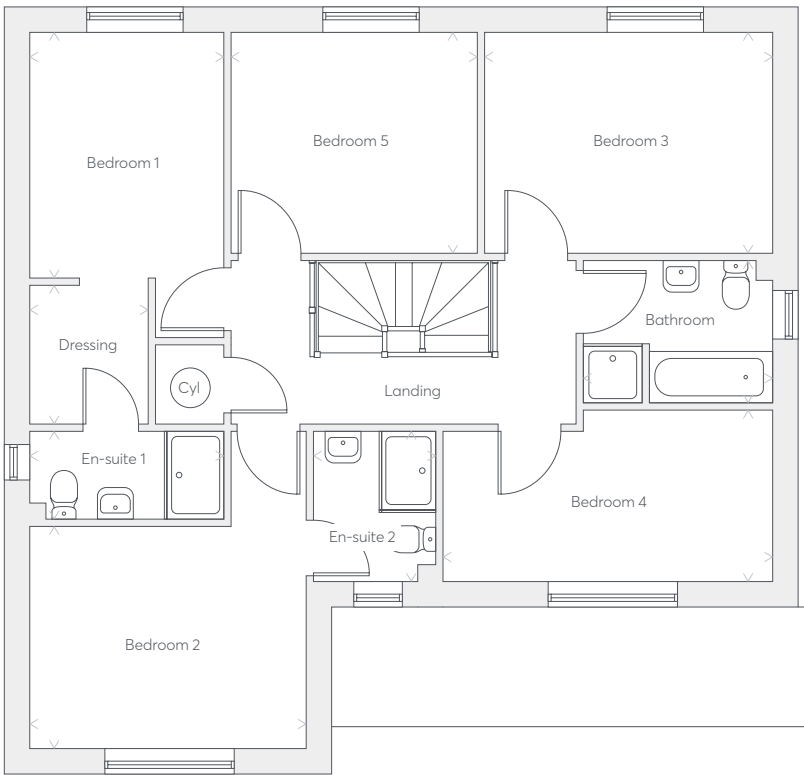
Bedroom 2
3.81m x 3.05m
12'6" x 10'0"

En-Suite 2
1.67m x 2.06m
5'6" x 6'9"

Bedroom 3
3.97m x 3.04m
13'0" x 10'0"
- Bedroom 4**
4.54m x 2.36m
14'11" x 7'9"

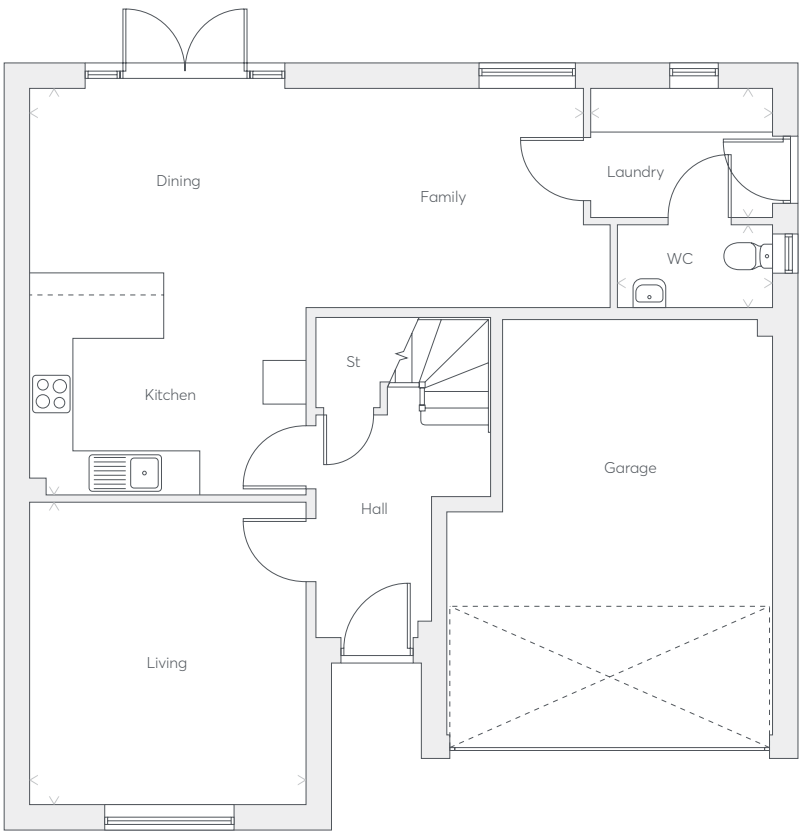
Bedroom 5
3.39m x 3.04m
11'1" x 10'0"

Bathroom
2.61m x 1.96m
8'7" x 6'5"



Ground Floor

- Living**
3.81m x 4.16m
12'6" x 13'8"
- Kitchen/Dining/Family**
7.62m x 5.58m
25'0" x 18'4"
- Laundry**
2.50m x 1.77m
8'2" x 5'10"
- WC**
2.16m x 1.10m
7'1" x 3'7"



Find this home on the siteplan



The Arness

1845 sq. ft.

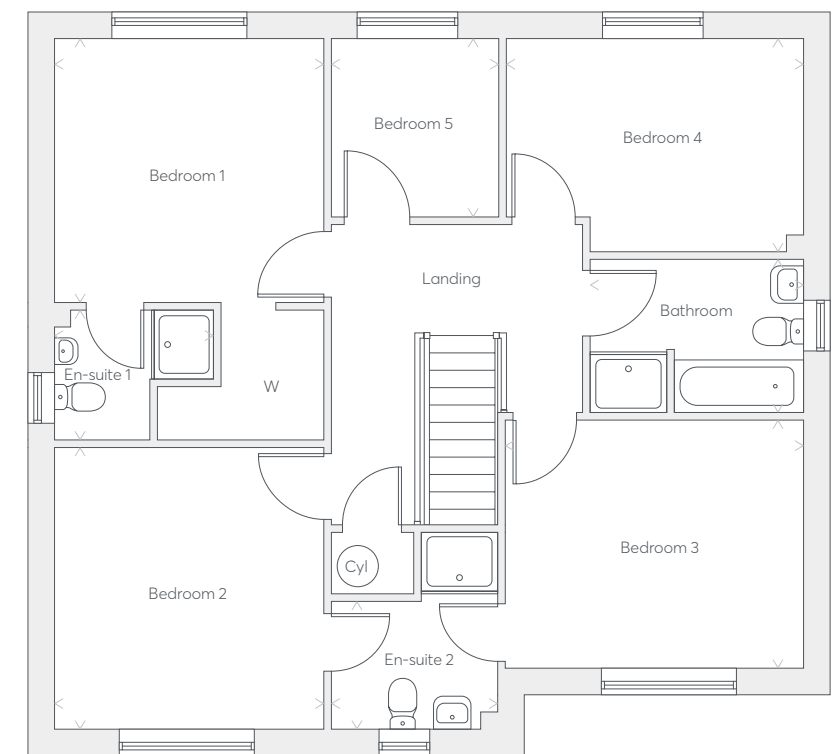
5 Bedrooms
3 Bathrooms
Detached

Key Features

- Family kitchen/dining room with french doors to garden
- Laundry room
- Downstairs WC
- Feature staircase with gallery landing
- Two en-suite bedrooms
- Family bathroom with separate shower
- Private study
- Integral garage
- Energy-efficient air source heat pump central heating system

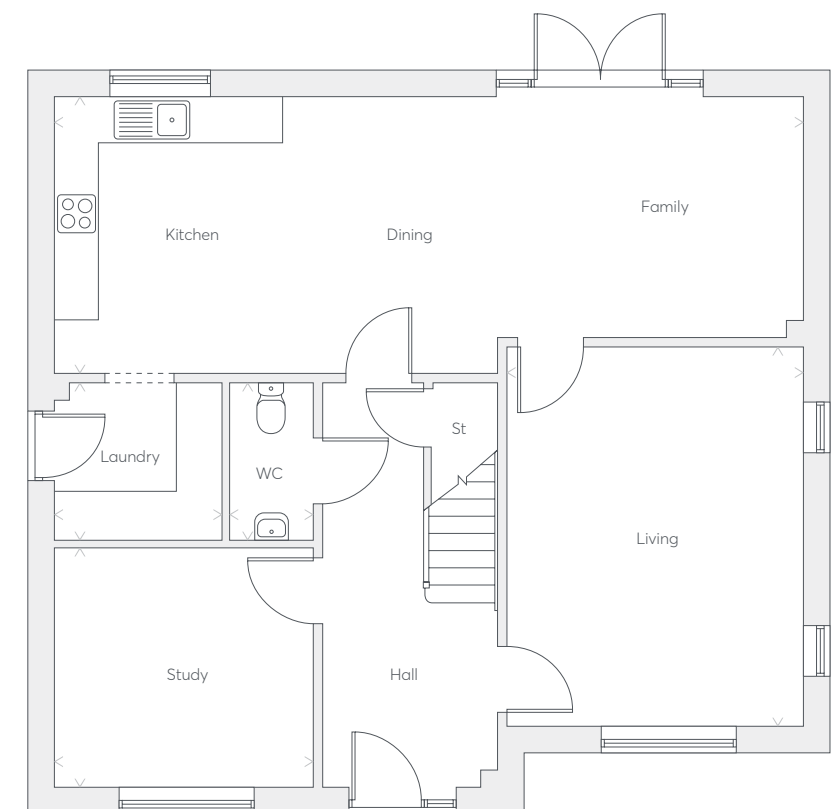
First Floor

- | | |
|---|--|
| Bedroom 1
3.57m x 3.48m
11'8" x 11'5" | Bedroom 4
3.91m x 2.81m
12'10" x 9'3" |
| En-Suite 1
2.04m x 1.71m
6'8" x 5'7" | Bedroom 5
2.35m x 2.20m
7'9" x 7'3" |
| Bedroom 2
3.57m x 3.93m
11'8" x 12'11" | Bathroom
2.81m x 2.02m
9'3" x 6'8" |
| En-Suite 2
2.19m x 2.58m
7'2" x 8'6" | |
| Bedroom 3
3.93m x 3.27m
12'11" x 10'9" | |



Ground Floor

- | |
|--|
| Living
3.99m x 5.02m
12'9" x 16'6" |
| Kitchen/Dining/Family
9.88m x 3.63m
32'5" x 11'1" |
| Study
3.42m x 3.16m
11'3" x 10'4" |
| Laundry
2.22m x 2.07m
7'4" x 6'10" |
| WC
1.10m x 2.07m
3'7" x 6'10" |



Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Integrated cooker hood and stainless steel splashback to hob
4-Zone Induction Hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge
Telephone socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light (please see drawings)
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Carbon dioxide monitor (CO2) fitted to bedroom 1
Mains wired (with battery back-up) smoke detectors
EV Chargers installed as standard

Heating

Energy-efficient air source heat pump central heating system
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior
Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative

Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin handles
Smooth finish ceilings, painted in white matt
Walls painted in white satin finish
Woodwork painted in white satin finish

Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



Open daily
Thursday to
Monday

Call:
0141 530 9559

Email:
everleypark@
stmodwenhomes.co.uk

Sat Nav:
G69 7TW

stmodwenhomes.co.uk



St. Modwen Homes,
First Floor, 2 Lochside View,
Edinburgh Park, Edinburgh EH12 9DH

T: 0121 647 1000
E: sales@stmodwenhomes.co.uk

Please speak to a member of
the Sales Team if you require this
brochure in an alternative format