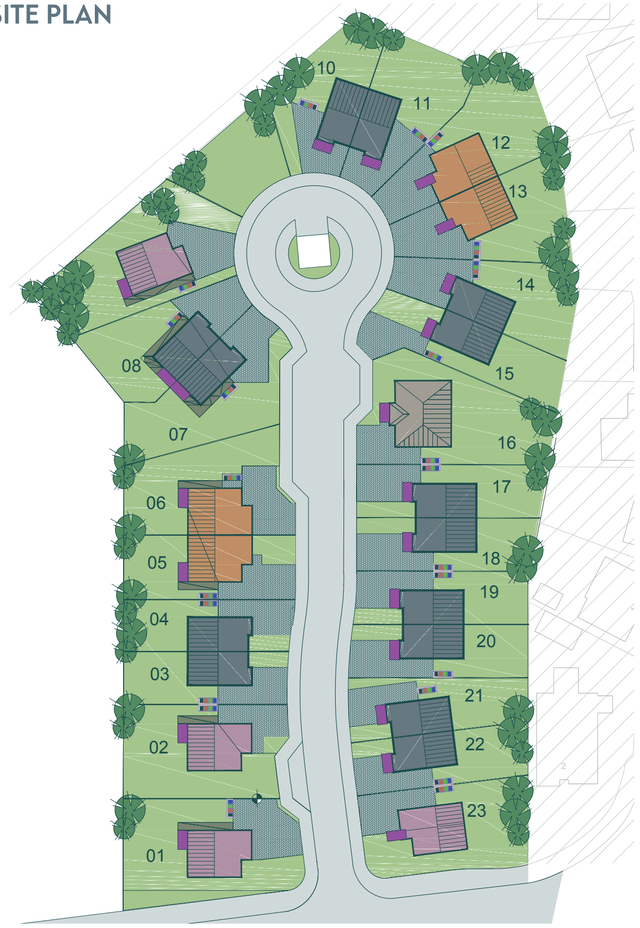
SITE PLAN



HENTON BURCOTT WALNUT NETHAN

NORTH



modern housing
new homes

Ballochney Brae

PLAINS, AIRDRIE

modernhousing.co.uk

A stunning development of four bedroom family homes

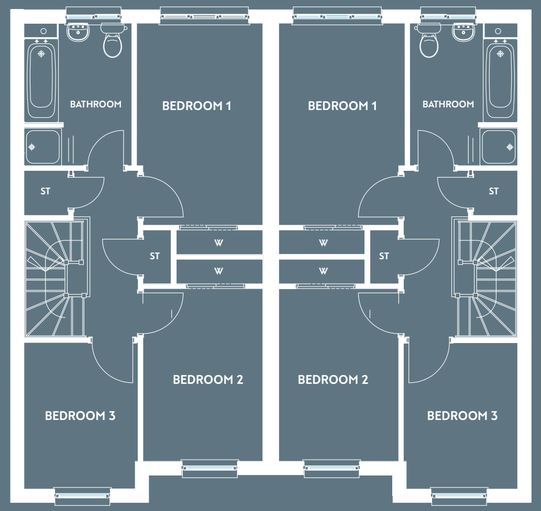
Update Ballochney Brae July 2020.indd 1-3 06/07/2020 13:43

Ballochney Brae

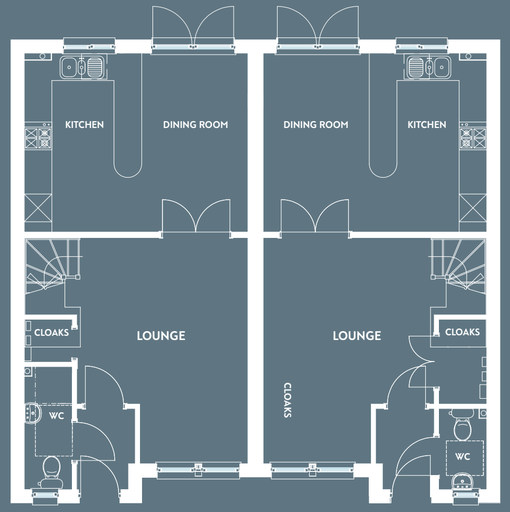
The space to grow



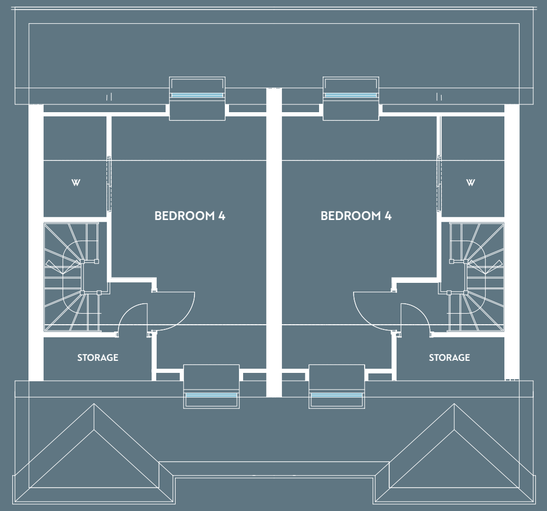
FIRST FLOOR

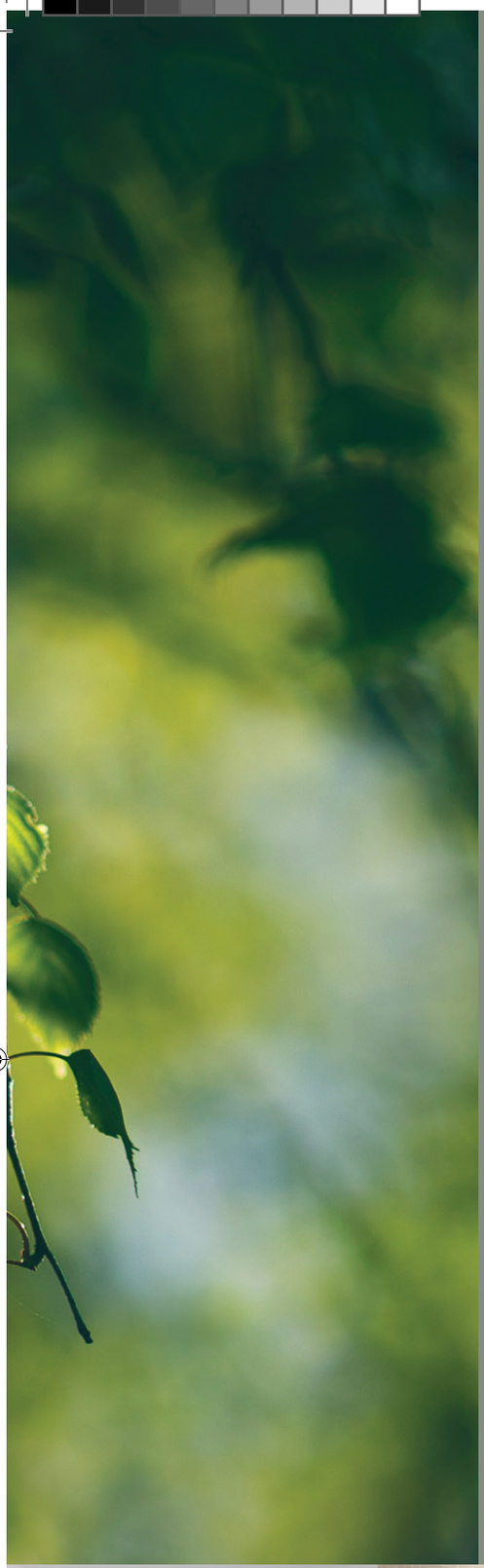


GROUND FLOOR



SECOND FLOOR





This exciting new development offers a range of contemporary four bedroom detached and semi-detached family villas.

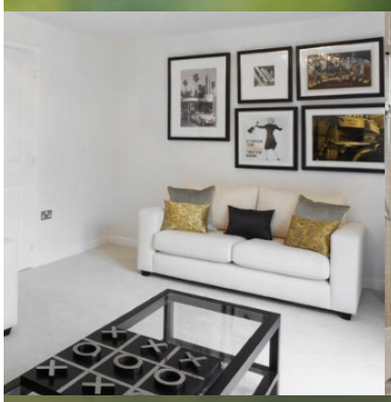
Available in a range of styles - from the *Walnut*, *Burcott* and *Nethan* to the magnificent *Henton* town house - there's something for everyone.

As you'd expect from a Modern Housing home, each property is expertly finished. With feature sandstone exterior, double glazing, integrated modern appliances, LED lighting throughout, and Porcelanosa® tiles - there's much to admire.

With views of Ben Lomond and Isle of Arran, Ballochney Brae offers an idyllic countryside setting, far enough away from the hustle and bustle of city life, but conveniently close enough to the local towns of Airdrie and Drumgelloch.

And should you need to dip back into city life, the M8 motorway is a short drive away, allowing you easy access to both Glasgow and Edinburgh.

Lastly, with children's play areas and local schools only a short walk away, Ballochney Brae really is the ideal space to grow, for you and your family.









WALNUT

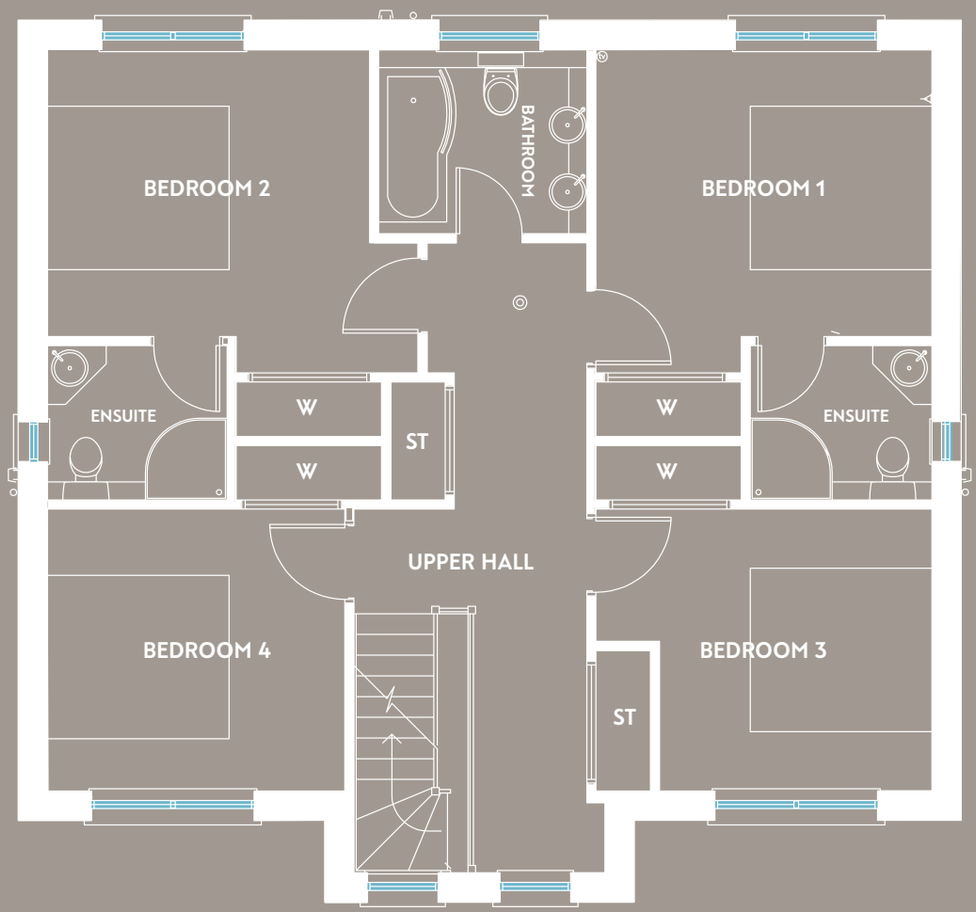
4 BEDROOM DETACHED VILLA

DIMENSIONS*

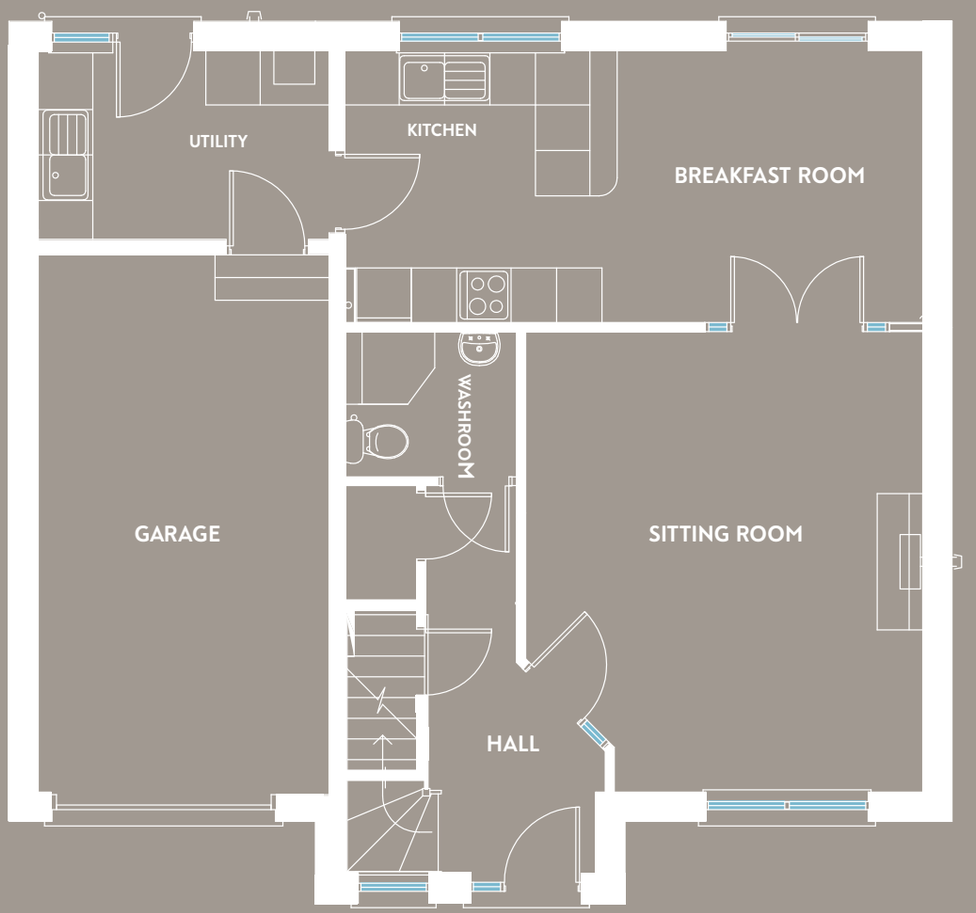
Sitting Room	5.7m x 5.65m	16.6ft x 16.5ft	**Bedroom 3**	3.1m x 3m	10.2ft x 9.84ft
Kitchen Dinner	2.995m x 6.365m	9.5ft x 20.6ft	**Bedroom 4**	3.28m x 3.1m	10.ft x 10.7ft
Utility Room	3.20m x 2.078 m	10.4ft x 6.79ft	**Bathroom**	2.02m x 2.3m	6.56ft x 7.54ft
Garage	8.165m x 3.204m	10.4ft x 6.79ft	**Ensuite 1**	2m x 1.7m	6.49ft x 5.5ft
WC	2.91m x 1.892m	9.5ft x 5.9ft	**Ensuite 2**	1.98m x 1.7m	6.5ft x 5.58ft
Hallway	2.915m x 2.765m	9.5ft x 8.85ft			
Bedroom 1	3.7m x 3.191m	12.4ft x 10.2ft			
Bedroom 2	3.54m x 3.161m	11.5ft x 10.5ft			

*All dimensions shown are approximate and may be subject to change.

FIRST FLOOR



GROUND FLOOR





BURCOTT

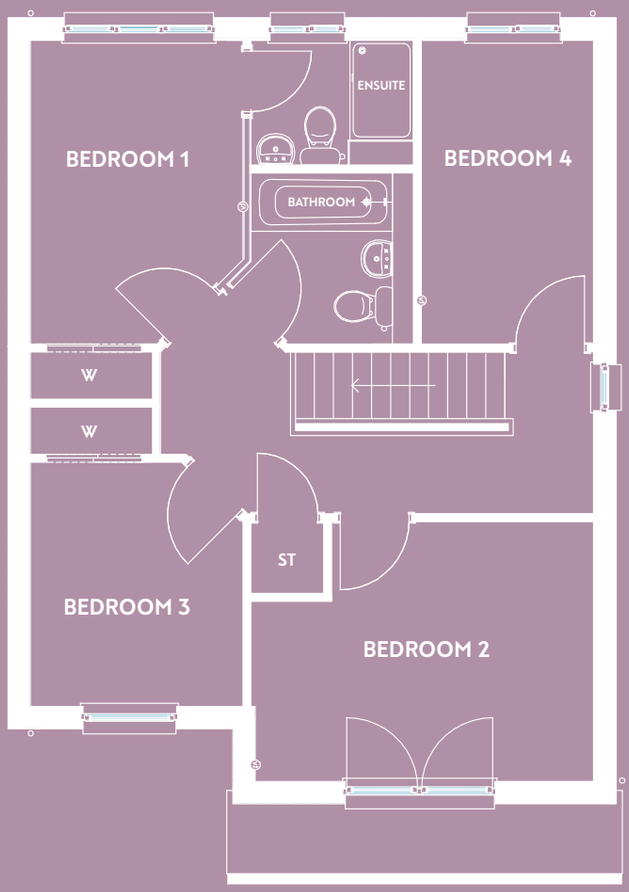
4 BEDROOM DETACHED VILLA

DIMENSIONS*

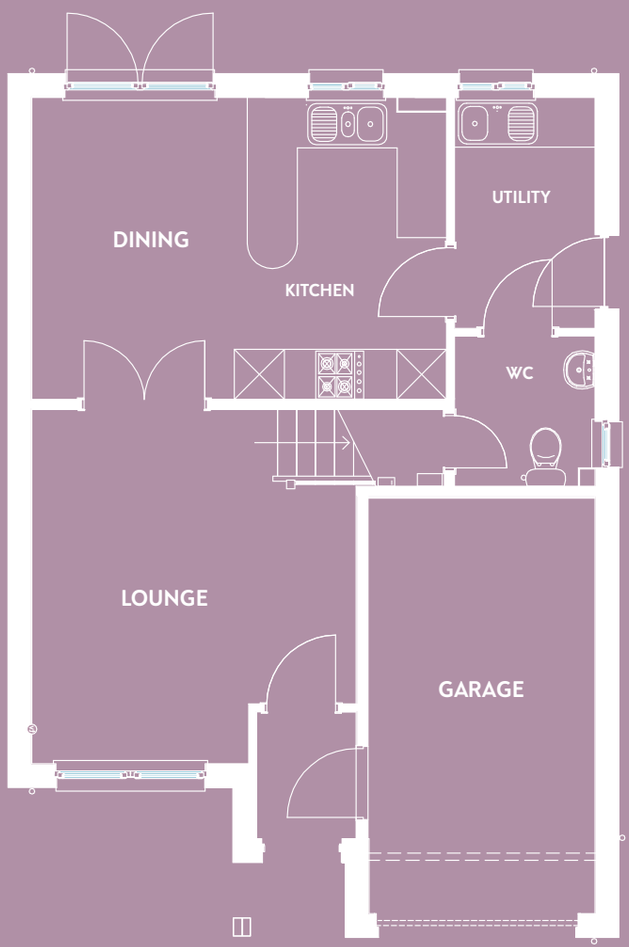
Dining Kitchen	3.59m X 4..90m	11.75ft x 16.08ft
Utility	1.70m X 2.74m	5.5ft x 9ft
Lounge	3.86m X 4.22m	12.66ft x 13.66ft
WC	1.70m X 1.81m	5.5ft x 5.91ft
Bedroom 1	3.62m X 2.55m	11.66ft x 8.33ft
Bedroom 2	3.08m X 4.00m	10.08ft x 13.08ft
Bedroom 3	2.52m X 2.90m	8.33ft x 9.5ft
Bedroom 4	3.62m X 2.07m	11.66ft x 6.75ft
Ensuite	1.95m X 1.47m	6.33ft x 4.75ft
Bathroom	2.05m X 1.95m	6.58ft x 6.33ft

*All dimensions shown are approximate and may be subject to change.

FIRST FLOOR



GROUND FLOOR





NETHAN

4 BEDROOM SEMI- DETACHED VILLA

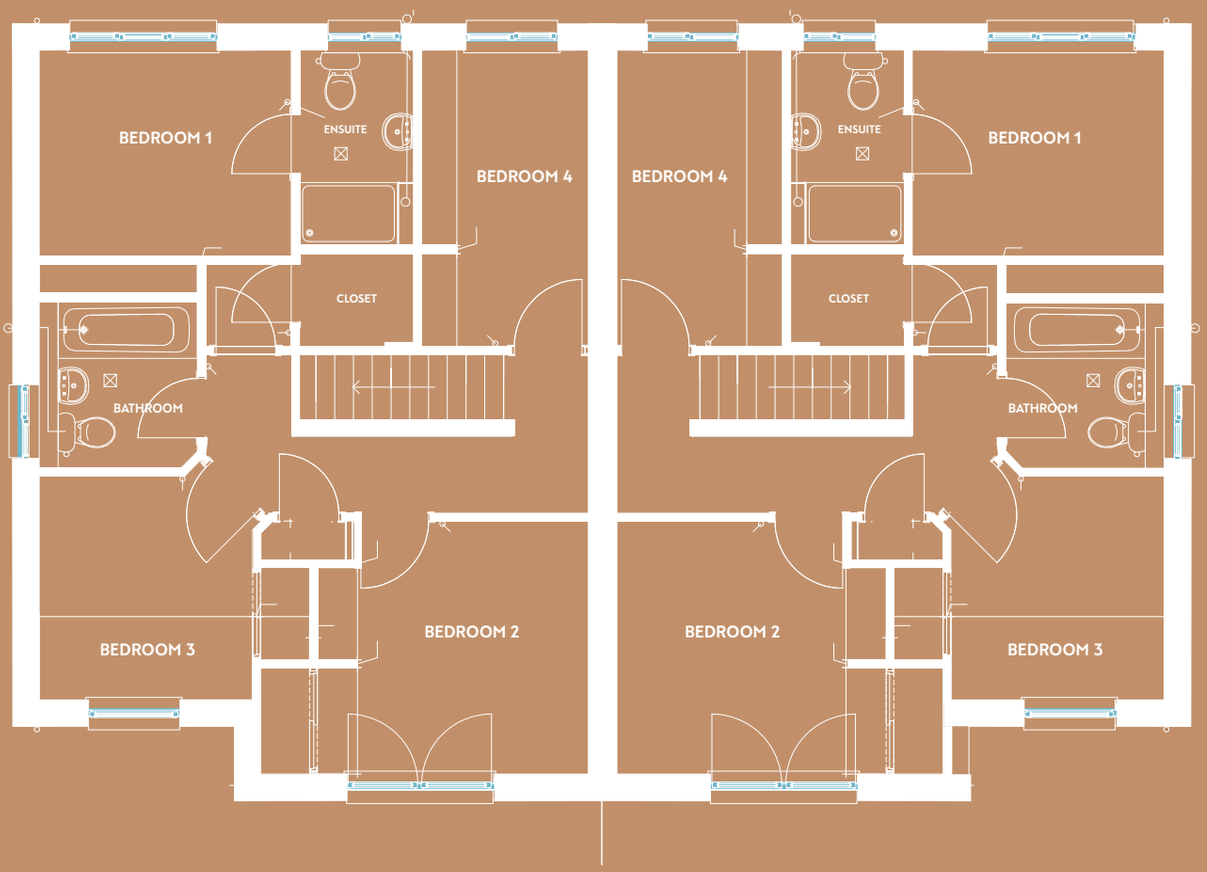
DIMENSIONS*

Dining Kitchen	3.59m x 4.90m	11.75ft x 16.08ft	**Bedroom 4**	3.62m x 2.07m	11.66ft x 6.75ft
Utility	1.70m x 2.74m	5.5ft x 9ft	**Bedroom 5**	3.00m x 4.30m	9.83ft x 11.33ft
Lounge	3.86m x 4.22m	12.66ft x 13.66ft	**Ensuite**	1.95m x 1.47m	6.33ft x 4.75ft
WC	1.70m x 1.81m	5.5ft x 5.91ft	**Bathroom**	2.05m x 1.95m	6.58ft x 6.33ft
Bedroom 1	3.62m x 2.55m	11.66ft x 8.33ft			
Bedroom 2	3.08m x 4.00m	10.08ft x 13.08ft			
Bedroom 3	2.52m x 2.90m	8.33ft x 9.5ft			

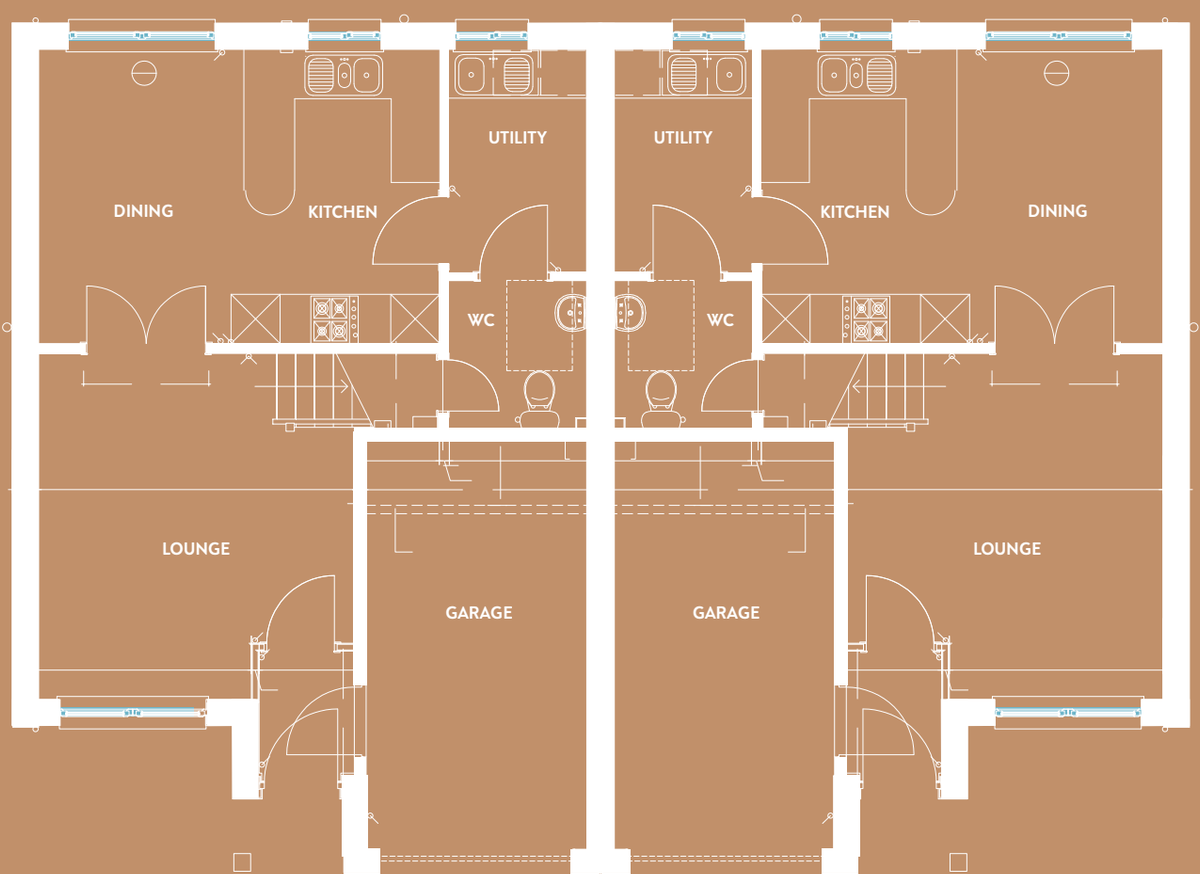
*All dimensions shown are approximate and may be subject to change.

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FIRST FLOOR



GROUND FLOOR





HENTON

4 BEDROOM SEMI-DETACHED TOWNHOUSE

DIMENSIONS*

Dining Kitchen	4.91m X 3.88m	16.09ft x 12.73ft
Lounge	3.72m X 4.08m	12.19ft x 13.39ft
WC	1.81m X 1.03m	5.92ft x 3.36ft
Bedroom 1	4.1m X 2.55m	13.46ft x 8.36ft
Bedroom 2	3.5m X 2.44m	11.52ft x 7.99ft
Bedroom 3	2.38m X 2.98m	7.79ft x 9.77ft
Bedroom 4	5.45m X 3.4m	17.88ft x 11.15ft
Bathroom	2.81m X 2.26m	9.21ft x 7.43ft

*All dimensions shown are approximate and may be subject to change.

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