



# Calder Waters

CARNBROE



A wonderfully thought-out development of 3 bedroom terraced, semi-detached and 3 & 4 bedroom detached homes in Carnbroe, Coatbridge



GREAT SHOPS  
PARKS  
RESTAURANTS  
TRANSPORT  
SPORT  
CINEMAS  
SCHOOLS

## BE A PART OF IT...



Set above the meandering North Calder Water, the first phase of Calder Waters, an imaginative development of contemporary, individually-styled three and four bedroom homes, provides a sense of community and vibrancy – modern family living at its very best.

Only minutes from Glasgow and a stone's throw from the beautiful Central Lowland countryside, Calder Waters is ideally placed, whatever you want to do, wherever you want to go – an ideal base for those on foot or with wheels, whether popping to the shops, commuting to work or taking a trip into the countryside.



Combining a semi-rural location and set within landscaped grounds, a home at Calder Waters is much more than a house. It's a place you look forward to coming home to, where you and your family feel secure, comfortable, relaxed, part of a community surrounded by friends.

While the village has its own amenities and a highly regarded primary school, a mile to the east Coatbridge offers all you'd expect of a small provincial town – several reputable high schools and a college, a good range of shops and a selection of cafes, bars, pubs and restaurants such as Trattoria Guidi, Ata Bar and Grill or Cafe Spice Namaste.



And when you're ready for something different, you can be standing in the middle of Glasgow's thriving cultural, arts and entertainment scene within 20 minutes, where shops, clubs, cafes, bars and live music venues sit comfortably alongside galleries, theatres and museums.

So whether you're a first-time buyer or a young family looking to be part of a vibrant community, Calder Waters has something to offer everyone.



# GET THE BALANCE RIGHT

Achieving the delicate balance between work, play and family is never easy. Calder Waters' close proximity to Coatbridge, Airdrie, Glasgow and other commercial centres, the open countryside on your doorstep and fantastic local amenities offer the best of both worlds.

Locally, there's also plenty to see and do. Sample a taste of Scotland's past at Summerlee Heritage Park or unwind with a walk in the wilderness at Drumpellier and Strathclyde Country Parks. Play a round of golf at one of two local clubs, take in a band or play Cumbernauld Theatre, cheer on local team Albion Rovers or enjoy time out with the family at the Time Capsule's water park, skating rink and tenpin bowling or watch the latest release at the Showcase Cinema Complex at Barrbridge Leisure Centre.

And if shopping's your thing, Coatbridge's Faraday Retail Park's mix of retail outlets and eateries should have it covered. For something special, then you can always hop on a train and explore Glasgow's expansive range of flagship shops, elegant arcades, independent boutiques and street markets.

Living at Calder Waters you'll never be stuck for something to do.

# IT'S ALL IN THE DETAIL

As with every Charter home, the thoughtful design, attention to colours, materials and textures, stylish and functional interiors and quality fixtures and fittings all make for comfortable and convenient modern living.

The sleek and well-equipped kitchen gives way to spacious, comfortable living areas, each finished to the highest standards with cool modern touches, providing the perfect backdrop for you to make your mark and create a home as individual as you are.



## Bathroom

Chrome downlighters to main bathroom and en suite

Choice of ceramic wall tiling to main bathroom and en suite

Heated chrome towel rails

Choice of vinyl flooring

## Kitchen

Stylish fitted kitchen units

Under unit lighting

Integrated appliances including single oven, gas hob, cooker hood and fridge-freezer

Dishwasher and microwave\*

Chrome switches and downlighters

Matching worktop and upstand

Choice of vinyl flooring

\*Four bedroom detached villa only

## Interior

Chrome ironmongery throughout

Chrome downlighters to hall

Choice of sliding robe doors to bedrooms

Internal light oak veneer doors

Smooth ceilings throughout

## Security

Mains operated intruder alarm

Mains-operated smoke detectors

PIR lighting\*

\*Four bedroom detached villa only

## In addition the houses will benefit from:

Gas central heating throughout

Wall insulation throughout

Double glazing throughout

Thermostatic valves to radiators

External front and rear door lights

\* For optional extra's, including Garages, please ask Sales Staff.

## Warranty

All new homes benefit from full 10 year Premier Warranty

The information contained in this brochure is intended as a preliminary guide only. All images are indicative of the quality, style and location of the development. The computer generated images used in this brochure are indicative of the house types only, they do not reflect the plot sizes, landscaping or topography of the development. External treatments, finishing and fittings may be subject to change as the development proceeds and interested parties should consult with the sales executive for the most up-to-date information.

# A SENSE OF SPACE...



Calder Waters sets itself apart in many different ways. The spacious layout, semi-rural location, attractive landscaped grounds and integral children's play area all contribute to a development which offers that all too rare sense of community, without ever compromising on individuality and privacy.

At Calder Waters we haven't just built homes. We've built futures.



 Kingfisher 4 bed detached



 Swallow 3 bed detached



 Osprey 3 bed semi-detached



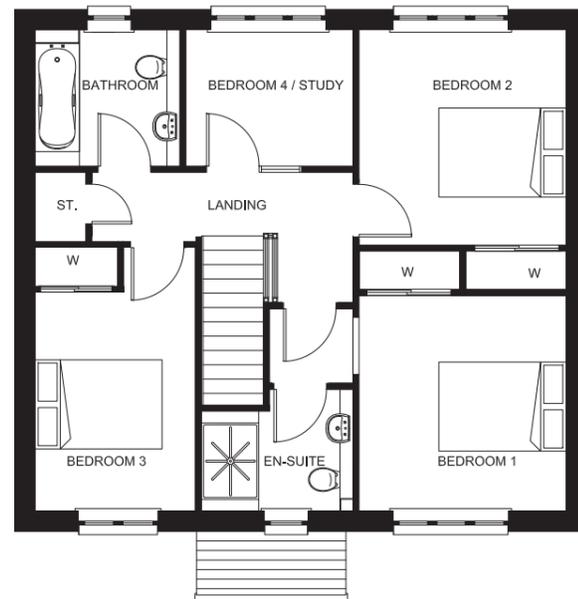
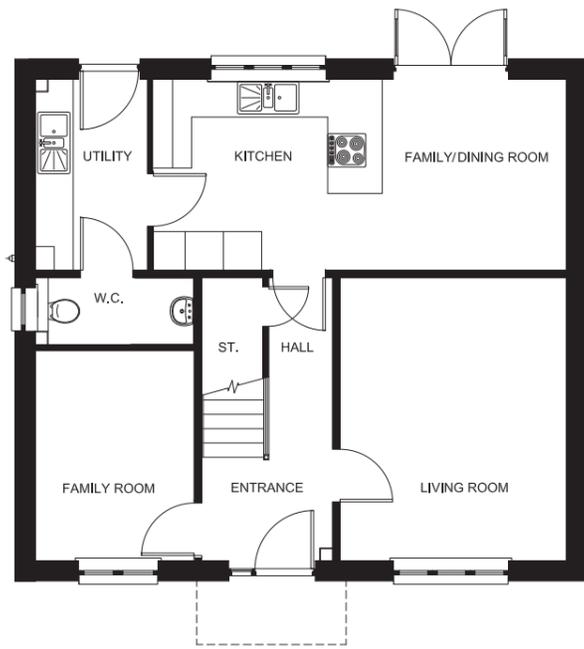
 Goldcrest 3 bed terraced



 Kingfisher 4 bed detached  
 Swallow 3 bed detached  
 Osprey 3 bed semi-detached  
 Goldcrest 3 bed terraced

# KINGFISHER

4 BEDROOM DETACHED VILLA

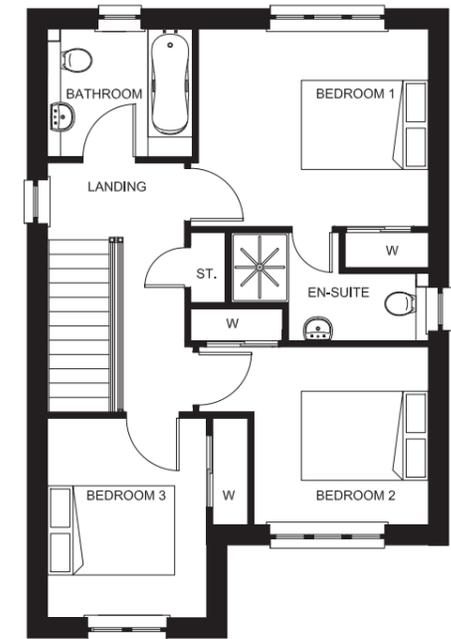
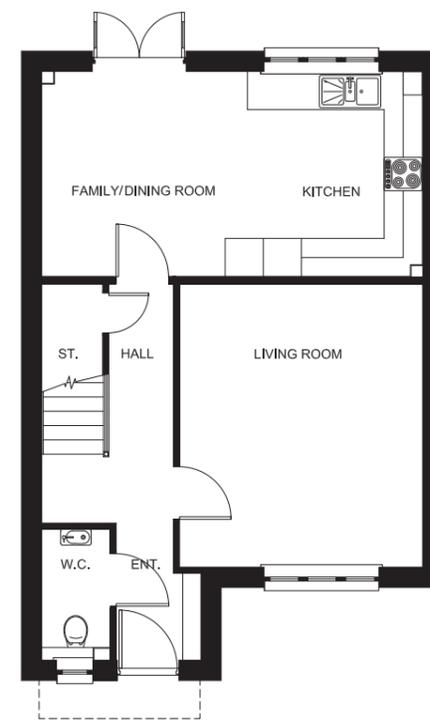


GROUND FLOOR			
Living Room	14' 7"	x 11' 8"	4446 x 3557
Family Room	10' 10"	x 8' 3"	3300 x 2500
Family/Dining Room	9' 6"	x 9' 10"	2888 x 3000
Kitchen	11' 10"	x 9' 10"	3600 x 3000
Utility	9' 10"	x 5' 10"	3000 x 1770

FIRST FLOOR			
Bedroom 1	11' 1"	x 10' 8"	3390 x 3256
Bedroom 2	11' 1"	x 10' 8"	3385 x 3256
Bedroom 3	11' 3"	x 8' 3"	3434 x 2521
Bedroom 4	8' 7"	x 7'	2626 x 2145
Bathroom	7' 6"	x 7'	2280 x 2145

# SWALLOW

3 BEDROOM DETACHED VILLA

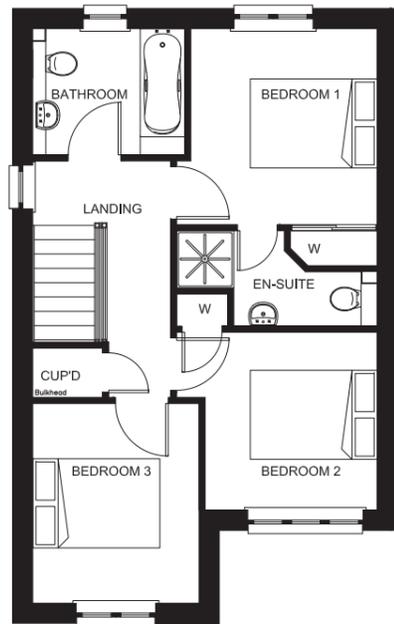
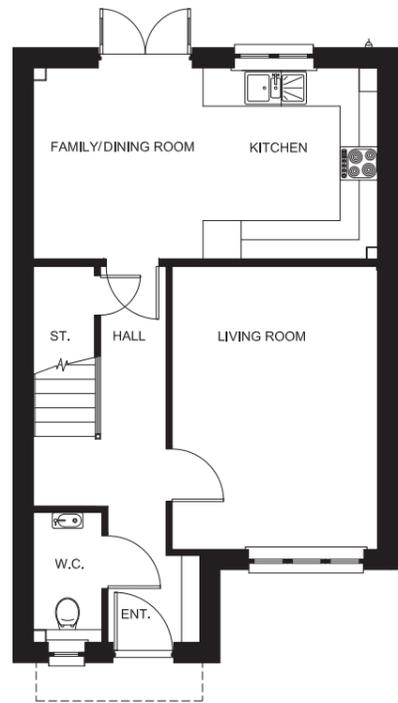


GROUND FLOOR			
Living Room	14' 7"	x 12' 7"	4446 x 3825
Family/Dining Room	10' 7"	x 9' 6"	3225 x 2888
Kitchen	10' 7"	x 10' 2"	3225 x 3100

FIRST FLOOR			
Bedroom 1	10' 11"	x 10' 2"	3617 x 3104
Bedroom 2	9' 2"	x 9' 1"	2796 x 2746
Bedroom 3	10' 4"	x 8' 2"	3138 x 2504
Bathroom	7' 6"	x 6' 8"	2279 x 2008

# OSPREY

3 BEDROOM SEMI-DETACHED VILLA

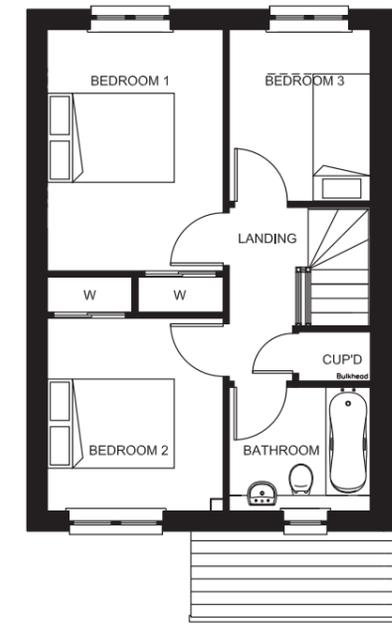
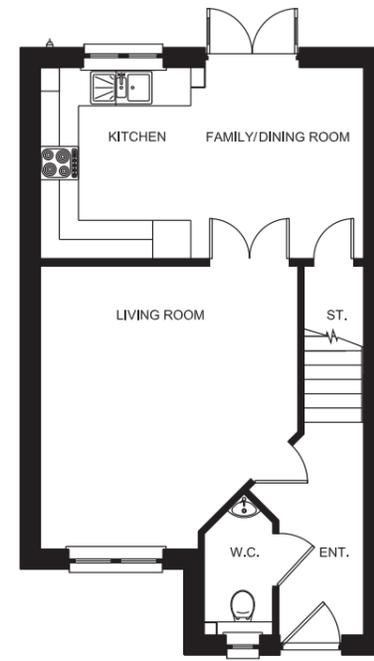


GROUND FLOOR			
Living Room	14' 7"	x 10' 8"	4446 x 3241
Family/Dining Room	9' 10"	x 8' 9"	3000 x 2667
Kitchen	9' 10"	x 9' 1"	3000 x 2755

FIRST FLOOR			
Bedroom 1	10' 1"	x 9' 8"	3079 x 2935
Bedroom 2	9' 2"	x 8' 11"	2796 x 2710
Bedroom 3	10' 3"	x 8' 7"	3138 x 2616
Bathroom	7' 10"	x 6' 6"	2391 x 1983

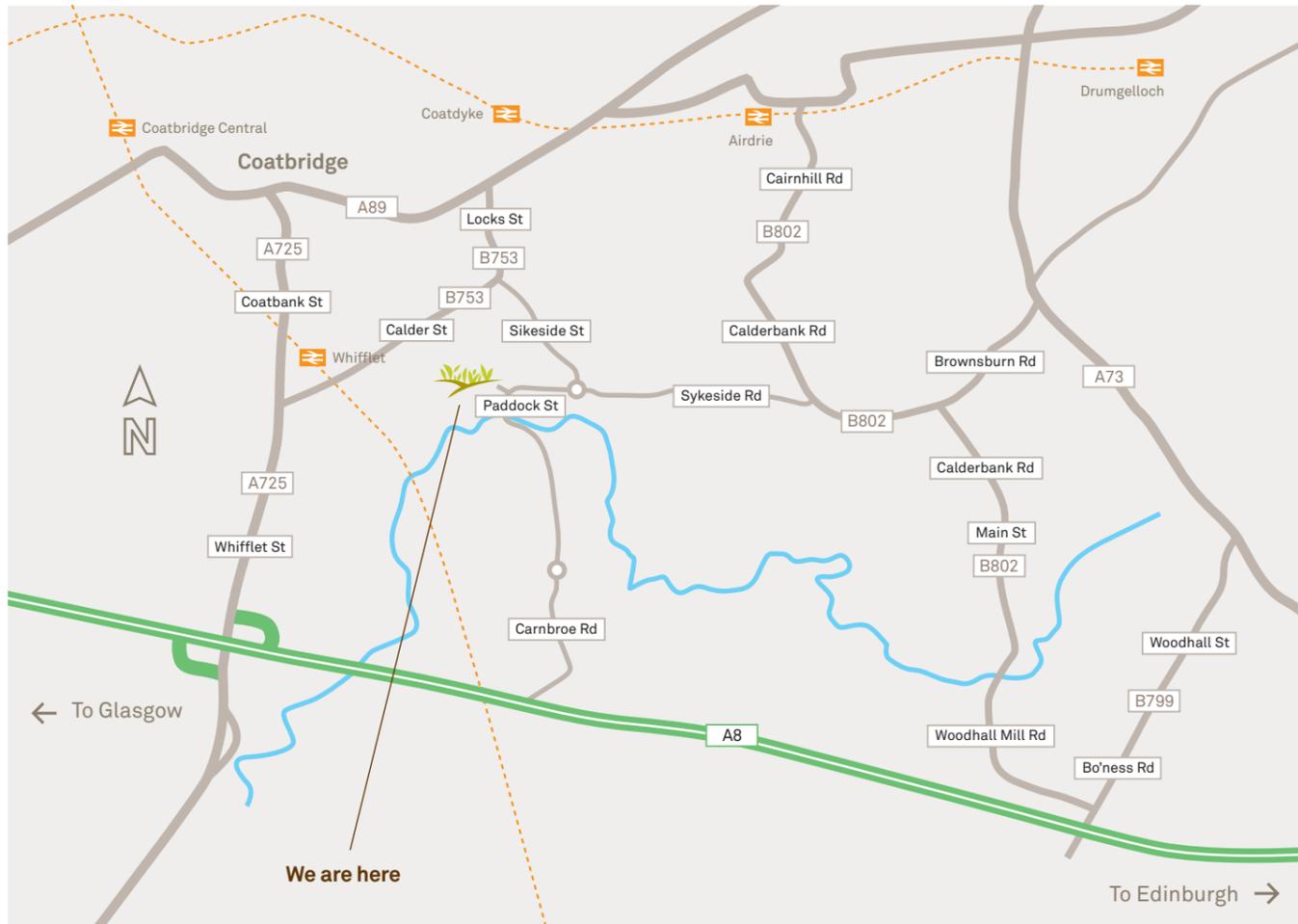
# GOLDCREST

3 BEDROOM TERRACED VILLA



GROUND FLOOR			
Living Room	14' 7"	x 13' 4"	4445 x 4051
Family/Dining Room	9' 10"	x 8' 10"	3000 x 2698
Kitchen	9' 10"	x 7' 9"	3000 x 2368

FIRST FLOOR			
Bedroom 1	12' 4"	x 9' 1"	3795 x 2771
Bedroom 2	9' 9"	x 9' 1"	3029 x 2771
Bedroom 3	8' 10"	x 7' 3"	2699 x 2232
Bathroom	7' 4"	x 6' 5"	2232 x 1944



# NEVER TOO FAR...

Commuting and getting out and about couldn't be easier. You're just a mile from Coatbridge and regular services on the West Coast Main and North Clyde lines. The village also benefits from excellent public transport and close proximity to the M8, M73 and M74 motorways.

## Directions from Glasgow

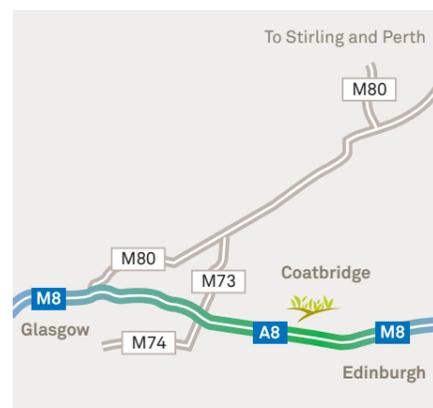
Proceed along the M8 signposted to Edinburgh. Turn left at Carnbroe cut off. Proceed along Carnbroe Road continuing into Paddock Street.

Calder Waters is on the left hand side at new roundabout.

## Directions from Edinburgh

Leaving Edinburgh at the City Bypass, take the third exit onto the M8, continue onto A8. Exit onto B799, turn left onto Woodhall Mill Road B802, continue onto B802. At the roundabout take the first exit onto Calderbank Road B802, turn left onto Sykeside Road. At the roundabout take the first exit onto Paddock Street.

Calder Waters is on the left hand side at new roundabout.



# ABOUT US

## A helping hand

It can often be a struggle to get your foot on to the first rung of the property ladder, so to encourage first-time buyers as well as home movers the Clydesdale Bank has created a specialist mortgage range for the development.

For more information please contact Sales Team at Calder Waters.

[www.calderwaters.co.uk](http://www.calderwaters.co.uk)

 Clydesdale Bank

## A home built on experience

As a respected property development company, Charter Properties focuses on areas of need, growth and opportunity, constructing buildings which inject life back into communities. We approach each development with experience, vision and sensitivity – values which have built distinctive residential developments and continues to bring wide recognition and success.



[www.calderwaters.co.uk](http://www.calderwaters.co.uk)

Whilst these particulars are correct at the time of going to press and have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and therefore do not form or constitute any part of a contract. The right is expressly reserved by the company to amend or vary the specification without notice.

**Charter**  
properties