

Huxley Quarter

Bellshill

3, 4 and 5
Bedroom Homes

ST.MODWEN
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.

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Why Bellshill?

Here's why...

To make a home in the heart of the Central Belt, between Bellshill and Holytown and less than two and a half miles from the M8. Just five minutes' walk from local shops, and with a choice of schools, health care and other amenities nearby, Huxley Quarter brings an attractive new neighbourhood into a popular community. The development is less than a mile from the beautiful South Calder Water and the woodland walks and superb lochside attractions of Strathclyde Country Park.

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.

Why Huxley Quarter?

Here's why...

This inviting selection of energy efficient three, four and five bedroom homes combines an open, airy character with superb transport connections. Well situated for access to the national motorway network and less than a mile from Holytown Railway Station, which is served by trains between Edinburgh and Glasgow Central, Huxley Quarter is just 25 minutes from Glasgow City Centre by road and 20 minutes by rail.



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 **Huxley Quarter** development and check out what we have to offer.

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The Moseley

856 sq. ft.

3 Bedrooms
2 Bathrooms
Mid Terrace/
End Terrace/
Semi Detached

Key Features

Kitchen/dining room
with french doors to garden

Downstairs WC

En-suite main bedroom

Family bathroom

Double glazing and high-performance insulation throughout

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First Floor

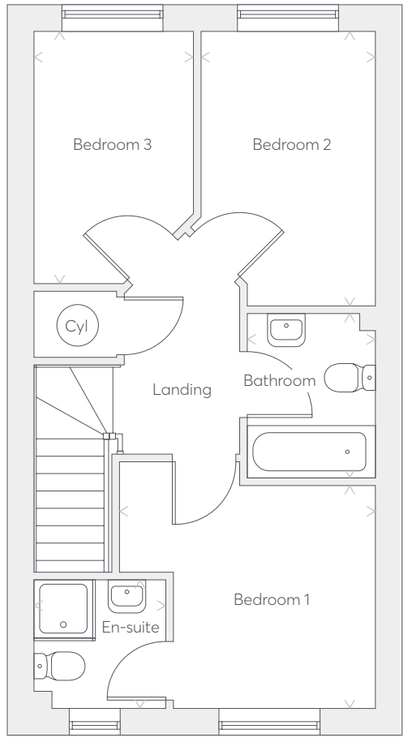
Bedroom 1
2.68m x 2.91m
8'9" x 9'7"

En-Suite
1.72m x 1.69m
5'8" x 5'6"

Bedroom 2
2.30m x 3.59m
7'7" x 11'9"

Bedroom 3
2.08m x 3.30m
6'10" x 10'10"

Bathroom
1.70m x 2.16m
5'7" x 7'1"

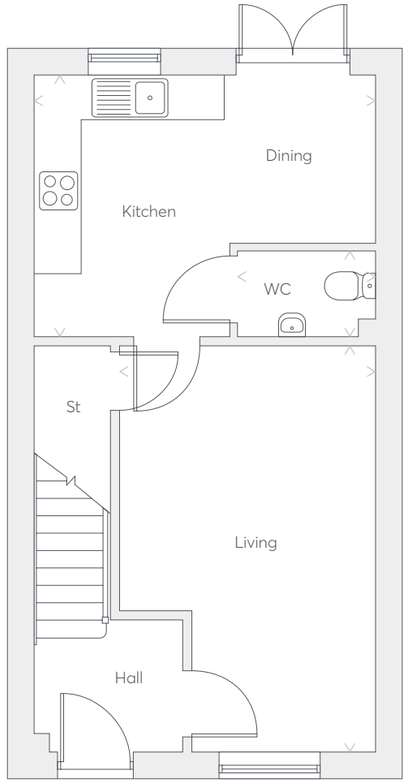


Ground Floor

Living
3.34m x 5.29m
11'11" x 17'4"

Kitchen/Dining
4.44m x 3.44m
14'7" x 11'3"

WC
1.81m x 1.12m
5'11" x 3'8"



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 Wintley

942 sq. ft.

3 Bedrooms
2 Bathrooms
End Terrace

Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Laundry cupboard
- Downstairs WC
- En-suite main bedroom
- Dual aspect third bedroom
- Double glazing and high-performance insulation throughout

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First Floor

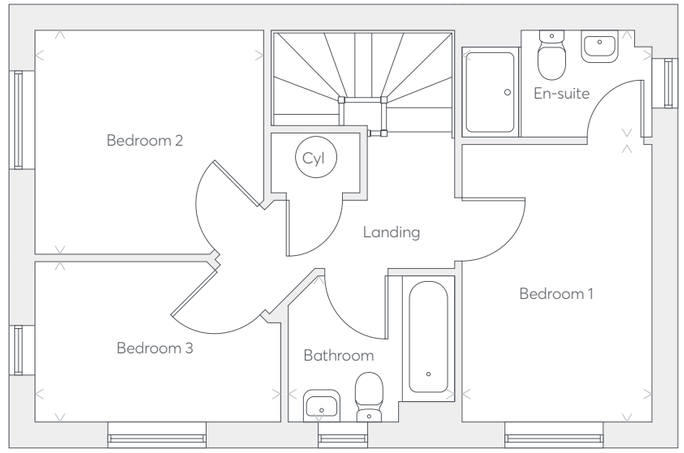
Bedroom 1
2.56m x 3.73m
8'5" x 12'3"

En-Suite
2.56m x 1.44m
8'5" x 4'9"

Bedroom 2
3.08m x 2.98m
10'1" x 9'9"

Bedroom 3
3.31m x 2.15m
10'10" x 7'1"

Bathroom
2.24m x 1.96m
7'4" x 6'5"

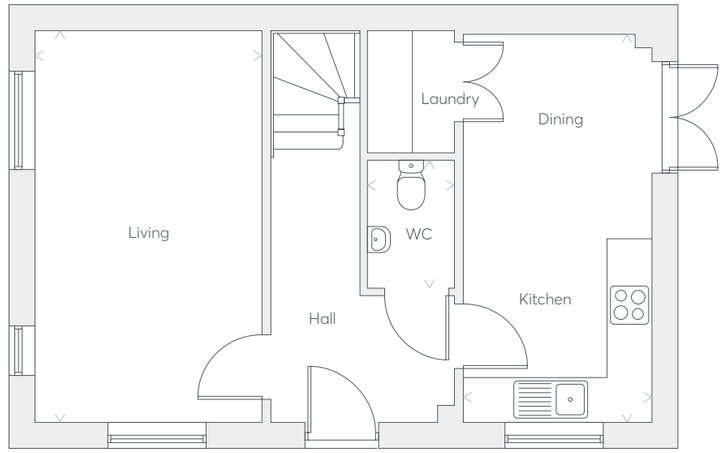


Ground Floor

Living
3.05m x 5.27m
10'0" x 17'3"

Kitchen/Dining
2.53m x 5.23m
8'4" x 17'2"

WC
1.17m x 1.72m
3'10" x 5'8"



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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
End Terrace/
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

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First Floor

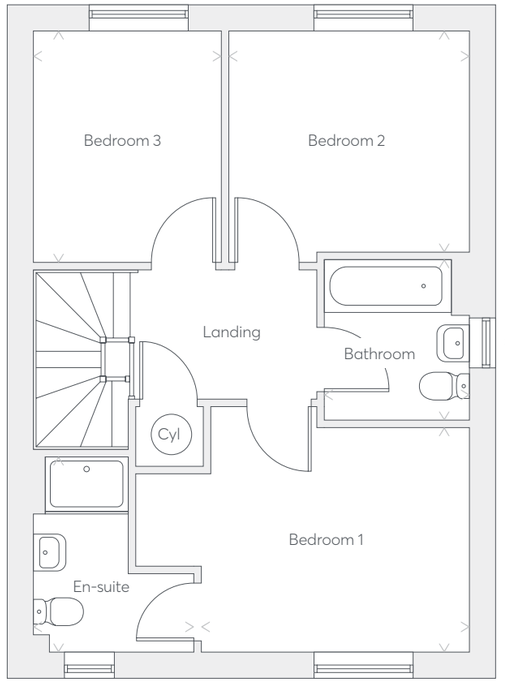
Bedroom 1
3.58m x 3.00m
11'9" x 9'10"

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"

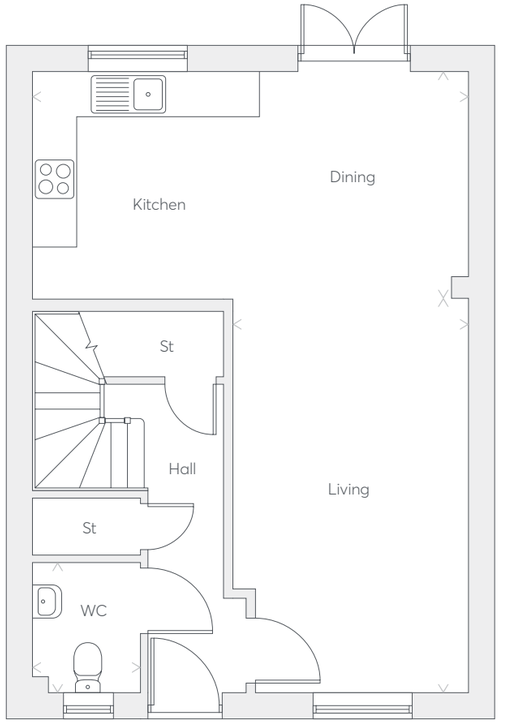


Ground Floor

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"



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* Window not applicable to all plots. Speak to our Development Sales Manager for full details.

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



The Hillgate

1154 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

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 cupboards to landing, kitchen and second bedroom

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First Floor

Bedroom 1
3.19m x 4.37m
10'6" x 14'4"

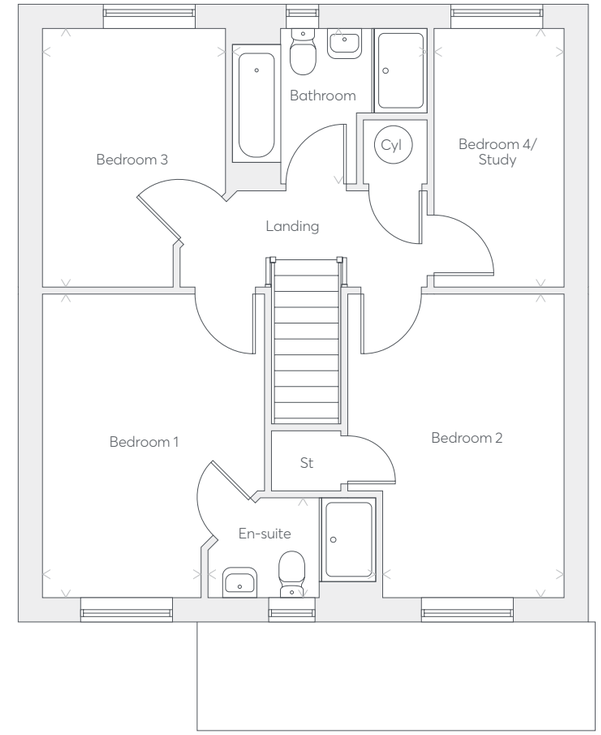
En-Suite
2.41m x 1.44m
7'11" x 4'8"

Bedroom 2
3.13m x 4.37m
10'3" x 14'4"

Bedroom 3
2.63m 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"



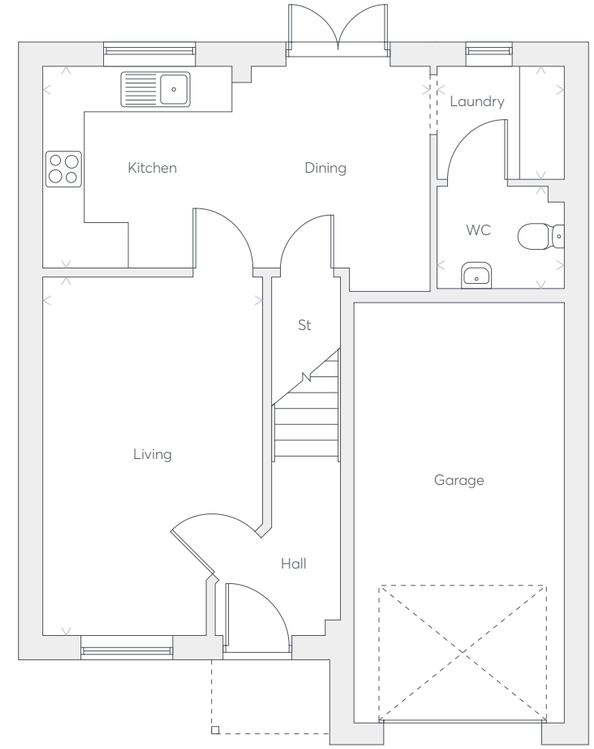
Ground Floor

Living
3.17m x 5.17m
10'5" x 16'11"

Kitchen/Dining
5.58m x 2.90m
18'4" x 9'6"

WC
1.84m x 1.47m
6'0" x 4'10"

Laundry
1.84m x 1.62m
6'0" x 5'4"



Find this home on the siteplan

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The Crossgate

1215 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

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

Downstairs WC

Separate study

Family bathroom with separate shower cubicle

Main bedroom with en-suite

Built-in cupboards in two bedrooms

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First Floor

Bedroom 1
3.71m x 3.75m
12'2" x 12'4"

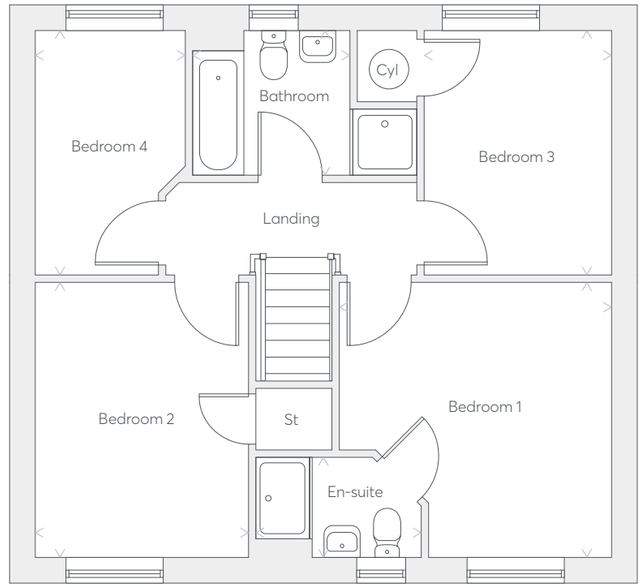
En-Suite
2.25m x 1.37m
7'5" x 4'6"

Bedroom 2
2.92m x 3.75m
9'7" x 12'4"

Bedroom 3
2.55m x 3.33m
8'4" x 10'11"

Bedroom 4
2.05m x 3.33m
6'9" x 10'11"

Bathroom
2.15m x 1.98m
7'1" x 6'6"



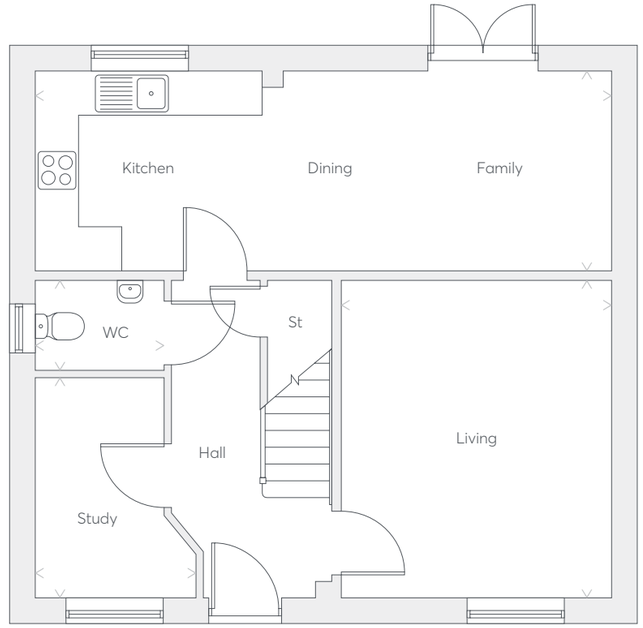
Ground Floor

Living
3.68m x 4.33m
12'1" x 14'2"

Kitchen/Dining/Family
7.86m x 2.73m
25'9" x 8'11"

Study
2.20m x 3.00m
7'3" x 9'10"

WC
1.76m x 1.23m
5'9" x 4'0"



Find this home on the siteplan



The Glengate

1341 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan living space with french doors
- Downstairs WC
- Laundry room
- En-suite bedroom with wardrobe
- Family bathroom with separate shower
- Double glazing and high-performance insulation throughout
- Integral Garage

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First Floor

Bedroom 1
3.32m x 3.40m
10'11" x 11'2"

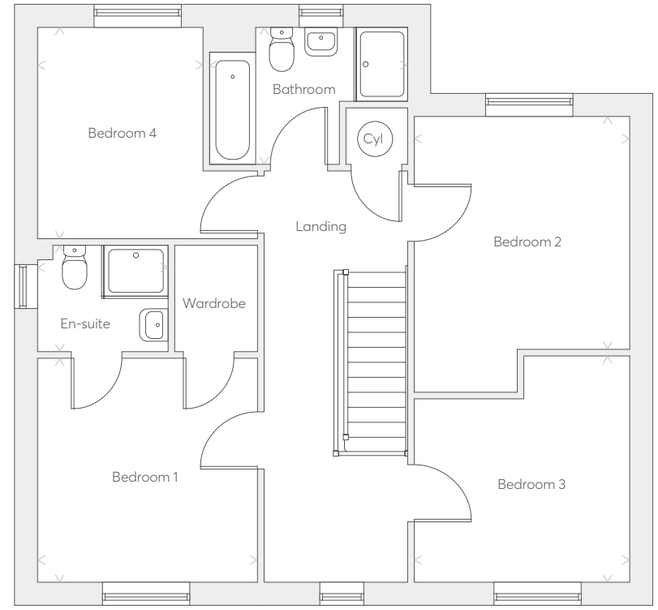
En-Suite
1.98m x 1.61m
6'6" x 5'3"

Bedroom 2
3.28m x 4.18m
10'9" x 13'9"

Bedroom 3
3.28m x 3.43m
10'9" x 11'3"

Bedroom 4
2.51m x 3.21m
8'3" x 10'6"

Bathroom
3.00m x 2.08m
9'10" x 6'10"



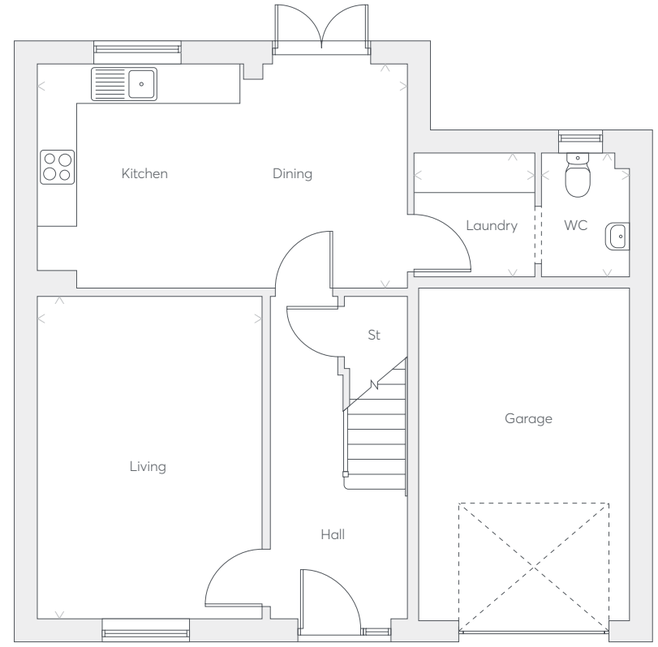
Ground Floor

Living
3.41m x 4.90m
11'2" x 16'1"

Kitchen/Dining
5.61m x 3.40m
18'5" x 11'2"

WC
1.34m x 1.87m
4'5" x 6'2"

Laundry
1.84m x 1.87m
6'0" x 6'2"



Find this home on the siteplan



The Bramgate

1387 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan dual aspect living space with french doors

Downstairs WC

Laundry room

Private study

En-suite bedroom with dressing room

Family bathroom with separate shower

Double glazing and high-performance insulation throughout

Huxley Quarter
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First Floor

Bedroom 1
3.36m x 3.46m
11'0" x 11'4"

En-Suite
2.20m x 1.46m
7'3" x 4'9"

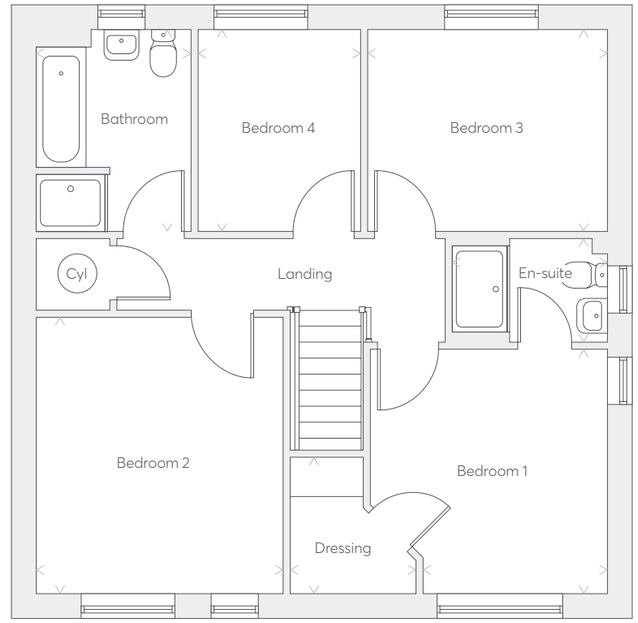
Dressing
1.78m x 1.93m
5'10" x 6'4"

Bedroom 2
3.49m x 3.92m
11'5" x 12'10"

Bedroom 3
3.40m x 2.85m
11'2" x 9'4"

Bedroom 4
2.30m x 2.85m
7'6" x 9'4"

Bathroom
2.19m x 2.85
7'2"m x 9'4"



Ground Floor

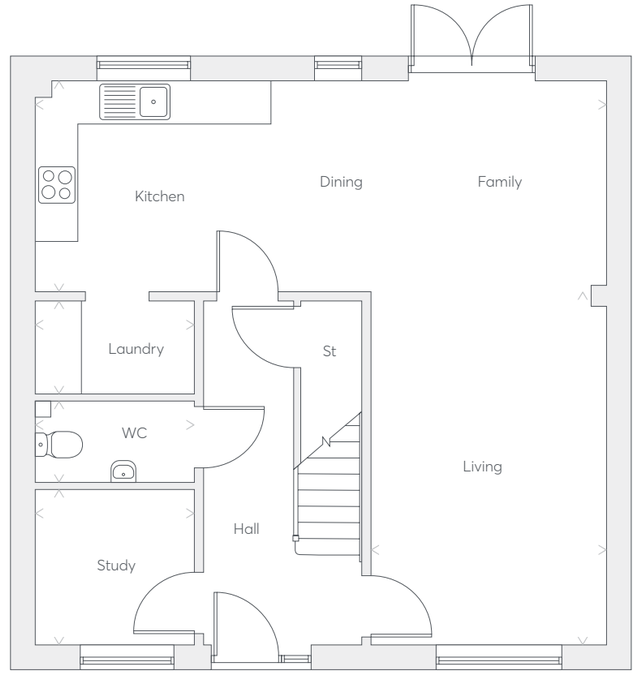
Living
3.32m x 5.00m
10'11" x 16'5"

Kitchen/Dining/Family
8.08m x 2.97m
26'6" x 9'9"

WC
2.25m x 1.15m
7'5" x 3'9"

Laundry
2.25m x 1.32m
7'5" x 4'4"

Study
2.25m x 2.20m
7'5" x 7'3"



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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

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First Floor

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

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

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

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

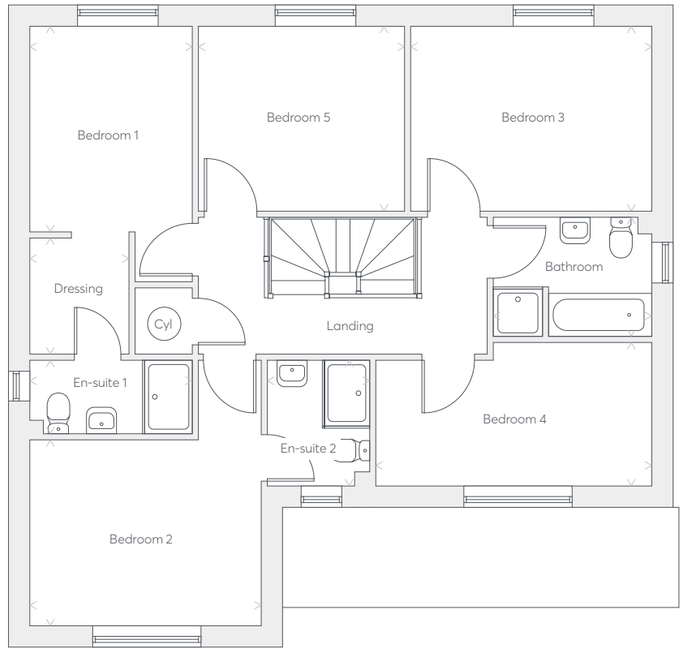
En-Suite 2
1.67m x 2.06m
5'6" x 6'9"

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"



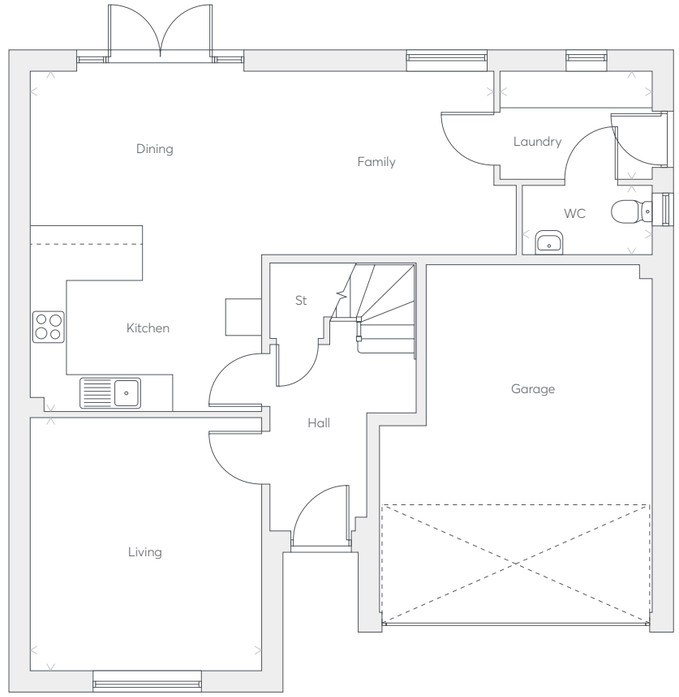
Ground Floor

Living
3.81m x 4.16m
12'6" x 13'8"

Kitchen/Dining/Family
7.62m x 5.58m
25'0" x 18'4"

WC
2.16m x 1.10m
7'1" x 3'7"

Laundry
2.50m x 1.77m
8'2" x 5'10"



Find this home on the siteplan

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

- Highly sustainable heating provided by an electric air source heat pump
- 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

All customer selections and extras can only be included at an early stage of building construction. Please check with the Development Sales Adviser for the specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty.



ST.MODWEN HOMES

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