COATSBRAE
PAISLEY

FIND YOUR PERFECT PLACE TO CALL HOME

keepmoat.com
WELCOME TO COATSBRAE
MADE FOR MAKING MEMORIES

Find the perfect place to call home at Coatsbrae, our exciting new development in Paisley, just 12 miles from Glasgow City Centre.

Coatsbrae offers a fantastic range of stylish new 2, 3 & 4 bedroom energy efficient homes, so whether you’re looking for a modern and well-equipped first home, somewhere bigger for the whole family to grow into, or even somewhere smaller to downsize to, it’s easy to find the perfect one for you here.

*If you have a home to sell our Easymove service can help too.*
LIFE IN PAISLEY

SPOILT FOR CHOICE

For the modern leisure enthusiasts, there’s a leisure centre, nearby cinemas like the Showcase Cinema in Phoenix Retail Park and the Odeon at Braehead and there’s a local farmers market, so you can ensure your family can benefit from premium produce. For a wider variety of activities to explore, there’s also the local arts centre, a library, a multitude of museums, shot cottages and local churches that are brimming with history.

Being surrounded with luscious parks such as Fountain Gardens, Barshaw Park and Gleniffer Braes Country Park, and with plenty of scenic walks and historic landmarks to visit on the way, like Paisley Abbey built in 1163, Paisley Town Hall and Museum & Art Gallery, this really is a fantastic place to call home.

The town has a variety of shopping opportunities and a wide selection of restaurants, cafes and bars. With close links to Glasgow city centre, and a local train station, there’s no shortage of access to shops and restaurants and all that Glasgow has to offer.

SPOILT FOR CHOICE

When moving home, finding a town with the option of choice of education is ideal, this is where Paisley really shines, as there’s a multitude to choose from. With Nurseries, Primary Schools and Secondary Schools surrounding the area, you will benefit from the range of options open to you.
KEY FEATURES

- Only 12 miles West of Glasgow City Centre
- The perfect location for first time buyers, growing families and downsizers
- Fantastic local amenities on your doorstep
- A range of quality schools nearby
- Several trains stations all within a 10-minute drive of the development
- Handy bus stops along Barskiven Road & Linwood Road
PERFECT FOR EXPLORING

Paisley is directly connected to the M8 Motorway, making it a great location for the modern family. Glasgow city centre is 12 miles, easily accessible by a short car journey or one of the local train stations. Paisley St James station is the closest to the development, and there are a further 3 stations within 4 miles of the development.

For weekend family days out Largs Pencil Beach and Fairlie Beach are around 40 minutes away by car. Paisley also has many bus services to local and national destinations as well as Glasgow Prestwick International Airport and Glasgow International Airport.
Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.
WE NEVER FORGET IT’S YOUR HOME

Inside every Keepmoat home you’ll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.
FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you’ve reserved your home, we’ll invite you back for your options meeting. This is the exciting bit. It’s here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*
KITCHEN / UTILITY*

- Choice of stylish kitchen units
- Choice of durable worktops with upstand
- Boiler housing
- Built in conventional oven
- Integrated extractor hood
- Contemporary gas hob with 4 burner rings
- Single bowl sink with mixer tap

BATHROOM / EN SUITE*

- Fitted contemporary white sanitaryware
- If the house type has an en-suite, splashback tiling around bath and basin
- Choice of wall tiles
- Mixer bar shower over bath (homes without en suite)*
- Extractor fan
- Moisture resistant light fitting

DECOR

- Brilliant white dulux painted walls and ceilings
- White gloss to exposed woodwork

GENERAL

- Pre-finished white timber cottage style internal doors with polished chrome ironmongery
- Path from rear door to garden (please see working drawings for location)
- External PIR light to the front of the house (no light to the back)
- TV point to lounge and master bedroom
- Outside tap
- Smart slate door numeral
- Open reach fibre connection

SAFETY & SECURITY

- Security latches to windows except fire egress
- Mains fed smoke detectors to hall and landing
- External light on front of home

Make it your own with our range of optional extras
YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you’ll ever make. It’s a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:

STEP 01 Reservation

When you’ve found the perfect new Keepmoat home for you, one that ticks all the boxes, it’s time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You’ll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you’ve got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

STEP 02 Mortgage and Legal Advisors

Once you’ve reserved your dream home, it’s time to appoint a solicitor, apply for your mortgage and decide what options and extras you’d like to add to your new home**.

If you need a mortgage and haven’t already arranged one, you’ll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.

STEP 03 Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It’s at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**Build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.
Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

You’re nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we’ll be able to confirm your expected legal completion*, this is usually two weeks later. Now’s the time to confirm your home removal arrangements and set up any post redirections.

We’ll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

Once you’ve set a completion date, it’s time to move in! Your dream Keepmoat home and a great new chapter awaits... once you’ve unpacked all the boxes.

At Keepmoat we believe that customer service shouldn’t come to an end just because you’ve completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.
30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We’ve already created 30,000 dream homes and counting.

While the number may be impressive, we know that there’s only one home that’s important - and that’s yours.

That’s why we treat every home we build like it’s our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it’s your home.*
Start the next exciting chapter in your life
THE BALMORAL  2 bedroom home

GROUND FLOOR

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions (mm)</th>
<th>Dimensions (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen / Dining</td>
<td>3144 x 3314</td>
<td>10'3&quot; x 10'8&quot;</td>
</tr>
<tr>
<td>Lounge</td>
<td>4032 x 3429</td>
<td>13'2&quot; x 11'2&quot;</td>
</tr>
<tr>
<td>WC</td>
<td>1800 x 1096</td>
<td>5'9&quot; x 3'5&quot;</td>
</tr>
<tr>
<td>Utility</td>
<td>1861 x 1098</td>
<td>6'10&quot; x 3'6&quot;</td>
</tr>
</tbody>
</table>

FIRST FLOOR

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions (mm)</th>
<th>Dimensions (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom 1</td>
<td>2667 x 4503</td>
<td>8'7&quot; x 14'7&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2346 x 4503</td>
<td>7'6&quot; x 14'7&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2088 x 2331</td>
<td>6'8&quot; x 7'6&quot;</td>
</tr>
</tbody>
</table>

Artists impression, features may vary.

PLEASE NOTE:
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THE BLAIR 3 bedroom home

GROUND FLOOR
- Kitchen / Dining: 3144 x 3709, 10'3" x 12'1"
- Lounge: 4032 x 3819, 13'2" x 12'5"
- WC: 1799 x 1095, 5'9" x 3'5"

FIRST FLOOR
- Bedroom 1: 2585 x 4897, 8'4" x 16'0"
- Bedroom 2: 2429 x 3001, 7'9" x 9'8"
- Bedroom 3: 2429 x 2273, 7'9" x 7'4"
- Bathroom: 2108 x 1935, 6'9" x 6'3"

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THE BUCHANAN  3 bedroom home

GROUND FLOOR
- Kitchen: 3045 x 2474 (10'0" x 8'1"
- Dining: 3045 x 2538 (10'0" x 8'3"
- Lounge: 4035 x 3936 (13'2" x 12'9"
- WC: 1015 x 1903 (3'3" x 6'2"

FIRST FLOOR
- Bedroom 1: 3164 x 3921 (10'4" x 12'9"
- En-Suite: 2254 x 1716 (7'4" x 5'6"
- Bedroom 2: 3269 x 2828 (10'7" x 9'3"
- Bedroom 3: 2261 x 2302 (7'4" x 7'6"
- Bathroom: 2088 x 2331 (6'8" x 7'6"

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THE CULZEAN 3 bedroom home

GROUND FLOOR
Kitchen / Dining 3891 x 2795 12'7" x 9'1"
Lounge 2995 x 5009 9'8" x 16'4"
WC 1097 x 1655 3'5" x 5'4"

FIRST FLOOR
Bedroom 1 3161 x 5009 10'3" x 16'4"
Bedroom 2 3355 x 2620 11'0" x 8'5"
Bedroom 3 2280 x 2296 7'4" x 7'5"
Bathroom 1496 x 2620 4'9" x 8'5"

Artists impression, features may vary

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**THE FYVIE 3 bedroom home**

*Artists impression, features may vary*

**GROUND FLOOR**
- **Kitchen / Dining**: 3229 x 4820 (10'8" x 15'10")
- **Lounge**: 3324 x 4820 (10'11" x 15'10")
- **WC**: 1536 x 1595 (5'0" x 5'3")

**FIRST FLOOR**
- **Bedroom 1**: 4328 x 3313 (14'2" x 10'10")
- **En-Suite**: 2682 x 1595 (8'10" x 5'3")
- **Bedroom 2**: 3324 x 2432 (10'11" x 8'0")
- **Bedroom 3**: 2045 x 2295 (6'9" x 7'6")
- **Bathroom**: 2270 x 1747 (7'5" x 5'9")

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THE HUNTLY 3 bedroom home

GROUND FLOOR

- Kitchen / Dining: 2782 x 6282 (9'10" x 20'6")
- Lounge: 3886 x 3532 (12'7" x 11'6")
- WC: 1090 x 1810 (3'6" x 5'9")
- Garage: 5559 x 2524 (18'2" x 8'3")

FIRST FLOOR

- Bedroom 1: 2784 x 4105 (9'10" x 13'5")
- En-Suite: 1495 x 2084 (4'9" x 6'8")
- Bedroom 2: 3934 x 2745 (12'9" x 9'0")
- Bedroom 3: 2807 x 3444 (9'2" x 11'3")
- Bathroom: 2355 x 2747 (7'7" x 9'0")

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THE ROXBURGH  3 bedroom home

GROUND FLOOR
- Kitchen / Dining: 2725 x 4503 (8'11" x 14'9")
- Lounge: 3794 x 3430 (12'5" x 11'3")
- WC: 1014 x 1903 (3'4" x 6'3")

FIRST FLOOR
- Bedroom 2: 2669 x 4503 (8'9" x 14'9")
- Bedroom 3: 2865 x 2334 (9'5" x 7'8")
- Bathroom: 2016 x 2334 (6'7" x 7'8")

SECOND FLOOR
- Bedroom 1: 3482 x 4503 (11'5" x 14'9")
- En-Suite: 1948 x 2297 (6'5" x 7'6")
- Store: 1376 x 4503 (4'6" x 14'9")

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THE STIRLING 3 bedroom home

GROUND FLOOR
- Kitchen / Dining: 4743 x 5157 (15'7" x 16'11")
- Lounge: 3054 x 5157 (10'0" x 16'11")
- WC: 1958 x 1258 (6'5" x 4'2")

FIRST FLOOR
- Bedroom 1: 3472 x 3283 (9'9" x 11'5")
- En-Suite: 2570 x 1595 (8'5" x 5'3")
- Bedroom 2: 4153 x 2619 (13'8" x 8'7")
- Bedroom 3: 2059 x 2445 (6'9" x 8'0")
- Bathroom: 1700 x 2088 (5'7" x 6'10")

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THE BALVENIE  4 bedroom home

GROUND FLOOR

- Kitchen / Dining: 3625 x 6060 (11'8" x 19'8")
- Lounge: 4788 x 3688 (15'7" x 12'0")
- WC: 1934 x 1135 (6'3" x 3'7")

FIRST FLOOR

- Bedroom 1: 3718 x 2730 (12'1" x 8'9")
- En-Suite: 1221 x 2730 (4'0" x 8'9")
- Bedroom 2: 3407 x 2730 (11'1" x 8'9")
- Bedroom 3: 2307 x 3234 (7'5" x 10'6")
- Bedroom 4: 2089 x 2618 (8'5" x 6'8")
- Bathroom: 2132 x 2105 (7'0" x 6'11")

Artists impression, features may vary

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THE BRAEMAR 4 bedroom home

**GROUND FLOOR**
- Kitchen: 4040 x 2878 (13'3" x 9'4")
- Lounge: 4927 x 3510 (16'2" x 11'5")
- Dining: 3439 x 2605 (11'3" x 8'5")
- WC: 1070 x 1802 (3'5" x 5'9")
- Garage: 5206 x 2490 (17'10" x 8'2")

**FIRST FLOOR**
- Bedroom 1: 4075 x 3664 (13'4" x 12'0")
- En-Suite: 1359 x 2539 (4'5" x 8'3")
- Bedroom 2: 4075 x 2750 (13'4" x 9'0")
- Bedroom 3: 3231 x 3697 (10'6" x 12'1")
- Bedroom 4: 2441 x 2720 (8'0" x 8'9")
- Bathroom: 2134 x 2550 (7'0" x 8'4")

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All enquiries:

0141 530 1859

or email: Coatsbrae@keepmoat.com